

# Agenda Item

File ID: 2018-3074

Substitute

4/23/2019

Public Hearing: YES  NO

Department: Planning and Sustainability

## SUBJECT:

Commission District(s): 4 & 6

Application of Ralston George to rezone property from R-75 (Residential Medium Lot) District to MU-1 (Mixed-Use Low Density) District to develop 60 attached townhome units and appr 40,000 square feet of retail development, at 3780, 3770, 3764, 3762 & 3756 Covington Highway.

Petition No.: Z-19-1235327

Proposed Use: Mixed Use (Retail & Townhomes)

Location: 3780, 3770, 3762 & 3756 Covington Highway

Parcel No.: 15-219-01-007 through 15-219-01-011

Information Contact: Marian Eisenberg

Phone Number: 404-371-4922

## PURPOSE:

Application of Ralston George to rezone from R-75 (Residential Medium Lot) District to MU-1 (Mixed Use Low Density) District to develop 60 attached townhome units and approximately 40,000 square feet of retail development. The property is located on the north side of Covington Highway beginning at the northwest intersection of Covington Highway and Porter Road at 3780, 3770, 3764, 3762 and 3756 Covington Highway. The property has approximately 350 feet of frontage along the north side of Covington Highway and contains 11 acres.

## RECOMMENDATION:

COMMUNITY COUNCIL: (2-1—19) Denial (12-18-18) Full Cycle Deferral

PLANNING COMMISSION: (3-5-19) Approval Conditional; (1-8-19) Full Cycle Deferral

STAFF RECOMMENDATION: Approval with Conditions

PLANNING STAFF: Approval with Conditions

**PLANNING STAFF ANALYSIS:** The zoning proposal to the MU-1 (Mixed Use Low Density) District is consistent with the following policies of the 2035 Comprehensive Plan: Utilize the zoning code to provide a variety of housing opportunities and choices to better accommodate the needs of residents. Mixed use developments shall include a variety of home styles, densities and price ranges in locations that are accessible to jobs and services. The development as proposed is suitable given it is nearby C-2 (General Commercial), C-1 (Local Commercial) and O-I (Office-Institutional) zoned districts west of the site along Covington Highway. The rezoning request to the MU-1 District provides an appropriate transition of land use along Covington Highway from higher to lower density residential and from C-2 to MU-1 to R-75 (Residential Medium Lot) District on the east side of Porter Road. Transportation improvements as required by GDOT and DeKalb County Public Works Department will help mitigate the impact on traffic in the area. Adherence to site

development standards for the MU-1 zoning district and Staff recommended conditions should provide an esthetically pleasing development for County residents on the vacated site and improve the visual appearance on Covington Highway. Per Planning Staff request, the applicant submitted a traffic study and archeology study to further evaluate the impact of the proposed development on the subject site. The traffic study (see attached) basically concluded that the study intersections (Porter Road and Covington Highway) will continue to operate at acceptable levels of service, in the future year 2020 with the proposed development. Since the proposed development's traffic impacts to the adjacent roadways are minimal and do not alter the level of service grade at the existing intersections, traffic mitigation is not required. Planning Staff worked with the Transportation Division of the Public Works Department to implement streetscape and landscape improvements to enhance the quality of the development, which have been included in the attached recommend conditions. The applicant contracted with R.S. Webb & Associates to conduct an archeology study (see attached) on a portion of the site near Porter Road. The intent of the study was to determine the possible existence of human graves on the site given the site's location in close proximity to the Porter Road Cemetery. The archeology study basically concluded that in no instances were contiguous areas of loose soil encountered that would suggest the presence of one or more human graves. The only location where probing could not be conducted to search for graves was an area where a 25-foot concrete drive way apron was present along Porter Road. Planning recommends the following conditions should the Board of Commissioners approve the rezoning request:

**PLANNING COMMISSION VOTE:** (3-5-19) Approval Conditional, 7-1-0. L. Osler moved, A. Atkins seconded for approval with Staff's conditions. T. Snipes opposed. (1-8-19) 7-1-0. V. Moore moved, J. West seconded for a full cycle deferral. T. Snipes opposed.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION:** (2-19-19) Denial, 6-4-1. Increase in traffic along Porter Road. Unused available commercial space along Covington Highway for proposed retail uses. (12-18-18) Full Cycle Deferral, 10-1-0. The Community Council voted to defer to allow the applicant to provide more detailed information on the proposed development.

## **RECOMMENDED CONDITIONS**

Z-19-1235327

### **Townhomes & Retail Development**

1. The property shall be developed for no more than 60 attached townhome units and 40,000 square feet of retail uses per the site plan dated January 15, 2019, submitted to the Planning and Sustainability Department on January 18, 2019 and the submitted landscape plan dated 04-04-19. Site plan is conceptual and layout and building design shall be subject to approval of the Director of Planning and Sustainability Department.
2. Provide outdoor amenity areas (pocket park, playground, gazebo and courtyard) in compliance with enhanced open space areas as defined per Chapter 27, Article 5 of the DeKalb County Code of Ordinances, in the areas shown on the submitted site plan.
3. Vehicular ingress and egress and road improvements along Covington Highway shall be determined and subject to approval by Georgia Department of Transportation (GDOT).
4. No more than two (2) vehicular ingress and egress from Porter Road (one for commercial, one for residential) subject to review and approval by the DeKalb County Department of Public Works, Transportation Division. A deceleration lane shall be constructed as may be required by the Department of Public Works.
5. Dedicate at no cost to DeKalb County 27.5 feet of right-of-way from centerline along Porter Road.
6. Buildings along Covington Highway may be setback from original right-of-way line.
7. Improve Porter Road along entire property frontage (pavement and curb & gutter), 12 feet from center line to face of curb.
8. Provide 6-foot wide sidewalk with 4-foot offset from back of curb along entire property frontage of Porter Road. Include 2-foot wide grass lighting strip and 6-foot wide landscape strip from back of lighting strip. Sidewalks may go behind power poles if necessary.
9. Provide 6-foot wide sidewalk with 5-foot offset from back of curb along entire property frontage of Covington Highway. Include 2-foot wide grass lighting strip and 10-foot wide landscape strip from back of sidewalk. Five-foot offset will be planted with an evergreen hedge with a mature height not to exceed 30 inches, subject to approval by Georgia Department of Transportation (GDOT).
10. Provision of bike lanes or as may be required by the DeKalb County Department of Public Works, Transportation Division.
11. No truck loading access from Porter Road.
12. Construction access on Porter Road shall be prohibited. No Land Disturbance Permit (LDP) shall be issued on the site until satisfaction of all requirements for the protection of the adjacent Porter Road cemetery as required by the Georgia Department of Natural Resources, Historic Preservation Division (HPD).

13. All building facades visible from Covington Highway and Porter Road shall consist of a minimum of 40% stone and/or brick. No vinyl or exposed concrete block is allowed.
14. Architectural accents, where utilized shall consist of non-reflective glass, natural stone, glass block, pre-cast concrete, brick, terra cotta, hardi-plank or wood.
15. Roof materials shall not consist of any reflective surface.
16. Provide a landscape plan for the entire development for approval by the Director of Planning and Sustainability. Landscape plan shall be implemented prior to the issuance of Certificate of Occupancy for townhouse units.
17. Provide pedestrian scale lighting per Article 5 along Covington Highway and Porter Road.
18. Provide a soft mulch trail around detention pond.
19. Provide pet refuse in areas of open space.
20. If fencing is proposed around play area, it shall be black or green clad chain link, four (4) feet in height.
21. Signage shall be one (1) ground monument sign on each property frontage, six (6) feet in height with a brick base.
22. Crosswalks may be provided on Porter Road, subject to requirements of Public Works.



**DeKalb County Department of Planning & Sustainability**

**330 Ponce De Leon Avenue, Suite 300**

**Decatur, GA 30030**

**(404) 371-2155 / plandev@dekalbcountyga.gov**

**Planning Commission Hearing Date: March 05, 2019, 6:30 P.M.**

**Board of Commissioners Hearing Date: April 23, 2019, 10:00 A.M.**

**STAFF ANALYSIS**

**Case No.:** 2018-3074/ Z-19-1235327      **Agenda #:** D.2

**Location/Address:** The north side of Covington Highway beginning at the northwest intersection of Covington Highway and Porter Road at 3780, 3770, 3764, 3762 and 3756 Covington Highway, Decatur, Georgia.      **Commission District:** 4    **Super District:** 6

**Parcel ID:** 15-219-01-007 through 15-219-01-011

**Request:** To rezone from R-75 (Residential Medium Lot) District to MU-1 (Mixed Use Low Density) District to develop 60 attached townhome units with an amenity area and approximately 40,000 square feet of retail development.

**Property Owners:** Quality International Corporation

**Applicant/Agent:** Ralston George

**Acreage:** 11 Acres

**Existing Land Use:** One (1) vacant single-family residence & accessory structure

**Surrounding Properties:** A mixture of non-residential uses front on Covington Highway. Further west is a place of worship. Single-family detached residences are east of Porter Road across from the site. North is apartments.

**Adjacent & Surrounding Zoning:** North & Southeast: MR-2 (Medium Density Residential-2) District  
East: R-75 (Residential Medium Lot) District  
South & West: C-1 & C-2 (Commercial) Districts

**Comprehensive Plan:** Suburban (SUB)      Consistent X

<b>Proposed Residential Units:</b> 60 attached townhomes	<b>Existing Residential Units:</b> 1
<b>Proposed Lot Coverage:</b> 50%	<b>Existing Lot Coverage:</b> N/A

## **ZONING HISTORY:**

The subject 11-acre site is an assemblage of properties along the north side of Covington Highway at the northwest intersection of Covington Highway and Porter Road. The site combines properties located at 3780, 3770, 3764, 3762 and 3756 Covington Highway, Decatur, Georgia. The 11-acre site is primarily wooded with large mature trees. There are two (2) vacant and dilapidated residential dwellings with accessory structures on the site. The site has been zoned R-75 (Residential Medium Lot District) since the adoption of the DeKalb County Ordinance. Multi-family apartment units abut the property along the north (rear) property line. Public storage abuts the site along the west property line. Along the east side of Porter Road are several detached single-family detached residences and a cemetery.

## **PROJECT ANALYSIS:**

Per the submitted application, the applicant is requesting to rezone the site from the R-75 (Residential Medium Lot) District to MU-1 (Mixed Use Low Density) District. The MU-1 District is a permitted zoning district within the Suburban Character Area with a base maximum density of 4 units per acre. A density bonus achieved by amenities, location or other provisions allow up to 8 units per acre in a suburban character area. Per the revised Letter-of-Intent submitted on 12/19/2018, the intent is to develop 60 attached townhomes on 11 acres at a density of 5.45-units per acre. The applicant intends to achieve the density by meeting requirements for public improvements, amenity and transit proximity per Table 2.19 of the DeKalb County Zoning Code.

The revised site plan submitted on January 18, 2019 depicts 40,000 square feet of proposed retail space located along the Covington Highway frontage. Parking for the retail component is provided in the rear of the buildings. A pocket park, playground and mail kiosk with additional parking separates the retail component from the attached townhouse units. Crosswalks for pedestrian connectivity is only depicted at the property entrance on Covington Highway and within the parking lot behind the retail development. Per Article 5.7.6.5 of the DeKalb Zoning Code, sidewalks and pedestrian ways shall provide a continuous network that connects each dwelling unit with adjacent public streets and all on-site amenities designed for use by residents of the development. Stormwater detention is depicted along the south property line near Covington Highway and in the rear of the site.

The townhouse units are in the rear of the site. Article 5.7.6.C.8 states that single-family attached buildings shall be no more than two hundred (200) feet in length. It appears that the revised site plan complies with this standard. Two sets of 5 attached townhome units (10 total) are located along the Porter Road property frontage. The front door entrance faces Porter Road with parking in the rear. Fifty proposed units do not have any public road frontage. Eighteen (18) units are depicted along the south property line adjacent to the existing public storage facility and the remaining thirty-two (32) units are interior to the site. Each townhome unit is 1,080 square feet.

Per the revised submitted site plan, access to the development is proposed via one (1) full access curb cut on Covington Highway and three (3) access points on Porter Road. The townhouse portion of the development would be accessed via two (2) curb cuts from Porter Road. Given that Covington Highway is a state route (SR12) and major arterial, Georgia Department of Transportation (GDOT) will determine the number of access points from Covington Highway. Per GDOT, a preliminary calculation using the ITE Trip Generation Manual (10<sup>th</sup> edition) indicates that the proposed commercial portion of the development (40,000 square feet) could generate as many as 3,224 daily trips. The projected number of trips would require a right-turn deceleration lane on Covington Highway. A traffic impact study is required for any site that is expected to generate more than 500 gross daily trips.

**COMPLIANCE WITH DISTRICT STANDARDS: Per Chapter 27 -Table 2.17 Mixed-Use Zoning District**

<b>MU-1 STANDARD</b>	<b>REQUIREMENT</b>	<b>PROPOSED</b>	<b>COMPLIANCE</b>
Dwelling Units Per Acre With Bonus	4-8 Units Per Acre	5.45 Units Per Acre	Yes, if site can show compliance to density bonus requirements per Table 2.19 of the DeKalb County Code.
MIN. OPEN SPACE	10%	12.3 % Open Space	Yes
MIN. LOT WIDTH Single-Family Attached	20 feet	Appears 20 feet	Yes
MIN. UNIT SIZE (MF)	Min. 850 square feet	1,080 square feet	Yes
FRONT SETBACKS ALONG MAJOR ARTERIAL (Covington Highway)	Min. 10 feet, Max 20 feet	20 feet	Yes
SIDE CORNER SETBACK ALONG PUBLIC STREET (Porter Road)	Min. 10 feet, Max 20 feet	20 feet	Yes
REAR SETBACK	20 feet	>20 feet	Yes
MAX. BLDG. HEIGHT	3 stories with density bonus	3	Yes
PARKING – Article 6 Attached SF	Min. 1.5 parking spaces per unit plus .25 per unit for guest = 105 spaces	107 parking spaces	Yes
Retail	Min 3 spaces per 1,000 square feet =120 spaces	140 retail parking spaces on site plan	Yes

**ZONING ANALYSIS**

The applicant is requesting to rezone the subject site from R-75 (Residential Medium Lot) District to MU-1 (Mixed Use Low Density) District at a density of 5.6 units per acre. The intent of the R-75 District is to provide protection of neighborhoods within the county where lots have a minimum of 10,000 square feet at a density of 4.35 units per acre. Mixed Use Districts permit flexible and compatible arrangements of residential, commercial, office institutional, and civic uses. Adjacent zonings and existing developments in the area support the proposed MU-1 district on the site. There is a mixture of commercial, residential multi-family zoning districts and uses along Covington Highway in the immediate area of the site. North are multi-family apartment units zoned MR-2. Adjacent along the west property line is a public storage facility zoned C-2 (General Commercial). East of the site on the other side of Porter Road is zoned R-75 (Residential Medium Lot) District. Further west is zoned C-1 (Local Commercial) and developed with Supreme Auto Repair and Collision. Creative Image Learning Center is adjacent to the auto repair and is also zoned C-1. Further west

is zoned RSM (Small Lot Residential Mix) and approved for 28 townhome units on 4.3 acres at a density of 6.51 units per acre pursuant to CZ-05-069. The townhouse units have not been developed, but a small portion of the site fronting on Covington Highway is developed with a residential structure used by Creative Image Learning Center. The O-I (Office-Institutional) District abuts the approved RSM and is developed with the Bethel Fellowship church. South of the site along Covington Highway is zoned C-1 and C-2 and is developed with various retail and commercial uses.

The east property line fronting on Porter Road serves as the line of demarcation between the proposed mixed-use development and the existing single-family detached residences zoned R-75 (Residential Medium Lot) District. The proposed MU-1 district on the site would provide an appropriate transition of land use from C-2 to MU-1 to R-75 along Covington Highway. Given the site's location adjacent to public storage and multi-family units, development of single-detached residences on current R-75 zoned property may not provide the best economic use of the site. Compliance to site design and building form standards would provide an attractive and useable residential development that would blend in with the mixture of non-residential uses along Covington Highway. Therefore, given the proposed development's compatibility with existing institutional uses, commercial and multi-family residential developments in the area, the MU-1 zoning district would be appropriate for the site.

**Section 27-7.3.5 of the DeKalb County Code states that the following standards and factors shall govern the review of all proposed amendments to the Official Zoning Map.**

**A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan:**

The site is located within a Suburban Character Area designated by the 2035 Comprehensive Plan which allows a maximum density of 8 units per acre. The request for the MU-1 zoning district is consistent with the following Plan policies: The non-residential development in suburban areas shall be limited to small-scale convenience goods/services to meet the needs of the surrounding residents. Small scale nonresidential development shall be limited to qualifying intersections (collector roadway and above); and Locate development and activities within easy walking distance of transportation facilities. Utilize the zoning code to provide a variety of housing opportunities and choices to better accommodate the needs of residents. Mixed use developments shall include a variety of home styles, densities and price ranges in locations that are accessible to jobs and services.

**B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties:**

The rezoning request to the MU-1 (Mixed Use Low Density) District for 60 attached townhome units and 40,000 square feet of retail will permit a use that is suitable and compatible to adjacent uses (public storage units and multi-family residential units) and nearby properties (auto repair, learning center & single-family detached residences).

**C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:**

The property as currently zoned R-75 (Residential Medium Lot) District has a minimum lot size of 10,000 square feet which would equate to approximately 4.35 units per acre if developed for single family detached residences. However, given that the site is adjacent to a commercial use (public storage) along the west property line and multi-family units along the north property line, it appears that new single-family detached residences would be an economic risk on the subject site. The area along Covington Highway is a mixture of commercial and office uses. The subject site consists of the last few residential zoned parcels along that section of Covington Highway. The proposed attached single-family with retail development appears to be a more economically viable use.



**D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property or properties:**

The rezoning proposal for retail and attached single-family development on the site would add to existing traffic on Covington Highway during A.M. and P.M. peak hours. Potential traffic impact may be mitigated by road improvements required per Georgia Department of Transportation (GDOT).

**E. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal:**

Recent redevelopment of properties along this section of Covington Highway (i.e. Race Trac at intersection of Redan Road and Covington Highway) supports a mixture of residential and commercial uses. The vacated property provides no economic value and no service value to the community. The 60 attached residences will provide housing for residents as well as retail uses for area shopping.

**F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources:**

Field observation by Planning Staff noted an old cemetery on Porter Road across from the northeast quadrant of the site. Although the site is physically separated from the cemetery by Porter Road (a local street), Planning Staff shall recommend that no construction entrance shall be allowed on Porter Road. Comments from the Georgia Department of Natural Resources, Historic Preservation Division (HPD), state that the subject site is located within the historic Porter community which was established in 1902. HPD recommends an archaeology survey to establish the boundaries of the cemetery. No Land Disturbance Permit (LDP) be issued on the site until the completion of the archaeology study and the applicant has satisfied all requirements for the protection of the adjacent Porter Road cemetery as required by the Historic Preservation Division (HPD).

**G. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:**

There has been no indication from reviewing departments and agencies that the proposal will or could cause an excessive or burdensome use of existing streets, transportation facilities or utilities. This rezoning, if approved, would generate more students within the local DeKalb County School District (DCSD) schools.

**H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.**

The request for residential and retail uses on the site should not adversely impact the environment or surrounding natural resources if the proposal complies with development standards and the attached recommended conditions.

**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**

The zoning proposal to the MU-1 (Mixed Use Low Density) District is consistent with the following policies of the 2035 Comprehensive Plan: Utilize the zoning code to provide a variety of housing opportunities and choices to better accommodate the needs of residents. Mixed use developments shall include a variety of home styles, densities and price ranges in locations that are accessible to jobs and services. The development as proposed is suitable given it is nearby C-2 (General Commercial), C-1 (Local Commercial) and O-I (Office-Institutional) zoned districts west of the site along Covington Highway. The rezoning request to the MU-1 District provides an appropriate transition of land use

along Covington Highway from higher to lower density residential and from C-2 to MU-1 to R-75 (Residential Medium Lot) District on the east side of Porter Road. Transportation improvements as required by GDOT and DeKalb County Public Works Department will help mitigate the impact on traffic in the area. Adherence to site development standards for the MU-1 zoning district and Staff recommended conditions should provide an esthetically pleasing development for County residents on the vacated site and improve the visual appearance on Covington Highway. Per Planning Staff request, the applicant submitted a traffic study and archeology study to further evaluate the impact of the proposed development on the subject site. The traffic study (see attached) basically concluded that the study intersections (Porter Road and Covington Highway) will continue to operate at acceptable levels of service, in the future year 2020 with the proposed development. Since the proposed development's traffic impacts to the adjacent roadways are minimal and do not alter the level of service grade at the existing intersections, traffic mitigation is not required. Planning Staff worked with the Transportation Division of the Public Works Department to implement streetscape and landscape improvements to enhance the quality of the development, which have been included in the attached recommend conditions. The applicant contracted with R.S. Webb & Associates to conduct an archeology study (see attached) on a portion of the site near Porter Road. The intent of the study was to determine the possible existence of human graves on the site given the site's location in close proximity to the Porter Road Cemetery. The archeology study basically concluded that in no instances were contiguous areas of loose soil encountered that would suggest the presence of one or more human graves. The only location where probing could not be conducted to search for graves was an area where a 25-foot concrete drive way apron was present along Porter Road. Planning recommends the following conditions should the Board of Commissioners approve the rezoning request:

1. The property shall be developed for no more than 60 attached townhome units and 40,000 square feet of retail uses per the site plan dated January 15, 2019, submitted to the Planning and Sustainability Department on January 18, 2019 and the submitted landscape plan dated 04-04-19. Site plan is conceptual and layout and building design shall be subject to approval of the Director of Planning and Sustainability Department.
2. Provide outdoor amenity areas (pocket park, playground, gazebo and courtyard) in compliance with enhanced open space areas as defined per Chapter 27, Article 5 of the DeKalb County Code of Ordinances, in the areas shown on the submitted site plan.
3. Vehicular ingress and egress and road improvements along Covington Highway shall be determined and subject to approval by Georgia Department of Transportation (GDOT).
4. No more than two (2) vehicular ingress and egress from Porter Road (one for commercial, one for residential) subject to review and approval by the DeKalb County Department of Public Works, Transportation Division. A deceleration lane shall be constructed as may be required by the Department of Public Works.
5. Dedicate at no cost to DeKalb County 27.5 feet of right-of-way from centerline along Porter Road.
6. Buildings along Covington Highway may be setback from original right-of-way line.
7. Improve Porter Road along entire property frontage (pavement and curb & gutter), 12 feet from center line to face of curb.
8. Provide 6-foot wide sidewalk with 4-foot offset from back of curb along entire property frontage of Porter Road. Include 2-foot wide grass lighting strip and 6-foot wide landscape strip from back of lighting strip. Sidewalks may go behind power poles if necessary.
9. Provide 6-foot wide sidewalk with 5-foot offset from back of curb along entire property frontage of Covington Highway. Include 2-foot wide grass lighting strip and 10-foot wide landscape strip from back of sidewalk. Five-foot

offset will be planted with an evergreen hedge with a mature height not to exceed 30 inches, subject to approval by Georgia Department of Transportation (GDOT).

10. Provision of bike lanes or as may be required by the DeKalb County Department of Public Works, Transportation Division.
11. No truck loading access from Porter Road.
12. Construction access on Porter Road shall be prohibited. No Land Disturbance Permit (LDP) shall be issued on the site until all requirements for the protection of the adjacent Porter Road cemetery as required by the Georgia Department of Natural Resources, Historic Preservation Division (HPD).
13. All building facades visible from Covington Highway and Porter Road shall consist of a minimum of 40% stone and/or brick. No vinyl or exposed concrete block is allowed.
14. Architectural accents, where utilized shall consist of non-reflective glass, natural stone, glass block, pre-cast concrete, brick, terra cotta, hardi-plank or wood.
15. Roof materials shall not consist of any reflective surface.
16. Provide a landscape plan for the entire development for approval by the Director of Planning and Sustainability. Landscape plan shall be implemented prior to the issuance of Certificate of Occupancy for townhouse units.
17. Provide pedestrian scale lighting per Article 5 along Covington Highway and Porter Road.
18. Provide a soft mulch trail around detention pond.
19. Provide pet refuse in areas of open space.
20. If fencing is proposed around play area, it shall be black or green clad chain link, four (4) feet in height.
21. Signage shall be one (1) ground monument sign on each property frontage, six (6) feet in height with a brick base.
22. Crosswalks may be provided on Porter Road, subject to requirements of Public Works.

**Attachments:**

1. Department and Division Comments
2. Application
3. Site Plan
4. Zoning Map
5. Land Use Plan Map
6. Aerial Photograph
7. Site Photographs

# **R.S. Webb & Associates**

*Cultural Resource Management Consultants  
2800 Holly Springs Parkway, Suite 200 • P.O. Drawer 1319  
Holly Springs, Georgia 30142  
Phone: 770-345-0706 • Fax: 770-345-0707*

April 15, 2019

Mr. David Cullison  
Senior Planner  
DeKalb County Department of Planning & Sustainability  
330 W. Ponce de Leon Avenue, Fifth Floor  
Decatur, Georgia 30030

**Subject: Letter of Clarification  
Search for Human Graves  
3770 Covington Highway Tract  
DeKalb County, Georgia  
R.S. Webb & Associates No. 19-065-162**

Dear Mr. Cullison:

On March 26, 2019, R.S. Webb & Associates (RSWA) provided Mr. Ralston George with a letter of findings regarding our search for possible human graves within a parcel at 3770 Covington Highway in DeKalb County, Georgia (attached). The search area was confined to an approximately 100-foot-wide by 220-foot-long corridor adjacent to Porter Road, which is along the northeastern boundary of the study parcel. Because an established cemetery is present on the east side of Porter Road in this area, DeKalb County government asked that a study be conducted in the northeastern part of the study tract to determine if human graves related to the cemetery might extend into the study parcel.

According to client representatives (Ms. Davita Camp and Ms. Celia George), DeKalb County felt that the March 26 letter report was not definitive when discussing the likelihood of graves being present under a linear area of spoil dirt along the eastern edge of the study corridor. To clarify how work was conducted in this area, the archeologist (Mr. Steve Webb) used surface inspection and steel-rod probing techniques to search for possible graves. Originally, the spoil dirt was deposited along the eastern edge of the study area perhaps when Porter Road and/or its right-of-way was created. The original surface (now buried) is estimated to be 0.5 to 1.0 foot below the existing mounded surface. Because the mounded spoil dirt is fairly shallow, probing in this area was found to be effective and was conducted at approximate 1.0 to 4.0-foot intervals. The probe encountered compact, highly resistant subsoil across the entire mounded area. In no instances were contiguous areas of loose soil encountered that would suggest the presence of one or more human graves.

Regarding the search for human graves in other parts of the study corridor, no contiguous areas of loose soil indicative of human graves were encountered through surface inspections and probing. The only location where probing could not be conducted to search for graves was an area where a 25-foot concrete drive way apron was present along Porter Road.

Mr. Cullison, if you have any questions concerning our findings, please contact me at 770-345-0706 or by email at [rswebb@windstream.net](mailto:rswebb@windstream.net).

Sincerely,  
R.S. WEBB & ASSOCIATES



Robert S. (Steve) Webb  
President and Senior Principal Archeologist

Attachment: Letter of Findings to Ms. Davita Camp (March 26, 2019)

# **R.S. Webb & Associates**

*Cultural Resource Management Consultants  
2800 Holly Springs Parkway, Suite 200 • P.O. Drawer 1319  
Holly Springs, Georgia 30142  
Phone: 770-345-0706 • Fax: 770-345-0707*

March 26, 2019

Mr. Ralston George  
3703 Covington Highway  
Decatur, Georgia 30032

**Subject: Revised Letter of Findings  
Search for Human Graves  
3770 Covington Highway Tract  
DeKalb County, Georgia  
R.S. Webb & Associates No. 19-065-162**

Dear Mr. George:

On March 17 and 26, 2019, Mr. Steve Webb, Senior Principal Archeologist with R.S. Webb & Associates (RSWA), visited an 11-acre parcel at 3770 Covington Highway in DeKalb County, Georgia. Mr. Webb inspected an approximately 100-foot-wide and 220-foot-long corridor adjacent to Porter Road, which is along the northeastern boundary of the 11-acre tract (Figure 1). An established cemetery is present on the east side of Porter Road and the study corridor (Figure 1 and 2). DeKalb County government asked that a study be conducted in the northeastern part of the 11-acre parcel to determine if human graves related to the cemetery might extend into the study parcel.

The north-south-oriented study corridor was walked along roughly parallel transects spaced 15 feet apart and surfaces along and between transects were scanned for possible grave markers, oblong depressions, and unusual/ornamental vegetation or vegetation patterns commonly seen in cemeteries. The study corridor was probed with a 4.0-foot tile probe at approximate 5 to 15-foot intervals, depending on the locations of dumped domestic debris. Probing was conducted in and around surface features that possibly could be human graves. Such features included depressions, stump holes and unusually level areas. These features and their immediate environs were probed at intervals of 1.0 to 3.0 feet to search for contiguous areas of soft soil typical of a human grave. A narrow leveled section of the study corridor (approximately 5.0 to 6.0 feet wide) adjacent to and including the west right-of-way of Porter Road was probed at 2.0 to 5.0-foot intervals during both field visits, due to the presence of concrete or other shallow, impenetrable subsurface materials in this area (Figure 2).

No grave markers or oblong depressions typical of human graves were detected within the study corridor. Isolated ornamental plants (Nandina/Heavenly Bamboo and Monkey Grass) were noted within the study corridor, but were not associated with graves, based on surface inspection and probing. English Ivy was noted along the northern edge of the study corridor, but it appears to be invasive from an apartment complex to the north. No features similar to human graves were detected in areas covered by the ivy.

Probing in the narrow section of the study corridor adjacent to the west side of Porter Road revealed that a 25.0-foot-wide concrete driveway apron is present along the northeastern edge of the study corridor (Figure 2). It was not possible to search for human graves in the concrete apron area. During both field visits, probing of the leveled roadside section south of the driveway apron typically was met with probe refusal at 0.5 to 2.0-inches below surface. In several locations, refusal occurred at as much as 3.0 inches below

surface. Initially, it was thought that refusal was due to a shallow buried sidewalk along the west side of Porter Road. However, more intensive probing during the second field visit confirmed that refusal was due to the presence of graded or leveled, hard-packed clay with gravel embedded in it. At scattered locations where refusal occurred at approximately 3.0 inches below surface, compact subsoil clay with no gravel inclusions was detected. This soil profile was generally confirmed when Mr. Webb observed a shallow shovel-test excavation (made by DeKalb County staff) that exposed hard-packed subsoil clay under subsoil clay mixed with heavy unsorted gravel inclusions. At least in the scattered locations where only compact clay was encountered, it does not appear that human graves are present.

A limited but significant hindrance to the current field investigations was the 25-foot-wide concrete driveway apron along the western Porter Road right-of-way. It was not possible to investigate areas under the concrete driveway apron. A second hindrance to the investigation was the nature of the soil adjacent to Porter Road south of the driveway feature. Soils in this narrow strip are compact clays that appear to have been graded/leveled. These clays contain surficial concentrations of gravel, that typically caused probe refusal at 0.5 to 2.0 inches below surface. It should be noted that in areas where only compact clay was encountered during a probe, no areas of loose soil typical of a human grave were encountered.

A limited hindrance is what appears to be spoil dirt mounded along the west side of the driveway apron and narrow leveled area. The spoil dirt may have been deposited here when the road was constructed. Much of the dumped debris is on this mounded soil (Figure 3). While inspecting original surfaces in this area was not possible, the area was probed for graves with negative results.

Mr. George, we appreciate the opportunity to work with you on this project. If you have any questions concerning our findings, please contact me at 770-345-0706.

Sincerely,  
R.S. WEBB & ASSOCIATES



Robert S. (Steve) Webb  
President and Senior Principal Archeologist

Attachment: Figures 1, 2 and 3



Map Reference: Google Earth (2018)

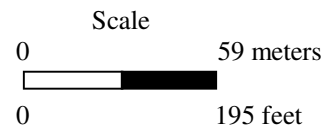


Figure 1 2018 Google Aerial Photography Showing 3770 Covington Highway Parcel, Study Corridor, and Existing Cemetery





Facing Northeast



Facing South

Figure 2 Selected Photos of Existing Cemetery in Relation to Study Corridor



Facing North



Facing South-Southeast

Figure 3 Selected Photos of Eastern Edge of Study Corridor Showing Mounded Spoil Dirt and Graded/Gravelled Corridor Location

# TRAFFIC IMPACT STUDY

FOR

**3770 Covington Hwy Mixed-Use Development**

**DeKalb County, GA**

Prepared For:

Quality International Corporation  
3703 Covington Highway  
Decatur, GA 30052

Prepared by:



2470 Sandy Plains Rd  
Marietta, Georgia 30066

March 25, 2019

## TABLE OF CONTENTS

EXECUTIVE SUMMARY .....	iii
INTRODUCTION .....	1
PROJECT DESCRIPTION .....	2
EXISTING TRAFFIC CONDITIONS .....	2
Roadway Conditions.....	2
Existing Traffic Patterns.....	3
Level of Service Methodology.....	5
Existing Conditions Level of Service .....	5
FUTURE CONDITONS - WITHOUT PROPOSED DEVELOPMENT (NO BUILD) .....	6
Historical Growth Rates .....	6
Future No Build Traffic Volumes .....	7
Future No Build Level of Service .....	7
PROPOSED DEVELOPMENT .....	9
Trip Generation .....	9
Trip Distribution and Assignment .....	9
FUTURE CONDITONS - WITH PROPOSED DEVELOPMENT (BUILD).....	11
Future Build Traffic Volumes .....	11
Future Build Level of Service .....	11
CONCLUSIONS AND RECOMMENDATIONS.....	13

**LIST OF TABLES**

Table 1: Level of Service for Unsignalized Intersections ..... 5  
Table 2: Existing - Level of Service ..... 6  
Table 3: Historical Growth Rate ..... 6  
Table 4: Future No Build - Level of Service ..... 7  
Table 5: Proposed Site Trip Generation ..... 9  
Table 6: Future Build – Level of Service.....11

**LIST OF FIGURES**

Figure 1: Location Map ..... 1  
Figure 2: Aerial View of Study Area..... 3  
Figure 3: Existing TMC..... 4  
Figure 4: No Build TMC..... 8  
Figure 5: Trip Distribution and Assignment.....10  
Figure 6: Build TMC .....12

**APPENDICES**

- Appendix A: Site Development Plan
- Appendix B: Traffic Count Summary Sheets
- Appendix C: Synchro Reports

## EXECUTIVE SUMMARY

A mixed-use development is proposed to be constructed on approximately 11 acres in DeKalb County, GA. The development will be comprised of two land uses: single-family townhomes and commercial/retail buildings. This study analyzes expected traffic patterns upon full buildout which is planned for 2020. One site access is proposed on Covington Highway, and three site accesses are proposed along Porter Road to serve the development.

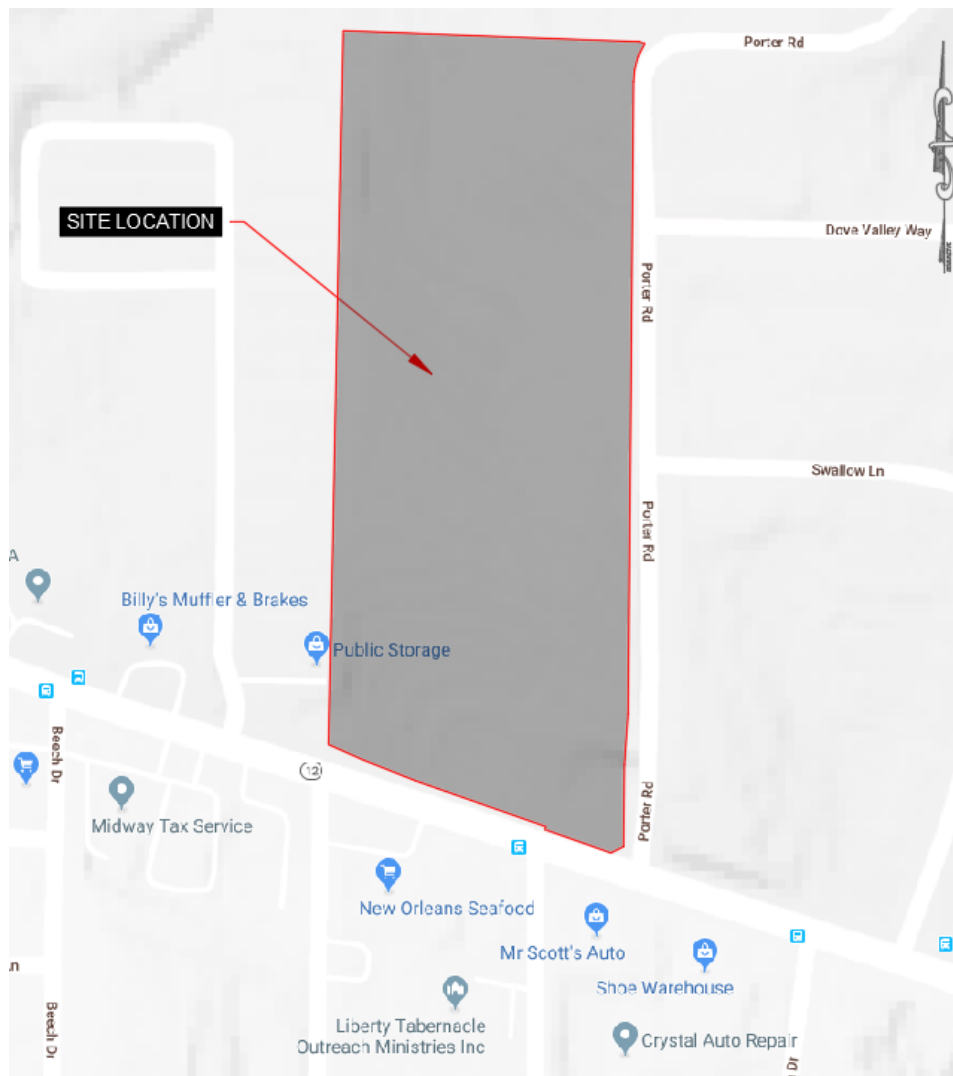
The traffic operations at the study intersections were evaluated for the existing year 2019 and future year 2020. The study intersections currently operate and are expected to continue to operate at acceptable levels of service without the development.

The future year 2020 was analyzed with the site generated traffic volumes from the proposed development added to the future year 2020. Based on the findings of the analyses, the study intersections will continue to operate at acceptable levels of service, in the future year 2020 with the proposed development.

Since the proposed development's traffic impacts to the adjacent roadways are minimal and do not alter the level of service grade at the existing intersections, traffic mitigation is not required. As part of GDOT's encroachment permit process, further analysis may be needed to satisfy the intersection control evaluation requirement which formally determines the most appropriate intersection control from a list of over 20 alternatives.

## INTRODUCTION

This traffic impact study has been conducted by Southeastern Engineering, Inc. for a proposed residential and retail mixed-use development on approximately 11 acres in DeKalb County, GA. The project site is located along Covington Highway, west of I-285, and east of Memorial Drive. The proposed site will be split into two sections; single-family townhomes and commercial/retail buildings. The site is proposed to have a total of four site access locations, one on Covington Highway and three on Porter Road. The access located on Covington Highway will be shared by both the residential and commercial sections. The commercial section of the site will have one access on Porter Road while the residential section will have two accesses on Porter Road. **Figure 1** illustrates the site location within DeKalb County.



**Figure 1: Location Map**

The purpose of this study is to identify potential traffic impacts of the mixed-use development on the surrounding roadway network. The traffic study analyzes the existing and future peak hour traffic operations and capacity at the study intersections as well as the proposed site accesses. Based on the findings of the study, operational improvements to mitigate any traffic impacts from the proposed development will be analyzed. From results of the capacity analysis for the study intersections, the required lane geometry and traffic control will be recommended.

## PROJECT DESCRIPTION

The mixed-use development is proposed to be constructed on a mostly wooded area along Covington Highway. The development will be comprised of two land uses; single-family townhomes and commercial/retail buildings. This study analyzes traffic upon full buildout which is planned for 2020. One site access is proposed on Covington Highway and three site accesses are proposed along Porter Road to serve the development. The proposed site plan can be found in **Appendix A**.

## EXISTING TRAFFIC CONDITIONS

The traffic impact study analyzes the current traffic operations on the adjacent roadways of Covington Highway and Porter Road in the vicinity of the proposed development. Capacity analyses and level of service evaluations of the study intersections were conducted for the existing condition and future condition with and without the proposed development.

### Roadway Conditions

The roadway network was examined to evaluate the existing roadway conditions adjacent to the proposed site. An aerial of the study area can be seen in **Figure 2**.

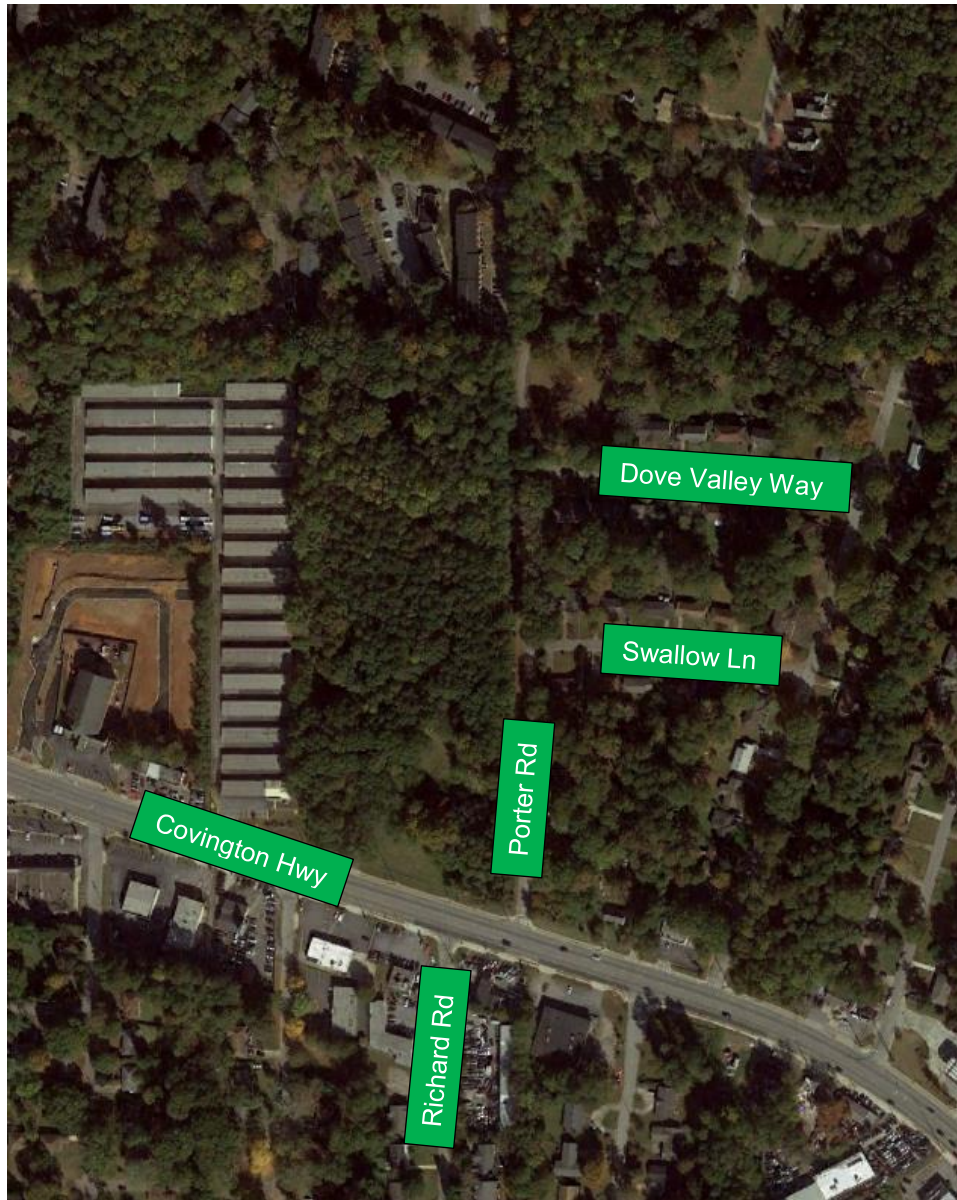
#### Covington Highway / GA-12 / US 278

Covington Highway is functionally classified by Georgia Department of Transportation (GDOT) as a five-lane urban minor arterial, curb and gutters can be found throughout its length, and it has a posted speed limit of 45 mph. Sidewalks are present for pedestrians on both sides of Covington Highway.

#### Porter Road

Porter Road is functionally classified as an urban local roadway. It has a posted speed limit of 25 mph. Curb and gutter can be found throughout its length. Porter Road connects Covington Highway to Kensington Road. Currently, only residential homes and a church have access into Porter Road. It also serves as a small cut through between Covington Highway and Kensington Road.





**Figure 2: Aerial View of Study Area**

### Existing Traffic Patterns

Existing traffic volumes within the site vicinity were collected along Covington Highway and Porter Road in March 2019 on a typical weekday when school was in session. Traffic on this section of Covington Highway averages approximately 28,000-29,000 daily vehicle trips while Porter Road near the site averages 700 daily vehicle trips. The study analyzes weekday morning and evening peak hour traffic conditions within the immediate site vicinity. The collected traffic counts were also used to determine the traffic distribution, as well as existing and future conditions within the study area. Copies of the existing count data are included in **Appendix B**. The existing A.M. and P.M. peak hour traffic volumes for the study area intersections are illustrated on **Figure 3**.

**Figure 3: Existing TMC**

## Level of Service Methodology

Intersection capacity analyses were performed using the methodology outlined in the Highway Capacity Manual, 6<sup>th</sup> Edition (HCM). This methodology is the industry standard for the evaluation of intersection capacity and delay. In order to facilitate the analysis, the computer software Synchro was used. This software conforms to the methodology of the HCM.

An analysis of existing peak hour traffic conditions was performed to determine the level of service (LOS) at the study intersections. LOS for an intersection is based on vehicular delay at the intersection and is a typical measure of effectiveness used to evaluate intersection operations. The HCM provides ranges of delay for each LOS definition, spanning from very minimal delays (LOS A) to high delays (LOS F). LOS F is considered unacceptable for most drivers.

For unsignalized intersections where side streets or minor streets are controlled by a stop sign, the criterion for evaluating traffic operations is the LOS for the controlled turning movements at the intersection. Methodology from the HCM to determine the delay and LOS for these turning movements is based on the following input data:

- Intersection geometry
- Lane configuration
- Turning movement volumes

**Table 1** below indicates the relationship between delay and level of service for unsignalized intersections.

**Table 1: Level of Service for Unsignalized Intersections**

Level of Service	Control Delay Per Vehicle (sec)
A	≤10
B	>10 and ≤15
C	>15 and ≤25
D	>25 and ≤35
E	>35 and ≤50
F	>50

## Existing Conditions Level of Service

Synchro 10 was used to estimate LOS under existing and future conditions using the HCM methodology. Left-turning volumes will experience the highest delays at intersections as this movement must yield to all other approaching traffic. The results of the existing intersection capacity analyses are summarized in **Table 2** and the detailed results can be seen in **Appendix C**.

**Table 2: Existing - Level of Service**

Intersection	Approach	AM-Peak Delay (LOS)	PM-Peak Delay (LOS)
Covington Highway at Porter Road	Southbound	31 (D)	22 (C)
Covington Highway at Richard Road	Northbound	16 (C)	29 (D)
Porter Road at Swallow Lane	Westbound	9 (A)	9 (A)
Porter Road at Dove Valley Way	Westbound	9 (A)	9 (A)

The data contained in the **Table 2** illustrates that all of the study area intersections are currently operating at acceptable overall levels of service, LOS A-D range.

## FUTURE CONDITONS - WITHOUT PROPOSED DEVELOPMENT (NO BUILD)

In order to assess the traffic impacts of the proposed development, the traffic operations were analyzed and evaluated in the future year 2020 without the proposed development (No Build) to compare with the future conditions with the proposed development.

### Historical Growth Rates

To estimate future traffic volumes, the existing traffic volumes were increased to account for background traffic growth not related directly to the proposed development. In order to determine this average annual growth factor, a nearby Georgia Department of Transportation (GDOT) count station was analyzed. The five-year, ten-year, and fifteen-year historical traffic trends are shown in **Table 3**.

**Table 3: Historical Growth Rate**

Station	Location	5-Year Growth Rate	10-Year Growth Rate	15-Year Growth Rate
893067	Covington Highway east of Porter Road	0.9%	-0.8%	-0.5%
<b>Weighted Average</b>		<b>-0.1%</b>		

Since the growth rate determined by historical traffic counts was negative, an average annual growth rate of 0.5% was applied to the existing traffic volumes to conservatively forecast background year 2020 volumes.

### Future No Build Traffic Volumes

The future (2020) traffic volumes were determined by applying the annual exponential growth rate over a year to the existing background traffic volumes. The future traffic volumes with the background traffic are shown in **Figure 4**.

### Future No Build Level of Service

Intersection level of service calculations were conducted with the year 2020 background peak hour traffic volumes shown on **Figure 4** at the study area intersections. The LOS methodology discussed previously was applied to the year 2020 background volumes to project short term operations at the study area intersections. The results of the intersection capacity analysis for the future No Build year are summarized in **Table 4**, and the detailed results can be seen in **Appendix C**. Under no build conditions, the study intersections continue to operate acceptably.

**Table 4: Future No Build - Level of Service**

Intersection	Approach	AM-Peak Delay (LOS)	PM-Peak Delay (LOS)
Covington Highway at Porter Road	Southbound	31 (D)	22 (C)
Covington Highway at Richard Road	Northbound	16 (C)	29 (D)
Porter Road at Swallow Lane	Westbound	9 (A)	9 (A)
Porter Road at Dove Valley Way	Westbound	9 (A)	9 (A)

The data contained in the **Table 4** illustrates that the study intersections will continue to operate at acceptable overall levels of service in the future without the full build-out of the proposed development.

**Figure 4: No Build TMC**

## PROPOSED DEVELOPMENT

The proposed mixed-use development consists of single-family townhomes and commercial/retail buildings. Four full site accesses are proposed for the development with one as part of Covington Highway and three located along Porter Road. The development was analyzed as occurring under one phase of construction to be completed by 2020.

### Trip Generation

The expected number of gross trips for this development was determined using trip generation software. The process estimates trips generated by the proposed land use in accordance with the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 9<sup>th</sup> Edition, 2012. Due to the nature of the proposed development, some internal capture and pass-by trips will be present. Trip generation for the proposed residential and commercial/retail land uses is summarized in **Table 5** below.

**Table 5: Proposed Site Trip Generation**

Land Use	Units	AM Peak Hour			PM Peak Hour			Daily Traffic		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Townhouses	60	4	22	26	21	10	31	175	174	349
Commercial/Retail	40k SF	24	14	38	71	77	148	854	854	1708
Unadjusted Volume	-	28	36	64	92	87	179	1029	1028	2057
Internal Capture	-	0	0	0	14	14	28	0	0	0
Pass-By Trips	-	0	0	0	23	23	46	0	0	0
Volume Added to Adjacent Streets	-	28	36	64	55	50	105	1029	1028	2057

### Trip Distribution and Assignment

The estimated traffic volumes presented in **Table 5** were distributed onto the adjacent street network based on existing land use and traffic patterns in the area, as well as existing and future traffic volumes in and around the study area. The site-generated traffic was assigned to the study intersections according to the expected trip distribution and typical traffic patterns of the proposed land use and location on the roadway network. These traffic volumes are shown in **Figure 5**.

**Figure 5: Trip Distribution and Assignment**



## FUTURE CONDITIONS - WITH PROPOSED DEVELOPMENT (BUILD)

In order to assess the traffic impact of the development, the site generated trips were added to the background traffic and the combined volumes were analyzed.

### Future Build Traffic Volumes

The future build analysis has been conducted in order to determine any impacts associated with the full buildout of the proposed residential development. All four site accesses will be stop sign controlled. A right turn deceleration lane is planned at the site access along Covington Highway. Based on the site trip distribution and planned site accesses, the generated peak hour volumes were assigned to the adjacent street network and are presented in **Figure 6**.

### Future Build Level of Service

The site generated volumes were added to the projected 2020 background volumes. The level of service criteria discussed in prior sections was applied to the study area intersections to determine impacts with the addition of year 2020 plus total site generated volumes. The results of the intersection capacity analysis for the future year with the development are summarized in **Table 6** and the detailed results can be seen in **Appendix C**.

**Table 6: Future Build – Level of Service**

Intersection	Approach	AM-Peak Delay (LOS)	PM-Peak Delay (LOS)
Covington Highway at Porter Road	Southbound	34 (D)	24 (C)
Covington Highway at Richard Road	Northbound	16 (C)	30 (D)
Covington Highway at Access #1	Southbound	24 (C)	25 (C)
Porter Road at Access #2	Eastbound	9 (A)	9 (A)
Porter Road at Swallow Lane/Access #3	Westbound	9 (A)	9 (A)
Porter Road at Dove Valley Way/Access #4	Westbound	9 (A)	9 (A)

The data contained in the **Table 6** illustrates that all of the study area intersections will continue to operate at acceptable overall levels of service, LOS A-D range, in the future with the full build-out of the proposed development.

**Figure 6: Build TMC**

## CONCLUSIONS AND RECOMMENDATIONS

A mixed-use development is proposed to be constructed on approximately 11 acres in DeKalb County, GA. The development will be comprised of two land uses: single-family townhomes and commercial/retail buildings. This study analyzes expected traffic patterns upon full buildout which is planned for 2020. One site access is proposed on Covington Highway, and three site accesses are proposed along Porter Road to serve the development.

The traffic operations at the study intersections were evaluated for the existing year 2019 and future year 2020. The study intersections currently operate and are expected to continue to operate at acceptable levels of service without the development.

The future year 2020 was analyzed with the site generated traffic volumes from the proposed development added to the future year 2020. Based on the findings of the analyses, the study intersections will continue to operate at acceptable levels of service, in the future year 2020 with the proposed development.

Since the proposed development's traffic impacts to the adjacent roadways are minimal and do not alter the level of service grade at the existing intersections, traffic mitigation is not required. As part of GDOT's encroachment permit process, further analysis may be needed to satisfy the intersection control evaluation requirement which formally determines the most appropriate intersection control from a list of over 20 alternatives.

## NEXT STEPS

*Following an approval of this modification action, one or several of the following may be required:*

-  **Land Disturbance Permit** *(Required for of new building construction on non-residential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.)*
-  **Building Permit** *(New construction or renovation of a building (interior or exterior) may require full plan submittal or other documentation. Zoning, site development, watershed and health department standards will be checked for compliance.)*
-  **Certificate of Occupancy** *(Required prior to occupation of a commercial space and for use of property for any business type. The issuance follows the review of submitted plans if required based on the type occupancy.)*
-  **Plat Approval** *(Required if any parcel is being subdivided, re-parceled, or combined. Issued “administratively”; no public hearing required.)*
-  **Sketch Plat & Final Plat Approval** *(Required for the subdivision of property into three lots or more. Requires a public hearing by the Planning Commission.)*
- **Overlay Review** *(Required review of development and building plans for all new construction or exterior modification of building(s) located within a designated overlay district.)*
- **Historic Preservation** *(A Certificate of Appropriateness is required for any proposed changes to building exteriors or improvements to land when located within the Druid Hills or the Soapstone Geological Historic Districts. Historic Preservation Committee public hearing may be required.)*
-  **Variance** *(Required to seek relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)*
- **Minor Modification** *(Required if there are any proposed minor changes to zoning conditions that were approved by the Board of Commissioners. The review is administrative if the changes are determined to be minor as described by Zoning Code.)*
- **Major Modification** *(Required submittal of a complete zoning application for a public hearing if there are any proposed major changes to zoning conditions that were approved by the Board of Commissioner for a prior rezoning.)*
- **Business License** *(Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations).*
- **Alcohol License** *(Required permit to sell alcohol for consumption on-site or packaged for off-site consumption. Signed and sealed distance survey is required. Background checks will be performed.)*

**Each of the approvals and permits listed above requires submittal of application and supporting documents, and payment of fees. Please consult with the appropriate department/division.**

## Zoning Comments (Jan 2019)

N1. No comment.

N2. Engineer must verify sight distance when placing driveways.

N3. No Comment.

N4 & N5. Rock Chapel Road is State Road 124. GDOT review and approval required prior to issuing any permits. GDOT Contact: Justin Hatch at [juhatch@dot.ga.gov](mailto:juhatch@dot.ga.gov) Minor Arterial. Refer to Section 14-190 of the Land Development Code and Chapter 5.4.3 of the Zoning Code for infrastructure requirements. No acceleration lane. Prefer deceleration lane. Verify driveway placement to ensure required sight distance requirements are met based on the speed limit and curvature of roadway. 6 foot sidewalk. Street lights required.

N6. No Comment.

N7. Refer to Section 14-190 of the Land Development Code and Chapter 5.4.3 of the Zoning Code for infrastructure requirements. Tilson Road is classified as a collector street. Right of way dedication of 35 feet from centerline, 6-foot sidewalks, street lights, bike lanes required. Verify driveway placement to ensure required sight distance requirements are met based on the speed limit and curvature of roadway. Interior streets to be local- 55 foot right of way, five foot landscape strip, 5 foot sidewalk, street lights required.

N8. Refer to Section 14-190 of the Land Development Code and Chapter 5.4.3 of the Zoning Code for infrastructure requirements. River Road is classified as a minor arterial. Right of way dedication of 35 feet from centerline, 6-foot sidewalks, street lights, bike lanes required. Verify driveway/roadway placement to ensure required sight distance requirements are met based on the speed limit and curvature of roadway. Interior streets to be local- 55 foot right of way, five foot landscape strip, 5 foot sidewalk, street lights required.

N9. Cook Road is within the GDOT I-20 Right of Way. GDOT review and approval for access is required prior to issuing any permits. GDOT Contact: Justin Hatch at [juhatch@dot.ga.gov](mailto:juhatch@dot.ga.gov) . Construct sidewalks up to Flat Shoals Road within the existing right of way.

N10. No comment.

N11. No comment.

N12. No comment.

N13. No comment.

N14. Candler Road is State Route 155. GDOT review and approval required prior to permitting. GDOT Contact: Justin Hatch at [juhatch@dot.ga.gov](mailto:juhatch@dot.ga.gov) GDOT review and approval for access is required prior to issuing any permits.

N15. Covington Hwy is a State Route. GDOT review and approval for access is required prior to issuing any permits. GDOT Contact: Justin Hatch at [juhatch@dot.ga.gov](mailto:juhatch@dot.ga.gov) . Refer to Section 14-190 of the Land Development Code and Chapter 5.4.3 of the Zoning Code for infrastructure requirements. Covington Hwy is classified as a major arterial. Right of way dedication of 50 feet from centerline, 6 foot sidewalks,

10 foot landscape strip, street lights, bike lanes required. Verify driveway/roadway placement to ensure required sight distance requirements are met based on the speed limit and curvature of roadway. Interior streets to be local- 55 foot right of way, five foot landscape strip, 5 foot sidewalk, street lights required. Porter Road is classified as a local street. Bring frontage of Porter up to local street standards, including right of way dedication, as needed, sidewalks and streetlights.

N16. Refer to Section 14-190 of the Land Development Code and Chapter 5.4.3 of the Zoning Code for infrastructure requirements. Pleasant Hill Trail is classified as a local road. Right of way of 27.5 feet from centerline, six foot landscape strip, 5 foot sidewalks, street lights requires. Pleasant Hill Road is classified as a minor arterial. Right of way 40 from centerline, 10 foot landscape strip, 6 foot sidewalks, street lights required. Right of way Verify driveway/roadway placement to ensure required sight distance requirements are met based on the speed limit and curvature of roadway. Interior streets to be local- 55 foot right of way, five foot landscape strip, 5 foot sidewalk, street lights required. All public road right of ways must be brought up to current standards.



N15

# DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO  
MICHELLE ALEXANDER [MMALEXANDER@DEKALBCOUNTYGA.GOV](mailto:MMALEXANDER@DEKALBCOUNTYGA.GOV) OR JOHN REID  
[JREID@DEKALBCOUNTYGA.GOV](mailto:JREID@DEKALBCOUNTYGA.GOV)

## COMMENTS FORM: PUBLIC WORKS TRAFFIC ENGINEERING

2018-3074  
Case No.: 2-19-1235327 Parcel I.D. #: 15-219-01-007, through 15-219-01-011  
Address: 3780-3770-3764-3762  
3756 COVINGTON Highway,  
DECATUR, GA.

### Adjacent Roadway (s):

\_\_\_\_\_  
\_\_\_\_\_  
(classification) (classification)

Capacity (TPD) _____	Capacity (TPD) _____
Latest Count (TPD) _____	Latest Count (TPD) _____
Hourly Capacity (VPH) _____	Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____	Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____	Existing number of traffic lanes _____
Existing right of way width _____	Existing right of way width _____
Proposed number of traffic lanes _____	Proposed number of traffic lanes _____
Proposed right of way width _____	Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7<sup>TH</sup> Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the \_\_\_\_\_ square foot place of worship building would generate \_\_\_\_\_ vehicle trip ends, with approximately \_\_\_\_\_ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the \_\_\_\_\_ (Single Family Residential) District designation which allows a maximum of \_\_\_\_\_ units per acres, and the given fact that the project site is approximately \_\_\_\_\_ acres in land area, \_\_\_\_\_ daily vehicle trip end, and \_\_\_\_\_ peak hour vehicle trip end would be generated with residential development of the parcel.

### COMMENTS:

PLANS AND FIELD REVIEWED, NO problem that would  
INTERFERE WITH TRAFFIC FLOW.

Signature: Jerry White

12/21/2018

To: Ms. Madolyn Spann, Planning Manager  
Mr. John Reid, Senior Planner  
From: Ryan Cira, Environmental Health Manager  
Cc: Alan Gaines, Technical Services Manager  
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.



# DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

12/21/2018

---

---

N.13

SLUP-19-1235315 2018-3072 15-040-05-018

3004 KENVILLE LN, DECATUR, GA 30034

Amendment

- Please see general comments.

---

---

N.14

SLUP-19-1235320 2018-3073 MLFURMAN Commission 03 Super District: 07  
15-151-05-017

2076 CANDLER RD, DECATUR, GA 30032

Amendment

- Please review general comments.

---

---

N.15

Z-19-1235327 2018-3074 04 15-219-01-007; 15-219-01-008; 15-219-01-009;  
15-219-01-010; 15-219-01-011

3756 COVINGTON HWY, DECATUR, GA 30032

Amendment

- Septic installed on 08/25/1983. Review general comments.

---

---

N.16

Z-19-1242964 2018-3075 16-197-03-015

1746 PLEASANT HILL TRL, LITHONIA, GA 30058

Amendment

- Please review general comments.



404.371.2155 (o)  
404.371.4556 (f)  
DeKalbCountyGa.gov

Clark Harrison Building  
330 W. Ponce de Leon Ave  
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

Date Received: \_\_\_\_\_ Application No: 1235327

Applicant Name: RALSTON GEORGE

Applicant E-Mail Address: Ralstongeorge@hotmail.com

Applicant Mailing Address: 4274 Wood Cove Dr Snellville Ga 30039

Applicant Daytime Phone: 404-304-9968 Fax: 404-289-1423

Owner Name: Quality International Corporation  
If more than one owner, attach list of owners.

Owner Mailing Address: 3703 Covington Hwy Decatur Ga 30032

Owner Daytime Phone: 404-304-9968

Address of Subject Property: 3770 Covington Hwy Decatur Ga 30032

Parcel ID#: 1521901007 1521901008 1521901009 1521901010 1521901011

Acreage: 11 Commission District: 4

Present Zoning District(s): R-75

Proposed Zoning District: ~~MU-1~~ MU-1

Present Land Use Designation: RTS SUB

Proposed Land Use Designation (if applicable): MIX USE MU1/SUB



## PUBLIC MEETING

For

## Rezoning Request

**Subject:** The applicant seeks input on a New Neighborhood Structural Plan. All persons interested in this case are invited to attend.

**Location:** Covington Branch Dekalb County Library  
3500 Covington Highway Decatur, GA 30032

**Date /Time:** Wednesday, October 31, 2018 at 6:00 pm

A land use change request will be filed with Dekalb County to request rezoning of approximately 10 acres located at 3770 Covington Highway Decatur, GA 30032 from the current land use status of residential (R75) to mixed use (MU1). A public hearing will take place on Wednesday, October 31, 2018 at 6:00 pm at the Covington Branch Dekalb County Library located at 3500 Covington Highway Decatur, GA 30032.

**Please attend for more information and to state your views on the proposed plan.**

NOV 01 2018

Community Meeting for Rezoning 3770 Covington Highway Decatur, GA 30032 from R75 to MU1

Name	Signature	Address	Email	Phone Number	Date
ED COMAR		34 43 WREN RD	OLIVCOMAR@yahoo.com	770-658 0017	10-31-18
Bertha Chah		1211 West	grelaw123@comcast.net	404-660-6132	10/31/18
William Sumner		3585 DOVE VALLEY WAY	Woody 1951@bell.south.net	678-642-0288	10/31/18
Debbie VanSistine		3585 DOVE Valley Way Decatur 30032	Woody 1951@bell.south.net	678-642-0333	10/31/18
JACKIE SANDERS		1188 West Decatur Ga. 30032	NONE	404-289-1988	10/31/18
DARLENE BROCKMAN		1197 WESTON DR DEC. GA 30032	NONE	404 284 7287	10/31/18
JOE STEPHENSON-SIMMONS		DOVE VALLEYWAY DECATUR, GA	josimmons@gmail.com		10/31/18
CC VICTORIA WEBB, DISTRICT 4 Council		AVONDALE EST. GA	VIC@FURIOUSDREAMS.COM	404-484-6246	10/31/18
CC Matt Leatherman		659 Farrar Ct. Decatur, 30032	grammymix@gmail.com	404-580-2195	
Thedus Moore		985 Porter Rd Dec, Ga 30032	YTMoore@Hotmail.com	404-545-8837	10/31/18
CC Joe Arrington		Control DTG	jarrings55@gmail.com	4-308-0423	10/31/18

**REVISED**



LETTER OF APPLICATION  
AND  
IMPACT ANALYSIS  
OF  
**QUALITY INTERNATIONAL CORPORATION**  
FOR  
PROPOSAL TO REZONE 11.003 ACRES OF LAND  
LOCATED AT 3770 COVINGTON HIGHWAY  
DECATUR, GA 30032  
  
FROM R-75 TO MU-1

## **ZONING HISTORY:**

The subject 11 acre site is an assemblage of properties along the north side of Covington Highway at the northwest intersection of Covington Highway and Porter Road. The site combines properties located at 3780, 3770, 3764, 3762 and 3756 Covington Highway, Decatur, Georgia. The 11 acre site is primarily wooded with large mature trees. There are two (2) vacant and dilapidated residential dwellings with accessory structures on the site. The site has been zoned R-75 (Residential Medium Lot District) since the adoption of the DeKalb County Ordinance. Multi-family apartment units border the property along the north (rear) property line. Public storage borders the site along the west property line. East of Porter Road is single-family detached residences and a cemetery.

## **PROJECT ANALYSIS:**

Per the submitted application, the applicant is requesting to rezone the site from the R-75 (Residential Medium Lot) District to MU-1 (Mixed Use Low Density) District. The MU-1 (Mixed Use Low Density) is a permitted zoning district within the Commercial Redevelopment Corridor (CRC) Character Area with a base maximum density of 4 units per acre and 8 units per acre with proper bonus requirements met. The proposal is to develop a 60 attached townhomes at a density of 5.45 units per acre. A little over three acres will be utilized for the commercial property. Access is proposed via one full access curb cut from Covington Highway, a major arterial. A second and third access is proposed along Porter Road. Given that Covington Highway is a state route (SR12) and major arterial, Georgia Department of Transportation (GDOT) will determine the number of access points from Covington Highway.

## **LAND USE AND ZONING ANALYSIS**

### **A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan:**

The zoning proposal is consistent with the following policies and strategies of the 2035 Comprehensive Plan: "Enhance the County's existing supply of housing" (HP3) and "Improving Business climate." The siting of single-family detached homes along Porter Road, and the location of the development along a minor arterial is consistent with the policy to "Ensure that new development and redevelopment is compatible with existing residential areas." (LUP6)

### **B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties:**

While the density of the overall development is greater than that of the surrounding single family residential neighborhood, the single-family detached building form of the homes along the Porter Road frontage corresponds to the building form found in the neighborhood. The rezoning request to the MU-1 (Mixed Use Low Density) District for a mixed use commercial and residential will permit a use that is suitable and compatible to adjacent uses (public storage units and multifamily residential units) and nearby properties (auto repair, learning center & single-family detached residences). Adjacent zonings and existing developments in the area support the proposed MU-1 district on the site. There is a mixture of commercial, residential multi-family zoning districts and uses along Covington Highway in the immediate area of the site. North are multi-family apartment units zoned MR-2. Adjacent along the west property line is a public storage facility zoned C-2 (General Commercial). East of the site on the other side of Porter Road is zoned R-75 (Residential Medium Lot) District. Further west is zoned C-1 (Local Commercial) and developed with Supreme Auto Repair and Collision. Creative Image Learning Center is

adjacent to the auto repair and is also zoned C-1. Further west is zoned RSM (Small Lot Residential Mix) and approved for 28 townhome units on 4.3 acres at a density of 6.51 units per acre pursuant to CZ-05-069. The townhouse units have not been developed, but a small portion of the site fronting on Covington Highway is developed with a residential structure used by Creative Image Learning Center. The O-I (Office-Institutional) District abuts the approved RSM and is developed with the Bethel Fellowship church. South of the site along Covington Highway is zoned C-1 and C-2 and is developed with various retail and commercial uses.

**C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:**

The property to be affected by the zoning proposal has reasonable economic use as currently zoned for single-family detached homes and the business climate of Covington Highway correlates well with the proposed commercial property unit and will have a positive impact on economic growth.

**D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:**

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties.

**E. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal:**

Staff is unaware of any other conditions that would support either approval or disapproval of the zoning proposal.

**F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources:**

There are no historic buildings, sites, districts, or archaeological resources on or near the subject property. Field observation by Planning Staff noted an old cemetery on Porter Road across from the northeast quadrant of the site. Although the site is physically separated from the cemetery by Porter Road (a local street), Planning Staff shall recommend that no construction entrance along Porter Road can be within 500 feet of the cemetery.

**G. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:**

There has been no indication from reviewing departments and agencies that the proposal will or could cause excessive or burdensome use of existing streets, transportation facilities or utilities. This rezoning, if approved, would generate more students within the local DeKalb County School District (DCSD) schools. The School District has indicated in its comments that there is adequate capacity for the number of elementary, middle, and high school students who are projected to live in the development.

**H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources:**

The 2035 Comprehensive Plan identifies shrinking green spaces due to development as a continuing trend. It asserts a goal to "Preserve trees and other natural resources to protect the environment." (Natural Resource Policy No. 4) Staff is working with the applicant to craft conditions that maintain the environmental and health benefits that result from preservation of the tree canopy.

Compliance with District Standards:

MU-1 Standard	REQUIRED/ALLOWED	PROVIDED/PROPOSED	COMPLIANCE
MAX D.U.s/ACRE	Base: 4; with bonuses: up to 8 d.u.s/acre	5.45 units/acre Base = 4 + 1.6 (Bonus) = 5.6 units/acre allowed  Bonuses: 1. Locate within ¼ mile from amenities = an increase of 0.8 d.u.s/acre 2. Public Improvements = an increase of 0.8 d.u.s/acre	YES
MIN. OPEN SPACE	20%	25%	YES
MIN. LOT AREA	Single family attached: (SFA) 1,000 sq. ft.	1080 sq. ft.	YES
MIN. LOT WIDTH	Single family attached: (SFA) 20 ft.	24 ft.	YES
MAX. LOT COVERAGE	70% of total parcel acreage	70%	YES
TOWNHOMES (FRONT)	MIN:10 ft. MAX: 50 ft.	20 ft.	YES
TOWNHOMES (SIDE)	Interior: None required Corner lot on public street: 20 ft.	20 ft. for corner lots	YES
TOWNHOME REAR W/ALLEY	15 ft. W/ Alley: 10 ft.	15 ft.	YES
MINIMUM UNIT SIZE	850 sq. ft.	2,160 sq. ft.	YES
MAX. BLDG. HEIGHT	Urban single-family detached: 35 feet Single-family attached: 45 feet or 3 stories	Single-family attached: 45 feet or 3 stories	YES
PARKING	Detached S-F: min. 2 spaces per d.u. = 92	Total: 120	YES



	<p>spaces; max. 4 spaces per d.u. = 184 spaces Attached S-F: min. 1.75 spaces per d.u. = 79 spaces; max. 3 spaces per unit = 135 spaces Total min. = 171 spaces Total max. = 319 spaces</p>		
--	---	--	--

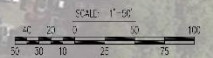


VU 1 ZONING STANDARDS

<b>SITE AREA</b>		<b>LANDSCAPING SUMMARY</b>	
TOTAL PROPERTY AREA	11.21 AC (485,731 SF)	PARKING SPACES	13
DEVELOPABLE AREA	10.0	TOTAL LANDSCAP. SQ. FT.	10
IMPROVED AREA	6.61 AC	TOTAL LANDSCAP. SQ. FT.	10
PAVED AREA	4.4 AC	TOTAL LANDSCAP. BUTTER	10
<b>ZONING CLASSIFICATION</b>		<b>DENSITY CALCULATIONS</b>	
JURISDICTION	DADE COUNTY	DENSITY BONUS	
LOCAL ZONING	R-7	1. DENSITY BONUS: +0.5 D.U./A.C.	
ADJACENT PROPERTY ZONING	S-2 & RM-8	2. PUBLIC IMPROVEMENTS: +0.5 D.U./A.C.	
<b>BUILDING SUBCATEGORIES</b>		R-1 = 1 D.U./A.C.	
TRUCK	20'	BONUS = 1.0 D.U./A.C.	
OFFICE	20'	TOTAL DENSITY CALCULATION = 0.5 D.U./A.C.	
RESIDENTIAL	20'	<b>OPEN SPACE</b>	
<b>BUILDING SUMMARY</b>		R-1 (LEGISLATED)	104 (41,316 SF)
PROPOSED COMMERCIAL BUILDING AREA	42,000 SF	PROPOSED OPEN SPACE	12,500 (49,217 SF)
PROPOSED RESIDENTIAL UNITS	80 UNITS		
BUILDING AREA UNIT	80 UNITS (6.40 UNITS/AC)		
BUILDING HEIGHT LIMIT	3-STORY		
<b>PARKING SUMMARY</b>			
PARKING REQUIREMENTS	3 PER 1,000 SF FLOOR	2 PER GARAGE	
TOTAL PARKING REQUIRED	130 SPACES (110 5-SPACES = 245 TOTAL)		
PARKING PROVIDED	143 SPACES (110 5-SPACES = 260 TOTAL)		



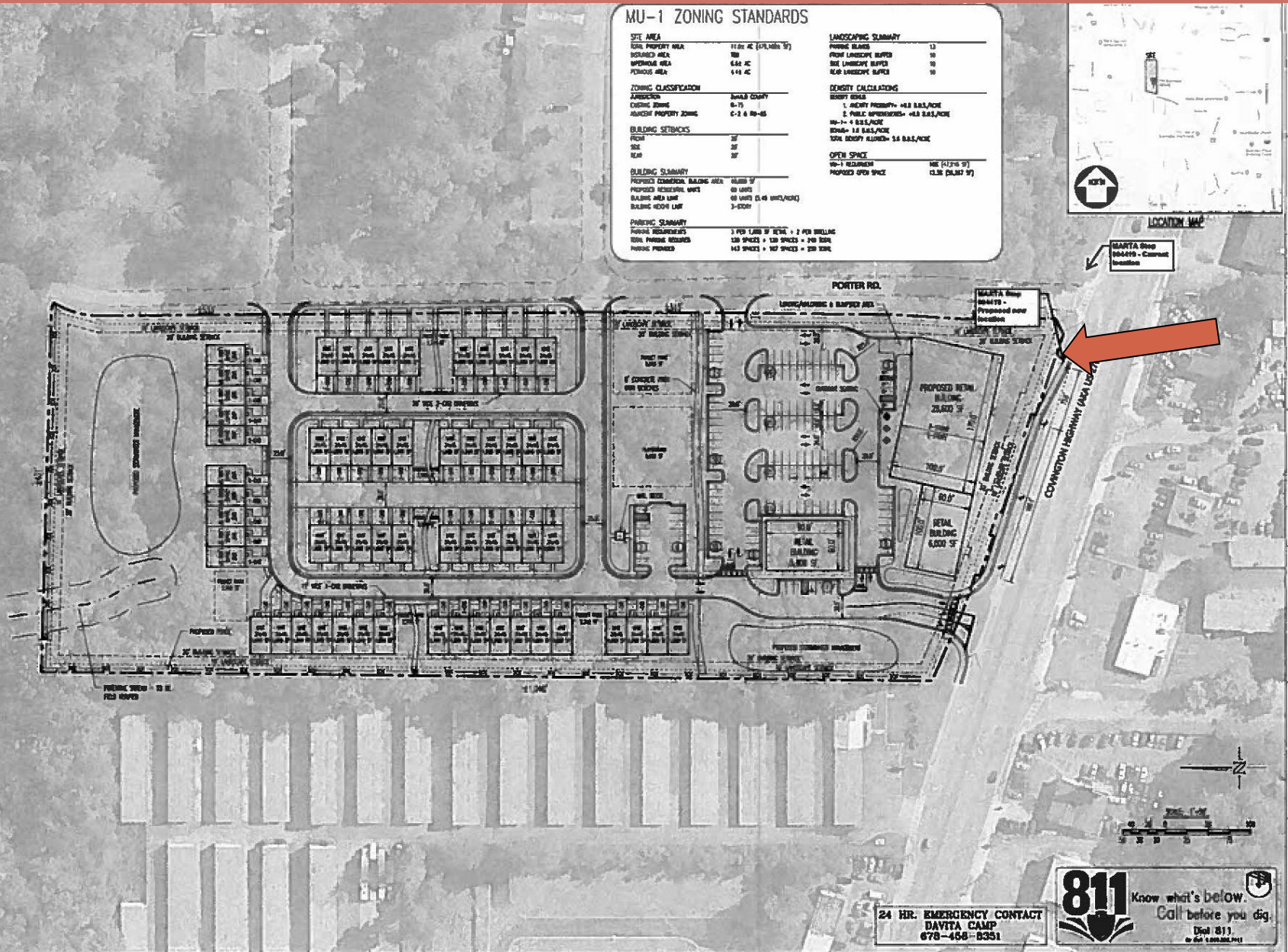
LOCATION MAP



**811** Know what's below. Call before you dig. Dial 811. For call 888-382-7441

24 HR. EMERGENCY CONTACT  
DAVITA CAMP  
678-458-8351





QUALITY INTERNATIONAL CORPORATION  
 3770 COVINGTON HWY  
 CONVENTION CENTER & PARKER BLDG  
 11. 5TH, 15TH DISTRICT, DAVITA COUNTY, GEORGIA

CSC Design, Inc  
 135 P. Richmond Dr  
 Suite 100  
 Conley, GA 30115  
 (770) 345-2579

RE-ZONING PLAN

DATE: 07/24/19  
 JOB: 19-003  
 DPE: WJ  
 DVC: WJ

SHEET NUMBER: C-1

24 HR. EMERGENCY CONTACT  
 DAVITA CAMP  
 678-468-8351







**A** TOWNHOME FRONT ELEVATION A - 2 CAR  
SCALE: 3/16" = 1'-0"

ELEVATION ZONING COMPLIANCE DATA:  
ARTICLE 5  
5.7.4 Materials  
Proposed Primary Materials:  
Brick, Fiber Cement Siding, Glass  
Roof/Material:  
Standing Seam Metal



**B** TOWNHOME FRONT ELEVATION B - 2 CAR TANDEM  
SCALE: 3/16" = 1'-0"

REVISIONS	DATE	NUMBER	COMMENTS

SEAL:

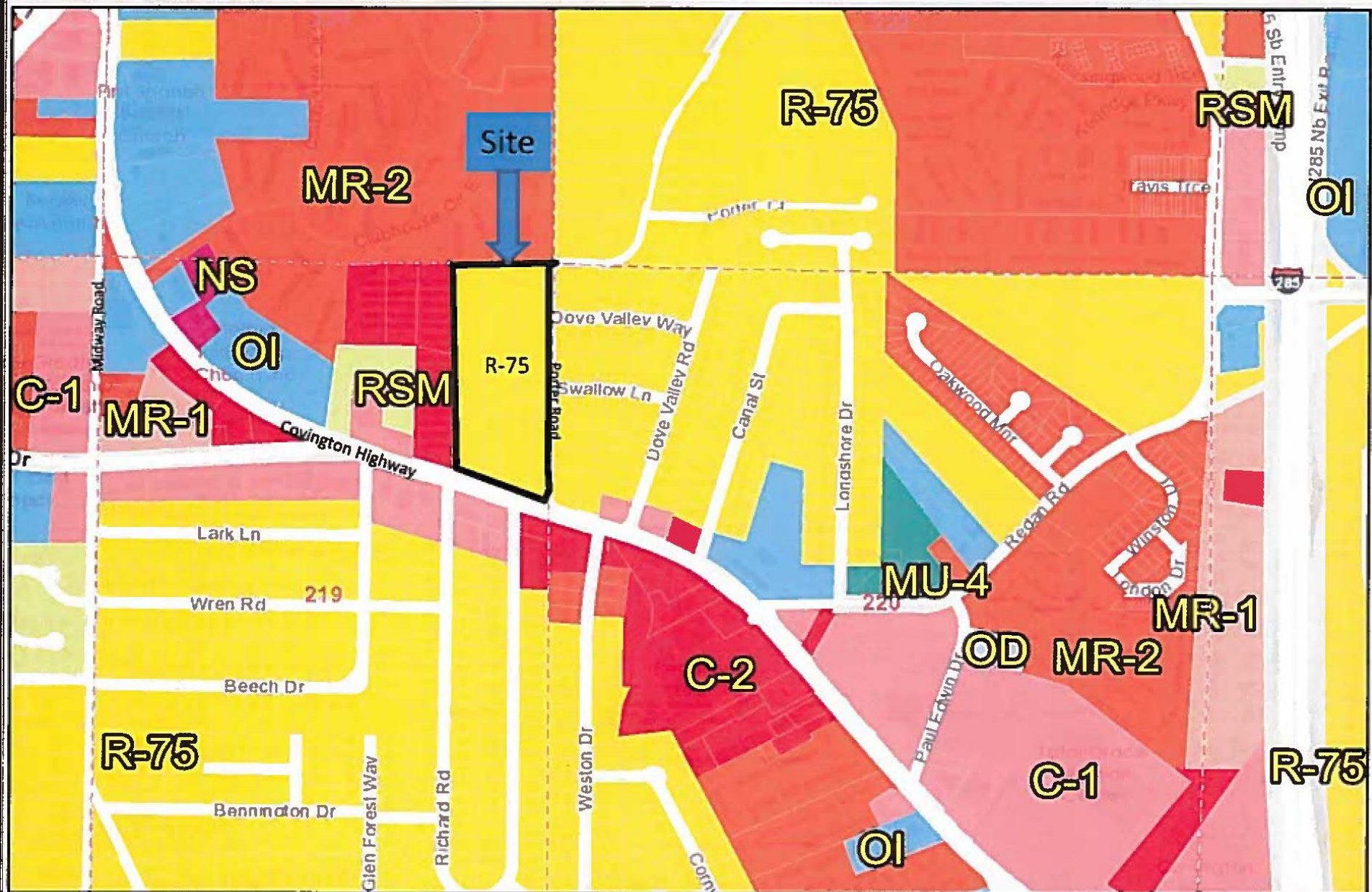
PROJECT TITLE  
**MIXED USED**  
3770 DOWNTOWN HIGHWAY, GEORGIA

CSC Design, Inc  
135 P. Rickman Dr  
Suite 100  
Canton, GA 30115  
(770) 945-2279

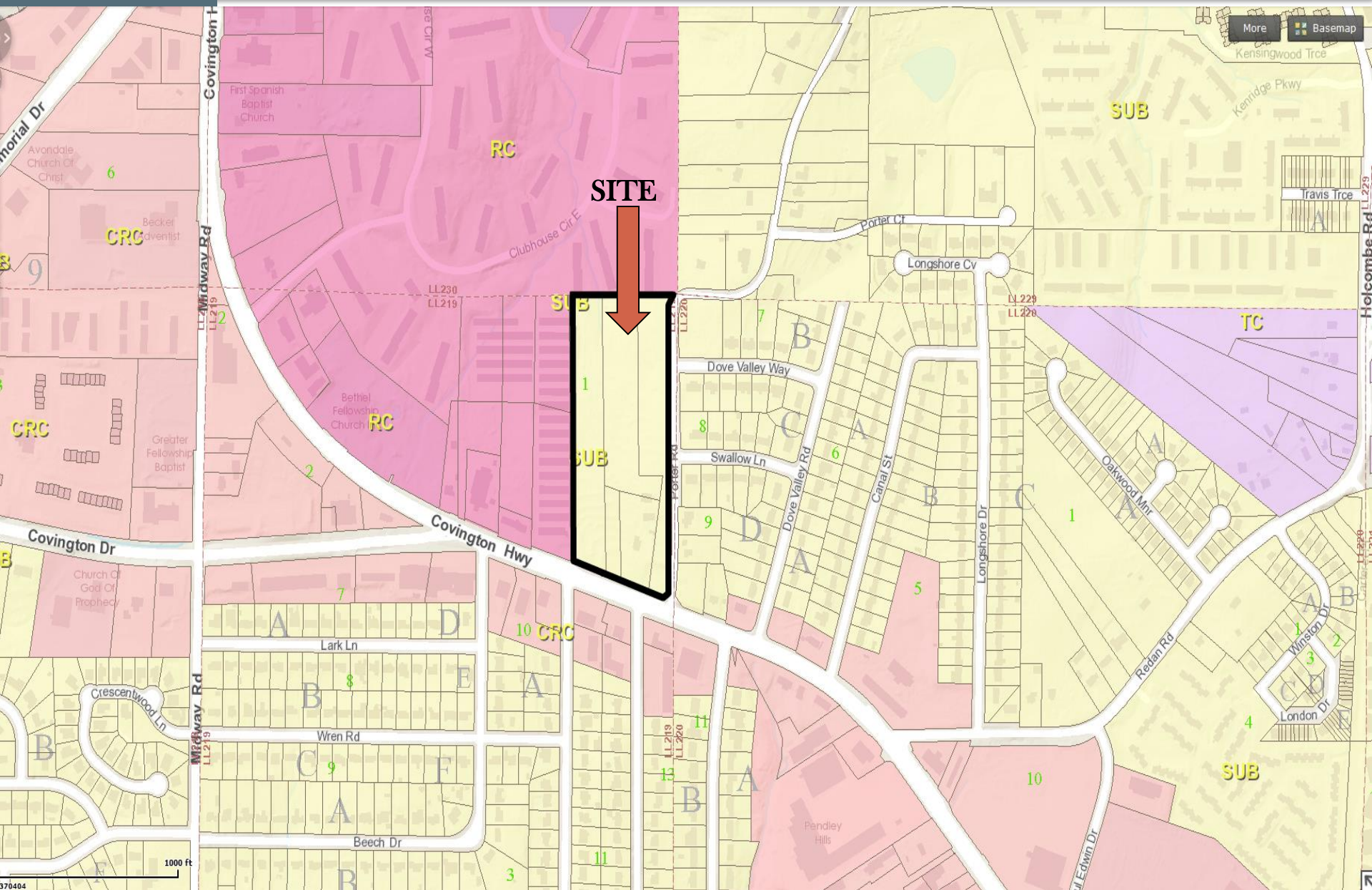
SHEET TITLE  
**EXTERIOR ELEVATIONS**

DATE: 01/16/2019  
JOB: 19-003  
DRAW: K.B.W.  
CHK: ???

SHEET NUMBER  
**A-4**









Public Storage

Bethel Fellowship Church

Site

Covington Highway

Porter Road

Meadowlark Acres S/D

