



DEPARTMENT OF PLANNING & SUSTAINABILITY

**Rezoning Application to Amend the Official Zoning Map of DeKalb County, Georgia**

Date Received: \_\_\_\_\_ Application No: \_\_\_\_\_

Applicant Name: Valrie Kong-Quee

Applicant E-Mail Address: enviroexpressinc@yahoo.com

Applicant Mailing Address: 4122

Applicant Daytime Phone: 404-867-9592 Fax: \_\_\_\_\_

Owner Name: Persiah Bedward

If more than one owner, attach list of owners.

Owner Mailing Address: 1422 Rock Chapel Road Lithonia GA 30058

Owner Daytime Phone: 404-227-6042

Address of Subject Property: 1422 Rock Chapel Road Lithonia GA. 30058

Parcel ID#: 1618901003

Acreage: 5.23 Commission District: 5

Present Zoning District(s): R100

Proposed Zoning District: C1

Present Land Use Designation: Recreational

Proposed Land Use Designation (if applicable): Business

LETTER OF APPLICATION

1422 ROCK CHAPEL ROAD,  
LITHONIA GA 30058

RE: DEKALB COUNTY PLANNING COMMISSION

My name is Persiah Bedward. I purchased 1422 Rock Chapel Rd, Lithonia GA 30058 January 11, 2019 with the intention to rehab this property as an investment rental property.

The property was never able to rent as a home. Reasons are the busyness and speeding along rock chapel and 124. The rock quarry was also a huge concern to the families who viewed the property to rent as a home. It was too dangerous for children and elderly people. One feared even checking their mailbox of getting hit by speeding vehicles. After having the property for so long with no income revenue and after many approaches by young entrepreneurs regarding starting a small business at this location as the property sits without a purpose, I decided to use it for my own office. Therefore,

I am applying for a change from the current zoning to a C1. I believe such zoning would boost economic development and create jobs. As I am an employer of 20 plus employees. I would like you to know I would deeply appreciate your recommendations to make this happen.

Thank you for your consideration,

Persiah Bedward



**AUTHORIZATION**

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 3/20/2024


TO WHOM IT MAY CONCERN:


(I) (WE) Persiah Bedward  
Name of owner(s)


being (owner) (owners) of the subject property described below or attached hereby delegate authority to

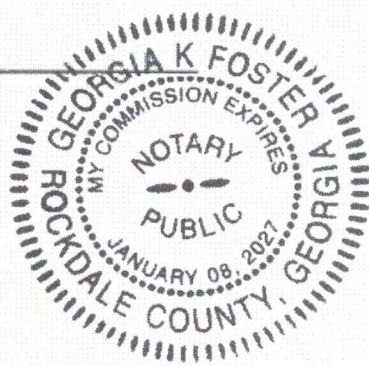
Valrie Kong-Quee  
Name of Agent or Representative


to file an application on (my) (our) behalf.


  
Notary Public Georgia Foster  
Rockdale County, GA  
Exp: January 08, 2027

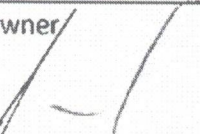
Notary Public  
  
Notary Public


  
Notary Public

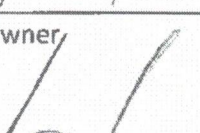


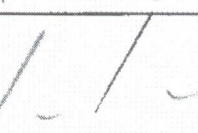
  
Owner

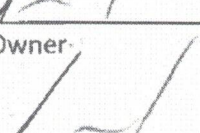
  
Owner

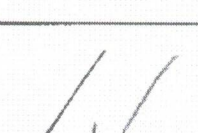
  
Owner

  
Owner

  
Owner

  
Owner

  
Owner

  
Owner



DEPARTMENT OF PLANNING & SUSTAINABILITY

**DISCLOSURE OF CAMPAIGN CONTRIBUTION**

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filling of this application?

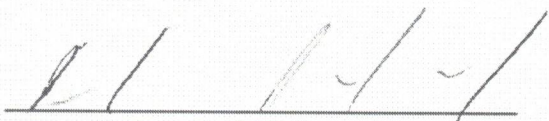
Yes  No \*

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

\_\_\_\_\_  
Notary

  
\_\_\_\_\_  
Signature of Applicant /Date

Check one: Owner  Agent

\_\_\_\_\_  
Expiration Date/ Seal

\*Notary seal not needed if answer is "no".



LEGAL DESCRIPTION

1422 Rock Chapel Road

All that tract or parcel of land lying and being and land lot 189 of the 16<sup>th</sup> District of DeKalb County, Georgia and being more particularly described as follows:

Begin at the point formed by the intersection of the Southeastern right of way of Rock Chapel Road (200' apparent r/w) and the Northern Land Lot Line of Land Lot 189; said point being the POINT OF BEGINNING;

thence along the Northern Land Lot Line of Land Lot 189: North 88 degrees 57 minutes 15 seconds East a distance of 623.48 feet to a point;

thence South 25 degree 13 minutes 15 seconds West a distance of 467.44 feet to a point;

thence North 76 degrees 44 minutes 44 seconds West a distance of 97.68 feet to a point;

thence North 77 degrees 17 minutes 31 seconds West a distance of 490.68 feet to a point on the right-of-way of Rock Chapel Road;

thence along said right-of-way on a curve to the left an arc distance of 187.72 feet being subtended by a chord distance of 187.59 feet, a bearing of North 27 degrees 16 minutes 23 seconds East and a radius of 1,452.13 feet to a point;

thence North 29 degrees 03 minutes 35 seconds East a distance of 130.91 feet to a point; and the POINT OF BEGINNING.

Said tract containing 220,850 square feet (5.070 acres) as shown on rezoning exhibit survey prepared for Vincent Beward Persiah G by Boundary Zone, Inc. dated December 12, 2018.



# Sign in Sheet

To Whom it May Concern,

We, the residents of the Rock Chapel / Stephenson Rd / Rock Mountain Rd area, do attest by signature below that we are in full support of this section of land being rezoned as Commercial Property. These few residential plots are on a peninsula of land surrounded by commercial and industrial properties. Traffic in the area is unsafe for families, children, and pets and the quarry and cement plants make our air unsafe as well. We hereby request this area be rezoned as Commercial.

RESIDENT:

STREET ADDRESS:

- |                            |                                       |
|----------------------------|---------------------------------------|
| 1. <u>Melanie Hill</u>     | <u>1204 Rock Chapel Rd.</u>           |
| 2. <u>Mary J. Smith</u>    | <u>1192 Rock Chapel Rd.</u>           |
| 3. <u>JAMES Lewis</u>      | <u>1971 Stephenson</u>                |
| 4. <u>Devon H Lynch</u>    | <u>2200 Stephenson rd</u>             |
| 5. <u>Demonte Hill</u>     | <u>2005 Stephenson rd</u>             |
| 6. <u>Alexander Babkin</u> | <u>1216 Rock Chapel Rd</u>            |
| 7. <u>Persich Bedward</u>  | <u>1422 Rock Chapel Rd</u>            |
| 8. <u>Ms. Brigg</u>        | <u>1310 Rock Chapel Rd</u>            |
| 9. <u>Jim Parkman</u>      | <u>1362 &amp; 1332 Rock Chapel Rd</u> |
| 10. <u>Touman Price</u>    | <u>1400 Rock Chapel Rd</u>            |
| 11. _____                  | _____                                 |
| 12. _____                  | _____                                 |
| 13. _____                  | _____                                 |
| 14. _____                  | _____                                 |
| 15. _____                  | _____                                 |
| 16. _____                  | _____                                 |
| 17. _____                  | _____                                 |
| 18. _____                  | _____                                 |
| 19. _____                  | _____                                 |
| 20. _____                  | _____                                 |
| 21. _____                  | _____                                 |
| 22. _____                  | _____                                 |
| 23. _____                  | _____                                 |
| 24. _____                  | _____                                 |
| 25. _____                  | _____                                 |



## IMPACT ANALYSIS

1. Whether the proposed land use change will permit uses that are suitable in view of the use and development of adjacent and nearby properties.

The proposed use is a small office that will not attract significant traffic or create excessive noise to disturb the adjoining neighbors. No activities on this property will affect the development potential of nearby properties.

2. Whether the proposed land use change will adversely affect the existing use or suitability of adjacent or nearby properties

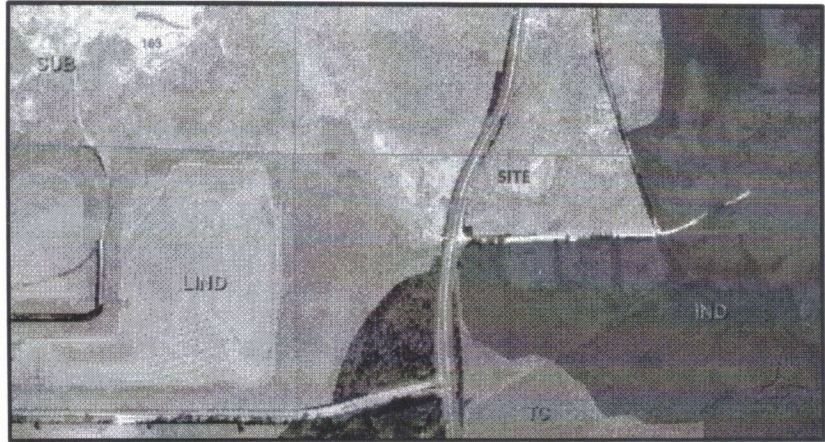
The proposed improvement will be limited to renovation of the existing structure to make it suitable for office use. There will be no expansion of the existing building footprint nor any improvements to cause discomfort to the adjacent properties.

3. Whether the proposed land use change will result in uses which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

The proposed use is offices for conducting staff meetings and staff training. The number of vehicles entering or leaving the property will not have any adverse impact on the normal traffic flow.



4. Whether the amendment is consistent with the written policies in Comprehensive Plan text.  
Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.



Based on the future land use map of the subject site, the Comprehensive Plan identifies this site as Suburban (SUB). However, as indicated in the diagram, the subject site is surrounded by intense industrial use with future land use designations of Industrial (IND, LIND). To the west of the subject site there is a coal mining operation, and to the east of the site there is also a quarry operation company that is a major supplier of building materials such as aggregates, cement, ready mixed concrete and asphalt. There is also a trucking company and concrete plant located to the south of the subject site. The subject site is currently zoned as residential and we are proposing a rezoning to light industrial (M). The existing residential zoning is not compatible due to surrounding industrial activities making this area not suitable for residential activity due to the possible exposure to noise, dust, heavy vehicular traffic just to name a few. The rezoning to light industrial will be compatible with surrounding use as this area of the county consists of existing large scale industrial activities.

5. Whether there are environmental impacts or consequences resulting from the proposed change.

The subject site is currently operating as a landscaping company, the rezoning will allow for expansion to allow for a more favorable environment such as dust free parking, additional landscape buffer, easy access in and out of the property. Also, the subject site will be consistent with the Dekalb County Code to ensure there will be no adverse environmental impact to surrounding lots.

6. Whether there are impacts on properties in an adjoining governmental jurisdiction in cases of proposed changes near county boundary lines.

Propose change does not anticipate any impacts to adjoining governmental jurisdiction.

7. Whether there are other existing or changing conditions affecting the use and development of the affected land areas which support either approval or denial of the proposed land use change.

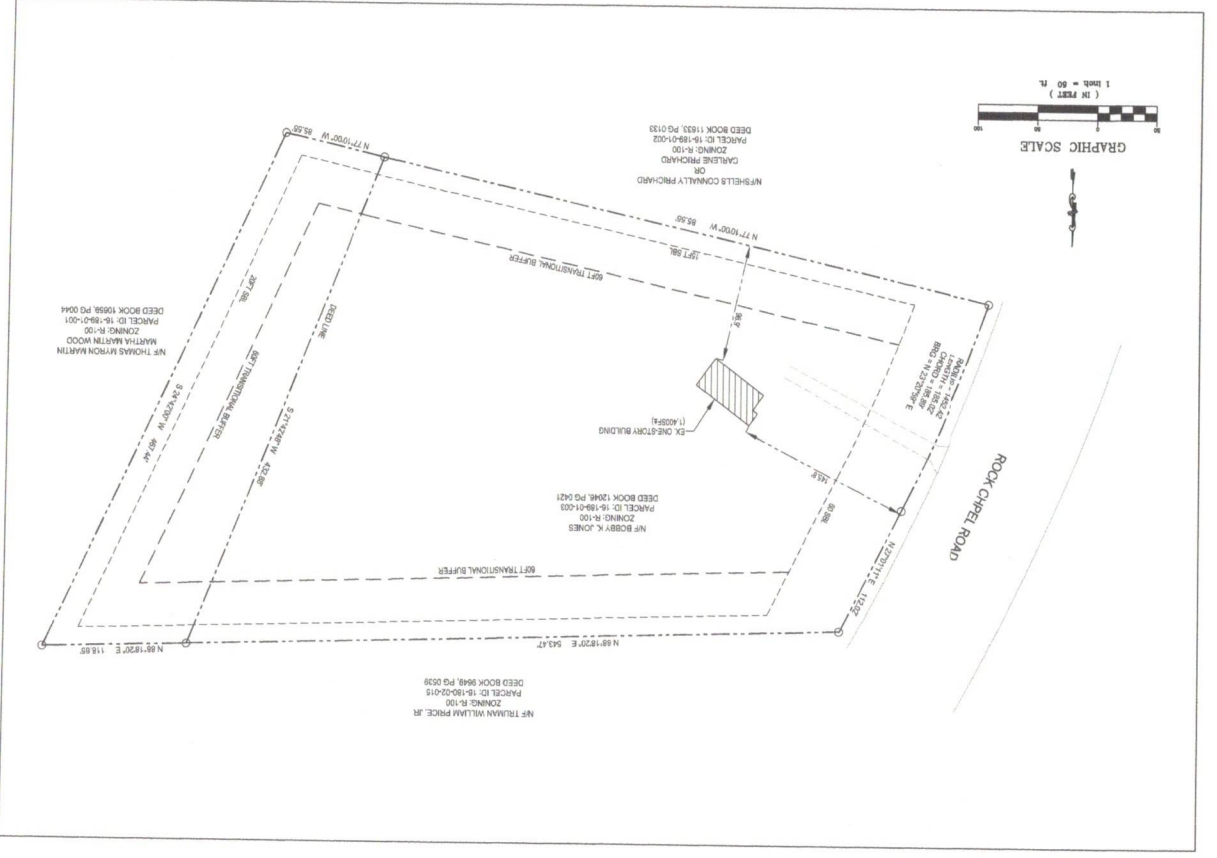
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8. Whether there are impacts on historic buildings, sites, districts or archaeological resources resulting from the proposed change.

The Rock Chapel Historic cemetery is located just north of the subject site, within a mile. There are no other known historical buildings, sites or archaeological resources on this site or within close proximity, there are no known anticipated adverse impact to these resources.



PROPERTY ADDRESS: 1422 ROCK CHAPEL ROAD, LITHONIA, GA 30058  
 CURRENT ZONING: R-100  
 PROPOSED ZONING: C-1  
 SETBACK - FRONT: 80 FT  
 SETBACK - SIDE: 15 FT  
 SETBACK - REAR: 20 FT  
 MINIMUM FRONTAGE: 100 FT  
 MINIMUM LOT SIZE: 20,000 SF  
 TRANSITIONAL BUFFER: 50 FT



SITE PLAN

C-100

DATE	1/17/2024
DESIGNED BY	
CHECKED BY	
DATE	
DESIGNED BY	
CHECKED BY	



1422 ROCK CHAPEL IMPROVEMENTS  
 1422 ROCK CHAPEL ROAD  
 LITHONIA, GA 30058

**CIVTECH CONSULTING, LLC**  
 CIVTECH CONSULTING, LLC  
 2302 PARKWAY N.E., SUITE 625  
 ATLANTA, GA  
 TEL: 770-756-1270

DATE	REV. NO.	REVISION





# Planning Commission Meeting

Site 1 – 1422 Rock Chapel Road

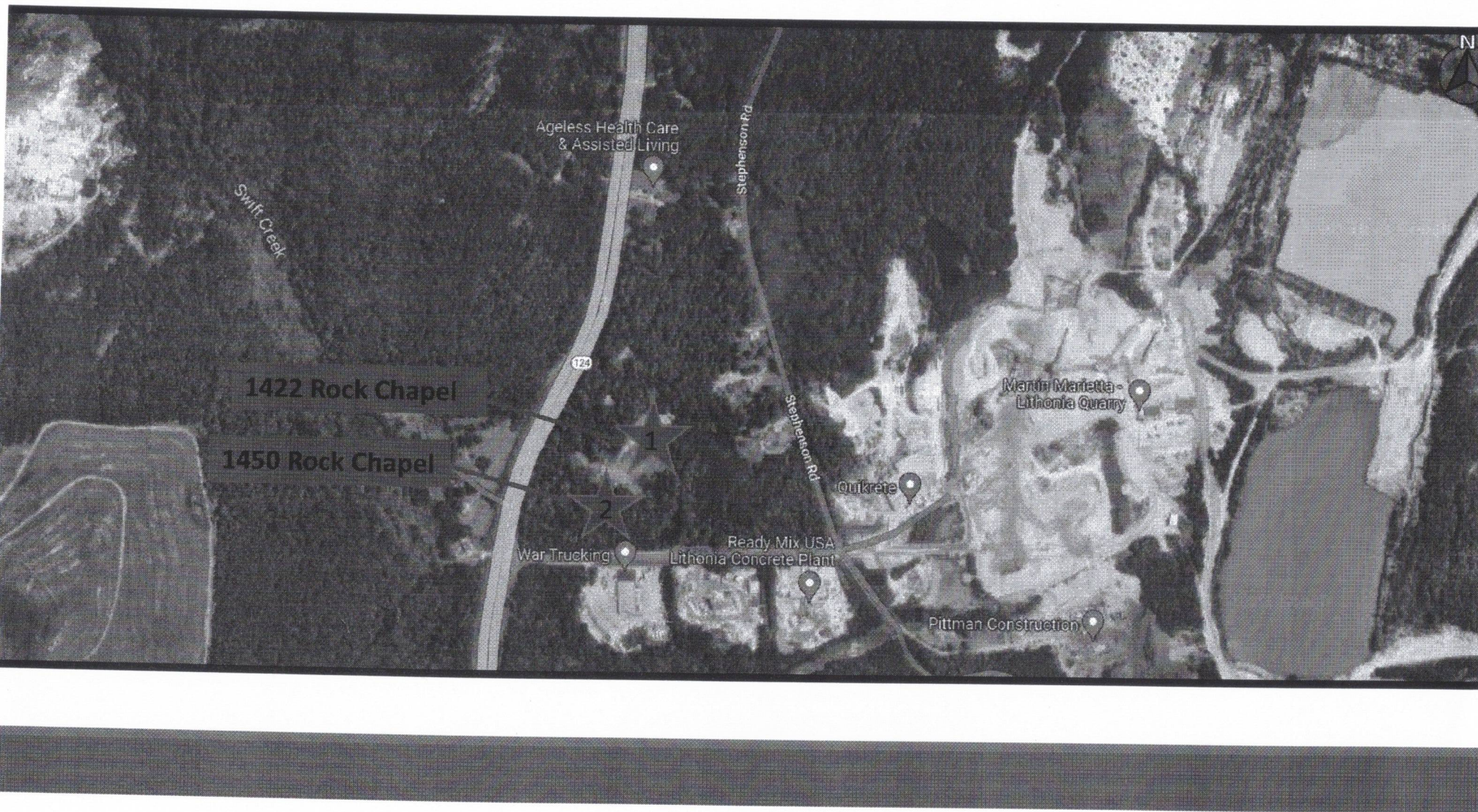
Site 2 – 1450 Rock Chapel Road

## LOCATION MAP





## EXISTING SURROUNDING USES





**#1  
NEW CASES:**

**N1-2023-0064 LP-23-1246239  
16-189-01-003  
1422 ROCK CHAPEL RD, LITHONIA, GA 30058**

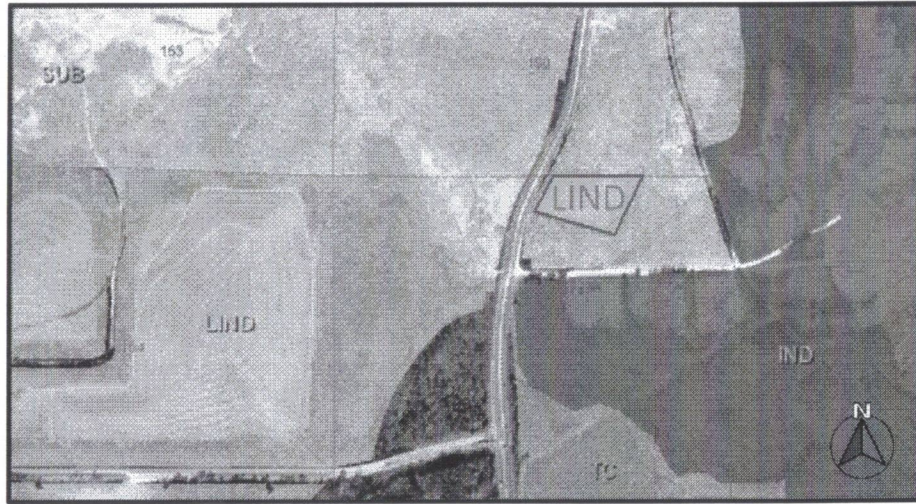
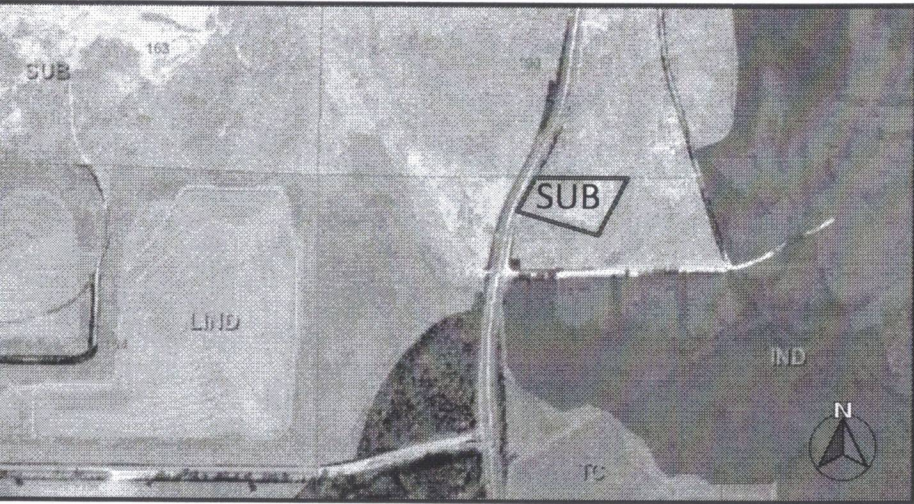
**Commission District 05 Super District 07**

**1422 Rock Chapel Road  
Lithonia, GA  
5.23 acres  
Land Use Map Amendment  
SUB to LIND**

Application of Land Engineering and Surveying Inc to amend the Future Land Use Plan from Suburban (SUB) character area to Light Industrial (LIND) character area to accommodate an existing landscape company, upgrade and expand the building, and add additional parking. The property is located on the east side of Rock Chapel Road, approximately 285 feet north of Rock Mountain Road at 1422 Rock Chapel Road, Lithonia, Georgia. The property has approximately 300 feet of frontage along Rock Chapel Road and contains 5.23 acres.

**SUBURBAN, SUB**

**LIGHT INDUSTRIAL, LIND**



**Propose Use – Landscaping Company**



#2

N2-2023-0065

Z-23-1246238

16-189-01-003

1422 ROCK CHAPEL RD, LITHONIA, GA 30058

Commission District 05 Super District 07

1422 Rock Chapel Road Lithonia, GA 30058

5.23 acres

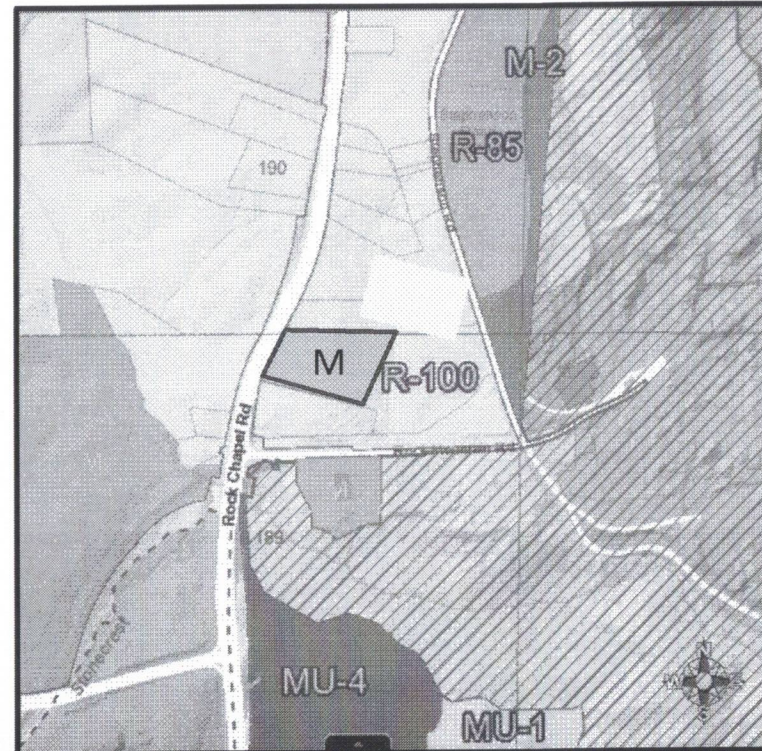
Rezone

R-100 to M

Application of Land Engineering and Surveying, Inc. to rezone property from R-100 (Residential Medium Lot) zoning district to M (Light Industrial ) zoning district to accommodate an existing landscaping company, upgrade and expand the building, and add additional parking. The property is located on the east side of Rock Chapel Road, approximately 285 feet north of Rock Mountain Road, at 1422 Rock Chapel Road, Lithonia, Georgia. The property has approximately 300 feet of frontage along Rock Chapel Road and contains 5.23 acres.

Residential (R-100)

Light Industrial (M)





## JUSTIFICATION OF APPROVAL

- Area is surrounded by industrial use
- Heavy vegetation located between residential activity and subject site
- Proposed Use is anticipated to have less environmental impact compared to other existing uses
- Subject site is located on a major arterial road for the transportation of goods
- Not pose a health and safety concerns

