

# Kensington Memorial Overlay District Proposed Revisions

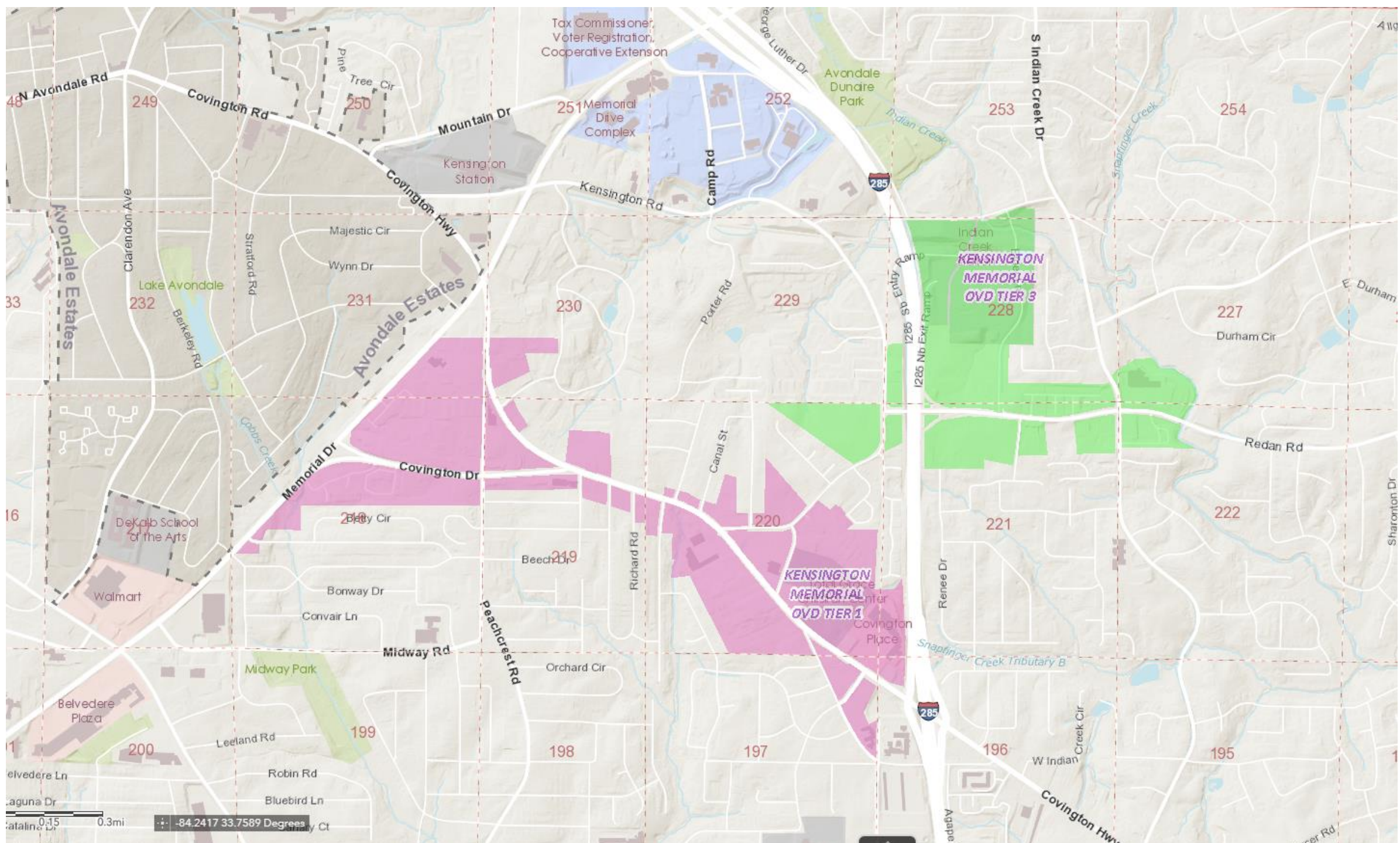
February 6, 2020

# Background

- National car rental company looking to invest in the area prompted staff to review and propose changes to the rules of the Kensington Memorial Overlay District
- The name of the district does not accurately reflect its location

# Purpose

- Review the proposed changes with the community.
- Because the meeting is being held within the Overlay district, at a location not owned by the County, we are unable to record the proceedings. We would like to get feedback from the community and any additional input *\*in writing\**.
- This will allow us to compile the community feedback, and present it to the Planning Commission and Board of Commissioners before they have their meetings.



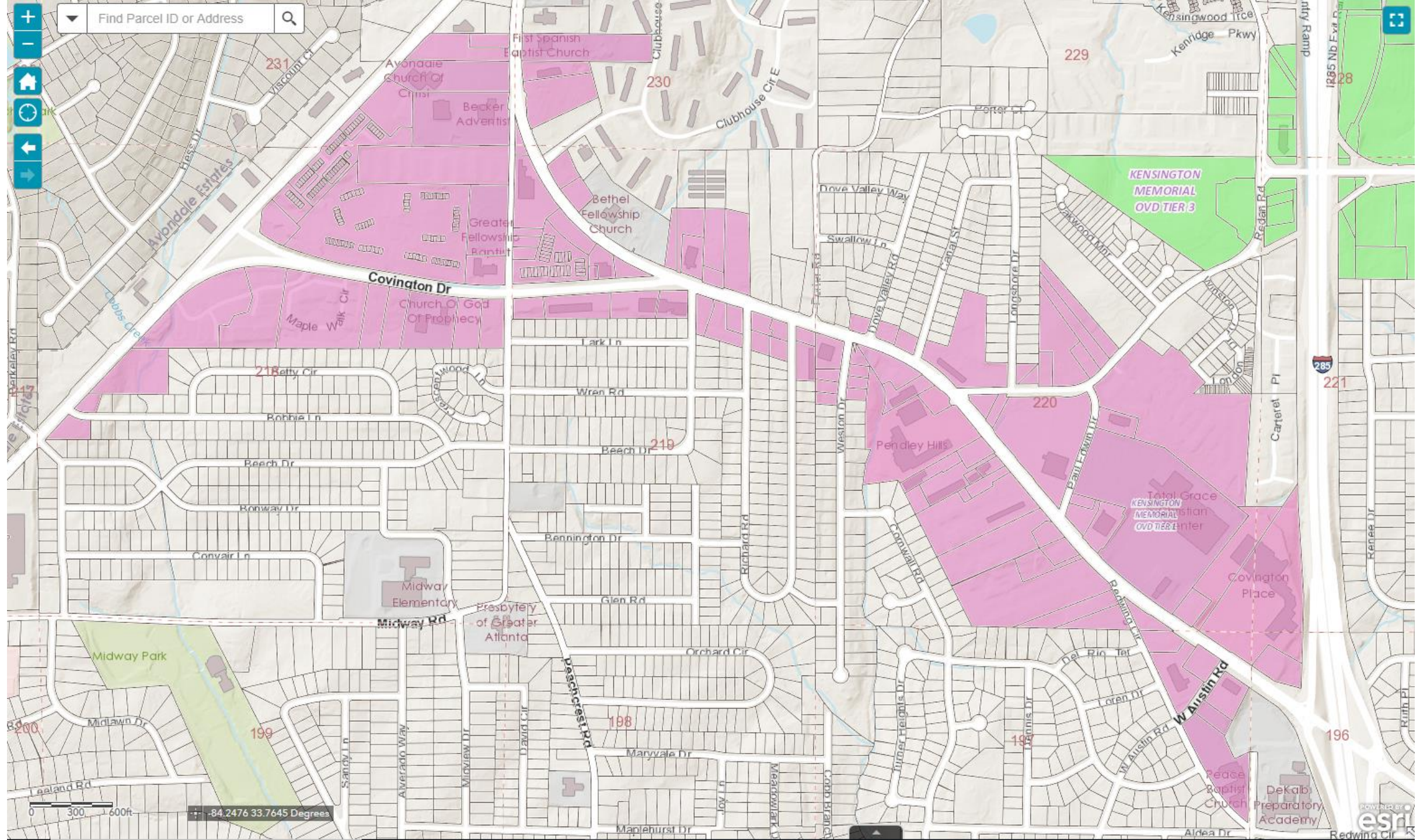
Tax Commissioner,  
Voter Registration,  
Cooperative Extension

Avondale  
Dunwoody  
Park

Indian  
Creek  
**KENSINGTON  
MEMORIAL  
OVD TIER 3**  
228

**KENSINGTON  
MEMORIAL  
OVD TIER 1**

0.15 0.3mi  
-84.2417 33.7589 Degrees



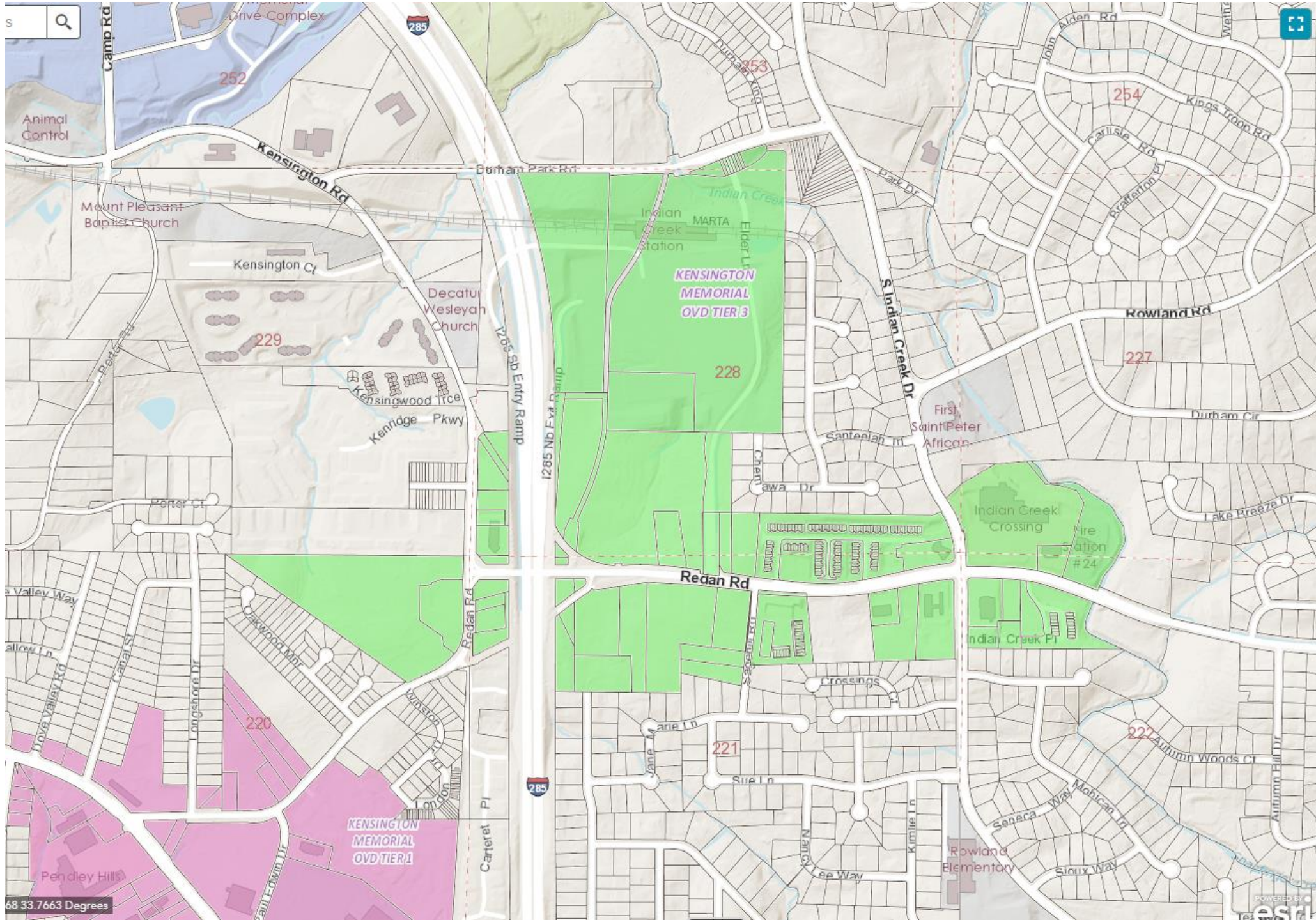
-84.2476 33.7645 Degrees

0 300 600ft

# Why do we have the Covington Overlay?

The intent is to implement the recommendations of the Covington Highway Corridor Study from the DeKalb County Board of Health Master Active Living Plan (MALP).

The goal for this area is to revitalize underutilized commercial and multifamily properties into a mix of employment, housing, retail, civic and open spaces, and to make Covington Highway a multimodal transportation corridor that promotes healthy living.



# Why do we have the Indian Creek Overlay?

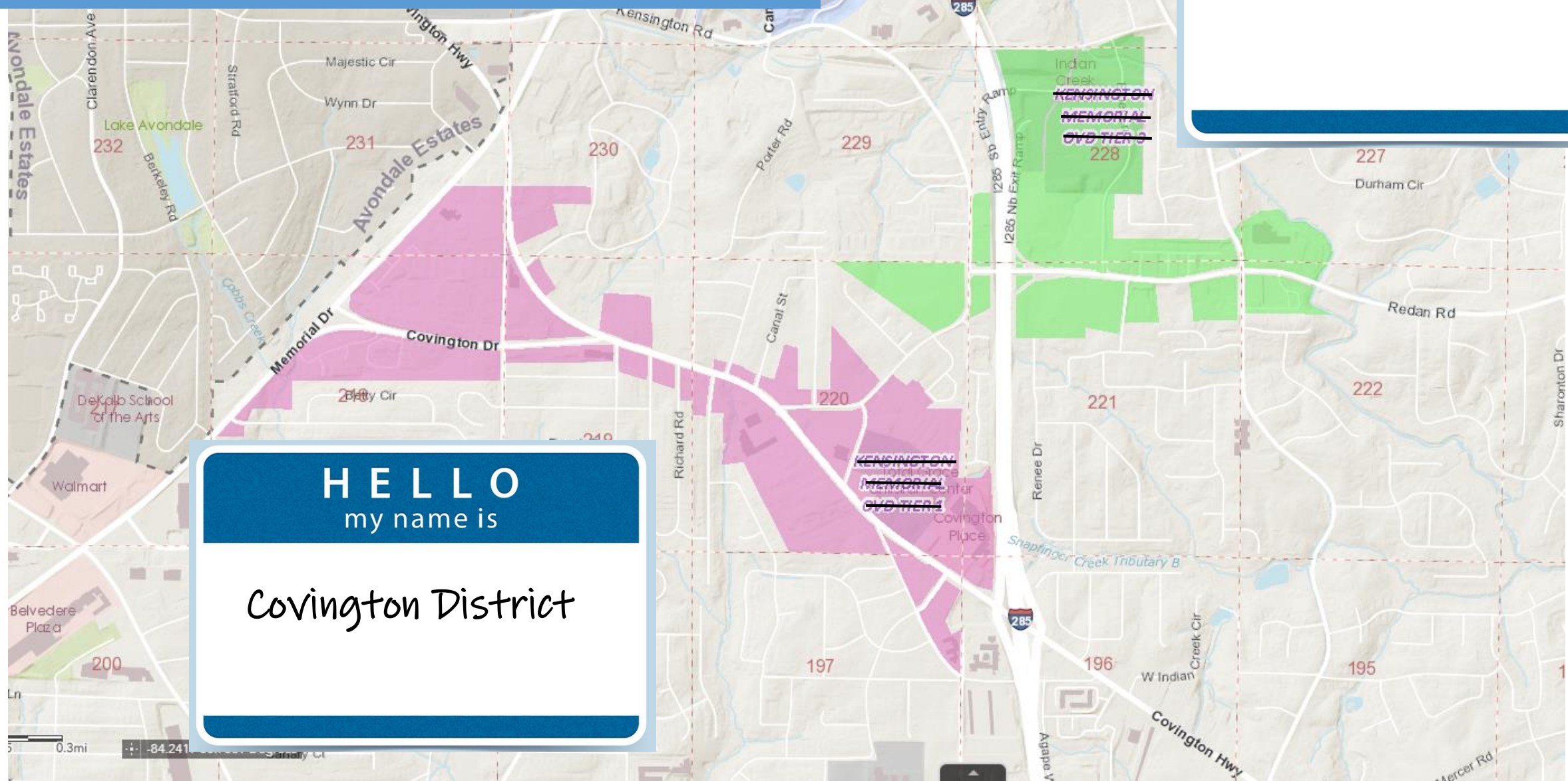
The intent is to implement the recommendations of the Indian Creek Master Active Plan (MALP), while developing a multimodal, transit-oriented area that integrates physical activity by enhancing connectivity to trails, parks and open space. These areas will also connect with mixed use, recreational, residential, and senior facilities.

This will be a premier regional recreation destination with accessory restaurant, retail and office space. Transit oriented development (TOD) is encouraged in this area to increase MARTA ridership and mixed use development around the Indian Creek MARTA station.



The intent isn't changing.  
The names are changing.

HELLO  
my name is  
Indian Creek District



HELLO  
my name is  
Covington District

## The other proposed change:

Removing Automobile Rental from the Prohibited Use List AND adding these rules for building design, site design, and landscaping requirements...

2. Automotive rental and leasing, only if the site design includes the following:
  - a. Landscape strip that shall meet the **perimeter landscape strip** standards contained in Section 5.4.4.(c) of this Chapter, except that the minimum width of the perimeter landscape strip for automotive rental or leasing shall be ten feet around the perimeter of any area used to store automobiles for rental or leasing.
  - b. **Car preparation and maintenance areas** that are not located inside a structure shall be **screened from view** from adjacent streets, from public sidewalks and sidewalks internal to the development, and from the parking lot. Screening shall be accomplished by use of opaque fencing and gates, walls that match building materials, or a combination of berms and a minimum of 30 feet of landscaped area which may be a transitional buffer. Fencing and walls must be at least six feet in height.
  - c. **Dumpster enclosures shall be placed in the least visible location from public streets** and shall be enclosed with a wall and metal gates that are at least one foot taller than what is contained in the interior. The dumpster enclosure shall be constructed of the same material as the primary structure. **Dumpster enclosure doors or gates must be metal and painted to match exterior building materials.**



With the proposed rules in place, this is what a Automobile Rental facility would look like.





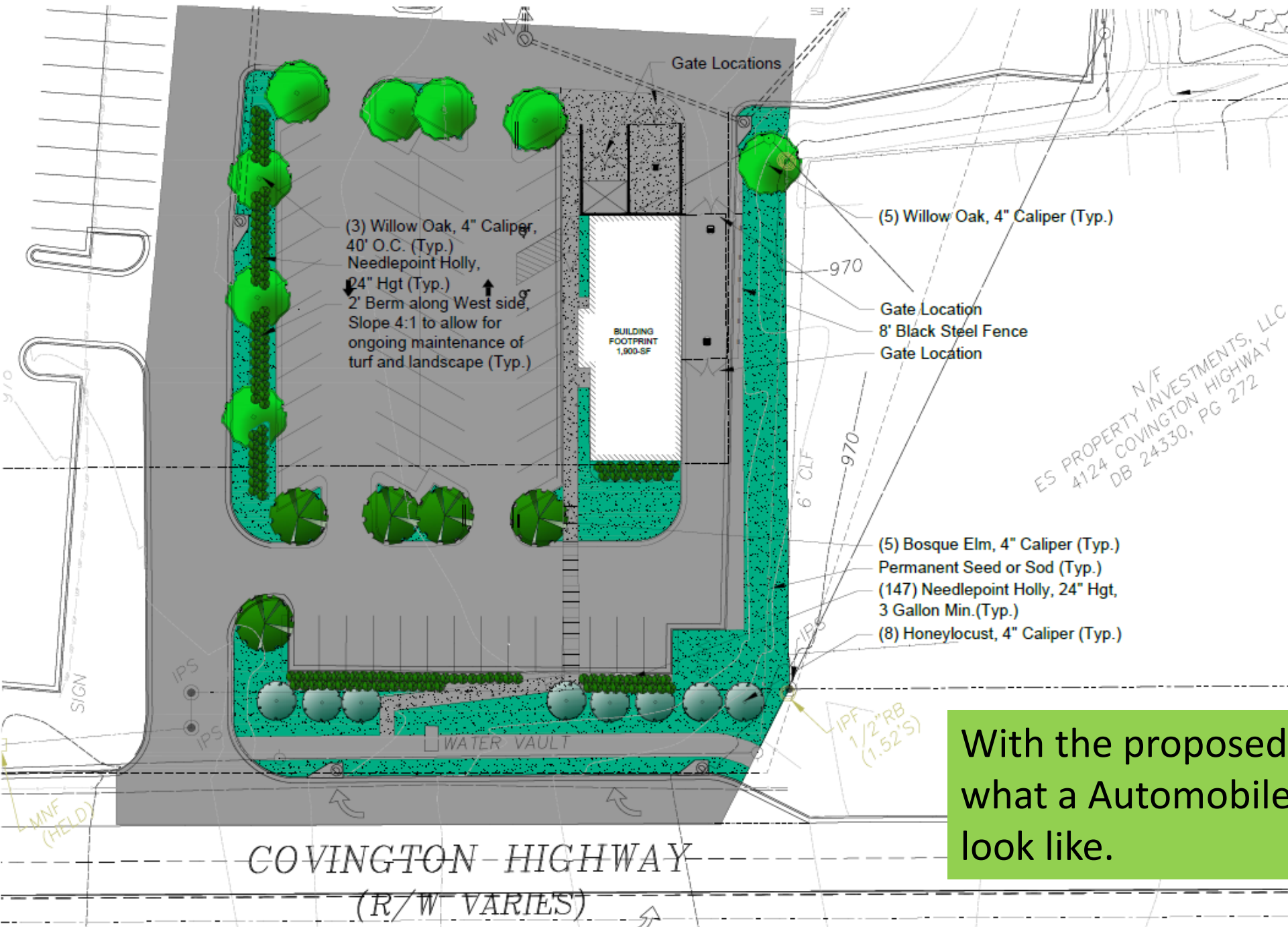
With the proposed rules in place, this is what a Automobile Rental facility would look like.





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# Summary of proposed changes

- Name change from Kensington Memorial Overlay District Tier 1 and Tier 3, to Covington District and Indian Creek District
- Allow Automobile Rental with elevated standards for architecture, site design, dumpster and car care areas, and increased landscaping



Do you have any questions about the proposed changes?

# Your feedback in writing:

- What additional uses would you like to see in the Covington District?
- Are there any uses that should be prohibited in the Covington District?
  
- What additional uses would you like to see in the Indian Creek District?
- Are there any uses that should be prohibited in the Indian Creek District?
  
- Is there any other feedback that you would like to provide?

Please let us know!

# This isn't the only opportunity to comment on the proposed changes. It's the first opportunity.

- District 5 Community Council meeting at 6:30 pm on February 10 at the Redan Trotti Library
- District 3 Community Council meeting at 6:30 pm on February 12 at the South Dekalb Senior Center
- District 4 Community Council meeting at 6:30 pm on February 18 at the Covington Highway Library
- Planning Commission meeting at 6:30 pm on March 3 at the Maloof Auditorium
- Board of Commissioners meeting at 6:30 pm on March 24 at the Maloof Auditorium

# Thank you for your participation!

We welcome any additional comments at  
[plandev@dekalbcounty.com](mailto:plandev@dekalbcounty.com).