

**DeKalb County Department of Planning & Sustainability**

**178 Sams Street,**

**Decatur, GA 30030**

**(404) 371-2155 / [www.dekalbcountyga.gov/planning](http://www.dekalbcountyga.gov/planning)**

**Planning Commission Hearing Date: January 9, 2024**

**Board of Commissioners Hearing Date: January 25, 2024**

**STAFF ANALYSIS**

<b>Case No.:</b>	CZ-24-1246744	<b>Agenda #:</b> 2023-1428
<b>Location/Address:</b>	5449 Covington Highway Decatur, GA 30035	<b>Commission District:</b> 05 <b>Super District:</b> 07
<b>Parcel ID(s):</b>	16 006 02 007	
<b>Request:</b>	Major modification to zoning conditions pursuant to CZ-87086 to construct a hardware store in the C-2 (General Commercial) Zoning District and Tier 1 of the Hidden Hills Overlay District.	
<b>Property Owner(s):</b>	Tony Cocchiola	
<b>Applicant/Agent:</b>	Michael Reynolds	
<b>Acreage:</b>	1.36	
<b>Existing Land Use:</b>	Auto-care (Vacant)	
<b>Surrounding Properties:</b>	<b>North:</b> C-1 <b>East:</b> C-1 <b>South:</b> C-1 <b>West:</b> C-1	
<b>Comprehensive Plan:</b>	<b>Suburban (NC)</b>	<b>Consistent</b> <input checked="" type="checkbox"/> <b>Inconsistent</b>

**STAFF RECOMMENDATION: APPROVAL TO REMOVE CONDITIONS #2 AND #4**

The applicant is seeking a major modification of zoning conditions pursuant to CZ-87086 which restricts the allowable land use to an auto-care center and limits parking to employees and vehicles to be repaired at 5449 Covington Highway. The proposed major modification seeks to eliminate these conditions to allow the construction of an Imeca Hardware Store within the C-2 (General Commercial) Zoning District and within Tier 1 of the Hidden Hills Overlay District.

The proposed one-story hardware store with sidewalks along Covington Highway aligns with the NC (Neighborhood Center) character area of the *DeKalb 2050 Unified Plan* which encourages retail, neighborhood commercial, professional office, moderate density housing, and public open space that are all easily accessible by pedestrians at lower building heights along the outer edges of the character area (page 41). A hardware store is also a permitted land use in the Hidden Hills Overlay District-Tier, subject to underlying zoning and overlay development standards.

The proposed hardware store is in conformity with the *DeKalb 2050 Unified Plan*. The removal of restrictions from CZ-87086 presents a more flexible land use policy while respecting the established character of the area.

The proposed major modification is harmonious with adjacent and surrounding properties which include auto-oriented businesses, high-density residential, and general retail. Despite being a parcel designated with an

underlying zoning of C-2 (General Commercial), the scope of permitted land uses, and design requirements allowed on this property is controlled by Tier 1 of the Hidden Hills Overlay District which should provide appropriate compatibility with adjacent and surrounding properties.

No historic resources are located in the vicinity. Due to the site's access along a major arterial road (Covington Highway) and the proposed commercial land use, it does not appear that 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. The nearby residential districts are expected to be minimally disturbed.

Staff recognizes the proposed project's potential to contribute positively to the economic landscape, preserve the unique character of the neighborhood center and commercial district, and pave the way for adaptive reuse while honoring the spirit of the *Comprehensive Plan*. The major modification for the Imeca Hardware Store at 5449 Covington Highway could be seen as a positive step toward economic revitalization.

Therefore, based on review of Section 7.3.10 (modification of approved zoning conditions) and Section 7.3.5. Staff recommends approval of the major modification to remove Conditions #2 and #4. All other approved conditions adopted by the Board of Commissioners on May 26, 1987 as delineated below shall remain in force and in effect.

1. Development is consistent with conditioned request.
- ~~2. Access is to the interior road only~~
3. Access road to be approved by Georgia DOT.
- ~~4. Parking is used for employees' cars and vehicles to be serviced.~~
5. No storage of impounded or wrecked vehicles.
6. If the access road shown on the plan is to be a public road, it must meet county requirements and be approved by the Public Works Department.

DEPARTMENT OF PLANNING & SUSTAINABILITY

**MAJOR MODIFICATION APPLICATION**

Date Submitted: \_\_\_\_\_ Case No.: \_\_\_\_\_

Existing Conditional Zoning No.: \_\_\_\_\_

**APPLICANT NAME:** \_\_\_\_\_

Daytime Phone#: \_\_\_\_\_ Fax #: \_\_\_\_\_ E-mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

**OWNER NAME:** Tony Cocchiola

(If more than one owner, attach contact information for each owner)

Daytime Phone#: 305-979-2989 Fax #: \_\_\_\_\_ E-mail: kgott@squareedgeinc.com

Mailing Address: \_\_\_\_\_

**SUBJECT PROPERTY ADDRESS OR LOCATION:** \_\_\_\_\_

\_\_\_\_\_, DeKalb County, GA, \_\_\_\_\_

District(s): \_\_\_\_\_ Land Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_ Parcel(s): \_\_\_\_\_

Acreage or Square Feet: \_\_\_\_\_ Commission District(s): \_\_\_\_\_ Existing Zoning: \_\_\_\_\_

I hereby authorize the staff of the Planning and Development Department to inspect the property that is the subject of this application.

Signature of Applicant: Michael Reynolds

Printed Name of Applicant: \_\_\_\_\_

**DEPARTMENT OF PLANNING & SUSTAINABILITY**  
**MAJOR MODIFICATION APPLICATION CHECKLIST**

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 email [lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov) 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.
- 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.
- 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. Written Legal Description** of metes and bounds of the subject property (can be printed on site plan or survey).
- I. Building Form Information.** Elevation (line drawing or rendering), or details of proposed materials, in compliance with Article 5 of the Zoning Ordinance.
- J. Completed, signed Pre-application Form** (Provided at pre-application meeting.)



# NOTICE FOR PUBLIC INPUT

Regarding the **redevelopment of an existing auto repair store** located at **5449 Covington Highway, Decatur, GA 30035**

PARCEL: 16 006 02 007

**WHAT:** Virtual Public Meeting

**WHEN:** Aug. 7<sup>th</sup> 5:30-6:30pm EST

## ZOOM MEETING INFO

<https://tinyurl.com/ImecaGA>



**PLEASE PRE-REGISTER**

We would like you to join us for a **Virtual Public Meeting on August 7<sup>th</sup>, 2023, from 5:30-6:30pm EST** to discuss the proposed **major modification** of zoning conditions to the property at 5449 Covington Highway, Decatur, GA 30035.

Currently, the property is restricted to the use of an Auto-Care Center. The proposed major modification would modify certain zoning conditions to accommodate the proposed development, **Imeca Lumber and Hardware**.

**Imeca is a family-owned lumber and hardware store** that would provide fixtures, materials, and other hardware for interior designers, contractors, and homeowners alike.

**There are multiple ways for you to join the meeting, including via your computer, tablet, or cell phone – with or without video. If you cannot attend but want to learn more, please contact us for a summary of the meeting. Please make sure to pre-register using the link above.**

If you have any questions, or to request additional information, please contact:

Michael Reynolds  
[Michael.Reynolds@kimley-horn.com](mailto:Michael.Reynolds@kimley-horn.com)  
(850) 966-9294

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<input type="checkbox"/> Registrants	Email Address	Registration Date	
<input type="checkbox"/> Sharon Hall	sharonmeadows40@gmail.com	Jul 28, 2023 04:40 PM	<a href="#">Copy</a>
<input type="checkbox"/> Leona Perry	perry_leona@bellsouth.net	Jul 18, 2023 03:09 PM	<a href="#">Copy</a>
<input type="checkbox"/> Carol Harley	cdharley@gmail.com	Jul 18, 2023 01:45 PM	<a href="#">Copy</a>
<input type="checkbox"/> Mwasaa Aherard	Mwasaa50@gmail.com	Jul 17, 2023 10:53 PM	<a href="#">Copy</a>
<input type="checkbox"/> Dewana King	Aadorsey1928@gmail.com	Jul 17, 2023 07:47 PM	<a href="#">Copy</a>
<input type="checkbox"/> Darlene Badger	dbadger5@bellsouth.net	Jul 17, 2023 07:22 PM	<a href="#">Copy</a>

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Imeca Hardware  
Community Meeting Attendee List  
With Addresses  
DeKalb County, GA  
August 7, 2023  
5:30 pm – 6:30 pm

Ann Kemp  
5422 Covington Hwy  
Decatur, GA 30035

Mwasaa Aherard  
4585 Arborwalk Ct  
Stone Mountain, GA 30083

## Rezoning Major Modification - Mailing List

NAME	EMAIL	PROPERTY ADDRESS	MAILING ADDRESS	AFFILIATION
ALLEN, DENNIS	dennisallen05@comcast.net			District 5 Commissioner
BARKSDALE, KENESHA	kbarksdal22@gmail.com			District 5 Commissioner
BURRELL, SAMSON	SamsonBurrell@yahoo.com			District 7 Commissioner
CAMPBELL, BARBARA	dstbc@bellsouth.net			District 5 Commissioner
COSTELLO, JAN	janrcostello@gmail.com			District 5 Commissioner
ENGLISH, MARSHALL	marshallenglishr@yahoo.com			District 5 Commissioner
HUBBARD, ERIC	E7hubbard@gmail.com			District 5 Commissioner
JONES, TONYA	mstonya@earthlink.net			District 5 Commissioner
LOVE, HENRY	hlove1223@aol.com			District 5 Commissioner
O'NEIL, JOSCELYN	oneiloooo4@comcast.net			District 5 Commissioner
PEAGLER, CHARLES	konceptatlanta@bellsouth.net			District 5 Commissioner
PERRY, LEONA	perry_leona@bellsouth.net			District 5 Commissioner
PRIEST-BROWN, DONNA	dpriestbrown@bellsouth.net			District 7 Commissioner
WILLIAMS, W. DUANE	w_duane_williams@yahoo.com			District 5 Commissioner
Cove Lake Estates HOA	<a href="mailto:tonibevah@gmail.com">tonibevah@gmail.com</a>		PO Box 1296, Conley, GA 30288	District 5 HOA
Fairington Station	<a href="mailto:jea8@cdc.gov">jea8@cdc.gov</a>		2838 Norfair Loop, Lithonia, GA 30038	District 5 HOA
Holly Hill HOA	<a href="mailto:jazzdar@aol.com">jazzdar@aol.com</a>		3400 Holly Hill Pkwy, Ellenwood, GA 3294	District 5 HOA
Hunters Communities HOA	<a href="mailto:d_dae@comcast.net">d_dae@comcast.net</a>			District 5 HOA
Cleveland Woods Subdivision	<a href="mailto:cleavelandwoods@gmail.com">cleavelandwoods@gmail.com</a>			District 5 HOA
Harbor Mill			PO Box 1555, Lithonia, GA 30058	District 5 HOA
Salem Hill HOA	<a href="mailto:malvah@att.net">malvah@att.net</a>			District 5 HOA
South River Bend HOA	<a href="mailto:lolimart@comcast.net">lolimart@comcast.net</a>			District 5 HOA
Young Ridge HOA	<a href="mailto:youngridgeassociation@yahoo.com">youngridgeassociation@yahoo.com</a>			District 5 HOA
Adcox Square	<a href="mailto:benenson806@bellsouth.net">benenson806@bellsouth.net</a>			District 5 HOA
Garden City HOA	<a href="mailto:kirkwood.mia@gmail.com">kirkwood.mia@gmail.com</a>		4646 Garden City Dr, Lithonia, GA 30038	District 5 HOA
Chestnut Lake Homeowners Association	<a href="mailto:jmeadow@bellsouth.net">jmeadow@bellsouth.net</a>		7192 Bowie Dr, Lithonia, GA 30038	District 5 HOA
Belmont Ridge Subdivision	<a href="mailto:jnorton264@gmail.com">jnorton264@gmail.com</a>			District 5 HOA
Bretton Woods HOA			1185 Rock Chapel Rd, Lithonia, GA 30038	District 5 HOA
Christian Springs HOA			5137 Christian Springs Ln, Lithonia, GA 30035	District 5 HOA
Stonehenge HOA	<a href="mailto:stonehengehomeowners@hotmail.com">stonehengehomeowners@hotmail.com</a>		PO Box 30036, Dekalb, GA 30038	District 5 HOA
Royal Oaks	<a href="mailto:gmcintire@bellsouth.net">gmcintire@bellsouth.net</a>			District 5 HOA
Scarborough Square Homeowners Association	<a href="mailto:bsyms@bellsouth.net">bsyms@bellsouth.net</a>			District 5 HOA
Wellington Manor HOA	<a href="mailto:shawntai_jones@hotmail.com">shawntai_jones@hotmail.com</a>		5941 Trent Walk Dr, Lithonia, GA 30038	District 5 HOA
Avalon at Hillandale Park HOA			6486 Charter Way, Lithonia, GA 30058	District 5 HOA
Belair Estates HOA				District 5 HOA
Castle Downs	<a href="mailto:propertymanager08@yahoo.com">propertymanager08@yahoo.com</a>			District 5 HOA
Chestnut Lake Subdivision	<a href="mailto:slr6608@bellsouth.net">slr6608@bellsouth.net</a>			District 5 HOA
Cove Lake Home Owners Association, Inc.	<a href="mailto:covelakedekalb@yahoo.com">covelakedekalb@yahoo.com</a>			District 5 HOA
Eagles Ridge HOA	<a href="mailto:katkonny@aol.com">katkonny@aol.com</a>		4828 Eagles Creek Cir, Lithonia, GA 30038	District 5 HOA
Farrington Commons	<a href="mailto:rainbowcommunities@msn.com">rainbowcommunities@msn.com</a>			District 5 HOA
Hidden Creek HOA	<a href="mailto:hcp48@comcast.net">hcp48@comcast.net</a>		4884 Hidden Creek Place, Decatur, GA 30035	District 5 HOA
Longview Pointe Association				District 5 HOA
Meadowbrook Glen HOA			3883 Glen Park Dr, Lithonia, GA 30038	District 5 HOA
Roger Crossing HOA				District 5 HOA
Snapfinger Manor Homeowners Association	<a href="mailto:ksagers1@hotmail.com">ksagers1@hotmail.com</a>			District 5 HOA
The Gates at Stonecrest	<a href="mailto:jeanstrick40@yahoo.com">jeanstrick40@yahoo.com</a>		2223 Terrance Ct, Lithonia, GA 30058	District 5 HOA
The Meadows HOA	<a href="mailto:cwmouzon@dekalbcountyga.gov">cwmouzon@dekalbcountyga.gov</a>			District 5 HOA
The Parks of Stonecrest	<a href="mailto:meady@bellsouth.net">meady@bellsouth.net</a>			District 5 HOA
Lionshead Homeowners Association, Inc.				District 5 HOA
Stonecrest Heights HOA				District 5 HOA
Cherokee Valley I	<a href="mailto:chicagopurplenit@yahoo.com">chicagopurplenit@yahoo.com</a>			District 5 HOA
Great Oaks	<a href="mailto:kevin_purcell@bellsouth.net">kevin_purcell@bellsouth.net</a>			District 5 HOA
Panola Mill HOA	<a href="mailto:misedna97@msn.com">misedna97@msn.com</a>		5002 Panola Mill Dr, Lithonia, GA 30038	District 5 HOA
Smoke Rise Farms HOA	<a href="mailto:dossman7@bellsouth.net">dossman7@bellsouth.net</a>			District 5 HOA
Tiffany Trail				District 5 HOA
Woodstream HOA	<a href="mailto:olucas3411@oal.com">olucas3411@oal.com</a>		3411 Eastmont Ln, Lithonia, GA 30038	District 5 HOA
Berryhill Subdivision	<a href="mailto:carolinelaw@bellsouth.net">carolinelaw@bellsouth.net</a>			District 5 HOA
Buckingham Homeowners Association	<a href="mailto:deewt7@aol.com">deewt7@aol.com</a>		5452 Mayfair Crossings Dr, Lithonia, GA 30038	District 5 HOA
Stratford Farms				District 5 HOA
Sandstone Shores	<a href="mailto:docstewart@bellsouth.net">docstewart@bellsouth.net</a>			District 5 HOA
Hunter's Run II			3935 Evan Mills Rd, Lithonia, GA 30038	District 5 HOA
Riverbend Overlook HOA	<a href="mailto:edward.o.hightower@gmail.com">edward.o.hightower@gmail.com</a>		4953 River Overlook Way, Lithonia, GA 30038	District 5 HOA
HH MCRE LP		5402 COVINGTON HWY, DECATUR, GA 30035	4311 W LOVERS LN, STE 100, DALLAS, TX 75209	Property Owner (500 feet)
BROWN JEFFREY		4902 HIDDEN CREEK PL, DECATUR, GA 30035	5622 FRANKLIN AVE SE, AUBURN, WA 98092	Property Owner (500 feet)
VALLEYFIELD PARTNERS LLC		5421 COVINGTON HWY, DECATUR, GA 30035	1904 MONROE DR NE, STE 235, ATLANTA, GA 30324	Property Owner (500 feet)
NEW CONCEPTS CARWASH INC		5501 COVINGTON HWY, DECATUR, GA 30035		Property Owner (500 feet)
LAK ENTERPRISES INC		5422 COVINGTON HWY, # A, DECATUR, GA 30035		Property Owner (500 feet)
JLD HIDDEN HILLS LLC		5502 COVINGTON HWY, DECATUR, GA 30035	2030 MAIN ST NW, STE 210, ATLANTA, GA 30318	Property Owner (500 feet)
VALLEYFIELD PARTNERS LLC		5421 COVINGTON HWY, DECATUR, GA 30035	1904 MONROE DR NE, STE 235, ATLANTA, GA 30324	Property Owner (500 feet)
5449 COVINGTON LLC		5449 COVINGTON HWY, DECATUR, GA 30035	1190 NW 159TH DR, MIAMI, FL 33169	Property Owner (500 feet)
EMBRACING DESTINY LLC		5440 COVINGTON HWY, DECATUR, GA 30035	4083 SANDSTONE SHORES DR, LITHONIA, GA 30038	Property Owner (500 feet)
KIKA EXPRESS CR WASH INC		5418 COVINGTON HWY, DECATUR, GA 30035	7778 MCGINNIS FERRY RD, 320, SUWANEE GA 30024	Property Owner (500 feet)
HUGHES TIFFANY L		2206 WATERS RUN, DECATUR, GA 30035		Property Owner (500 feet)
ROCK ROSE STONERIDGE PROPERTY LLC		2655 YOUNG RD, STONE MOUNTAIN, GA 30088	5650 BRECKENRIDGE PARK DR, STE 302, TAMPA, FL 33610	Property Owner (500 feet)
RAHMATULLAH JAVED		2075 COVINGTON HWY, DECATUR, GA 30035	4261 GREEN RIDGE DR, MARIETTA, GA 30062	Property Owner (500 feet)
OKONKWO NWAMAKA		2057 COVINGTON HWY, DECATUR, GA 30035	3551 HEDGESTONE LN, SNELLVILLE, GA 30078	Property Owner (500 feet)
HEFLIN PATRICK B		2212 WATERS RUN, DECATUR, GA 30035		Property Owner (500 feet)
DEKALB COUNTY RESIDENT		5464 Biffle Downs Road Stone Mountain, GA 30088		Resident (0.5 mile)
DEKALB COUNTY RESIDENT		5450 Biffle Downs Road Stone Mountain, GA 30088		Resident (0.5 mile)
DEKALB COUNTY RESIDENT		5423 Biffle Downs Road Stone Mountain, GA 30088		Resident (0.5 mile)
DEKALB COUNTY RESIDENT		5439 Biffle Downs Road Stone Mountain, GA 30088		Resident (0.5 mile)
DEKALB COUNTY RESIDENT		5455 Biffle Downs Road Stone Mountain, GA 30088		Resident (0.5 mile)
DEKALB COUNTY RESIDENT		1654 Downs Crossing Stone Mountain, GA 30088		Resident (0.5 mile)
DEKALB COUNTY RESIDENT		1653 Downs Crossing Stone Mountain, GA 30088		Resident (0.5 mile)
DEKALB COUNTY RESIDENT		5441 Biffle Court Stone Mountain, GA 30088		Resident (0.5 mile)
DEKALB COUNTY RESIDENT		1608 Panola Road Stone Mountain, GA 30088		Resident (0.5 mile)
DEKALB COUNTY RESIDENT		5418 Biffle Downs Road Stone Mountain, GA 30088		Resident (0.5 mile)
DEKALB COUNTY RESIDENT		5404 Biffle Downs Road Stone Mountain, GA 30088		Resident (0.5 mile)
DEKALB COUNTY RESIDENT		5427 Biffle Way Stone Mountain, GA 30088		Resident (0.5 mile)
DEKALB COUNTY RESIDENT		5268 Biffle Downs Road Stone Mountain, GA 30088		Resident (0.5 mile)
DEKALB COUNTY RESIDENT		5256 Biffle Downs Road Stone Mountain, GA 30088		Resident (0.5 mile)
DEKALB COUNTY RESIDENT		1705 Panola Road Stone Mountain, GA 30088		Resident (0.5 mile)
DEKALB COUNTY RESIDENT		1726 Panola Road Stone Mountain, GA 30088		Resident (0.5 mile)
DEKALB COUNTY RESIDENT		2063 Young Road Stone Mountain, GA 30088		Resident (0.5 mile)
DEKALB COUNTY RESIDENT		1751 Treymire Court Stone Mountain, GA 30088		Resident (0.5 mile)
DEKALB COUNTY RESIDENT		1766 Treymire Court Stone Mountain, GA 30088		Resident (0.5 mile)
DEKALB COUNTY RESIDENT		1821 Treymire Court Stone Mountain, GA 30088		Resident (0.5 mile)
DEKALB COUNTY RESIDENT		5325 Winmire Lane Stone Mountain, GA 30088		Resident (0.5 mile)
DEKALB COUNTY RESIDENT		1728 Vauxhall Drive Lithonia, GA 30058		Resident (0.5 mile)
DEKALB COUNTY RESIDENT		1744 Vauxhall Drive Lithonia, GA 30058		Resident (0.5 mile)
DEKALB COUNTY RESIDENT		1751 Vauxhall Drive Lithonia, GA 30058		Resident (0.5 mile)
DEKALB COUNTY RESIDENT		1735 Vauxhall Drive Lithonia, GA 30058		Resident (0.5 mile)
DEKALB COUNTY RESIDENT		1883 Singer Way Lithonia, GA 30058		Resident (0.5 mile)
DEKALB COUNTY RESIDENT		5610 Whittondale Road Lithonia, GA 30058		Resident (0.5 mile)





DEKALB COUNTY RESIDENT	1501 Dillard Road Stone Mountain, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1553 Dillard Road Stone Mountain, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1561 Dillard Road Stone Mountain, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5796 Christopher Lane Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1583 Stoneleigh Hill Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1563 Stoneleigh Hill Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5743 Tunbridge Wells Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5775 Tunbridge Wells Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1514 Stoneleigh Hill Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1498 Stoneleigh Hill Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5743 Albans Way Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5711 Dorian Court Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5721 Dorian Court Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5835 Christopher Lane Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5851 Christopher Lane Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1700 Hilton Ridge Court Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5789 Hilton Ridge Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5790 Taffeta Court Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1843 Cashmere Court Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5791 Hilton Ridge Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1824 Young Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5750 Hilton Ridge Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1734 Young Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5781 Christopher Lane Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1645 Tree Line Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5381 Biffle Downs Road Stone Mountain, GA 30088	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5387 Biffle Downs Road Stone Mountain, GA 30088	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5437 Biffle Road Stone Mountain, GA 30088	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1614 Downs Crossing Stone Mountain, GA 30088	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1620 Downs Crossing Stone Mountain, GA 30088	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5442 Biffle Court Stone Mountain, GA 30088	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5446 Biffle Court Stone Mountain, GA 30088	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5462 Biffle Court Stone Mountain, GA 30088	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5310 Winmire Lane Stone Mountain, GA 30088	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5316 Winmire Lane Stone Mountain, GA 30088	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1838 Treymire Court Stone Mountain, GA 30088	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1861 Treymire Court Stone Mountain, GA 30088	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1856 Treymire Court Stone Mountain, GA 30088	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1777 Treymire Court Stone Mountain, GA 30088	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5484 Covent Way Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5492 Covent Way Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	2078 Young Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	2086 Young Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1871 Taffeta Cove Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1883 Taffeta Cove Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1887 Hemming Way Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5593 Whittondale Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5601 Whittondale Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1676 Dunbarton Drive Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1700 Charmeth Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1730 Dunbarton Drive Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1738 Dunbarton Drive Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1759 Dunbarton Drive Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1751 Dunbarton Drive Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1732 Glen Arm Drive Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1724 Glen Arm Drive Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1700 Glen Arm Drive Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5495 Whittondale Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5485 Whittondale Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1734 Laurel Creek Circle Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1728 Laurel Creek Circle Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1674 Laurel Creek Circle Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1670 Laurel Creek Circle Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1654 Laurel Creek Circle Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1708 Vauxhall Drive Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1800 Grendon Court Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1849 Northwick Place Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1895 Petite Lane Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1830 Hadrian Way Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5503 Hadrian Court Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1829 Taffeta Trail Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1821 Taffeta Trail Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5798 Taffeta Court Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5766 Taffeta Court Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1859 Cashmere Court Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	2033 Young Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1761 Northwick Place Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1751 Northwick Place Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1966 Young Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1956 Young Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5572 Petite Court Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5553 Petite Point Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1830 Northwick Place Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1820 Northwick Place Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1803 Gingham Court Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1809 Gingham Court Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1784 Petite Lane Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1871 Taffeta Trail Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1892 Gingham Way Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1884 Gingham Way Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1655 Laurel Creek Circle Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1651 Laurel Creek Circle Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5681 Albans Way Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5689 Albans Way Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1493 Saint Dunstons Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1487 Saint Dunstons Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5613 Tunbridge Wells Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5601 Tunbridge Wells Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5666 Dillwood Crescent Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5669 Dillwood Crescent Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1601 Dillwood Court Stone Mountain, GA 30088	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1598 Dillwood Court Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5562 Emerald Glen Stone Mountain, GA 30088	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5575 Amethyst Pointe Stone Mountain, GA 30088	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5576 Amethyst Pointe Stone Mountain, GA 30088	Resident (0.5 mile)







DEKALB COUNTY RESIDENT	1519 Burnstone Drive Stone Mountain, GA 30088	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1555 Burnstone Drive Stone Mountain, GA 30088	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1583 Burnstone Drive Stone Mountain, GA 30088	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1605 Burnstone Drive Stone Mountain, GA 30088	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1600 Burnstone Drive Stone Mountain, GA 30088	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1582 Burnstone Drive Stone Mountain, GA 30088	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1558 Burnstone Drive Stone Mountain, GA 30088	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1520 Burnstone Drive Stone Mountain, GA 30088	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1505 Dillard Road Stone Mountain, GA 30088	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1509 Dillard Road Stone Mountain, GA 30088	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1545 Dillard Road Stone Mountain, GA 30088	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1573 Dillard Road Stone Mountain, GA 30088	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5720 Albans Way Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5780 Christopher Lane Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1599 Stoneleigh Hill Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1531 Stoneleigh Hill Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5711 Tunbridge Wells Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5742 Tunbridge Wells Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1538 Stoneleigh Hill Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5727 Albans Way Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1607 Young Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5744 Dorian Court Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5728 Misty Ridge Court Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1842 Young Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5859 Christopher Lane Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1768 Young Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1724 Hilton Ridge Court Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1729 Tree Line Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1716 Tree Line Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1813 Cashmere Court Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1842 Cashmere Court Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1821 Herringbone Hollow Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5808 Tree Line Court Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5815 Christopher Lane Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5766 Hilton Ridge Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1706 Young Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1688 Young Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1675 Tree Line Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5393 Biffle Downs Road Stone Mountain, GA 30088	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1600 Downs Crossing Stone Mountain, GA 30088	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5445 Biffle Road Stone Mountain, GA 30088	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1624 Downs Crossing Stone Mountain, GA 30088	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1628 Downs Crossing Stone Mountain, GA 30088	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5452 Biffle Court Stone Mountain, GA 30088	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5458 Biffle Court Stone Mountain, GA 30088	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5403 Biffle Way Stone Mountain, GA 30088	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1678 Panola Road Stone Mountain, GA 30088	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5324 Winmire Lane Stone Mountain, GA 30088	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1844 Treymire Court Stone Mountain, GA 30088	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1850 Treymire Court Stone Mountain, GA 30088	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	2061 Young Road Stone Mountain, GA 30088	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5476 Covent Way Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5500 Covent Way Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	2094 Young Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	2102 Young Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1885 Hemming Way Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1946 Taffeta Trail Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5577 Whittondale Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5585 Whittondale Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1708 Charmeth Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1716 Charmeth Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1718 Dunbarton Drive Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1746 Dunbarton Drive Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1775 Dunbarton Drive Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1767 Dunbarton Drive Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1716 Glen Arm Drive Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1708 Glen Arm Drive Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5503 Whittondale Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1645 Glen Arm Drive Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1744 Laurel Creek Circle Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1738 Laurel Creek Circle Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1664 Laurel Creek Circle Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1660 Laurel Creek Circle Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1760 Treymire Court Stone Mountain, GA 30088	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1820 Grendon Court Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1833 Northwick Place Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1841 Northwick Place Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1834 Hadrian Way Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5495 Hadrian Court Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1837 Taffeta Trail Lithonia, GA 30058	Resident (0.5 mile)
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DEKALB COUNTY RESIDENT	1807 Taffeta Trail Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5789 Taffeta Court Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5797 Taffeta Court Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	2023 Young Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	2043 Young Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1711 Vauxhall Drive Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	2040 Young Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1998 Young Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1982 Young Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1974 Young Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1809 Petite Lane Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5561 Petite Point Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1918 Young Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1912 Young Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1804 Gingham Court Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1801 Gingham Court Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1815 Gingham Court Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1776 Petite Lane Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1860 Gingham Way Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1876 Gingham Way Lithonia, GA 30058	Resident (0.5 mile)
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DEKALB COUNTY RESIDENT	1665 Laurel Creek Circle Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1661 Laurel Creek Circle Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1645 Laurel Creek Circle Lithonia, GA 30058	Resident (0.5 mile)







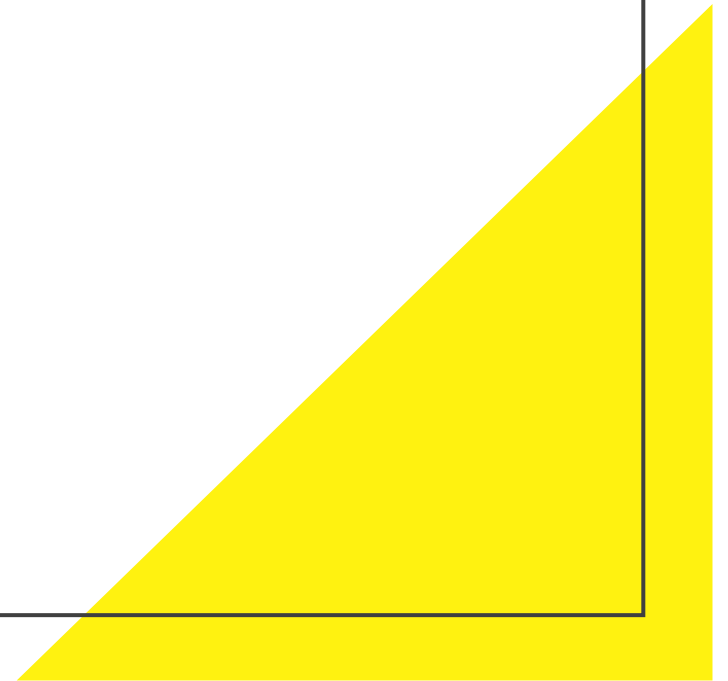


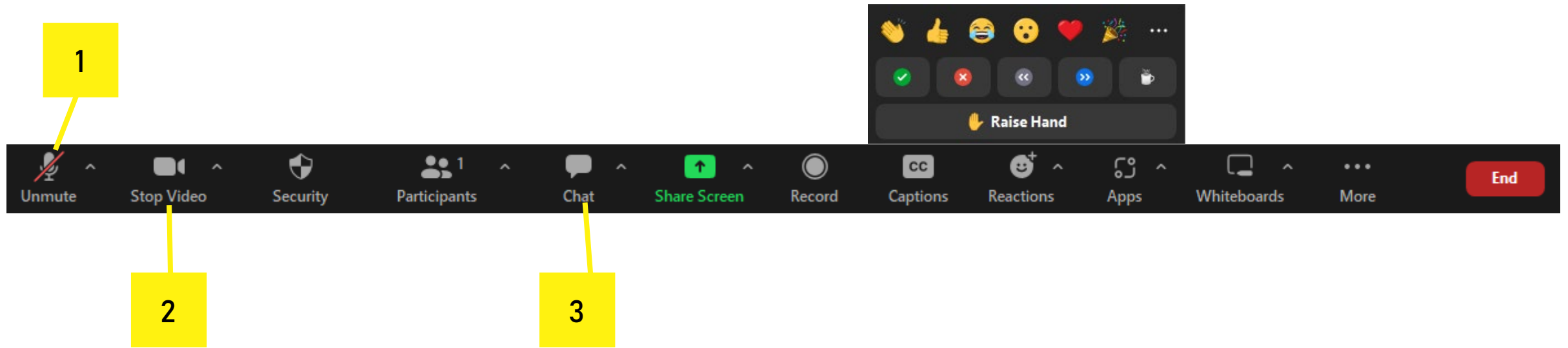


DEKALB COUNTY RESIDENT	1834 Cashmere Court Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5774 Hilton Ridge Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5758 Hilton Ridge Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1667 Tree Line Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1681 Tree Line Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1487 Panola Road Stone Mountain, GA 30088	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5401 Biffle Downs Road Stone Mountain, GA 30088	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5459 Biffle Road Stone Mountain, GA 30088	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1632 Downs Crossing Stone Mountain, GA 30088	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1652 Downs Crossing Stone Mountain, GA 30088	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1625 Downs Crossing Stone Mountain, GA 30088	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5453 Biffle Court Stone Mountain, GA 30088	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5422 Biffle Downs Road Stone Mountain, GA 30088	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5411 Biffle Way Stone Mountain, GA 30088	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1708 Panola Road Stone Mountain, GA 30088	Resident (0.5 mile)
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DEKALB COUNTY RESIDENT	5311 Winmire Lane Stone Mountain, GA 30088	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5461 Covent Way Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	5460 Covent Way Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1752 Vauxhall Drive Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1775 Vauxhall Drive Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	2052 Young Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	2110 Young Road Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1930 Taffeta Trail Lithonia, GA 30058	Resident (0.5 mile)
DEKALB COUNTY RESIDENT	1884 Taffeta Cove Lithonia, GA 30058	Resident (0.5 mile)

# 5449 Covington Hwy, Major Modification

August 7th Public Meeting





1. Mute and unmute your audio.
2. Stop your video.
3. Chat lets you send messages to the group of attendees or, privately, to selected individuals.





Please fill out this three-question survey.

# AGENDA

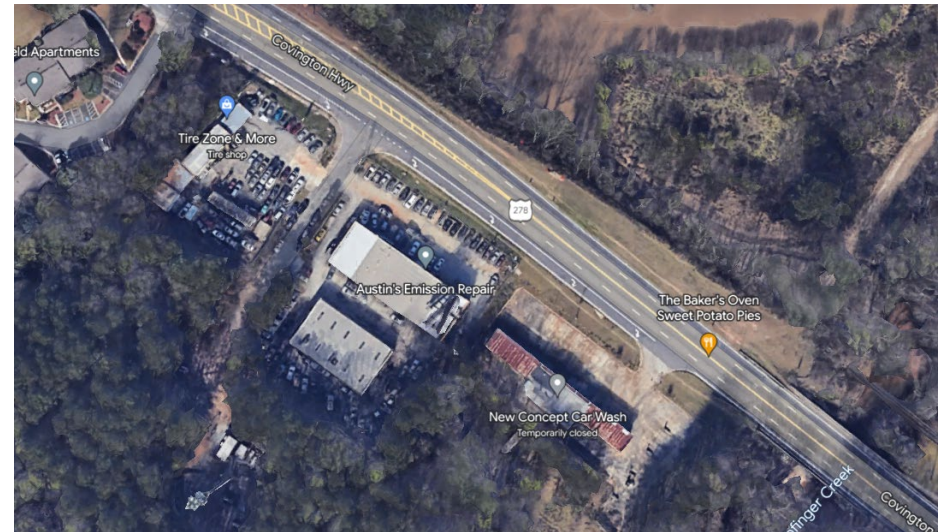
- SITE INFO
- PROPOSE DEVELOPMENT
- SIMILAR PROJECTS
- WHAT IS A "MAJOR MODIFICATION"
- CONCEPT PLAN
- NEXT STEPS + QUESTIONS

# SITE INFO

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5449 Covington Highway,  
Decatur, GA 30035

Parcel ID #: 16 006 02 007





# PROPOSED DEVELOPMENT

- Family-owned Imeca lumber & hardware store
  - Provides fixtures, materials, and other hardware
  - Intended for interior designers, contractors, and homeowners
-

# SIMILAR IMECA PROJECTS



Pompano Beach, FL



# SIMILAR IMECA PROJECTS



Delray Beach, FL



# OUR MAJOR MODIFICATION

We are conducting a major modification that would change the land use that was approved in 1987 to allow for a hardware store and modify certain zoning conditions to accommodate the proposed development, such as not needing parking spots reserved to work on vehicles.

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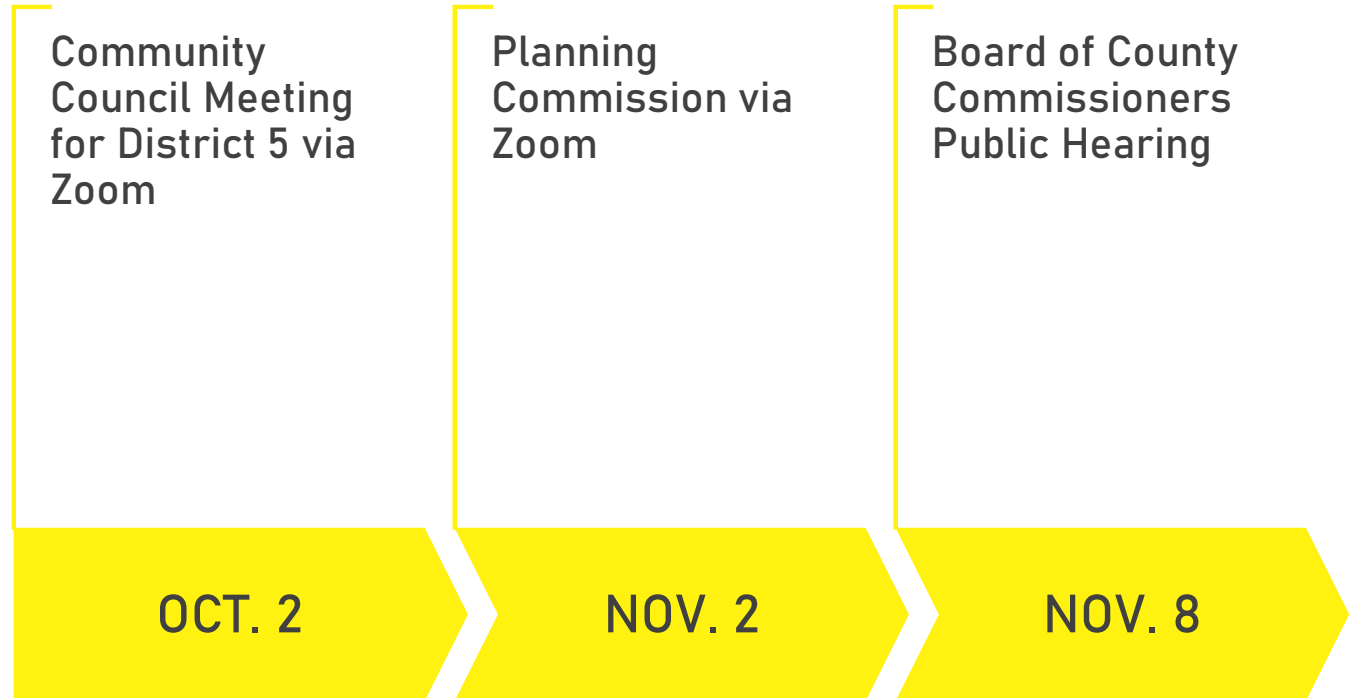


# POTENTIAL SITE LAYOUT





# NEXT STEPS IN THE PROCESS FOR THE MAJOR MODIFICATION



The proposed development will then go through site plan approval which will have additional public input opportunities.

# QUESTIONS



Imeca DeKalb  
Letter of Application/Impact Analysis  
DeKalb County, GA

Letter of Application

The proposed site is located at 5449 Covington Hwy with Parcel ID 16 006 02 007. The 1.40-acre site is currently vacant yet formerly served as the site of an automotive repair center and sits in the Neighborhood Center (NC) land use, which does not permit the current General Commercial (C-2) zoning. Although C-2 is not permitted, under the Tier 1 Hidden Hills Overlay District, the proposed use, a hardware store, is a permitted land use so long as the development is compliant with both the overlay district and the underlying zoning. The proposed use will be an Imeca Hardware Store (wholesale trade establishment). This will be an adaptive reuse project utilizing the existing buildings on site. The property will hold 14,692 square feet of building area that will serve as the “retail/inventory” space for the hardware materials. There will be seventeen (17) proposed parking spaces on the site, with one (1) proposed ADA space.

The property will be subject to the development regulations outlined in **Table 1**.

Development Regulations		
Setbacks		
Front (North)	Building	60 ft
	Landscape	0 ft
Rear (South)	Building	30 ft
	Landscape	0 ft
Side (East)	Building	20 ft
	Landscape	0 ft
Side (West)	Building	0 ft
	Landscape	35 ft
Maximum Building Height	35 ft	

Table 1. Setbacks and Maximum Height for proposed development.

The subject property currently contains zoning conditions per case CZ-87086 which restricts the allowable land uses. Under CZ-87086, the land use restricts the development to an auto-care center. Due to case CZ-87086, the intended major modification will remove the fourth condition under the CZ-87086 zoning, which states parking is used for employees’ cars and vehicles to be serviced. Per the application requirements, the previous approved minutes for the CZ-87086 conditions are attached.



The hours of operation are anticipated to be consistent with other Imeca hardware stores across the State of Georgia. The store will intend to be open Monday through Friday 7:30 am to 4:30 pm, Saturday 8:00 am to 12:00 pm, and closed on Sundays. The architectural style will be consistent with small scale Imeca's across both Florida and Georgia. The building will be roughly 35 feet in height, consistent with other Imeca stores. The specific architecture of this building will be slightly different from other Imeca stores since this project utilizes the two existing buildings on site consistent with urban infill and adaptive reuse principles.

## Impact Analysis

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

The zoning modification proposal is in conformity with the policy and intent as outlined in the comprehensive plan. The current zoning of the property is General Commercial (C-2) with zoning condition CZ-87086. The future land use map shows the property located in the Neighborhood Center (NC) land use. The DeKalb County Comprehensive Plan uses the concepts of Character Areas to add a generalized framework for land use in neighborhoods and communities throughout the county. NC Character Areas do not directly dictate zoning and design requirements, but instead act as general guidance. NC Character Areas generally promote a focal point for activities including retail, neighborhood commercial, and professional office that are easily accessible. The subject property is not a part of any applicable small area studies and is allowed per Section 3.37.6.

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

The zoning modification proposal will permit a use that is suitable in accordance with the use and development of adjacent and nearby property or properties. Per the DeKalb County Land Use Map, the subject property is surrounded to the northwest, southwest, and southeast by Local Commercial (C-1) zoning. The subject property has different zoning than the adjacent properties with the same Neighborhood Center (NC) land use. Both zoning districts allow shopping and service areas, outlined by Sec 2.26.1 of the DeKalb County Code of Ordinance. The property to the northwest is currently occupied by a tire shop, the property to the southwest is vacant, and the property to the southeast is a vacant commercial building. The modification proposal will not alter the adjacent properties NC land use, regardless of their current occupancy status.



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

The existing zoning of C-2 provides regulations that allow a variety of uses but the zoning condition strictly limits this to an auto-repair store. This major modification proposal will expand opportunities for economic use without needing to rezone the subject property.

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

The zoning modification proposal will not adversely affect the existing use or usability of adjacent or nearby property or properties. The adjacent or nearby properties are zoned as C-1 in the NC land use. The subject property is zoned C-2 with CZ-87086 zoning conditions that affect only the subject property.

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

There are no other existing or changing conditions affecting the use and development of the affected land areas. The existing conditions apply only to the subject property through CZ-87086.

***Whether there will be an impact on historic buildings, sites, districts, or archaeological resources resulting from the proposed change.***

The zoning modification proposal will not adversely affect historic buildings, sites, districts, or archaeological resources.

***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.***

The zoning proposal will not and could not cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. Traffic of the proposed use is not assumed to be more than that of the existing use. The subject property is located off Covington Highway, which is listed as a Major Arterial per the DeKalb County Recommended Functional Classification Map. Per the 2050 Comprehensive plan, these arterials operate at higher speeds, offering mobility but poor access to adjacent land uses. To improve accessibility to the site, there will be a proposed driveway off Covington Hwy in the NE corner of the subject property. The private shared access road off Covington Hariston Corner will also still be used to circulate traffic safely and efficiently. Vehicles will be able to turn into the site off Covington Hwy and



exit through the Covington Hariston Corner. Vehicles will also be able to exit the site off Covington Hwy.



DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

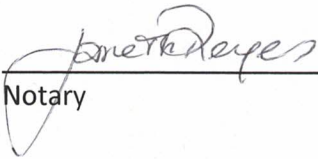
In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

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 \_\_\_\_\_\*

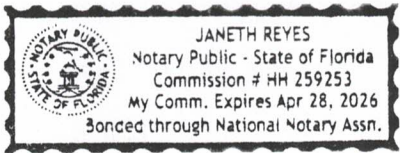
If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

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

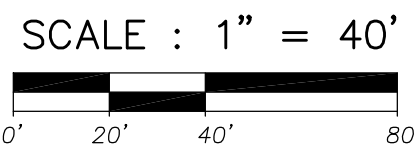
  
\_\_\_\_\_  
Signature of Applicant /Date  
Check one: Owner \_\_\_\_\_ Agent \_\_\_\_\_



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

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

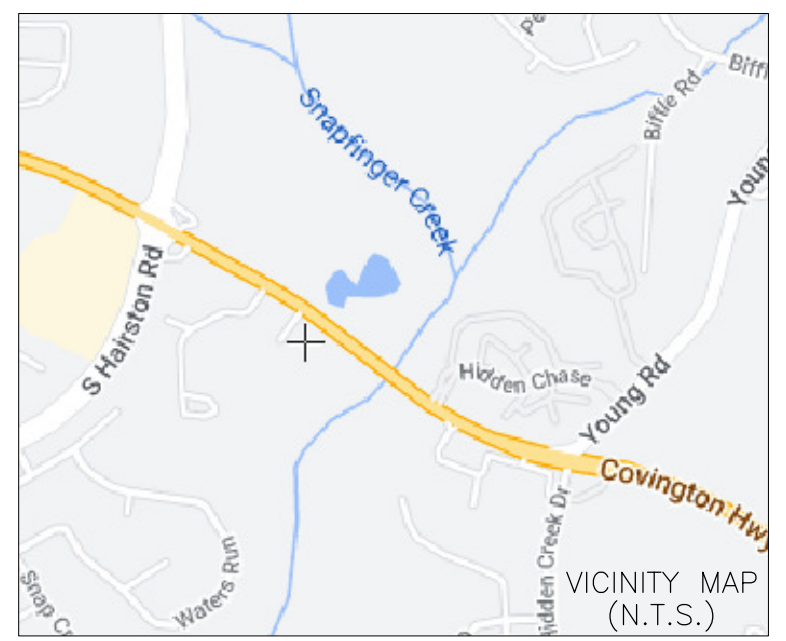




**FLOOD HAZARD STATEMENT:**  
 THIS PROPERTY DOES NOT LIE WITHIN THE  
 1% ANNUAL FLOOD (100-YEAR FLOOD)  
 FEDERAL FLOOD HAZARD AREA AS  
 PER PANEL NO. 13089C 0152J  
 DATE: MAY 16, 2013

**LEGAL REFERENCES:**  
 D.B. 21226, PG. 564  
 SURVEY FOR: TONY H. NGUYEN AND KIM JUONG T. TRINH  
 UNITER AMERICAN BANK, CHICAGO TITLE INSURANCE COMPANY  
 BY: A.S. GIOMETTI & ASSOCIATES, INC. DATED: 01/13/2006  
 SURVEY FOR: 5549 COVINGTON LLC  
 BY: ADAM & LEE LAND SURVEYING DATED: 07/15/2022

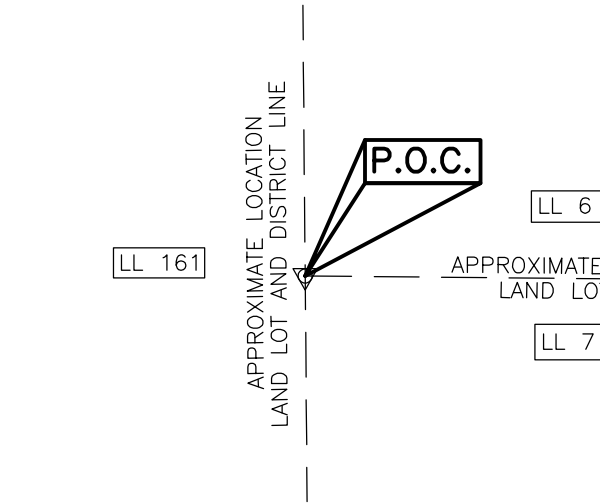
**PARKING**  
 THERE WERE NO IDENTIFIABLE  
 PARKING SPACES FOUND ON THIS  
 PROPERTY AT TIME OF SURVEY



**NOTES:**  
 FIELD INFORMATION FOR THIS SURVEY WAS  
 OBTAINED WITH A 5 SECOND THEODOLITE  
 AND AN ELECTRONIC DISTANCE METER.  
 THE FIELD DATA UPON WHICH THIS MAP  
 OR PLAT IS BASED HAS A CLOSURE  
 PRECISION OF ONE FOOT IN 17,805 FEET  
 AND AN ANGULAR ERROR OF 01 SECOND(S)  
 PER ANGLE POINT AND WAS ADJUSTED BY  
 LEAST SQUARES.  
 THIS MAP OR PLAT HAS BEEN CALCULATED  
 FOR CLOSURES AND IS FOUND TO BE  
 ACCURATE WITHIN ONE FOOT IN 411,538 FEET.  
 ALL IRON PINS SET ARE 1/2" REBAR WITH  
 CAP NUMBER 2867, UNLESS NOTED.  
 INFORMATION REGARDING THE REPUTED PRESENCE, SIZE,  
 CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES  
 AND STRUCTURES IS SHOWN HEREON, THERE IS NO CERTAINTY  
 OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE  
 CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING.  
 THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES  
 AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND  
 UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED.  
 THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND HIS  
 CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE  
 SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR  
 SUFFICIENCY OF THIS INFORMATION SHOWN HEREON.

**CURRENT ZONING:**  
 ZONING PER DEKALB COUNTY, GA.  
 ZONED C-2 (COMMERCIAL)  
 BUILDING SETBACK REQUIREMENTS:  
 FRONT - 60'  
 SIDE - 20'  
 REAR - 30'  
 NOTE:  
 ZONING INFORMATION SHOWN HEREON  
 TAKEN FROM ZONING MAPS AND  
 MUNICOD.COM ONLINE LIBRARY.  
 NO ZONING REPORT PROVIDED FOR  
 THIS SURVEY.

THIS BLOCK RESERVED FOR  
 THE CLERK OF THE SUPERIOR COURT



**LEGEND**

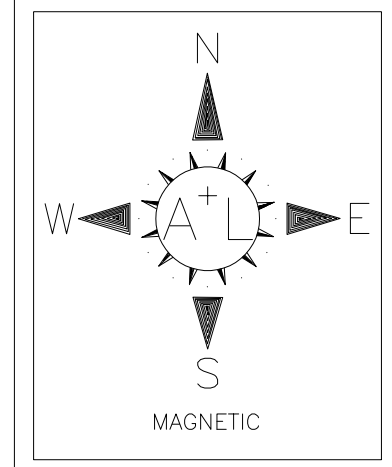
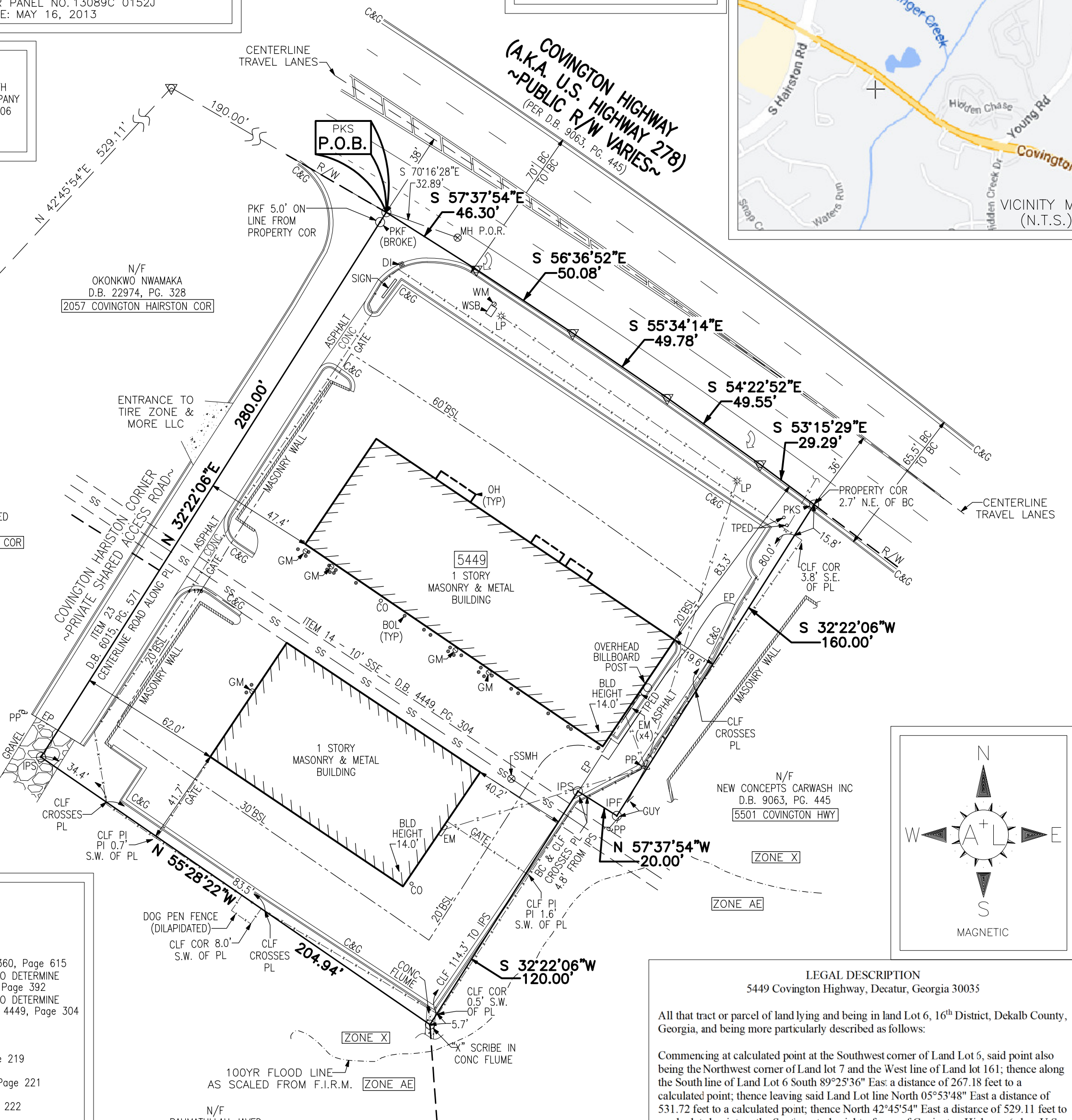
R/W	RIGHT-OF-WAY	LP *	LIGHT POLE
N/F	ADJOINING OWNERSHIP	MH	MANHOLE
BC	BACK OF CURB	PKF	"PK" NAIL FOUND
BLD	BUILDING	PL	PROPERTY LINE
BSL	BUILDING SETBACK LINE	PP	POWER POLE
CLF	CHAIN LINK FENCE	D.B.	DEED BOOK
CO	CLEAN-OUT	P.B.	PLAT BOOK
CONC	CONCRETE	PC	PAGE
COR	CORNER	P.O.B.	POINT OF BEGINNING
C&G	CURB & GUTTER	P.O.C.	POINT OF COMMENCEMENT
CP	CALCULATED POINT	P.O.R.	POINT OF REFERENCE
DI	DROP INLET	PI	POINT OF INTERSECTION
EM	ELECTRICITY METER	REB	REBAR
EP	EDGE OF PAVEMENT	SSE	SANITARY SEWER EASEMENT
FIRM	FLOOD INSURANCE RATE MAP	SSMH	SANITARY SEWER MANHOLE
GM	GAS METER	TYP	TYPICAL
ICV	IRRIGATION CONTROL VALVE	WM	WATER METER
IPF	1/2" REBAR	U	OVERHEAD UTILITY LINES
IPS	1/2" REBAR W/ CAP	ZONE AE	AREA INSIDE 100YR FLOOD
		ZONE X	AREA OUTSIDE 100YR FLOOD

**NOTES:**  
 IN MY OPINION THIS PLAT IS A CORRECT  
 REPRESENTATION OF THE LAND PLATTED  
 AND HAS BEEN PREPARED IN CONFORMITY  
 WITH THE MINIMUM STANDARDS AND  
 REQUIREMENTS OF THE LAW.  
 THIS SURVEY HAS BEEN PREPARED FOR THE  
 EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED  
 HEREON. NO EXPRESS OR IMPLIED WARRANTIES  
 WITH RESPECT TO THE INFORMATION SHOWN  
 HEREON IS TO BE EXTENDED TO ANY PERSONS  
 OR ENTITIES OTHER THAN THOSE SHOWN HEREON.  
 THERE WAS NO OBSERVED EVIDENCE OF SITE  
 USE AS A SOLID WASTE DUMP, SUMP OR  
 SANITARY LANDFILL.  
 THERE WAS NO EVIDENCE OF RECENT EARTH MOVING  
 WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS  
 OBSERVED IN THE PROCESS OF CONDUCTING  
 THE FIELDWORK.  
 THERE WAS NO EVIDENCE OF PROPOSED CHANGES  
 IN STREET.  
 THERE WAS NO EVIDENCE OF RECENT STREET OR  
 SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED  
 IN THE PROCESS OF CONDUCTING THE FIELDWORK.  
 THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE  
 TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA  
 AS SET FORTH BY IN CHAPTER 180-7 OF THE RULES OF  
 THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL  
 ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN  
 THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
 COMMITMENT NUMBER: GA22007079  
 COMMITMENT DATE: JULY 1, 2022
- ITEMS CORRESPONDING TO SCHEDULE B, PART II
- Easement to Georgia Power Company - Deed Book 2360, Page 615  
MAY OR MAY NOT AFFECT - DESCRIPTION TOO VAGUE TO DETERMINE
  - Easements in Right of Way Deed - Deed Book 3827, Page 392  
MAY OR MAY NOT AFFECT - DESCRIPTION TOO VAGUE TO DETERMINE
  - Snaphinger Creek Trunk Sewer Easement - Deed Book 4449, Page 304  
DOES AFFECT - AS SHOWN
  - Right-of-Way Easement - Deed Book 4541, Page 94  
DOES AFFECT - BLANKET IN NATURE
  - Easements in Warranty Deed - Deed Book 4625, Page 219  
DOES NOT AFFECT
  - Easement to La Petite Academy - Deed Book 4625, Page 221  
DOES NOT AFFECT
  - Easement to DeKalb County - Deed Book 4625, Page 222  
DOES NOT AFFECT
  - Easement to Valleyfield Apartments - Deed Book 5153, Page 780  
DOES NOT AFFECT
  - Conveyance of Access Rights - Deed Book 5912, Page 33  
DOES AFFECT - DESCRIPTION TOO VAGUE TO PLOT
  - Relinquishments of Access rights - Deed Book 5912, Page 34  
DOES AFFECT - DESCRIPTION TOO VAGUE TO PLOT
  - Use Restriction Agreement - Deed Book 5917, Page 146  
DOES AFFECT - BLANKET IN NATURE - NOT PLOTTABLE
  - Private Drive Easement Agreement - Deed Book 6015, Page 571  
DOES AFFECT - AS SHOWN
  - Parking Lot Easement Agreement - Deed Book 6015, Page 582  
DOES AFFECT - BLANKET IN NATURE - NOT PLOTTABLE
  - Easement to Georgia Power - Deed Book 6061, Page 156  
DOES AFFECT - BLANKET IN NATURE
  - Underground Easement - Deed Book 17826, Page 534  
DOES AFFECT - BLANKET IN NATURE

**AREA**  
 1.399 ACRES  
 60,982 SQ. FEET

NOTE: THIS PROPERTY SURVEYED IS THE SAME AS  
 DESCRIBED IN TITLE REPORT COMMITMENT # GA22007079  
 DATED JULY 1, 2022.



**LEGAL DESCRIPTION**  
 5449 Covington Highway, Decatur, Georgia 30035

All that tract or parcel of land lying and being in land Lot 6, 16th District, DeKalb County, Georgia, and being more particularly described as follows:

Commencing at calculated point at the Southwest corner of Land lot 5, said point also being the Northwest corner of Land lot 7 and the West line of Land lot 161; thence along the South line of Land lot 6 South 89°25'36" East a distance of 267.18 feet to a calculated point; thence leaving said Land lot line North 05°53'48" East a distance of 531.72 feet to a calculated point; thence North 42°45'54" East a distance of 529.11 feet to a calculated point on the Southwesterly right-of-way of Covington Highway (a.k.a. U.S. Highway 278); thence in a Southeasterly direction along said right-of-way a distance of 190.00 feet to a "PK" nail set and THE TRUE POINT OR PLACE OF BEGINNING. From this established Point of Beginning continue along said right-of-way the following courses and distances; South 57°37'54" East a distance of 46.30 feet to a calculated point; thence South 56°36'52" East a distance of 50.08 feet to a calculated point; thence South 54°22'52" East a distance of 49.55 feet to a calculated point; thence South 53°15'29" East a distance of 29.29 feet to a "PK" nail set; thence leaving said right-of-way South 32°22'06" West a distance of 160.00 feet to a 1/2 inch rebar found; thence North 57°37'54" West a distance of 20.00 feet to a 1/2 inch rebar set; thence South 32°22'06" West a distance of 120.00 feet to a "X" in a concrete flume; thence North 55°28'22" West a distance of 204.94 feet to a 1/2 inch rebar set; thence North 32°22'06" East a distance of 280.00 feet to THE TRUE POINT OR PLACE OF BEGINNING.

Said tract or parcel of land containing 1.399 acres.

**NOTES:**  
 ONLY ACTS OF POSSESSIONS, IF ANY, THAT ARE VISIBLE FROM CASUAL  
 INSPECTION OF THE PROPERTY ARE SHOWN HEREON. NO WARRANTY OR  
 GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ACTS OF POSSESSION  
 BY THE ADJOINERS TO THE LANDS SHOWN AND DESCRIBED HEREON.  
 UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR  
 NEGATIVE EASEMENT, IF ANY, WHICH MIGHT IMPACT ON THE USE OF THE  
 PREMISES WERE NOT LOCATED. NO LIABILITY IS ASSUMED BY THE  
 UNDERSIGNED FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY  
 GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THE PREMISES.  
 REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SIGNED, DATED,  
 AND SEALED WITH A SURVEYOR'S SEAL.

2"x3" FOR OFFICIAL USE ONLY

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF  
 LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE  
 ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING  
 INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS  
 WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON.  
 RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY  
 LOCAL JURISDICTIONS, AVAILABILITY OF PERMITS, COMPLIANCE WITH  
 LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY  
 USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED  
 LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM  
 TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH  
 IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION  
 FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH  
 IN O.C.G.A. SECTION 15-6-67.

SIGNATURE \_\_\_\_\_ JAMES A. JACOBS \_\_\_\_\_ 10/03/2023  
 PRINTED NAME DATE

**SURVEYOR'S CERTIFICATION**

TO: "5449 COVINGTON LLC, A FLORIDA LIMITED LIABILITY COMPANY  
 REGIONS BANK AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY"

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON  
 WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021  
 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND  
 TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND  
 NSPS, AND INCLUDES ITEMS: 1-4, 6(b), 7a, 7b(1),  
 7c, 8, 9, 13, 14, 16 & 17 OF TABLE "A" THEREOF.

THE FIELDWORK WAS COMPLETED ON SEPTEMBER 1, 2023.  
 DATE OF PLAT OR MAP: OCTOBER 3, 2023.

REVISIONS

--	--

**PROJECT DESCRIPTION:** ALTA/NSPS SURVEY FOR:

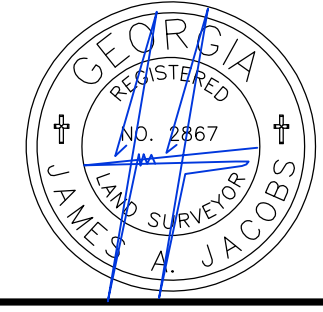
**5449 COVINGTON LLC, A FLORIDA LIMITED LIABILITY COMPANY  
 REGIONS BANK AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

5449 COVINGTON HIGHWAY, DECATUR, GEORGIA  
 COUNTY: DEKALB DISTRICT: 16TH  
 LAND LOT: 6 SECTION:

**ADAM & LEE LAND SURVEYING**

5640 GA. HWY. 20 S.  
 LOGANVILLE, GA. 30052 (770)554-8995

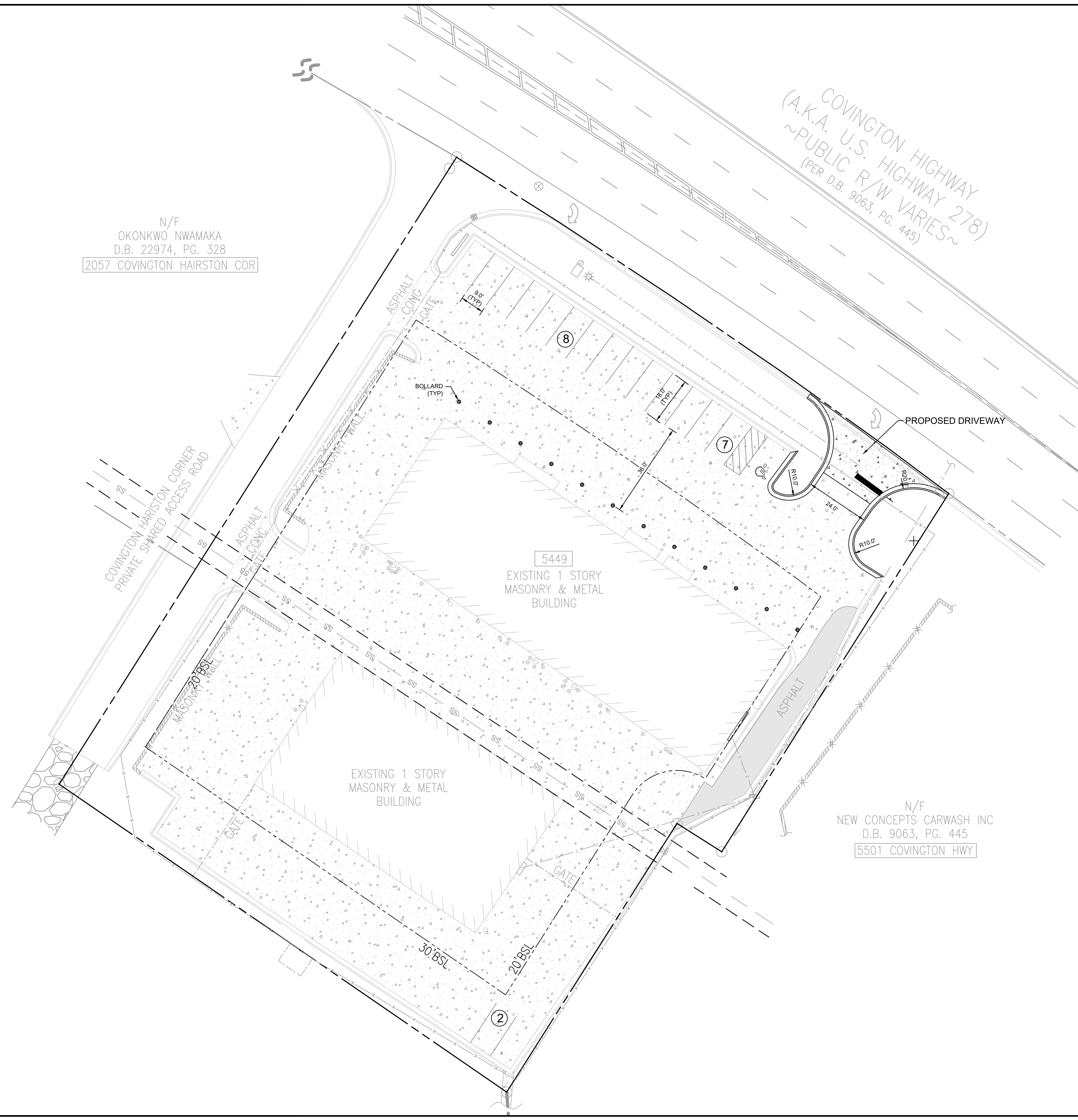
www.adamandlee.com



DATE OF PLAT PREPARATION	10/03/2023	BY: KKB
DATE OF FIELD SURVEY	09/01/2023	BY: OPG
SEE LEGAL REFERENCES		
SCALE:	1"=40'	
SHEET #	1 OF 1	
		23251

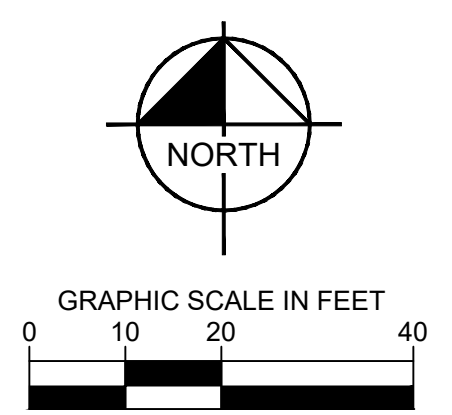


This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



N/F  
OKONKWO NWAMAKA  
D.B. 22974, PG. 328  
2057 COVINGTON HAIRSTON COR

COVINGTON HIGHWAY  
(A.K.A. U.S. HIGHWAY 278)  
~PUBLIC R/W VARIES~  
(PER D.B. 9063, PG. 445)



**General Information**

Property Tax ID #(s):	16-006-02-007	
Site Address:	5449 Covington Hwy Decatur, GA 30035	
Zoning:	Commerical (C-2)	
Overlay / Transect (if any):	Hidden Hills OVD Tier 1	
Setbacks:		
Front (North):	BLDG:	60 FT
	LANDSCAPE:	0 FT
Rear (South):	BLDG:	30 FT
	LANDSCAPE:	0 FT
Side (East):	BLDG:	20 FT
	LANDSCAPE:	0 FT
Side (West):	BLDG:	20 FT
	LANDSCAPE:	0 FT
Building Maximum Height (FT):	35 FT	
Existing Use(s)	Auto Service Garage	
Proposed Use(s)	Wholesale Trade Establishment	

**Area Data**

Total Site Area (AC):	1.4 AC	
Existing Building Area (GSF):	14,692 SF	
Existing Impervious Areas (SF):	53,222 SF	87.3 %
Building(s) Footprint:	14,692 SF	24.1 %
VUA:	36,595 SF	60.0 %
Misc:	1,935 SF	3.17 %
Existing SWMF Area (SF):	0 SF	
Proposed Impervious Area (SF):	53,683 SF	88.0 %
Building(s) Footprint:	14,692 SF	24.1 %
Misc:	2,028 SF	3.3 %
VUA:	36,963 SF	60.6 %
SWMF (SF):	0 SF	

**Parking Data**

<b>Required Parking Spaces:</b>	
Number of spaces required (if new development):	16 spaces
Required ADA spaces (if new development):	1 spaces
Total:	17 spaces
<b>Proposed Parking Spaces:</b>	
Number of regular spaces provided:	16 spaces
Number of ADA spaces provided:	1 spaces
Total number of spaces provided:	17 spaces
<b>Bicycle Parking Required:</b>	
Required number of bicycle parking spaces:	0
Proposed Bicycle Parking:	0

**Landscape / Urban Forest Data**

Redevelopment statistics:		
Redevelopment or New development?	REDEVELOPMENT	
Req'd Landscape Islands:	1 Ea	
Provided Landscape Islands:	1 Ea	
Required Landscape Area (SF):	6,098 SF	10.0 %
Landscape area provided (SF):	7,299 SF	12.0 %
Required Urban Forest Area (SF)	0 SF	0.0 %
Urban Forest area provided: (SF)	0 SF	0.0 %
Combination of LS area and UF area provided:	7,299 SF	12.0 %

No.	REVISIONS	DATE	BY

**Kimley»Horn**  
© 2013 KIMLEY-HORN AND ASSOCIATES, INC.  
2019 CLEVELAND BOULEVARD, SUITE 200  
TALLAHASSEE, FL 32308 / PHONE: 850-453-3500  
WWW.KIMLEY-HORN.COM / REGISTRY NO. 696

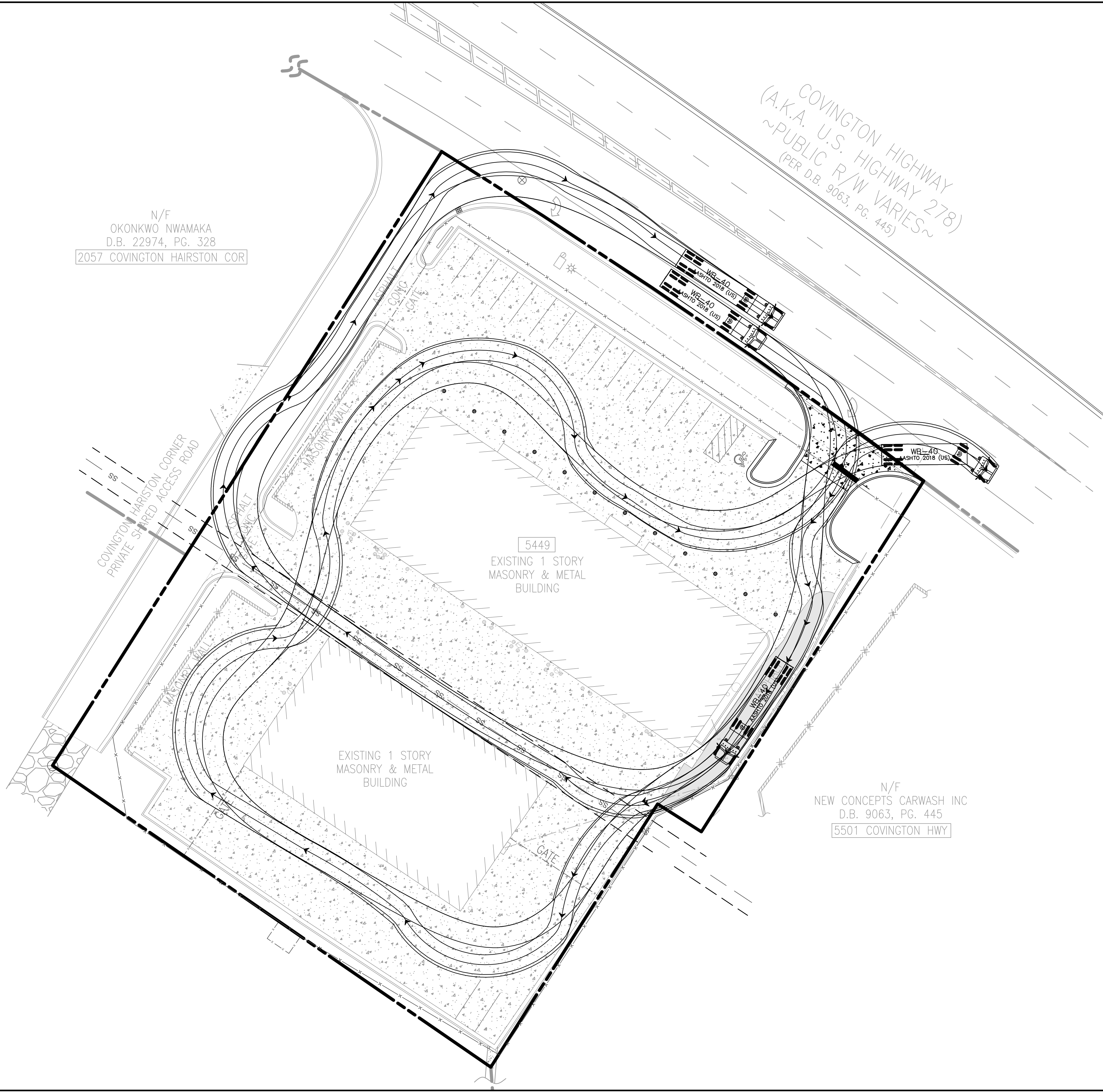
KHA PROJECT	140706010
DATE	10/26/2023
SCALE	AS SHOWN
DESIGNED BY	
DRAWN BY	
CHECKED BY	

**OVERALL SITE PLAN**

IMECA - DEKALB  
PREPARED FOR  
COCCHIOLA, LLC  
DEKALB COUNTY GEORGIA



This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



No.	REVISIONS	DATE	BY

**Kimley»Horn**  
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
 20519 COTTLEWELL BOULEVARD  
 TALLAHASSEE, FL 32308 / PHONE: 850-553-3500  
 WWW.KIMLEY-HORN.COM / REGISTRY NO. 696

KHA PROJECT 140706010
DATE 10/26/2023
SCALE / AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

## CIRCULATION PLAN

IMECA - DEKALB  
 PREPARED FOR  
 COCCHIOLA, LLC  
 DEKALB COUNTY GEORGIA

SHEET NUMBER  
 N/A



**This document prepared by:**

Old Republic Title Insurance Company  
1125 Sanctuary Pkwy  
Suite 140  
Alpharetta, GA 30009  
DeKalb 16 006 02 007  
Forsyth County Parcel ID ~~043056~~  
\*\*\*\*

**LIMITED WARRANTY DEED**

**STATE OF GEORGIA**

**COUNTY OF**

THIS INDENTURE is made this 25<sup>th</sup> day of July, 2022, by and between **Pauline Do**, (hereinafter referred to as "**Grantor**") and **5449 Covington LLC, a Florida limited liability company** (hereinafter referred to as "**Grantee**"), the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits.

**WITNESSETH THAT:**

GRANTOR, for and in consideration of the sum of One and No/100 Dollars (\$1.00) in hand paid and other valuable consideration, the receipt of which is hereby acknowledged, has bargained, sold and by these presents does bargain and sell to the said Grantee and the successors and assigns of Grantee, the real estate described on Exhibit A attached hereto with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

This conveyance and the warranties contained herein are expressly made subject to those current taxes and assessments not yet due and payable from the date hereof and subsequent years, and all covenants, conditions, restrictions, reservations, easements, tenancies and declarations or other matters of record, a current and accurate survey of the property herein conveyed, and all matters accruing prior to the date of acquisition of the property by Grantor (the "Permitted Exceptions").

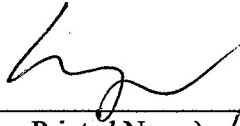
TO HAVE AND TO HOLD the said described premises unto the said Grantee and the successors and assigns of Grantee, so that neither the said Grantor nor the successors of Grantor, nor any other persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right, title or interest in or to the aforesaid described premises or its appurtenances, or any rights thereof.

AND Grantor will warrant and forever defend the right and title to said land unto Grantee against the claims of all persons claiming by, through or under Grantor, except for claims arising under or by virtue of the Permitted Exceptions.

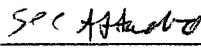
**IN WITNESS WHEREOF**, Grantor has executed these presents and affixed its seal the day and year first above written.

Signed, sealed, and delivered  
in the presence of:

GRANTOR:

  
\_\_\_\_\_  
(Witness Printed Name) LARRY NGUYEN

By:   
\_\_\_\_\_  
Name: Pauline Do

  
\_\_\_\_\_  
(Notary Public Signature)

My commission expires: \_\_\_\_\_

(NOTARIAL SEAL)

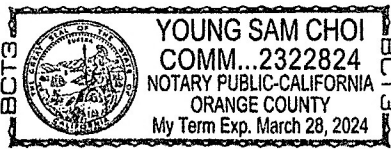
**HANCOCK ACKNOWLEDGEMENT FOR GEORGIA INSTRUMENTS SIGNED IN CALIFORNIA**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of Orange }

Subscribed and acknowledged simultaneously before me ~~me~~ on this 22 day of July,  
2022 by Pruline Do, proved to me on the basis  
of satisfactory evidence to be the person(s) who appeared before me.

Seal



Signature: [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal and/or Stamp Above OPTIONAL

\* Though the information below is not required by law, it may prove valuable to person relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer's name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_

## EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 6 OF THE 16<sup>TH</sup> LAND DISTRICT OF DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT THE NORTHWEST CORNER OF LAND LOT 7, 16<sup>TH</sup> DISTRICT, DEKALB COUNTY, GEORGIA AND RUNNING THENCE ALONG THE SOUTHERN LINE OF LAND LOT 6 AND BEARING SOUTH 89 DEGREES 25 MINUTES 36 SECONDS EAST, A DISTANCE OF 267.18 FEET TO AN IRON PIN; RUNNING THENCE ON A BEARING OF NORTH 05 DEGREES 53 MINUES 48 SECONDS EAST, ADISTANCE OF 531.72 FEET TO AN IRON PIN; RUNNING THENCE ON A BEARING OF NORTH 42 DEGREES 45 MINUTES 54 SECONDS EAST, A DISTANCE OF 529.11 FEET TO AN IRON PIN ON THE SOUTHERN RIGHT OF WAY OF COVINGTON HIGHWAY , A/K/A U. S. ROUTE 278; RUNING THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY AND FOLLOWING THE CURVATURE THEREOF AN ARC DISTANCE OF 190.00 FEET, SAID ARC BEING DEFINED BY A HORD HAVING A BEARDING OF SOUTH 59 DEGREES 55 MINUTES 24 SECONDS EAST AND A DISTANCE OFF 189.96 FEET TO AN IRON PIN AT THE TRUE POINT OF BEGINNING

BEGINNING AT THE TRUE POINT OF BEGINNING AND RUNNING THENCE ALONG SIAD RIGHT OF WAY ON A BEARING OF SOUTH 57 DEGREES 37 MINUTES 54 SECONDS EAST A DISTANCE OF 46.30 FEET TO AN IRON PIN; RUNNING THENCE ALONG SAID RIGHT OF WAY ON A BEARING OF SOUTH 56 DEGREES 36 MINUTES 52 SECONDS EAST, A DISTANCE OF 50.08 FEET TO AN IRON PIN; RUNNING THENCE ALONG SAID RIGHT OF WAY ON A BEARING OF SOUTH 55 DEGREES 34 MINUTES 14 SECONDS EAST A DISTANCE OF 49.78 FEET TO AN IRON PIN, RUNNING THENCE ON A BEARING SOUTH 54 DEGREES 22 MINUTES 52 SECONDS EAST, A DISTANCE OF 49.55 FEET TO AN IRON PIN; RUNNING THENCE ON A BEARING OF 53 DEGREES 15 MINUTES 29 SECONDS EAST, A DISTANCE OF 29.29 FEET TO AN IRON PIN; RUNNING THENCE ON A BEARING OF SOUTH 32 DEGREES 22 MINUTES 06 SECONDS WEST, A DISTANCE OF 160.00 FEET TO AN IRON PIN; RUNNING THENCE ON A BEARING OF NORTH 57 DEGREES 37 MINUTES 54 SECONDS WEST A DISTANCE OF 20.00 FEET TO AN IRON PIN; RUNNING THENCE ON A BEARNIG OF SOUTH 32 DEGREES 22 MINUTES 06 SECONDS WEST, A DISTANCE OF 120.00 FEET TO AN IRON PIN; RUNNING THENCE ON A BEARING OF NORTH 55 DEGREES 28 MINUTETS 22 SECONDS WEST, A DISTANCE OF 204.94 FEET TO AN IRON PIN; RUNNING THENCE ON A BEARING OF NORTH 32 DEGREES 22 MIMNUTES 06 SECONDS EAST, A DISTANCE OF 280.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINING 1.40 ACRE, MORE OR LESS AS PER SURVEY FOR UNITED AMERICAN'S BANK, CHICAGO TITLE INSURANCE COMPANY AND TONY H.

NGUYEN AND KIM HONT T. TRINH PREPARED BY A. S. GIOMETTI & ASSOCIATES, INC. JANUARY 13, 2016 AND CERTIFIED BY A. S. GIOMETTI, GRLS #1125

**TOGETHER WITH** EASEMENT RIGHTS AND BENEFITS CREATED BY AND PURSUANT TO THAT CERTAIN SEWER AND UTILITY EASEMENT BETWEEN NEW CONCEPT CAR WASH, A GEORGIA GENERAL PARTNERSHIP, AND T. KENNETH MINCHEW, JR., DATED JUNE 22, 1990, FILED JULY 5, 1990, AND RECORDED IN DEED BOOK 6737, PAGE 472, RECORDS OF THE SUPERIOR COURT OF DEKALB COUNTY, GEORGIA

As also described in that certain Survey prepared by Adam & Lee Land Surveying , James A. Jacobs GRLS 2567 as described in that survey as follows:

All that tract or parcel of land lying and being in land Lot 6, 16<sup>th</sup> District, Dekalb County, Georgia, and being more particularly described as follows:

Commencing at calculated point at the Southwest corner of Land Lot 6, said point also being the Northwest corner of Land lot 7 and the West line of Land lot 161; thence along the South line of Land Lot 6 South 89°25'36" East a distance of 267.18 feet to a calculated point; thence leaving said Land Lot line North 05°53'48" East a distance of 531.72 feet to a calculated point; thence North 42°45'54" East a distance of 529.11 feet to a calculated point on the Southwesterly right-of-way of Covington Highway (a.k.a. U.S. Highway 278); thence in a Southeasterly direction along said right-of-way a distance of 190.00 feet to a "PK" nail set and THE TRUE POINT OR PLACE OF BEGINNING. From thus established Point of Beginning continue along said right-of-way the following courses and distances; South 57°37'54" East a distance of 46.30 feet to a calculated point; thence South 56°36'52" East a distance of 50.08 feet to a calculated point; thence South 55°34'14" East a distance of 49.78 feet to a calculated point; thence South 54°22'52" East a distance of 49.55 feet to a calculated point; thence South 53°15'29" East a distance of 29.29 feet to a "PK" nail set; thence leaving said right-of-way South 32°22'06" West a distance of 160.00 to a ½ inch rebar found; thence North 57°37'54" West a distance of 20.00 feet to a ½ inch rebar set; thence South 32°22'06" West a distance of 120.00 feet to a "X" set in a concrete flume; thence North 55°28'22" West a distance of 204.94 feet to a ½ inch rebar set; thence North 32°22'06" East a distance of 280.00 feet to THE TRUE POINT OR PLACE OF BEGINNING.

Said tract or parcel of land containing 1.399 acres.



PERMITTED EXCEPTIONS

1. All taxes and assessments for the year 2022 and subsequent years, not due and payable, and any additional taxes which may be assessed for current or prior years due to revised appraisal, re-assessment of taxes or an appeal.
2. Easement from H. J. Pendley to Georgia Power Company, dated September 20, 1968, filed October 18, 1968, and recorded in Deed Book 2360, Page 615, records of the Superior Court of DeKalb County, Georgia.
3. Easements as contained in that certain Right of Way Deed from Horace J. Pendley, Sr., a/k/a H. J. Pendley, Sr. to the Department of Transportation, dated June 5, 1978, filed June 22, 1978, and recorded in Deed Book 3827, Page 392, aforesaid records.
4. Snapfinger Creek Trunk Sewer Easement from Horace J. Pendley, Sr to DeKalb, Georgia, dated January 27, 1981, filed April 10, 1981, and recorded in Deed Book 4449, Page 304, aforesaid records.
5. Right-of-Way Easement from Horace J. Pendley, Sr to Georgia Power Company, dated September 9, 1981, filed September 29, 1981, and recorded in Deed Book 4541, Page 94, aforesaid records.
6. Conveyance of Access Rights by and between Department of Transportation and T. Kenneth Minchew, Jr., and Dekalb Car Care Partners, Ltd., dated August 7, 1987, filed August 10, 1987, and recorded in Deed Book 5912, Page 33, aforesaid records.
7. Relinquishments of Access rights as contained in that certain Right of Way Deed from T. Kenneth Minchew, Jr., and Dekalb Car Care Partners, Ltd., to Department of Transportation, dated August 7, 1987, filed August 10, 1987, and recorded in Deed Book 5912, Page 34, aforesaid records.
8. Use Restriction Agreement by and between T. Kenneth Minchew, Jr., and DeKalb Car Care Partners, Ltd., a Georgia limited partnership, dated August 7, 1987, filed August 10, 1987, and recorded in Deed Book 5917, Page 146, aforesaid records. (28)
9. Private Drive Easement Agreement by and between T. Kenneth Minchew, Jr., and DeKalb Car Care Partners, Ltd., a Georgia limited partnership, dated November 11, 1987, filed December 9, 1987, and recorded in Deed Book 6015, Page 571, aforesaid records.
10. Parking Lot Easement Agreement by and between DeKalb Car Care Partners, Ltd., a Georgia limited partnership with Michael E. Pou, Max G. Corder, Steven C. Smith and T. Kenneth Minchew, Jr., dated August 7, 1987, filed December 9, 1987, and recorded in Deed Book 6015, Page 582, aforesaid records. (28)
11. Easement from DeKalb Car Care Partners, Ltd., to Georgia Power Company, dated December 22, 1987, filed February 16, 1988, and recorded in Deed Book 6061, Page 156, aforesaid records.
12. Underground Easement from Richard Kwon to Georgia Power Company, dated August 3, 2005, filed August 26, 2005, and recorded in Deed Book 17826, Page 534, aforesaid records. (28)



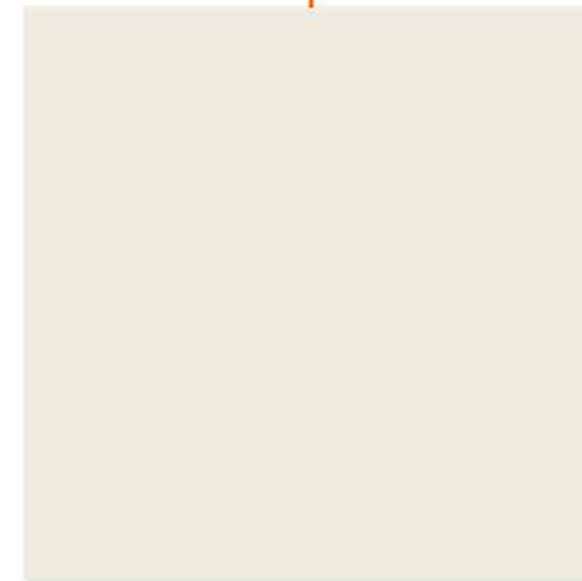
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CONFIDENT YELLOW



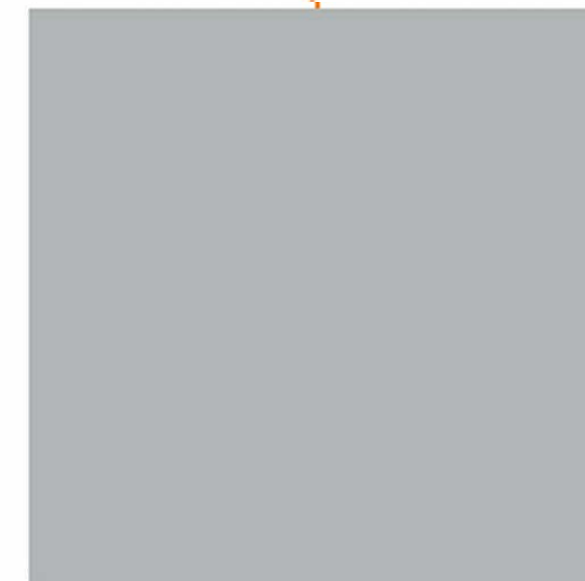
SW-7048  
URBAN BRONZE



SPEAK EASY PORCELAIN STONE  
SWEET GEORGIA BROWN



SW-7551  
GREEK VILLA



SW-7072  
ONLINE



EXTERIOR FINISHES  
DATE: 2023.10.30

SCHIMBERG  
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ARCHITECTURE · INTERIOR DESIGN

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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: Andrew Jurewicz Phone: 850-328-2921 Email: andrew.jurewicz@kimley-horn.com

Property Address: 5449 Covington Highway

Tax Parcel ID: 16 006 02 007 Comm. District(s): 5 & 7 Acreage: 1.36 acres

Existing Use: Vacant Building Proposed Use: approx 10,000 sf hardware store

Supplemental Regs: No Overlay District: Yes-Tier 1 Hidden Hills Overlay District  
DRI: No

Rezoning: Yes  No

Existing Zoning: Tier 1 of Hidden Hills Overlay District with underlying C-2 zoning with zoning conditions CZ-87-086 Proposed Zoning: \_\_\_\_\_ Square Footage/Number of Units: \_\_\_\_\_

Rezoning Request: s

Land Use Plan Amendment: Yes  No

Existing Land Use: NC Proposed Land Use: NA Consistent   
Inconsistent

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

Special Land Use Request(s): \_\_\_\_\_

Major Modification: Yes  No  Existing Case Number(s): CZ-87086

10,000 + SF hardware store—Tier 1 allows hardware and building materials establishments subject to a maximum height of five (5) stories and compliance with development requirements of Hidden Hills Overlay District and the underlying C-2 zoning district as well as must comply with current zoning conditions of case CZ-87086 which are not proposed for deletion/modification—while the NC Character Area does not allow the current C-2 zoning, the land use is governed by the Tier 1 of the Hidden Hills Overlay which allows hardware stores as a permitted land use. Applicant indicates that the majority of the business will be for retail sales to the customer, but there will be a small portion of the hardware store will be for storage of products to be sold by the hardware store. Applicant indicates no other land uses are proposed.

Condition(s) to be modified:

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### WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: \_\_\_\_\_ Review Calendar Dates: \_\_\_\_\_ PC: 09/12/23 \_\_\_\_\_ BOC:  
09/28/23 \_\_\_\_\_ Letter of Intent:  Impact Analysis:  Owner Authorization(s):   
Campaign Disclosure:  Zoning Conditions:  Community Council Meeting:  
 08/07/23 \_\_\_\_\_ 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 (No site plan submitted)

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: \_\_\_\_\_

**\*\*Last day to hold –pre-community meeting with 15 days notice to qualify for September 2023 agenda cycle is June 28, 2023**

**\*\*Filing Deadline for application is July 7, 2023**

**\*\*Slots filled on first come first serve basis for complete applications. If 20 case threshold is hit, the case will be moved to November agenda cycle.**

Possible Variances: \_\_\_\_\_

Comments: \_\_\_

While the NC Character Area does not allow the current C-2 zoning, the land use is governed by Tier 1 of the Hidden Hills Overlay District which allows hardware stores as a permitted land use subject to a maximum height of five (5) stories and compliance with development requirements of Hidden Hills Overlay District and the underlying C-2 zoning district. **However, the Subject Property has zoning conditions per case CZ-87086 which restrict the land use to an auto-care center. The applicant will need to modify other current approved zoning conditions to accommodate their proposed development including but not limited to condition #4 related to vehicles parking for cars awaiting service.** Applicant will also need to provide justification as to how the proposed land use and plan is compatible with surrounding properties and that there will be compliance with all development requirements of the Hidden Hills Overlay District including building setbacks, minimum open space, parking, parking lot landscaping, building materials, sidewalks, street trees, etc.

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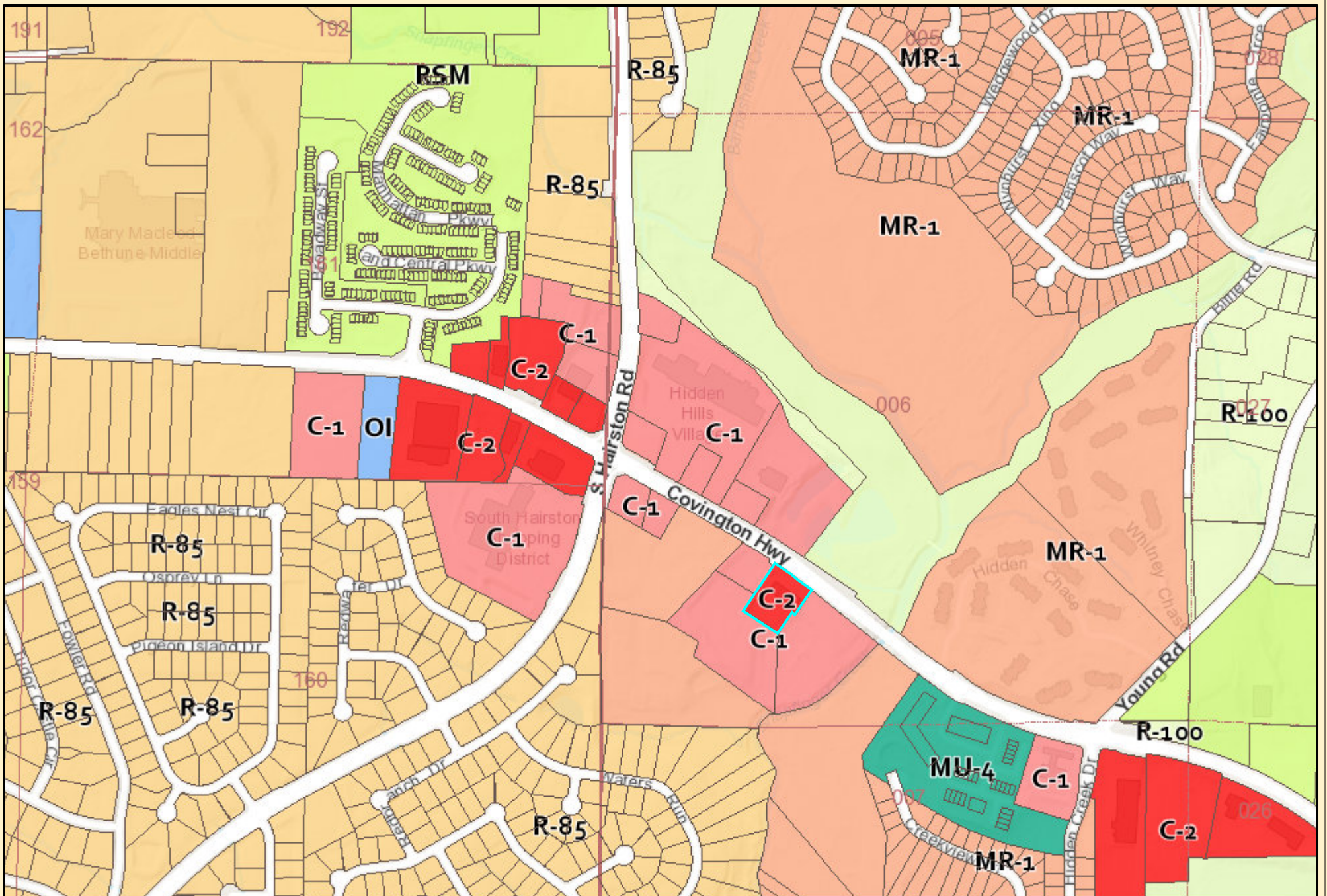
This only a preliminary review and is not a complete list of zoning requirements, a final and complete review will be done upon official submission of a rezoning application and concept plan

Planner: John Reid, Senior Planner

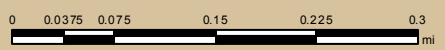
Date: 6/6/2023

**FILING FEES**

<b>REZONING:</b> 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
<b>LAND USE MAP AMENDMENT</b>	\$500.00
<b>SPECIAL LAND USE PERMIT</b>	\$400.00



## Zoning



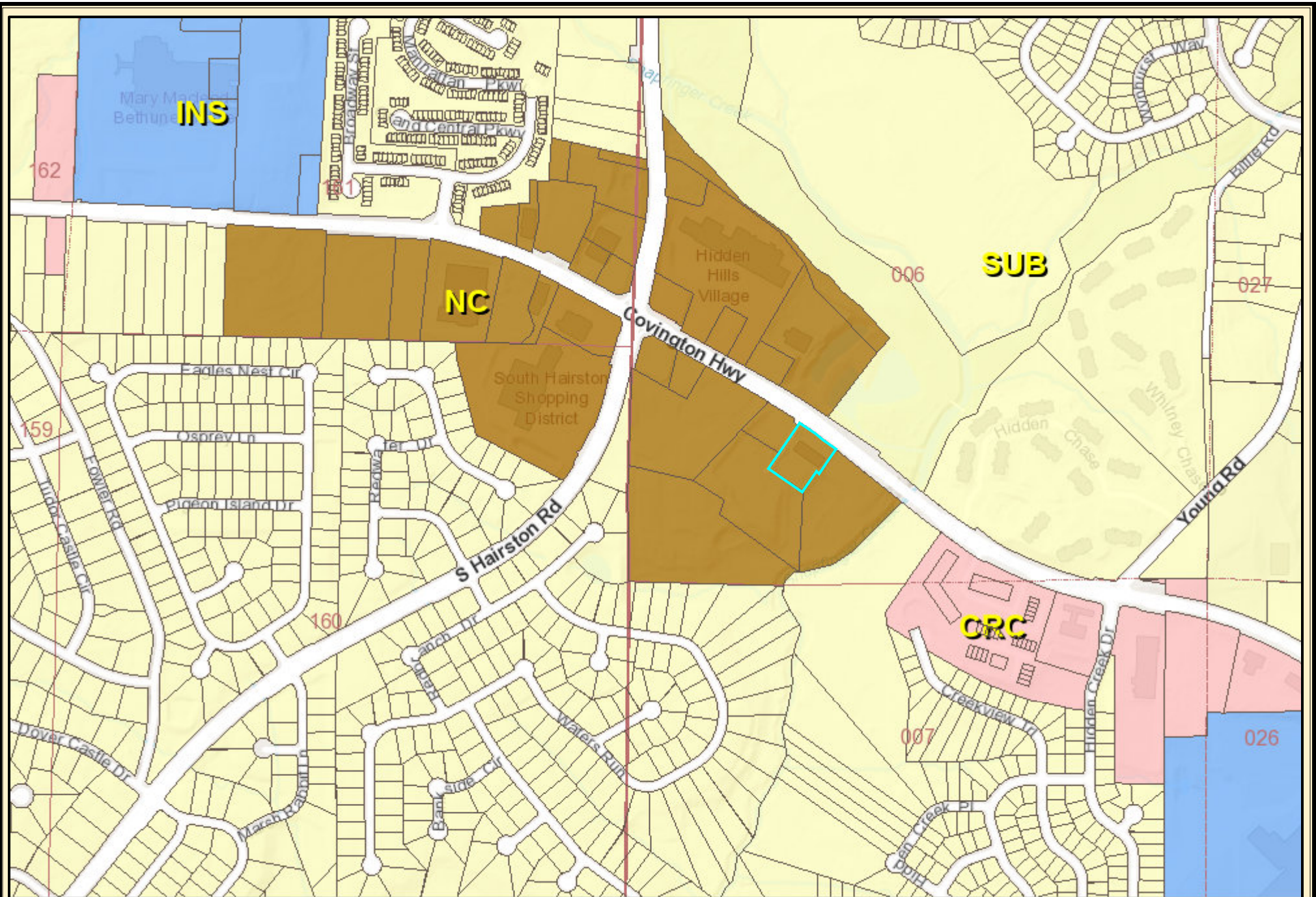
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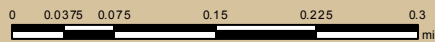
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## Land Use



Date Printed: 12/21/2023



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16 006 01 005

16 006 02 009

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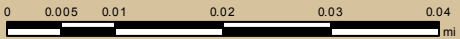
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### Aerial



Date Printed: 12/21/2023

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