DeKalb County Department of Planning & Sustainability

330 W. Ponce De Leon Avenue, Suite 300
Decatur, GA 30030
(404) 371-2155 / www.dekalbcountyga.gov/planning

Planning Commission Hearing Date: January 5, 2021
Board of Commissioners Hearing Date: January 28, 2021

STAFF ANALYSIS

Case No.: Z-21-1244398 **Agenda #:** N9

Location/Address: 5021 Covington Highway **Commission District:** 5 **Super District:** 7

Parcel ID: 15-162-04-007

Request: To rezone the subject property from the R-85 (Residential Medium Lot-85) Zoning District to the C-1 (Local Commercial) Zoning District to allow a range of commercial uses.

Property Owner(s): JVCL, LLC

Applicant/Agent: Valrie Kong-Quee

Acreage: 0.57 acres

Existing Land Use: Vacant single-family, detached dwelling unit

Surrounding Properties: To the north of the subject properties is a self-storage facility and a church; to the south are residential uses and undeveloped land; to the west are undeveloped parcels; and to the east are commercial uses and undeveloped properties.

Adjacent Zoning: **North:** R-85, OI, & OD **South:** R–85 **East:** R–85 & OI **West:** R–85 & C-1

Comprehensive Plan: **Suburban (SUB)** [X] **Consistent** [ ] **Inconsistent**

Proposed Density: N/A	**Existing Density:** N/A
Proposed Square Ft.: N/A	**Existing Units/Square Feet:** 1,596 SF
Proposed Lot Coverage: Unknown	**Existing Lot Coverage:** Undetermined

ZONING HISTORY

Based on DeKalb County records, it appears that the R-85 zoning has been in a place for many years.

SUBJECT PROPERTY AND VICINITY

The subject property is approximately 0.57 acres and contains a detached, single-family residence constructed in 1945. The house is approximately forty (40) feet from the front property line and is situated below the grade of Covington Highway. Covington Highway is a four-lane, east-west, major arterial road. This portion of the corridor is relatively auto dependent. Sidewalks are not present on either side of the road.

This area may best be described as an assortment of activities without a unifying identity. East of the intersection of Covington Highway and Wesley Chapel Road, this portion of the corridor contains a variety of different uses: office, self-storage, church, residences, school, auto sales, medical office, and retail along with many undeveloped properties. Moreover, the subject property is located about one-half mile west of the Greater Hidden Hills Overlay District boundaries and approximately two miles east of the Covington Overlay District. In larger context however, the rezoning request appears to be consistent with the transition from its residential origin to a fully commercial corridor from Covington Highway at Interstate 285 to S. Hairston Road (and beyond).

LONG-RANGE PLANNING CONTEXT

Similar to the existing zoning within the general vicinity, the future land use designations along this portion of Covington Highway vary. The subject property is located within the Suburban Character Area (SUB). The intent of the Suburban Character Area:

> "is to recognize those areas of the county that have developed in traditional suburban land use patterns while encouraging new development to have increased connectivity and accessibility. These areas include those developed (built out) and those under development pressures. These areas are characterized by low pedestrian orientation, limited transit access, scattered civic buildings and curvilinear street patterns."

Moreover, the subject property is located about one-half mile west of the Greater Hidden Hills Neighborhood Center boundaries. Properties along Covington Highway from Interstate 285 to the vicinity of Wesley Chapel Road are mostly located in the Commercial Redevelopment Corridor (CRC) character area. Future land use designations along Covington Highway from Wesley Chapel Road to S. Hairston Road include Suburban interspersed with Commercial Redevelopment Corridor.

Additionally, the subject property is located within the *2011 Wesley Chapel Activity Center—Livable Centers Initiative* study area. While the study focused primarily on a town center nodal concept for the Wesley Chapel Road/Interstate 20 area, it contains a northern commercial node for properties adjacent to the intersection of Covington Highway and Wesley Chapel Road. Unfortunately, the study does not contain specific recommendations for the subject property. However, in the event that an overlay district is developed along the Wesley Chapel Road Corridor, consideration of the subject property may be warranted.

PROJECT DESCRIPTION

The applicant is seeking commercial zoning of the subject property in order to renovate the existing structure and redevelop the site for commercial use. The applicant has not declared a specific land use or concept plan. However, the applicant states in the letter of intent, "[t]he intended use of the property will be consistent with the allowed land use outlined in the DeKalb County Code of Ordinance, including minor automobile service, offices, and retail."

COMPLIANCE WITH DISTRICT STANDARDS:

C-1 STANDARDS		REQUIRED/ALLOWED	PROVIDED/PROPOSED	COMPLIANCE
MAX. D.U.s/ACRE (BASE W/O BONUSES)		Base: 8 D.U./acre	N/A	N/A
MIN. OPEN SPACE		10%	Not provided	Undetermined
MIN. TRANSITIONAL BUFFER		50ft (Type C) adjacent to residential zoning districts	Not provided	Undetermined; variances will be required
MIN. ENHANCED OPEN SPACE		N/A	N/A	N/A
MIN. LOT AREA		20,000sf	24,759sf	Yes
MIN. LOT WIDTH		100 feet	99.5 feet	No
MAX. LOT COVERAGE		80%	Not provided	Undetermined
BUILDING SETBACKS	FRONT (arterial road)	Min. 60 ft.	39.7 feet	No; variances will be required
	INTERIOR SIDE	Min. 20 ft.	> 20 ft. (from west side) 0.8 ft. (from east side)	Yes No; variances will be required
	REAR	Min. 30 feet	> 30 ft.	Yes
MINIMUM UNIT SIZE		N/A	N/A	N/A
MAX. BLDG. HEIGHT		35 feet/2 stories	1-story	Yes
MIN. STREETSCAPE		10-ft. landscape strip; 6-ft. sidewalk; 1 light pole/80ft. (max); and 1 street tree/50 ft.	Not provided	Undetermined
PARKING		Undetermined	Not provided	Undetermined

LAND USE AND ZONING ANALYSIS

Section 7.3.5. of the *Zoning Ordinance* (Standards and factors governing review of proposed amendments to the official zoning map) 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 C-1 (Local Commercial) Zoning District request is consistent with the *Comprehensive Plan*. The intent of the Suburban Character Area:

> "is to recognize those areas of the county that have developed in traditional suburban land use patterns while encouraging new development to have increased connectivity and accessibility. These areas include those developed (built out) and those under development pressures. These areas are characterized by low pedestrian orientation, limited transit access, scattered civic buildings and curvilinear street patterns."

With an abundance of curb cuts, no sidewalks, and anecdotally known for peak time level of service delays, this portion of Covington Highway has transitioned into a suburban, commercial corridor. Given its proximity to residential neighborhoods and the existing residential uses along the thoroughfare, the *Comprehensive Plan* recommends small scale, less intense, neighborhood commercial zoning and development within this character area. Suburban Character Area Policy 3 states, "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)." Commercial zoning options include NS (Neighborhood Shopping), OI (Office-Institutional), OIT (Office-Institutional-Transitional), and C-1 (Local Commercial).

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

Permissible uses in the C-1 (Local Commercial) Zoning District include, but is not limited to: bed and breakfast, hotel/motel, child caring institution, stadium, government facility, funeral home, auto rental, minor auto repair, place of worship, retail, restaurant, offices, furniture repair services, and medical services. Of the four commercial zoning options, C-1 provides for the greatest number of potential uses.

Conversely, while C-1 presents the greatest degree of use flexibility, the lot size and applicable zoning development standards are limiting factors on many of the more intense allowed uses. The subject property is only approximately 0.57 acres and about 100 feet wide. Conversion of the site from residential to nonresidential will trigger full compliance with applicable nonresidential development standards. For example, C-1 parcels adjacent to residential zoning districts must preserve or install a minimum 50-foot transitional buffer. In this context, a 50-foot vegetated buffer would be required along three sides of the property. Variances will be required for any viable development of the property, and therefore presents an additional opportunity to manage scale and bulk. The applicant contends that the existing structure will be renovated and used for any future nonresidential use. A more intense use will likely require more parking and affect on-site circulation, which also serves as a mitigating factor.

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

The subject property contains a vacant, residential structure. Considering that Covington Highway is a major arterial road, future residential use of the subject property is unlikely. The current zoning, R-85 (Residential Medium Lot-85), permits a limited degree of economic use; restricted to agricultural, home based, institutional, and educational uses.

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

With adequate development controls and its limited scale, the zoning proposal should not adversely affect adjacent properties. If developed in concert with the *Zoning Ordinance* and other applicable regulations, the subject property could be a model for the development of a residential office corridor as other older residential structures along this portion of Covington Highway are converted to commercial uses and/or as infill development comes along.

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:

The proposed rezoning request reflects what appears to be a rolling transition of Covington Highway to a commercial corridor. While residential zoning remains present, there are a greater number and variety of nonresidential zoning districts and uses along the corridor. From Interstate 285 to S. Hairston Road along Covington Highway, one can find NS (Neighborhood Shopping), OI (Office-Institutional), OIT (Office-Institutional-Transitional), C-1 (Local Commercial), and C-2 (General Commercial) zoning. Future residential use of the subject property is unlikely. Approval of the proposal would be appropriate.

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

The provided survey does not indicate any historic features. Moreover, the subject property is not located in an historic or archaeological overlay district.

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:

Preliminary review of the existing infrastructure on/or adjacent to the subject property by regulatory reviewers (based on the information provided by the applicant) did not generate any major concerns. Future development plans will be subject to applicable, regulatory reviews. No significant impacts to traffic are expected. However, the condition of the subject property and undeveloped adjacent properties may present opportunities to develop a sidewalk network, improve the streetscape, encourage shared vehicular access, and reduce the number of curb cuts along the corridor.

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

The zoning proposal does not appear to negatively impact the environment or surrounding natural resources. A septic system was installed on the subject property in 1967. Depending on the chosen nonresidential use, connection to the existing sewer system may be required or the septic system will have to be evaluated for continued use.

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS.

The C-1 (Local Commercial) Zoning District request or a less intense commercial zoning classification (i.e. NS (Neighborhood Shopping), OI (Office-Institutional), OIT (Office-Institutional-Transitional)) would be consistent with the *Comprehensive Plan*. Suburban Character Area Policy 3 states, "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)." C-1 zoning presents a wide latitude of uses, however, lot size and applicable zoning development standards will limit the intensity of most redevelopment options. Based on the existing character of the surrounding area and the Covington Highway corridor, the rezoning request should present minimal adverse impacts on the community. Moreover, the subject property could be a catalyst for the development of a residential office corridor as other older residential structures along this portion of Covington Highway are converted to commercial use and/or as infill development comes along. Therefore, the Department of Planning and Sustainability recommends approval with the following conditions:

1. If the subject property is combined with an abutting property in the future, the zoning classification of the newly created parcel shall be subject to the rezoning process (27-7.3 Division 3. - Zoning and Comprehensive Plan Amendments and Procedures).

2. The existing structure shall be used as the principal structure for any future nonresidential use, subject to applicable regulatory approvals. Interior renovations and minor exterior modifications are permitted. In the event the structure is deemed unsuitable or unsafe or if the existing building footprint must be significantly altered, then the major modification procedures of Section 7.3.10. (Modifications and changes to approved conditions of zoning) shall apply.

3. The applicant shall diligently pursue opportunities and include on any approved site plan potential vehicular interconnectivity and/or shared access with adjacent properties.

4. The following uses shall be prohibited: pawn shops; tattoo parlors; check cashing establishments; adult entertainment business; title pawn and payday loan establishments; dollar stores; night clubs; alcohol outlet (principal or accessory); auto/truck repair, sales, or service; convenience store; and gas stations (or fuel pumps—principal or accessory).

Attachments:

1. Department and Division Comments
2. Board of Health Comments
3. ~~Board of Education Comments~~
4. Application
5. Site Plan/Survey
6. Zoning Map
7. Land Use Plan Map
8. Aerial Photograph
9. Site Photographs

NEXT STEPS

Following an approval of this zoning 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 or residential space and for use of property for a business. Floor plans may be required for certain types of occupants.)*
- **Plat Approval** *(Required if any parcel is being subdivided, re-parceled, or combined. Issued "administratively"; no public hearing required.)*
- **Sketch 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: 12/14/2020

N1. Constitution Road is classified as a minor arterial. Please see Chapter 5 of the Zoning Code and Section 14-190 of the Land Development Code for required improvements. A right of way dedication of 40 feet from centerline or such that all public infrastructure is on right of way, whichever greater, is required. Requires a 6 foot sidewalk, a 10 foot planting strip, bike lanes (or multiuse path) and street lighting along all property frontages at permitting. You may want to check whether this goes against the planning efforts in the DeKalb County SDAT Report Plan to limit trucks on Bouldercrest Road.

N2. Mercer University Drive and Flowers Road are both classified as collector roads. . Please see Chapter 5 of the Zoning Code and Section 14-190 of the Land Development Code for required improvements. A right of way dedication of 40 feet from centerline or such that all public infrastructure is on right of way, whichever greater, is required. Requires a 6 foot sidewalk, a 10 foot planting strip, bike lanes (or multiuse path) and street lighting along all property frontage at permitting. Coordination is required with GDOT Project PI No. 0015646. Dedicate necessary right of way and easements needed for bridge construction.

N3. Rock Chapel Road is classified as a major arterial and state route. GDOT review and permits required, including updated traffic signal permit, prior to receiving permit. Requesting a traffic study to include all phases with proposed land uses. Please see Chapter 5 of the Zoning Code and Section 14-190 of the Land Development Code for required improvements. A right of way dedication of 50 feet from centerline or such that all public infrastructure is on right of way, whichever greater, is required. Requires a 6 foot sidewalk, a 10 foot planting strip, bike lanes (or multiuse path) and street lighting along all property frontage at permitting.

N4. No comments

N5 & N6. Flat Shoals Pkwy is classified as a major arterial and state route. GDOT review and permits required prior to receiving permit. Please see Chapter 5 of the Zoning Code and Section 14-190 of the Land Development Code for required improvements. A right of way dedication of 50 feet from centerline or such that all public infrastructure is on right of way, whichever greater, is required. Requires a 6 foot sidewalk, a 10 foot planting strip, bike lanes (or multiuse path) and street lighting along all property frontage at permitting. Dedicate right of way to match surrounding parcels. Flakes Mill Road is classified as a minor arterial. . A right of way dedication of 40 feet from centerline or such that all public infrastructure is on right of way, whichever greater, is required. Requires a 6 foot sidewalk, a 10 foot planting strip, bike lanes (or multiuse path) and street lighting along all property frontage at permitting. Limit access points to one access point on each road by closing the access point nearest the intersection.

N7. No comments

N8. Briarcliff Road and Shallowford Road are both classified as minor arterials. Please see Chapter 5 of the Zoning Code and Section 14-190 of the Land Development Code for required improvements. A right of way dedication of 40 feet from centerline or such that all public infrastructure is on right of way, whichever greater, is required. Requires a 6 foot sidewalk, a 10 foot planting strip, bike lanes (or multiuse path) and street lighting along all property frontage at permitting.

N9. Covington Hwy is classified at a major arterial and state route. GDOT review and permits required prior to receiving permit. Please see Chapter 5 of the Zoning Code and Section 14-190 of the Land Development Code for required improvements. A right of way dedication of 50 feet from centerline or such that all public infrastructure is on right of way, whichever greater, is required. Requires a 6 foot sidewalk, a 10 foot planting strip, bike lanes (or multiuse path) and street lighting along all property frontage at permitting.

N10. North Druid Hill is classified as a major arterial. Please see Chapter 5 of the Zoning Code and Section 14-190 of the Land Development Code for required improvements. A right of way dedication of 50 feet from centerline or such that all public infrastructure is on right of way, whichever greater, is required. Requires a 6 foot sidewalk, a 10 foot planting strip, bike lanes (or multiuse path- preferred) and street lighting along all property frontage at permitting.

DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE M ALEXANDER mmalexander@dekalbcountyga.gov OR JOHN REID JREID@DEKALBCOUNTYGA.GOV

COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER

Case No.: SLUP-21-1244388

Parcel I.D. #: 15-061-03-012

Address: 4845 Flat Shoals Parkway

Decatur, Georgia

WATER:

Size of existing water main: 6" CI, 8" DI, and 16" DI Water Main (adequate/inadequate)
S.D

Distance from property to nearest main: Adjacent to Property

Size of line required, if inadequate: N/A

SEWER:

Outfall Servicing Project: Conley Creek Basin

Is sewer adjacent to property: Yes (X) No ( ) If no, distance to nearest line:____

Water Treatment Facility: Snapfinger WTF ( ) adequate ( ) inadequate

Sewage Capacity; * (MGPD) **Current Flow:** 21.77 (MGPD)

COMMENTS:

*** Please note that the sewer capacity has not been reviewed or approved for this project. A Sewer Capacity Request (SCR) must be completed and submitted for review. This can be a lengthy process and should be addressed early in the process.**

CAPACITY RESTRICTED AREA
S.D

Signature:

DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

  Consult the Georgia DOT as well as the DeKalb County Transportation Department prior to land development permit. Verify widths from the centerline of the roadways to the property line for possible right-of-way dedication. Improvements within the right-of-way may be required as a condition for land development application review approval. Safe vehicular circulation is required. Paved off-street parking is required.

- **Storm Water Management**

  Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site. Recommend Low Impact Development features/ Green Infrastructure be included in the proposed site design to protect as much as practicable the statewaters and special flood hazard areas. The discharge from the stormwater management facility, from the development shall be connected to an existing storm sewer structure to prevent properties downstream from experiencing an increased volume of runoff after construction.

- **Flood Hazard Area/Wetlands**

  The presence of FEMA Flood Hazard Area **was not** indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations.

- **Landscaping/Tree Preservation**

  Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 and are subject to approval from the County Arborist.

- **Tributary Buffer**

  State water buffer **was not** reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.

- **Fire Safety**

  Plans for land development permit must comply with Chapter 12 DeKalb County Code for fire protection and prevention.

12/14/2020

To: 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 Operations, Tourist Accommodations, Body Art Studios, Swimming Pools and Water Parks 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. Recommendation: Provide trash can with liner at each bus stop with bench and monitor for proper removal of waste.

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

N.1 Z-21-1244232 2020-1531/15-077-01-002
1795 Constitution Road, Atlanta, GA 30316
- Please review general comments.

N.2 SLUP-21-1244383 202-1532/18-265-05-002, 18-265-05-003, 18-266-01-002, 18-266-01-003, 18-266-01-004, 18-266-01-005, 18-266-01-007, 18-266-02-002, 18-266-02-003, 18-266-02-0052930
2930 Flowers Road South, Chamblee, GA 30341
- Please review general comments.
- Septic system installed on property 3000 Flowers Road on 09/24/1970.

N.3 CZ-21-1244384 2020-1534/16-195-01-002,16-195-011-004,16-195-01-006,16-195-01-007
1688 Rock Chapel Road; Lithonia, GA 30058
- Please review general comments.
- Septic indicated on several properties surrounding this location.

N.4 SLUP-21-1244387 2020-1535/15-164-02-001
4085 Glenwood Road, Decatur, GA 30032
- Please review general comments.
- Septic indicated on several properties; installed between 10-07-59 – July 2001.

N.5 SLUP-21-1244388 2020-1536/15-061-03-012
4845 Flat Shoals Parkway, Decatur, GA 30034
- Please review general comments.
- Septic indicated on several properties in surrounding area.

N.6 SLUP-21-1244389 2020-1537/15-061-03-012
4845 Flat Shoals Parkway, Decatur, GA 30034
- Please review general comments.
- Septic system indicated on several properties in surrounding area.

N.7 Z-21-1244393 2020-1538/15-201-05-002
1548 Line Street, Decatur, GA 30032
- Please review general comments.
- Septic indicated on surrounding property: 1799 Line Street on April 22, 1996.

N.8 SLUP-21-1244393 2020-1539/18-233-07-002
2345 Shallowford Road, Atlanta, GA 30345
- Please review general comments.
- Septic system indicated on surrounding properties.

N.9 Z-21-1244398 2020-1541/15-162-04-007
5021 Covington Highway, Decatur, GA 30035
- Please review general comments.
- Septic system installed 05/24/1967.

N.10 SLUP-21-1244417 2020-1542/18-112-02-003
3033 North Druid Hills Road, Atlanta, GA 30329
- Please review general comments.
- Septic system installed on surrounding property 3035 North Druid Hills Road in 04/14/1980.

N.11 TA-21-1244279 2020-1543
County-Wide (ALL DISTRICTS)

N.12 TA-21-1244414 2020-1546
County-Wide (ALL DISTRICTS)

N.13 V-20-1244428 15-228-01-003, 15-228-01-005, 15-228-01-093, 15-288-01-094
1014 Elder Lane, Stone Mountain, GA 30083

W-9

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 AND/OR LASONDRA HILL lahill@dekalbcountyga.gov**

COMMENTS FORM:

PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: Z-21-1244396 **Parcel I.D. #:** 15-162-04-007

Address: 5021 Covington Hwy

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) 6/7TH 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:

Field And Plans Reviewed. Nothing found that would disrupt traffic flow.

Signature: David Ross

DeKalb County

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGA.gov

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

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

PRE-APPLICATION FORM
REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE
(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: JVC L & LLC Phone: 4/867-9592 Email: vkongquec@bellsouth.net

Property Address: 5021 Covington Hwy

Tax Parcel ID: 15-162-04-007 Comm. District(s): 5 & 7 Acreage: _____

Existing Use: residence Proposed Use General Commercial

Supplemental Regs: _____ Overlay District: _____ DRI: _____

Rezoning: Yes X No _____ CI VK JVCL, LLC 11/3/2020

Existing Zoning: R85 Proposed Zoning: C2 Square Footage/Number of Units: _____

Rezoning Request: General Commercial Use

Land Use Plan Amendment: Yes____ No X

Existing Land Use: SUB Proposed Land Use: _____ Consistent _____ Inconsistent _____

Special Land Use Permit: Yes____ No ____ Article Number(s) 27-_____

Special Land Use Request(s) _____

Major Modification:

Existing Case Number(s): _____

Condition(s) to be modified:

DeKalb County

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: _____

Applicant Name: JVCL, LLC (JVC)

Applicant E-Mail Address: VKongQueen@Bellsouth.net

Applicant Mailing Address: 4205 EAST SIDE DRIVE
Decatur GA. 30034

Applicant Daytime Phone: 404-867-9592 Fax: 404-284-9753

Owner Name: J. V CL LLC (JVC)
If more than one owner, attach list of owners.

Owner Mailing Address: 4205 EAST SIDE DRIVE Decatur GA 30034

Owner Daytime Phone: 404-867-9592

Address of Subject Property: 5021 Covington Highway
Decatur GA. 30035

Parcel ID#: 15 162 04 007

Acreage: 0.5 Commission District: 5-7

Present Zoning District(s): R85

Proposed Zoning District: ~~C2~~ C1 VK JVCL, LLC

Present Land Use Designation: N/A

Proposed Land Use Designation (if applicable): N/A

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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

*Notarization is not needed if the response is "No"

DeKalb County

404 371.2155 (o)
404 371.4556 (f)
DeKalbCountyGa.gov

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Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

REZONING APPLICATION CHECKLIST

Submit 4 printed, collated sets of the complete application (no staples, no binders) and a PDF version on a flash drive

✓ 1. Schedule a mandatory **Pre-Application Conference** with Planning & Sustainability staff by appointment. Obtain **Pre-Application form** (to be completed in pre-application meeting). Please call 404-371-2155 for appointment.

✓ 2. Hold a **Pre-Submittal Community Meeting** with surrounding neighborhood associations and residents. Provide documentation of the meeting (**meeting notice and sign in sheets**). Letter(s) from homeowners association(s) may also be provided.

____ 3. Submit **Application** (Submit 4 printed, collated sets and a PDF version on a flash drive. Please assemble materials in the following order.)

✓ A. **Application form** with name and address of applicant and owner, and address of subject property,

✓ B. **Pre-submittal community meeting notice and sign-in sheet** and other documentation of meeting, if any;

✓ C. **Letter of application and impact analysis**

1. **Letter of application** identifying a) the proposed zoning classification, b) the reason for the rezoning or special use or modification request, c) the existing and proposed use of the property, d) detailed characteristics of the proposed use (e.g. floor area, height of building(s), number of units, mix of unit types, number of employees, manner and hours of operation), d)(optional) statement of conditions discussed with the neighborhood or community, if any.
2. **Impact analysis** of the anticipated impact of the proposed use and rezoning on the surrounding properties in response to the standards and factors specified in Article 7.3 of the DeKalb County Zoning Ordinance, as attached. If a Major Modification, please include previously approved conditions and Board of Commissioner meeting minutes.

N/A D. **Authorization Form,** if applicant is not the owner. Must be signed by all owners of the subject property and notarized. Authorization must contain the mailing address and phone number of any applicant or agent who is authorized to represent the owner(s) of the subject property. Please include warranty deed, if property ownership is less than 2 years.

N/A E. **Campaign disclosure statement** (required by State law).

✓ F. **Legal boundary survey** of the subject property, (showing boundaries, structures, and improvements), prepared and sealed within the last year by a professional engineer or land surveyor registered in the State of Georgia. *(If survey shows property on opposite sides of a public street right-of-way, file a separate application for each property.)*

✓ G. **Site Plan**, printed to scale, folded, of any existing and or proposed development/redevelopment. For projects larger than 1 acre, site plan should be at least 1:50 scale. The site plan must include the following:

____ a. complete boundaries of subject property;
____ b. dimensioned access points and vehicular circulation drives;
____ c. location of all existing and proposed buildings, structures, setbacks and parking;
____ d. location of 100 year floodplain and any streams;
____ e. notation of the total acreage or square footage of the subject property;
____ f. landscaping, tree removal and replacement, buffer(s); and
____ g. site plan notes of building square footages, heights, density calculations, lot coverage of impervious surfaces, parking ratios, open space calculations, and other applicable district standards.

____ H. **Reduced Site Plan**, reduced to 8.5" x 11".

____ I. **Written Legal Description** of metes and bounds of the subject property (can be printed on site plan or survey).

____ J. **Building Form Information.** Elevation (line drawing or rendering), or details of proposed materials, in compliance with Article 5 of the Zoning Ordinance.

____ K. **Completed, signed Pre-application Form** (Provided at pre-application meeting.)

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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_____
Notary

_____
Signature of Applicant /Date

Check one: Owner_____ Agent_____

_____
Expiration Date/ Seal

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

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DEPARTMENT OF PLANNING & SUSTAINABILITY

FILING FEES

At the time of submittal, a filing fee shall accompany each application as follows:

Rezoning	**FEE**
RE, RLG, R-100, R-85, R-75, R-60 MHP, RNC, RSM, MR-1. M-2	$500.00
HR-1, HR-2, HR-3 MU-1, MU-2, MU-3, MU-4, MU-5 O-L, OD, OIT, NS, C-1, C-2, M. M-2	$750.00

If the application is a request to rezone to more than one zoning district, the higher fee will apply.

Applications for non-contiguous property (separated by a street) must be filed separately. A separate fee will be charged for each application. Applications deferred "full cycle" do not require additional fees. An application that is withdrawn and later re- filed will be treated as a new case and will require a new fee.

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DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: ✓ Review Calendar Dates: ✓ PC: ____ BOC: ____
Letter of Intent: ✓ Impact Analysis: ✓ Owner Authorization(s): ✓ Campaign Disclosure: ✓
Zoning Conditions: ✓ Community Council Meeting: ✓ Public Notice, Signs: ✓
Tree Survey, Conservation: ____ Land Disturbance Permit (LDP): ✓ Sketch Plat: ____
Bldg. Permits: ✓ Fire Inspection: ✓ Business License: ✓ State License: ✓
Lighting Plan: ____ Tent Permit: ____ Submittal Format: NO STAPLES, NO BINDERS PLEASE

Review of Site Plan

Density: ____ Density Bonuses: ____ Mix of Uses: ____ Open Space: ____ Enhanced Open Space: ____ Setbacks: front ____ sides ____ side corner ____ rear ____ Lot Size: ____ Frontage: ____ Street Widths: ____ Landscape Strips: ____ Buffers: 50'
Parking Lot Landscaping: ____ Parking - Auto: ____ Parking - Bicycle: ____ Screening: ____ Streetscapes: ____ Sidewalks: ____ Fencing/Walls: ____ Bldg. Height: ____ Bldg. Orientation: ____ Bldg. Separation: ____ Bldg. Materials: ____ Roofs: ____ Fenestration: ____
Façade Design: ____ Garages: ____ Pedestrian Plan: ____ Perimeter Landscape Strip: ____
Possible Variances: ____

Comments: ____

Planner: Karen Hill Date Oct. 15/2020

Filing Fees

REZONING:	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	$500.00
	RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	$750.00
	OI, OD, OIT, NS, C1, C2, M, M2	$750.00
LAND USE MAP AMENDMENT		$500.00
SPECIAL LAND USE PERMIT		$400.00

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DEPARTMENT OF PLANNING & SUSTAINABILITY

IMPACT ANALYSIS

(Please respond to the following standards and factors on a separate sheet.)

Section 27-7.3.5. The following standards and factors are found to be relevant to the exercise of the county's zoning powers and 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.

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

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

D. Whether the zoning proposal will adversely affect the existing use of 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.

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

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

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

IMPACT ANALYSIS

A: YES

B: YES

C: NO

D: NO

E: YES THERE ARE ALL COMMERCAIL USEAGE AND ZONING ADJACENT TO THE SUBJECT PROPERTY TO THE INTERSECTION OF WESLEY CHAPEL AND COVINGTON HIGHWAY, ALSO COVINGTON AND SOUTH HAIRSTON ROAD.

F: NO

G: NO

H: NO

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_____
Notary

_____
Signature of Applicant /Date

Check one: Owner_____ Agent_____

_____
Expiration Date/ Seal

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

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DEPARTMENT OF PLANNING & SUSTAINABILITY

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: _____

TO WHOM IT MAY CONCERN:

(I) (WE) _____
Name of owner(s)

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

_____
Name of Agent or Representative

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

Notary Public	Owner
Notary Public	Owner
Notary Public	Owner
Notary Public	Owner

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Chief Executive Officer
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DEPARTMENT OF PLANNING & SUSTAINABILITY

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- ____ e. notation of the total acreage or square footage of the subject property;
- ____ f. landscaping, tree removal and replacement, buffer(s); and
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_____ K. **Completed, signed Pre-application Form** (Provided at pre-application meeting.)

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

this is complete

District 5 Community Council E-mail Contact Distribution List

As of 8/21/20

Members	Appointed Commissioner	Member E-mail
Allen, Dennis	District 5 Mereda-Davis Johnson 3/28/17	dennisallen05@comcast.net
Barksdale, Kenesha	District 5 Mereda-Davis Johnson 2/28/17	kbarksdal22@gmail.com
Burrell, Samson	District 7 Lorraine Cochran-Johnson 3/26/19	SamsonBurrell@yahoo.com
Campbell, Barbara	District 5 Mereda-Davis Johnson 2/28/17	dstbc@bellsouth.net
Costello, Jan	District 5 Mereda-Davis Johnson 2/28/17	janrcostello@gmail.com
English, Marshall	District 5 Mereda-Davis Johnson 2/28/17	marshallenglishsr@yahoo.com
Hubbard, Eric	District 5 Mereda-Davis Johnson 3/26/2019	E7hubbard@gmail.com
Jones, Tonya	District 5 Mereda-Davis Johnson 3/28/17	mstonya@earthlink.net
Love, Henry	District 5 Mereda-Davis Johnson 11/17	hlove1223@aol.com
O'Neil, Joscelyn	District 5 Mereda-Davis Johnson 2/28/17	oneiloooo4@comcast.net
Peagler, Charles	District 5 Mereda-Davis Johnson 2/28/17	konceptatlanta@bellsouth.net
Priest-Brown, Donna	District 7 Lorraine Cochran-Johnson 08/2020	dpriestbrown@bellsouth.net
Williams, W. Duane	District 5 Mereda-Davis Johnson 3/28/17	w_duane_williams@yahoo.com

Revised 8/21/20

Community Council Meeting was A Success. Held on 10/21/2020 @ 6:30 P.M Several Council Members participated.

VALERIE THOMAS

5053 COVINGTON HIGHWAY

DECATUR 30035

HALTADO FAUSTINIANO

4806 COVINGTON HIGHWAY

DECATUR 30035

LIZARRAGA ROJAS GALINDE

5003 COVINGTON HIGHWAY

DECATUR 30035

STEVE ACTMAN

5091 COVINGTON HIGHWAY

DECATUR 30035

BRENDA HALL LURIE

5101 COVINGTON HIGHWAY

DECATUR 30035

COMMERCIAL

5107 COVINGTON HIGHWAY

DECATUR 30035

CHURCH PLACES OF RELIGION

5130 COVINGTON HIGHWAY

DECATUR GA 30035

4422 COOPER KALCEY

DECATUR 30035

4383 BARCLAY ANDREA

DECATUR 30035

FLYERS HANDED OUT TO SUROUNDED COMMUNITY REGARDING ZONING NOTIFICATION OF 5021 5011

4918 COVINGTON HIGHWAY.

AUTO ZONE

DECATUR 30035

4947 COVINGTON HIGHWAY

CAR WASH

DECATUR 30035

4995 COVINGTON HIGHWAY

BB AUTO GALARY

DECATUR 30035

4982 COVINGTON HIGHWAY

CHRISTOPHER CAR DEALER

DECATUR 30035

5038 COVINGTON HIGHWAY

MINI WHAREHOUSE

DECATUR 30035

5020 COVINGTON HIGHWAY

ROTENSE JACKSON

DECATUR 30035

5082 COVINGTON HIGHWAY

TRAFFIC TROOPERS

DECATUR 30035

5094 COVINGTON HIGHWAY DECATUR 30035

JIMMY ROSE ASSOCIATE

Address
Address

DeKalb County Board of Commissioners
Address
Address

Re: Letter of Application
Rezoning of 5021 Covington Highway, DeKalb County
Proposal to rezone from R-85 to C-1

Dear Commissioners:

This letter is in support of my application to the Board to rezone my property located at 5021 Covington Highway from the current R-85 zoning to C-1.

The site is currently developed with a single-story building of approximately 1,408 square feet of floor area and maximum building height of approximately 15 feet. The building is currently unoccupied because the current zoning (R-85) restricts using it for any commercial establishment. I therefore require the property to be rezoned to C-1 commercial so that I can gain economic value and generate needed tax revenues for the County.

The intended use of the property will be consistent with the allowed land use outlined in the DeKalb County Code of Ordinance, including minor automobile service, offices and retail. At this point, there is no plan to build a new building on the site, and any improvements will be cosmetic in nature such as driveway and parking improvements and building renovations and interior upgrades.

Yours sincerely,

Valmie Kong-Duce

Rezoning Standards
Rezoning of 5021 Covington Highway, DeKalb County
Proposal to rezone from R-85 to C-1

A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.
The proposed rezoning will conform to the intent of the comprehensive plan, to encourage neighborhood-type business enterprises.

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 proposed rezoning will permit land use that is consistent with the general area because the site is located within a corridor that is already trending towards commercial land use.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
The property is currently zoned R-85, which restrict the use for commercial businesses and based on the current land use on adjacent and nearby properties along Covington Highway, this location is not attractive for residential R-85 development. Rezoning to C-1 will make the property more economically viable.

D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby properties.
The general area is already trending towards commercial land use. Therefore, the proposed zoning will not adversely impact 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.
The current zoning restricts what the owner can do with the property. It is not a suitable location for residential development because the general area is being transformed to commercial establishment, and the owner will not be able to achieve reasonable economic benefit from this property if it is not rezoned to commercial.

F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.
There are no historic or archaeological buildings or resources in the area that will be adversely affected by the rezoning.

G. Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools.
The proposed land use is light commercial, which will not generate any significant volume of traffic on Covington Highway. Any site improvements will include traffic control enhancements to allow easy ingress and egress onto the public roadway. The proposed land use will not affect any institutional facilities and will not have any burden to utility services.

To Whom It May Concern,

RE: Letter Of Authorization

"We" Four daughters of Valrie Kong-Quee. I Janice Roye, I Venice Roye, I Christina Gordon, I Lian Kong-Quee give our Mother Valrie Kong-Quee full authorization to rezone, to modify, sign, to use, to dispose or purchase and sell any Real Estate and sign on our behalf.

Valrie Kong-Quee, our Mother has created JVCL, LLC on behalf of all four of us, her children.

Janice Roye

Janice Roye

Venice Roye

Venice Roye

Christina Gordon

Christina Gordon

Lian Kong-Quee

Lian Kong-Quee

Marilyn Atkinson
NOTARY PUBLIC
DeKalb County, GEORGIA
My Commission Expires 06/03/2023

Marilyn Atkinson

LEGEND

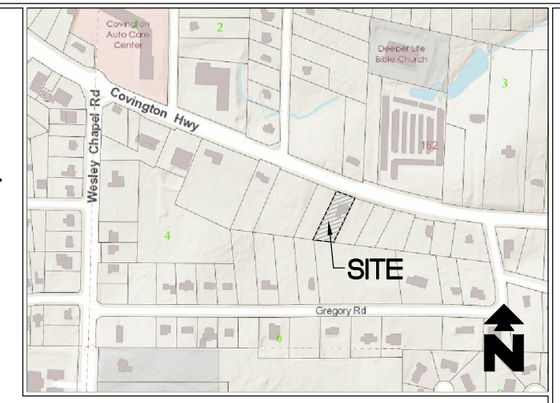
- STORM SEWER
- OE — OVERHEAD ELECTRIC
- SS — SANITARY SEWER LINE
- W — WATER LINE
- CURB & GUTTER
- X — CHAIN LINK FENCE
- LIGHT POLE (LP)
- GUY WIRE
- POWER POLE (PP)
- SIGN
- WATER VALVE (WV)
- WATER METER (WM)
- FIRE HYDRANT (FH)
- CLEAN OUT (CO)
- SANITARY SEWER MANHOLE (SSMH)

GRID NORTH
(GA WEST ZONE)

0 30 60 120 Feet

1" = 30'

SITE AREA
24,759 S. F.
0.5684 ACRES
TAX ID: 15 162 04 007
ZONING: R85 SF RESIDENTIAL DISTRICT



VICINITY MAP
(NOT TO SCALE)

N/F
ROBERT W WARNER
DEED BOOK 12448, PAGE 58
4378 GREGORY ROAD
TAX ID: 15 162 04 023
ZONING: R85 SF RESIDENTIAL DISTRICT

N/F
GLOAMY LEE SANG MORRIS
DEED BOOK 7354, PAGE 769
5011 COVINGTON HWY
TAX ID: 15 162 04 008
ZONING: R85 SF RESIDENTIAL DISTRICT

N/F
ILYAS A SHAIKH
DEED BOOK 20048, PAGE 228
4400 GREGORY ROAD
TAX ID: 15 162 04 024
ZONING: R85 SF RESIDENTIAL DISTRICT

N/F
LAWANDA SAPP
DEED BOOK 25241, PAGE 60
5011 COVINGTON HWY
TAX ID: 15 162 04 006
ZONING: R85 SF RESIDENTIAL DISTRICT

N83°10'24"W 100.00'

N25°26'27"E 267.25'

S26°25'32"W 245.42'

RAD=2907.77 ARC=99.50
CHD=99.50 S70°21'39"E

IPF-0.5" RB
IPF-.5" RB
IPS-0.5 RB

CENTERLINE TRENCH
EDGE OF PAVEMENT
DRIVEWAY (BROKEN ASPHALT
ASPHALT/GRAVEL PARKING
(BROKEN ASPHALT)
CANOPY
CONCRETE
EXISTING ONE STORY
WOOD & CONCRETE
BUILDING
71.0'-THIS PORTION OF WOOD FENCE
ENCROACHES ON SUBJECT PROPERTY
WOOD FENCE (HEIGHT VARIES)
WOOD FENCE
(HEIGHT
VARIES)
MM#4
SIGN
CONCRETE
DRIVEWAY
COVINGTON HWY A.K.A US 278,
A.K.A SR 12 (R/W VARIES)

0.8' 8.8' 39.7'

GEORGIA REGISTERED NO. 25100 PROFESSIONAL ENGINEER SAMUEL A. MCINTOSH

10/19/2020

CLIENT NAME
CONTACT:

BOUNDARY & TOPOGRAPHIC SURVEY
5021 COVINGTON HWY
LAND LOT 162 15th DISTRICT
CITY OF DECATUR
DEKALB COUNTY, GEORGIA

PROJ. NO.: XXX	
DATE: 10/19/2020	
SCALE: 1" = 30'	
DRAWN BY: SM	
CHECKED BY: SM	

SHEET TITLE
1 OF 1

DRAWING NO.

N.9 Z-21-1244398 Zoning Map

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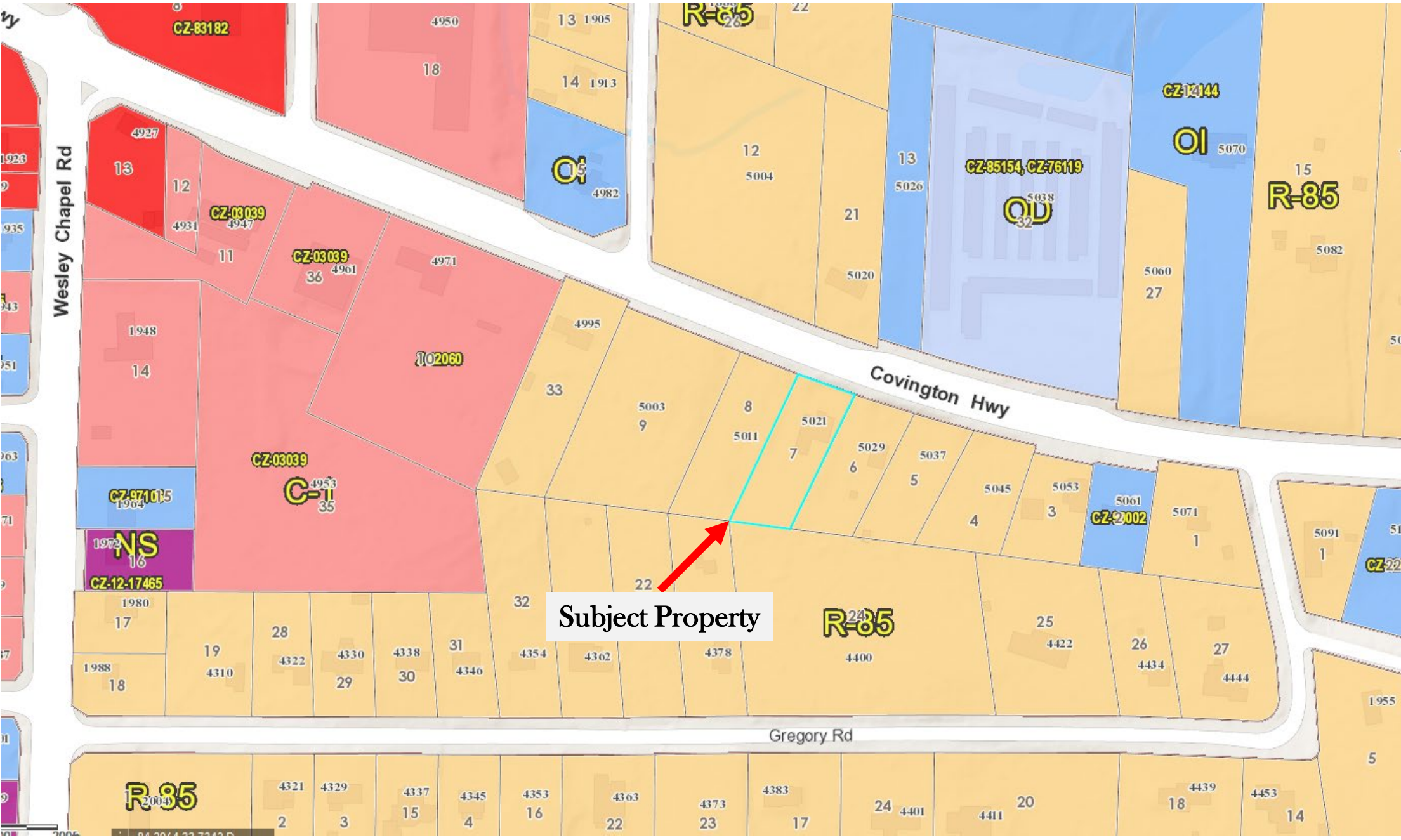

N.9 Z-21-1244398 Land Use Plan Map

N.9 Z-21-1244398 Aerial

BIDEN
HARRIS

MILE
4

Public
Storage
EAST
278
12
5 4