

DeKalb County Department of Planning & Sustainability

**178 Sams Street,
Decatur, GA 30030
(404) 371-2155 / www.dekalbcountyga.gov/planning**

**Planning Commission Hearing Date: Tuesday, January 9, 2024
Board of Commissioners Hearing Date: Thursday, January 25, 2024**

STAFF ANALYSIS

Case No.:	Z-24-1246747	Agenda #: 2023-1431
Location/Address:	6826 Covington Highway Lithonia, GA, 30058	Commission District: 05 Super District: 07
Parcel ID(s):	16-089-03-012	
Request:	Rezone property from the C-1 (Local Commercial) Zoning District to the RSM (Small Lot Residential Mix) Zoning District to construct a townhome community.	
Property Owner(s):	Infinite Business Concepts LLC	
Applicant/Agent:	The Varner Group c/o Bejune Industries, Adisa Bejune	
Acreage:	6.73 acres	
Existing Land Use:	Vacant	
Surrounding Properties:	North: MR-1 and RSM East: NS and RSM South: City of Stonecrest (Across Covington Highway West: R-100	
Comprehensive Plan:	Commercial Redevelopment Corr. (CRC) <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Inconsistent

Staff Recommendation: Two-Cycle Deferral

In 2007, the subject property was rezoned to the C-1 (Local Commercial) Zoning District with conditions to allow for retail uses in substantial compliance with a then-submitted site plan (CZ-07-13514). A request for a major modification of conditions was approved by the Board of Commissioners in 2014 to allow for a 51,896 square foot medical office complex consisting of a total of four (4) buildings on the property (CZ-14-19246). These plans never came to fruition, and at the time of this analysis, the subject property remains undeveloped.

The applicant’s proposal is to rezone the subject property to the RSM (Small Lot Residential Mix) Zoning District in order to construct a single-family, attached, townhome development. The subject property is part of a Commercial Redevelopment Corridor (CRC) Character Area. The proposed zoning is consistent with the policies and strategies of said character area to allow townhome land uses and to promote the redevelopment of commercial corridors in decline (page 43). Along Covington Highway and surrounding the subject property are existing commercial, single-family detached, single-family attached, and multifamily uses. The proposed rezoning and townhome use would not conflict with the existing character and makeup of this corridor and is consistent with the DeKalb 2050 *Unified Plan*.

The original site plan, dated October 23, 2023, lacked sufficient detail (e.g., incorrect setbacks, density calculations, and open space calculations). Additional deficiencies were noted by other regulatory agencies including Land Development, Roads and Drainage, Transportation, and Watershed. A revised site plan, received

by Staff on December 13, 2023, shows some changes but, due to the timing of the submittal, it has not been thoroughly reviewed, including by Community Council.

The main site plan deficiencies are as follows:

- As Covington Highway is designated as a major arterial, a minimum front yard setback of 20 feet and a maximum front yard setback of 30 feet is required for structures along this property line. No side yards are required with a separate requirement that buildings must have a minimum 3 feet of separation. A rear yard of fifteen (15) feet is required. These setbacks are not correctly shown.
- A minimum transitional buffer of 20 feet is required along this property boundary and is not depicted. Significant flood plain areas are present in the rear of the property and state water buffers do not appear to be adequately shown. Additionally, stormwater facilities are proposed that may actually be located in these buffers.
- Neither the plan or application indicates the number of units to be provided. A letter of intent included with the application, however, proposes a total of 53 units to be provided among the seventeen (17) structures shown on the plan. The RSM zoning district has a maximum base density of four (4) dwelling units per acre, which would allow a maximum of 26 units for the 6.73-acre subject property. Bonus density qualifying standards, as per Section 2.12.5 through Section 2.12.7. of the *Zoning Ordinance*, may be provided to increase the bonus maximum density allowed to up to eight (8) dwelling units per acre (to allow up to 53 units); however, aside from a proposed covered bus stop on the interior of the property, the plan does not depict any other qualifying standards that could be used to increase the base maximum density. In short, the original plan shows a development that exceeds the base maximum density.
- The proposed plan does not demonstrate compliance with minimum required open space. A minimum of 20 percent of the overall development site shall consist of open space; ten (10) percent of the site shall contain enhanced open space as expanded upon in Section 5.5.3. of the *Zoning Ordinance*. No more than fifty (50) percent of required open space may consist of floodplain, wetlands, steep slopes, streams and buffers.

In summary, additional time is required for the applicant to develop plans that are sufficient to address County concerns. Therefore the Planning and Sustainability Department recommends a *two-cycle-deferral*.



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

**REZONE
COMMENTS FORM:
PUBLIC WORKS ROAD AND DRAINAGE**

Case No.: Z-24-1246747

Parcel I.D. #: 16-089-03-012

Address: 6826 Covington Highway, Lithonia, GA 30058

Drainage Basin: Pole Bridge Creek

Upstream Drainage Area: N/A

Percent of Property in 100-Year Floodplain:45%

Impact on property (flood, erosion, sedimentation) under existing zoning: There is a Special Flood Hazard Area (SFHA) on the property covering about 55% of the entire parcel. There is also a regulated floodway within this floodplain hence, a portion of the parcel is expected to be inundated when a 100-yr storm event occurs. Erosion and sedimentation activities must be prevented with adequate structural and non-structural BMPs as required and per code.

Required detention facility(s): Yes. This development inevitably triggers the applicability standard in Sec 14-40(b)(2) of the County code hence, requires a detention facility.

COMMENTS:

This rezoning application if approved will not have appreciable impact on existing roads in the vicinity but the drainage infrastructure on the development would have to be designed and sized to accommodate and safely discharge the expected increase in runoff while at the same time addressing any water quality requirements to ensure the effectiveness of our MS4 program and infrastructure is maintained.

Signature: _____

12/15/2023

To: LaSonda Hill, Planning and Sustainability

From: Ryan Cira, Environmental Health Director

Cc: Alan Gaines, Environmental Health Deputy

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 networks. 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

	Case #	Location (Address)	Comment 1	Comment 2
N1	SLUP-24-1246742	3684 Seton Hall Way, Decatur, GA 30034	Please review general comments.	
N2	SLUP-24-1246743	2445 Wesley Chapel Road, Decatur, GA 30045	Please review general comments.	No septic indicated.
N3	CZ-24-1246744	5449 Covington Highway, Decatur, Ga 30035	Please review general comments.	No septic indicated.
N4	SLUP-24-1246745	1369 Clairmont Road, Decatur, GA 30033	Please review general comments.	No septic indicated.
N5	SLUP-24-1246746	4077 Flat Shoals Parkway, Decatur, GA 30034	Please review general comments.	No septic indicated.
N6	Z-24-1246747	6826 Covington Highway, Lithonia, GA 30058	Please review general comments.	No septic indicated.
N7	Z-24-1246748	1075 Zonolite Road, Atlanta, GA 30306	Please review general comments.	No septic indicated.
N8	SLUP-24-1246750	2056 Tudor Castle Circle, Decatur, GA 30035	Please review general comments.	No septic indicated.
N9	TA-24-1246761	County-Wide	Please review general comments.	
N10	TA-24-1246762	County-Wide	Please review general comments.	

ZONING COMMENTS DECEMBER 2023

N1. SLUP-24-1246742 - 3684 Seton Hall Way: No comment.

N2. SLUP-24-1246743 - 2445 Westley Chapel Road: No comment.

N3. CZ-24-1246744 - 449 Covington Hwy: Hidden Hills OVD Tier 1. Must meet the requirement of the overlay district. Covington Hwy is SR 12 and required state review and approval prior to permitting. Contact: Cowan, Ashley S ACowan@dot.ga.gov. At a minimum, Covington Hwy is classified as a major arterial. A right of way dedication of 50 feet from centerline OR such that all public infrastructure is within ROW (including streetlighting), whichever greater. The land development code requires a bike facility. Our preference is a 10-foot multiuse path instead of a 4-foot bike lane. The zoning code requires pedestrian scale street lighting.

N4. SLUP-24-1246745 - 1369 Clairmont Rd: No comment.

N5. SLUP-24-1246746 - 4077 Flat Shoals Rd: No Comment.

N6. Z-24-1246747 - 6826 Covington Hwy: Covington Hwy is SR 12 and required state review and approval prior to permitting. Contact: Cowan, Ashley S ACowan@dot.ga.gov. Covington Hwy is classified as a major arterial. A right of way dedication of 50 feet from centerline OR such that all public infrastructure is within ROW (including streetlighting), whichever greater. The land development code requires a bike facility. Our preference is a 10-foot multiuse path instead of a 4-foot bike lane. The zoning code requires pedestrian scale street lighting.

N7. Z-24-1246748 - 1075 Zonolite Rd: Verify property lines. It appears their plans are not on their property. No other comment.

N8. SLUP-24-1246750 - 2056 Tudor Castle Cir: No comment.

N9. TA-24-1246761 - No Comment.

N10. TA-24-1246762 - No Comment.



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:

- **Storm Water Management**

- (1) Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management. The new proposed detention to be design at proper slope at outfall to drain. Channel protection might be required.
- (2) The county codes require the hydrology study to model the existing conditions as wooded
- (3) Runoff Reduction Volume shall be provided unless technical justification is provided regarding the unfeasibility. Strongly recommend investigating the site and identify location where RRv can be provided and re-design/revise the layout to comply with the RRv requirement.

- **Flood Hazard Area/Wetlands**

- (1) There is floodplain as well as state water on site or adjacent to the site. Show the 25' GA EPD buffer and on top, the 50' County buffer (a total of 75' buffer), measured from the top of bank. Variance from GA. E.P.D. required if encroachment in 25-foot state waters buffers. Variance from the County is required if encroachment into 50-foot state waters buffers.

- **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**

- (1) Site is within the Pole Bridge Creek Basin



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

**COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER**

Case No.: _____ Parcel I.D. #: _____

Address: _____

WATER:

Size of existing water main: _____ (adequate/inadequate)

Distance from property to nearest main: _____ Size of line required, if inadequate: _____

SEWER:

Outfall Servicing Project: _____

Is sewer adjacent to property: Yes _____ No _____ If no, distance to nearest line: _____

Water Treatment Facility: _____ adequate _____ inadequate _____

Sewage Capacity: _____ (MGPD) Current Flow: _____ (MGPD)

COMMENTS:

Signature: _____



DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: Z-24-1246747 Parcel I.D. #: 16-089-03-012
Address: 6826 Covington Hwy, Lithonia, Ga 30058

Adjacent Roadway (s):

(classification) (classification)

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

Capacity (TPD) _____
Latest Count (TPD) _____
Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____
Existing right of way width _____
Proposed number of traffic lanes _____
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: Did not see any traffic engineering concerns
at this time.

Signature: Jerry White



DEPARTMENT OF PLANNING & SUSTAINABILITY

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

Date Received: _____ Application No: _____

Applicant Name: Adisa Bejune, Bejune Industries _____

Applicant E-Mail Address: abejune@bejuneindustries.com _____

Applicant Mailing Address: _____
295 Glade Knoll Trail, Fayetteville GA, 30215

Applicant Daytime Phone: 404-862-8934 _____ Fax: _____

Owner Name: Infinite Business Concepts LLC _____

Owner Mailing Address: If more than one owner, attach list of owners.
1549 Rolling Meadows Dr., McDonough, GA 30253-9215

Owner Daytime Phone: 770-906-4744 _____

Address of Subject Property: 6826 Covington Hwy, Lithonia, GA 30058 _____

Parcel ID#: 16 089 03 012 _____

Acreage: 6.73 _____ Commission District: 5 _____

Present Zoning District(s): C-1, CZ-14-19246, CZ-07-13514 _____

Proposed Zoning District: RSM _____

Present Land Use Designation: CRC _____

Proposed Land Use Designation (if applicable): Townhomes _____

Bejune Industries Inc.

Bahji Varner, Realtor

October 9, 2023

Re: Proposed Rezoning Meeting for 6826 Covington Hwy, Lithonia, GA 30058

Dear Property Owner and Community Member,

We are planning to apply for Dekalb County Rezoning from a Commercial Zone to an RSM (Residential Small Lot Mix) Zone. We plan to build affordable, 2.5 story townhomes with rooftop patios in a community that shares a central green space, walking trails, and other amenities. Find out more about the project, ask questions, and voice your opinion at the following community meeting:

Date: 10/25/23

Time: 7pm

Location: Zoom

<https://us06web.zoom.us/j/82790488096?pwd=dIGUKoe23kCum0lsrzLUn5hplALeJ8.1>

Meeting ID: 827 9048 8096

Passcode: 374484

One tap mobile

+13092053325,,82790488096#,,,,*374484# US

+13126266799,,82790488096#,,,,*374484# US (Chicago)

If you're not sure how to use zoom please follow this link for a tutorial video:

https://www.youtube.com/watch?v=pAMDxH_H-Cs

If you have any questions about the meeting, please call 404-673-5384 or e-mail bvarnerhomes@gmail.com. We look forward to seeing you there!

Sincerely,

Bahji Varner

Timestamp	Name	Phone	Email	Do you have any question	Please elaborate.
10/25/2023 19:21:39	Juliana Pierre	7705271940	Julianapierre89@gmail.co	No	Lighting
10/25/2023 19:37:24	Bahji Varner	404-673-5384	bvarnerhomes@gmail.co	No	
Link to video of meeting:	https://drive.google.com/file/d/1HXcNECXe-vh6Gqdir3vW8yi-Q4IBV7cz/view?usp=share_link				

Letter of Application

In an effort to improve the quality of life of the community by addressing the housing shortage with inspiring housing options at an affordable price, we are applying to rezone the property at 6826 Covington Highway in Lithonia, Georgia from a C-1 commercial zone to an RSM residential zone. The property is currently undeveloped land and has no constructive use for the community. The proposed use is a townhome community of 53 units in 17 buildings consisting of 3 to 4 units each. Each unit will have 1950 heated square feet with a 2 car garage and rooftop patio. There will not be any employees, but there will be contractors to maintain the grounds for the HOA. Issues discussed with the community on 10/25 included the question of a left turn lane, whether units would be all electric, whether the outdoor lighting provided would go beyond the code requirements, and the design of the project to build in safety and a community feel, include green spaces, a beautified water retention area, pavilions, walking and biking paths to encourage a healthy lifestyle for residents.

Impact Analysis

Our zoning proposal is in conformity with the policy and intent of the Comprehensive Plan, because RSM and townhomes are permitted zoning and a preferred use according to the plan for this area as a Commercial Redevelopment Corridor. It will permit a suitable use in view of the use and development of adjacent and nearby properties. The adjacent property to the west is a church which would probably be happy to welcome new members. There are grocery stores, gas stations, small businesses, medical facilities and parks in the area that will benefit from having more customers and offer convenience to the new residents. Adjacent to the east is another undeveloped wooded lot that is currently zoned commercial. At this time it could be a reasonable use for it to be a commercial zone, but not the highest and best use. This is due to the fact that the local schools are all under capacity in regards to enrollment. There are already 2 grocery stores to the west within a mile, which shows there is some healthy commercial life in the area, but more residents would be useful to help the present businesses thrive. This project will not adversely affect the use of adjacent properties. One is a church that should welcome new members, and the other is a vacant lot that probably won't be developed for years due to the fact that the majority of it is lying in a floodplain. One existing condition which gives supporting grounds for approval of the zoning proposal is the housing shortage which has contributed to the rise in housing prices in the Metro Atlanta area. It is also being designed in such a way as to address the loneliness pandemic. This is done by promoting community and outdoor interaction with neighbors and nature by the arrangement of buildings around a central green space where children can easily be seen from windows and neighbors can gather. We have not found any possibilities of adverse effects on historic buildings, sites, districts, or archaeological resources. There is a current Marta stop in the close vicinity, and the project plans to include a covered Marta stop for residents. According to the 2021 Dekalb County

School District Comprehensive Master Plan, Panola Way is estimated to be at 80% capacity and is projected to decline over the next few years and then return to 80% in the 2030-2031 school year. Miller Grove Middle School is estimated at 63% capacity and projected to decline and then return to around 60% in 2030-2031 school year. Miller Grove High School is estimated to be at 65% capacity and projected to drop to 51% enrollment capacity by 2030-2031. This project would bring families and students to these schools and help to ensure that our educators have jobs. We do not anticipate adverse effects on the environment or natural resources of the area aside from the usual carbon footprint of human life. To address this issue as well as safety, the plans include all electric power so that no natural gas will be used. It is also conserving approximately one third of the property to be used as green space with trees and walking trails for residents to find peace and interact with nature.



DeKalb County

404.371.2155 (o) 178 Sams Street
404.371.4556 (f) Decatur, GA 30030
DeKalbCountyGa.gov 1

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: 10/7/2023

TO WHOM IT MAY CONCERN:

(I) (WE) INFINITE BUSINESS CONCEPTS LLC
Name of owner(s)

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

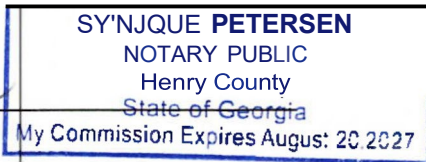
Bahji Varner and Bejune Industries

Name of Agent or Representative

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

S. Peteresen

Notary Public



[Signature]

Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner



DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

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

Yes ___ No ___* X

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

AuthentisIGN
Aldia Bey
11/01/23
Signature of Applicant /Date

Check one: Owner ___ Agent x ___

Expiration Date/ Seal

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



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 ___* X

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

AuthentisIGN Bahji Varner 11/01/23 Signature of Applicant /Date

Check one: Owner ___ Agent X ___

Expiration Date/ Seal

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

Legal Description

All that tract or parcel of land lying and being in Land Lot 89 of the 16th District, of Dekalb County, Georgia and being more particularly described as follows:

TO ARRIVE AT THE TRUE POINT OF BEGINNING, commence at intersection of the northeasterly right of way of Covington Hwy (r/w varies) and Land Lots 89 and 104; thence along the said right of way of Covington Hwy, South 83 degrees 55 minutes 14 seconds East, 355.42 feet to iron rebar; said point being the POINT OF BEGINNING;

thence South 83 degrees 40 minutes 34 seconds East, 124.98 feet to a point;
thence South 00 degrees 00 minutes 00 seconds East, 5.21 feet to a point;
thence South 83 degrees 54 minutes 46 seconds East, 279.01 feet to a point;
thence North 02 degrees 14 minutes 12 seconds West, 717.44 feet to point;
thence South 87 degrees 21 minutes 28 seconds East, 436.85 feet to a point;
thence South 04 degrees 31 minutes 23 seconds West, 204.91 feet to a point;
thence North 34 degrees 33 minutes 20 seconds West, 62.63 feet to point;
thence South 83 degrees 40 minutes 34 seconds West, 592.68 feet to a point;
and the POINT OF BEGINNING.

Said tract containing 6.73 acres as shown on survey prepared by Land Engineering & Surveying, Inc. dated June 12, 2023.



JOB#: F0165 B Building
LEVEL ONE: 432,600,632
LEVEL TWO: 1045,1124,1045
LEVEL THREE: 272,256,272
TTL LIVING: 1949,1980,1949
WIDTH: 68'-7"
DEPTH: 50'-4"
1st FLOOR CLG: 10'-1"U.O.N.
2nd FLOOR CLG: 10'-1"U.O.N.
3rd FLOOR CLG: 8'-1"U.O.N.





Government Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

**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: Bahji Varner & Adisa Bejune Phone: 404-673-6384 Email: bvarnerhomes@gmail.com

Property Address: 6826 Covington Hwy, Lithonia 30058

Tax Parcel ID: 16 089 03 012 Comm. District(s): 5 & 7 Acreage: 6.73

Existing Use: Undeveloped Land Proposed Use: Townhome community

Supplemental Regs: _____ Overlay District: No DRI: _____

Rezoning: Yes No

Existing Zoning: C-1 Proposed Zoning: RSM Square Footage/Number of Units: 1950/53

Rezoning Request: Rezone from commercial to RSM so that we can build a townhome community.

Land Use Plan Amendment: Yes No

Existing Land Use: Vacant Com Proposed Land Use: Townhomes Consistent Inconsistent

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

Special Land Use Request(s): _____

Major Modification:

Existing Case Number(s): CZ-14-19246, CZ-07-13514

Condition(s) to be modified:

NA



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: _____ 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: Rachel Bragg, Zoning Administrator Date: 9/28/2023

FILING FEES

Table with 2 columns: Fee Category and Amount. Rows include REZONING (RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1, RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5, OI, OD, OIT, NS, C1, C2, M, M2), LAND USE MAP AMENDMENT, and SPECIAL LAND USE PERMIT.

LEGEND	
	P.P. - POWER POLE
	L.P. - LIGHT POLE
	F.H. - FIRE HYDRANT
	M.H. - SANITARY SEWER MANHOLE
	W.M. - WATER METER
	G.M. - GAS METER
	RBS - REINFORCING BAR SET
	RBf - REINFORCING BAR FOUND
	CTf - CRIMP TOP PIPE FOUND
	OTf - OPEN TOP PIPE FOUND
	R/W MON. - RIGHT-OF-WAY MONUMENT
	TYPE OF FENCE
	J.B. - JUNCTION BOX
	D.I. - DROP INLET / YARD INLET
	C.B. - CATCH BASIN
	R.C.P. - REINFORCED CONCRETE PIPE
	C.M.P. - CORRUGATED METAL PIPE
	F.F.E. - FINISHED FLOOR ELEVATION
	WV - WATER VALVE
	TELEPHONE MANHOLE
	OVERHEAD POWER LINES
	HW - HEADWALL
	PBX - POWERBOX
	STREET ADDRESS
	WATER LINE
	UNDERGROUND TELEPHONE LINE
	GAS LINE
	UNDERGROUND ELECTRICAL LINE

SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR PERSONS UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE," AND THAT THEIR LOCATIONS, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN;

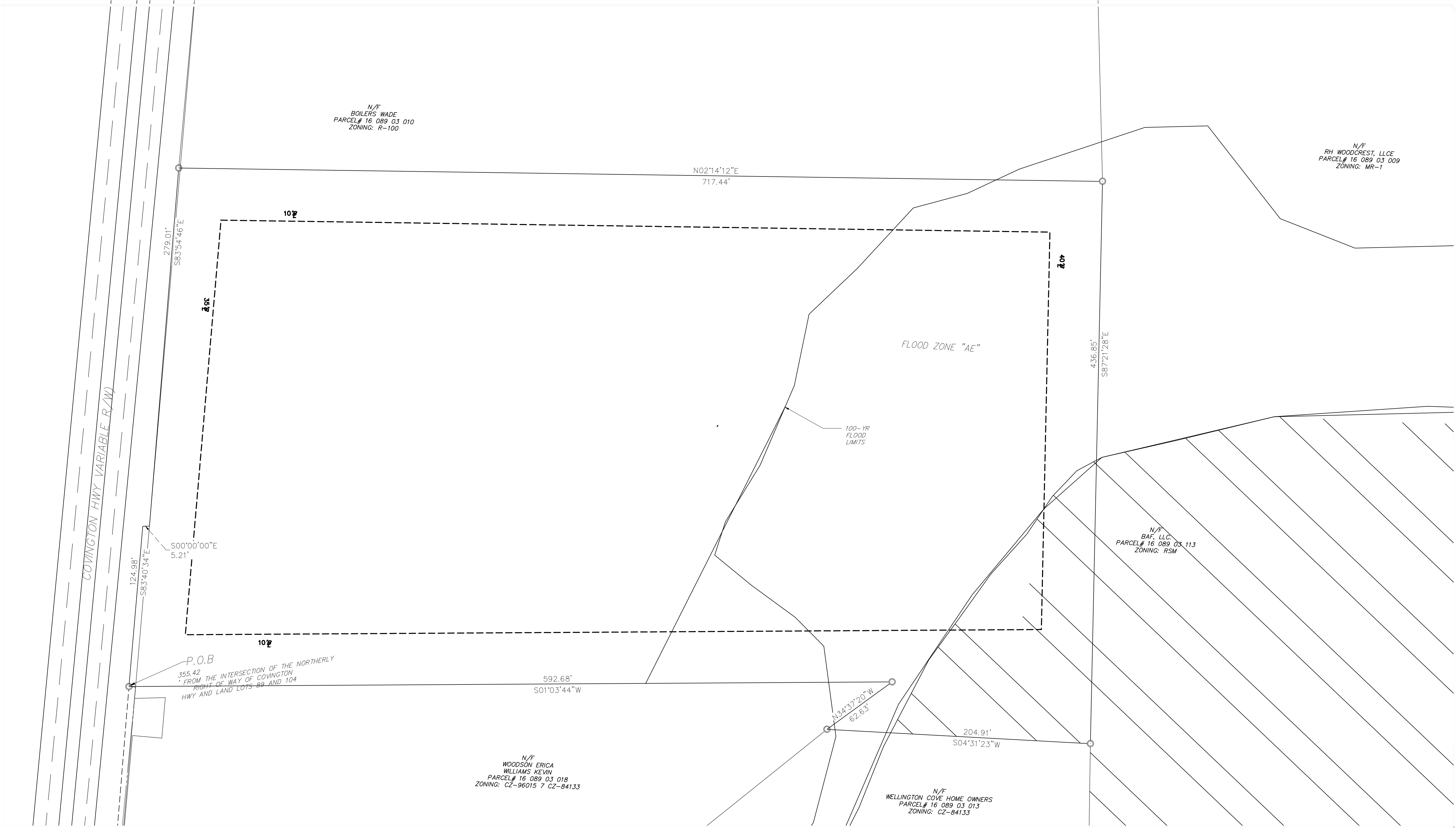
ZONING: R-100

TOTAL AREA
6.73 AC.
 293,159 sq

THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES STATED ON THE FACE OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED IN THE TITLE COMMITMENT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/29,878; ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/171,167. MATTERS OF TITLE ARE EXCEPTED.

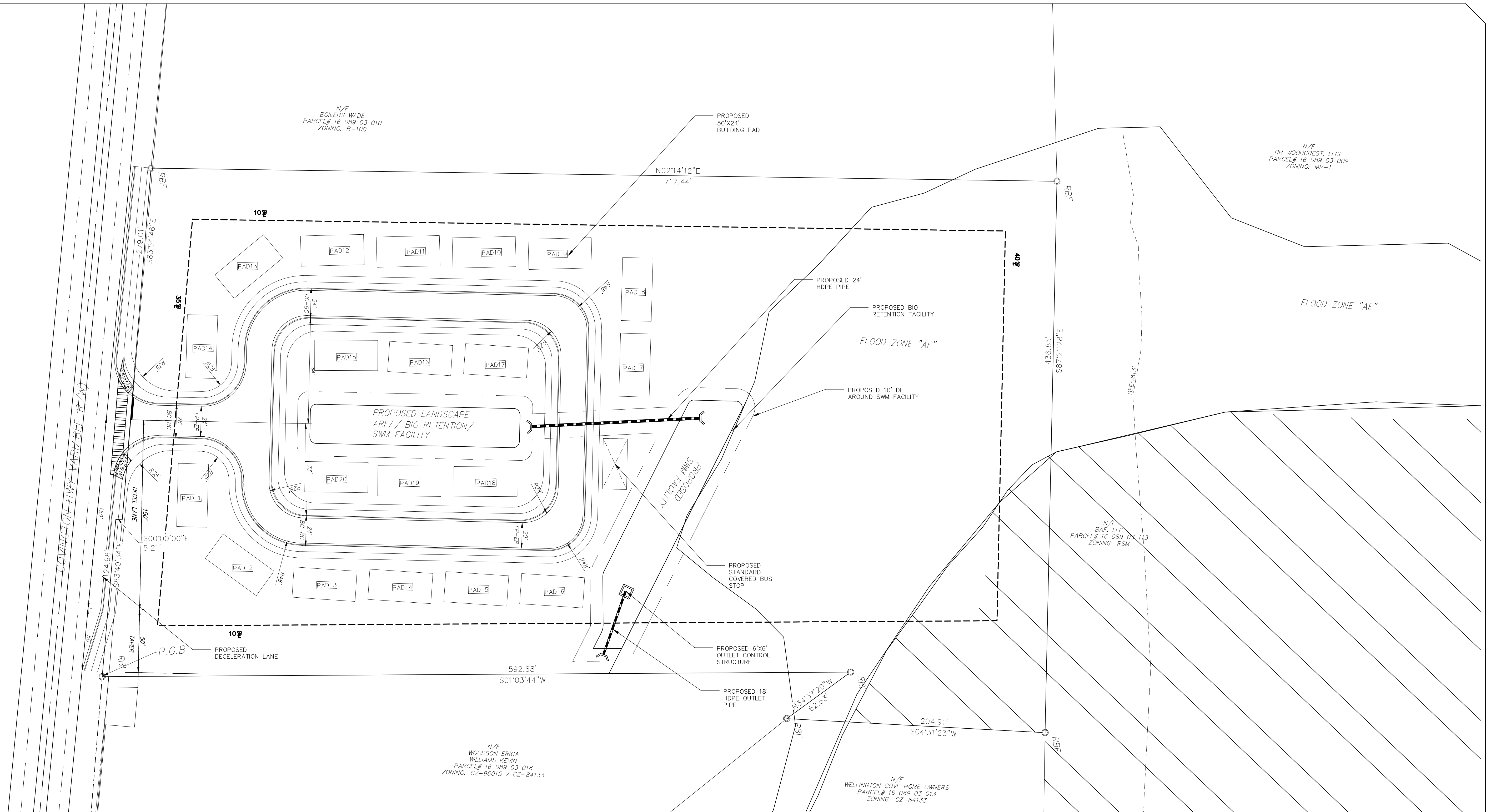


LAND ENGINEERING & SURVEYING, INC.
 2040 Meyers Drive,
 Lawrenceville, GA 30045
 PHONE: (404) 396-0192
 land_engineering@yahoo.com

REGISTERED PROFESSIONAL SURVEYOR
 STATE OF GEORGIA
 LICENSE NO. 3253
 CORNELIUS

SITE DEVELOPMENT PLANS FOR
SINGLE FAMILY RESIDENCE SUBDIVISION
 6826 COVINGTON HWY, LITHONIA, GA 30058
 LOCATED IN L.L. 89, 16TH DEKALB COUNTY, GA.
 PARCEL ID: 16 089 03 012

PROJECT ID	2023149	SCALE	1"=40'
DRAWN BY	JMK	ISSUE DATE	10.26.2023
REVISIONS			
SHEET TITLE	EXISTING CONDITIONS PLAN		
SHEET NUMBER	C-2		



LEGEND

	P.P. - POWER POLE
	L.P. - LIGHT POLE
	F.H. - FIRE HYDRANT
	M.H. - SANITARY SEWER MANHOLE
	W.M. - WATER METER
	G.M. - GAS METER
	RBS - REINFORCING BAR SET
	RBF - REINFORCING BAR FOUND
	CTF - CRIMP TOP PIPE FOUND
	OTF - OPEN TOP PIPE FOUND
	R/W MON. - RIGHT-OF-WAY MONUMENT
	TYPE OF FENCE
	J.B. - JUNCTION BOX
	D.I. - DROP INLET / YARD INLET
	C.B. - CATCH BASIN
	R.C.P. - REINFORCED CONCRETE PIPE
	C.M.P. - CORRUGATED METAL PIPE
	F.F.E. - FINISHED FLOOR ELEVATION
	WV - WATER VALVE
	TELEPHONE MANHOLE
	OVERHEAD POWER LINES
	HW - HEADWALL
	POWERBOX
	STREET ADDRESS
	WATER LINE
	UNDERGROUND TELEPHONE LINE
	GAS LINE
	UNDERGROUND ELECTRICAL LINE

SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR PERSONS UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE," AND THAT THEIR LOCATIONS, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES STATED ON THE FACE OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED IN THE TITLE COMMITMENT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER. LINEAR PRECISION OF TRAVERSE: 1/28,879. ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/171,187. MATTERS OF TITLE ARE EXCEPTED.



DATE	: 01.12.2022	REVISIONS
SCALE	: 1"=40'	
DRAWN BY	: JMK	
CHECKED BY	: COA	
PROJECT ID:	2023149	



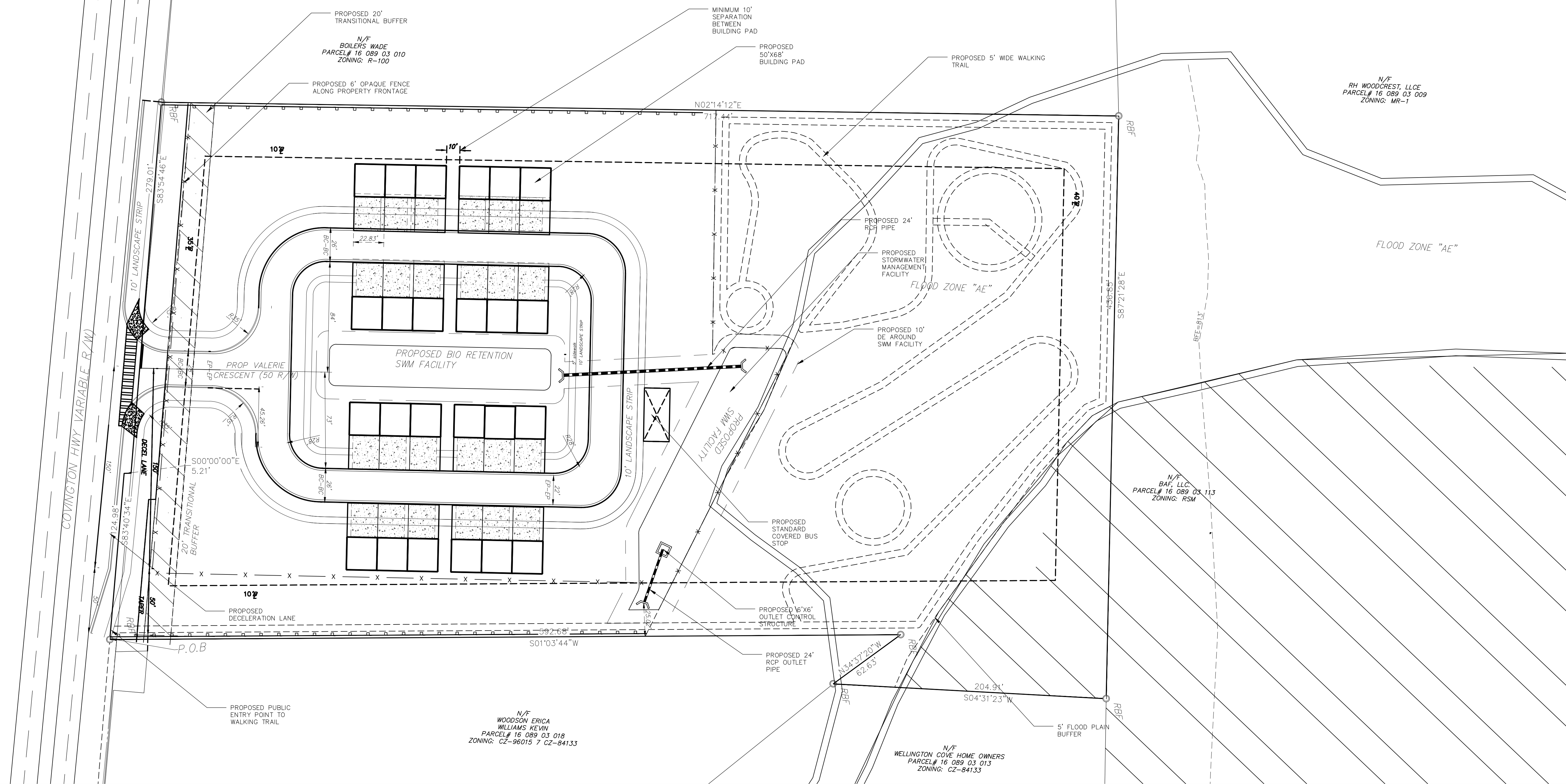
LAND ENGINEERING & SURVEYING, INC.

2040 Meyers Drive
Lawrenceville, Georgia 30045
Tel: (404) 396-0192
land_engineering@yahoo.com

PRELIMINARY PLAT FOR:
SINGLE FAMILY RESIDENCE SUBDIVISION
6826 COVINGTON HWY
LITHONIA, GA 30058

LOCATED IN LAND LOT 89, 16TH DISTRICT,
DEKALB COUNTY, GEORGIA
PARCEL ID: 16 089 03 012

1. MINIMUM FINISHED FLOOR ELEVATION 816.5
2. WALKING TRAIL 2,500'
3. FLOODPLAIN BUFFER 5'
4. AREA OF OPEN SPACE 13,635 SF (2.38) 35%



LEGEND

	P.P. - POWER POLE
	L.P. - LIGHT POLE
	F.H. - FIRE HYDRANT
	M.H. - SANITARY SEWER MANHOLE
	W.M. - WATER METER
	G.M. - GAS METER
	RBS - REINFORCING BAR SET
	RBF - REINFORCING BAR FOUND
	CTF - CRIMP TOP PIPE FOUND
	OTF - OPEN TOP PIPE FOUND
	R/W MON. - RIGHT-OF-WAY MONUMENT
	TYPE OF FENCE
	J.B. - JUNCTION BOX
	D.I. - DROP INLET / YARD INLET
	C.B. - CATCH BASIN
	R.C.P. - REINFORCED CONCRETE PIPE
	C.M.P. - CORRUGATED METAL PIPE
	F.F.E. - FINISHED FLOOR ELEVATION
	WV - WATER VALVE
	TELEPHONE MANHOLE
	OVERHEAD POWER LINES
	HW - HEADWALL
	POWERBOX
	STREET ADDRESS
	WATER LINE
	UNDERGROUND TELEPHONE LINE
	GAS LINE
	UNDERGROUND ELECTRICAL LINE

SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR PERSONS UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE," AND THAT THEIR LOCATIONS, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

SITE PLAN 12/13/2023

THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES STATED ON THE FACE OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED IN THE TITLE COMMITMENT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.



THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/28,878; ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/171,187. MATTERS OF TITLE ARE EXCEPTED.



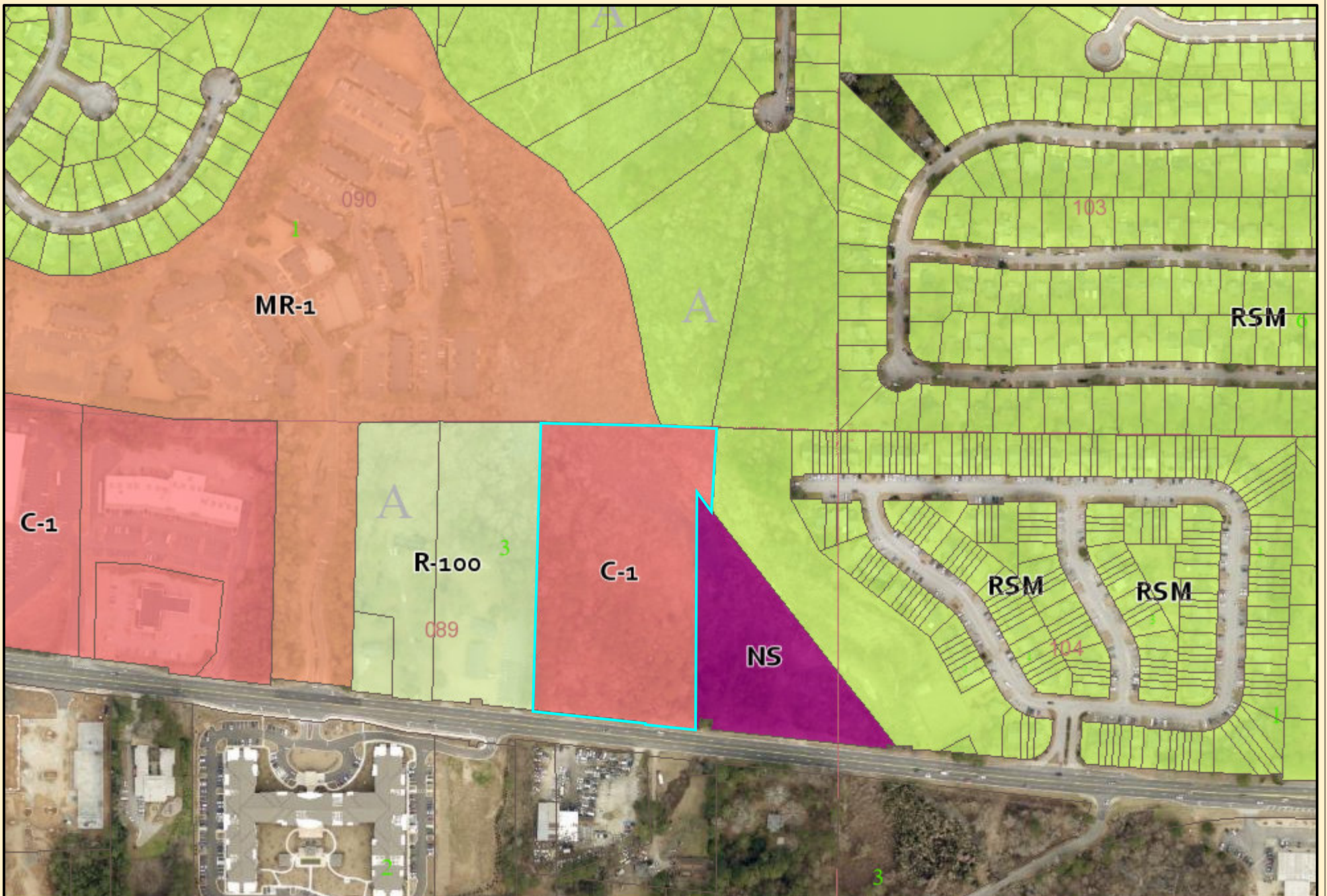
<p>DATE: 10-12-2023 REVISIONS:</p> <p>SCALE: 1"=40'</p> <p>DRAWN BY: JMK</p> <p>CHECKED BY: COA</p> <p>PROJECT ID: 2023149</p>	<p>PRELIMINARY PLAT FOR:</p> <p>SINGLE FAMILY RESIDENCE SUBDIVISION</p> <p>8826 COVINGTON HWY LITHONIA, GA 30058 LOCATED IN LAND LOT 89, 16TH DISTRICT, DEKALB COUNTY, GEORGIA PARCEL ID: 16 089 03 012</p>
<p>LAND ENGINEERING & SURVEYING, INC.</p> <p>2840 Meyers Drive Lawrenceville, Georgia 30045 land_eng@esrinc.com</p>	<p>Phone: (404) 396-0192 Website: https://landands.com</p>

6826 COVINGTON HWY SIGN POSTING

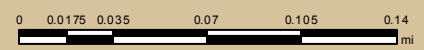


COMMUNITY COUNCIL	
	Case Number: Z-24-1246747 (2023-1431) Site Location: 6826 Covington Highway
	Purpose: Rezone property from C-1 (Local Commercial) to RSM (Residential Medium Lot) zoning district to construct a townhome community.
Community Council Meetings — District 6	Meeting Agendas & Information
December 4, 2023	
6:30 PM	TinyURL.com/DeKalbHearings
<small>DeKalb County is an Equal Opportunity and Affirmative Action Employer. Minority and Women Business Enterprise.</small>	

REZONING	
	Case #: 2023-1431 (Z-24-1246747) Site Location: 6826 Covington Highway
	Purpose: Rezone property from C-1 (Local Commercial) to RSM (Residential Medium Lot) zoning district to construct a townhome community.
Rezoning Commission	Meeting Agendas & Info
January 9, 2024	
6:00 PM	TinyURL.com/DeKalbHearings
Board of Commissioners	
January 25, 2024	
<small>Board of Commissioners Meeting Location: 1000 Commerce Dr., Atlanta, GA 30334</small>	



Zoning

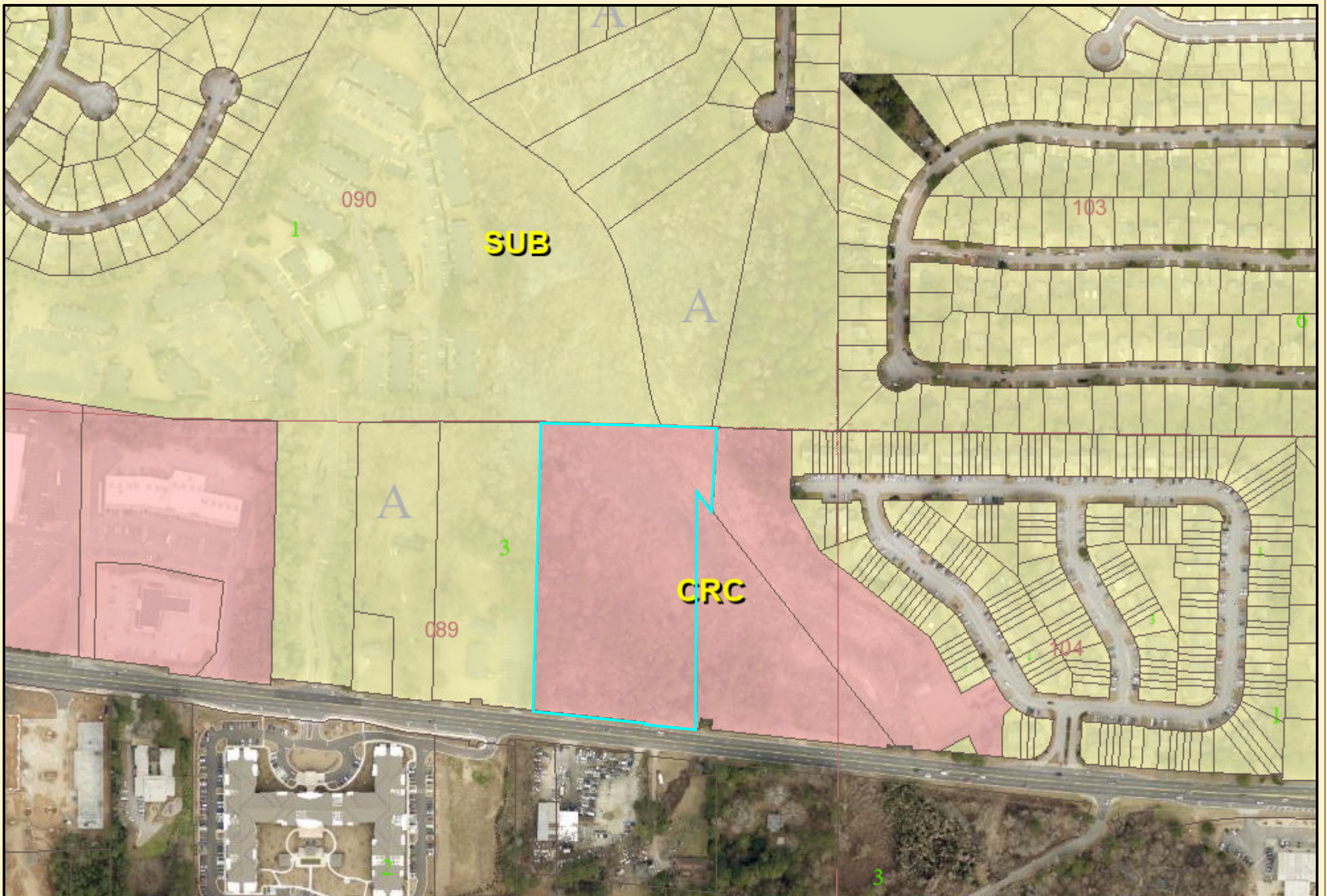


Date Printed: 12/20/2023

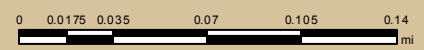


DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.



Land Use



Date Printed: 12/20/2023

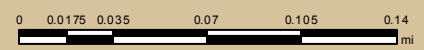


DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.



Aerial



Date Printed: 12/20/2023



DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.