# DeKalb County Department of Planning & Sustainability

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

**Planning Commission Hearing Date: March 2, 2021**
**Board of Commissioners Hearing Date: March 25, 2021**

## STAFF ANALYSIS

**Case No.:** Z-21-1244581 **Agenda #:** N7

**Location/Address:** 2346 Pine Mountain Street **Commission District:** 5 **Super District:** 7

**Parcel ID:** 16-168-01-008

**Request:** To rezone the subject property from the RE (Residential Estate) District to M (Light Industrial) for an office/warehouse facility.

**Property Owner(s):** MH Lithonia Holdings, LLC & Neisem Properties, LLC

**Applicant/Agent:** Joseph Cooley, Esq.

**Acreage:** 1.8 acres

**Existing Land Use:** Undeveloped

**Surrounding Properties:** To the north of the subject property are residential parcels, to the south are undeveloped parcels, to the west are residential and undeveloped parcels, and to the east is a truck lot.

**Adjacent Zoning:** **North:** M **South:** M **East:** M **West:** M

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

| | |
|---|---|
| **Proposed Density:** N/A | **Existing Density:** N/A |
| **Proposed Square Ft.:** TBD | **Existing Units/Square Feet:** 0 SF |
| **Proposed Lot Coverage:** TBD | **Existing Lot Coverage:** 14% |

## ZONING HISTORY

Zoning records indicate that all properties along upper Pine Mountain Street were zoned industrial, as of 1963. Moreover, the residential community south of the subject property has been zoned R-75 since at least 1963. The subject property was conditionally rezoned to RE in 1983. Staff has been unable to find records related to that zoning change. Additionally, a future land use map amendment to Light Industrial (LIND) and a rezoning to M (Light Industrial) were disapproved by the Board of Commissioners in November 2018.

## SUBJECT PROPERTY AND VICINITY

The undeveloped subject property is approximately 1.8 acres. A mobile home once existed on-site, but it was demolished a few years ago. The site contains existing driveways and appears to be used for overflow parking from adjacent residential properties, but otherwise, the subject property is nondescript.

The northern portion of Pine Mountain Street is a narrow, two-way, local street without sidewalks or curb and gutter. With multiple auto repair businesses along Rock Chapel Road and a large 18-wheeler truck parking yard, quarries and other resource extraction sites, warehouses, and bulk landscaping supply yards along Turner Hill Road, the character of the general area could best be described as "rural industrial." There are six homes on M zoned lots in the general area. However, in the immediate area, there are five residences along the upper portion of Pine Mountain Street; one of them is zoned RE and the other four are zoned M. Additionally, southwest of the subject property, along lower Pine Mountain Street and surrounding local roads, is an established residential neighborhood with R-75 (Residential Medium Lot-75) zoning. A portion of the neighborhood is located within the jurisdiction of the City of Lithonia.

## LONG-RANGE PLANNING CONTEXT

Please note that the applicant filed a companion application to amend the future land use map designation of the parcel from Suburban (SUB) to Light Industrial (LIND). Please review Case LP-21-1244580 (Agenda Item N6) for additional long-range planning analysis.

## PROJECT DESCRIPTION

The applicant is seeking light industrial zoning of the subject property. Following the District 5 Community Council meeting, the applicant informed staff that an office/warehouse is the intended use for the subject property, pending rezoning approval.

## COMPLIANCE WITH DISTRICT STANDARDS:

| M DEVELOPMENT STANDARDS | REQUIREMENT | PROPOSED | COMPLIANCE |
|---|---|---|---|
| MIN. OPEN SPACE | 15% | Unknown | To be determined |
| MIN. TRANSITIONAL BUFFER | N/A | N/A | N/A |
| MIN. ENHANCED OPEN SPACE | N/A | N/A | N/A |
| MIN. LOT AREA | 30,000sf | 79,361sf | Yes |
| MIN. LOT WIDTH | 100 feet | 76.2 feet | No (Nonconforming lot) |

| | | | | |
|---|---|---|---|---|
| MAX. LOT COVERAGE | | 80% | Unknown | To be determined |
| BUILDING SETBACKS | FRONT (arterial road) | Min. 60 ft. | Unknown | To be determined |
| | INTERIOR SIDE | Min. 20 ft. | Unknown | To be determined |
| | REAR | Min. 30 feet | Unknown | To be determined |
| MINIMUM UNIT SIZE | | No maximum | N/A | N/A |
| MAX. BLDG. HEIGHT | | No maximum | N/A | N/A |
| MIN. STREETSCAPE | | 6-ft. landscape strip; 6-ft. sidewalk; 1 light pole/80ft. (max); and 1 street tree/50 ft. | Unknown | To be determined |
| PARKING | | Min: 1 space/2500sf (warehouse) = 1 space<br>Max: 1 space/500sf (warehouse) = 10 spaces<br>Min: 1 space/500sf (office) = 10 spaces<br>Max: 1 space/250sf (office) = 20 spaces | 4 spaces | Yes |

**LAND USE AND ZONING ANALYSIS**

**Section 7.3.5. of the *Zoning Ordinance* (Standards and factors governing review of proposed amendments to the official zoning map) states that the following standards and factors…shall govern the review of all proposed amendments to the official zoning map:**

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

This rezoning request was submitted concurrently with a future land use map amendment request (Case LP-21-1244580—Agenda Item N6). If the future land use map amendment request from Suburban (SUB) to Light Industrial (LIND) is approved, then the rezoning request to the M (Light Industrial) Zoning District would be consistent with the *Comprehensive Plan* for the following three (3) reasons:

1. Table 1.2 (Character Areas and Permitted Zoning Districts) of the *Zoning Ordinance* lists M (Light Industrial) as a permissible use in the Light Industrial character area.
2. In order to implement *Comprehensive Plan* Light Industrial Character Area Policy #7 (Future Designations) it is recommended that we "[d]esignate specific areas through the use of zoning and other land use tools for industrial development."
3. The proposed warehouse/office use is listed as one of the primary, light industrial uses noted in the *Comprehensive Plan* (pg. 75).

However, if the future land use map amendment is disapproved, then the requested rezoning would be incompatible with its Suburban future land use map designation.

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

Suitability cannot be determined at this time. Following the District 5 Community Council meeting, the applicant informed staff that an office/warehouse is the intended use for the subject property (see enclosed conceptual plan). Additionally, the applicant states in the letter of intent that the "parcels immediately to the south, east and northeast also belong to the Owner…. By combining the Subject Property with the Owner's adjacent properties, which has direct access to Turner Hill Road, the Subject Property has possibilities for beneficial economic uses." Absent more specificity, the suitability of this request is largely dependent upon one's vantage point. Some residential property owners may see the light industrial request as encroachment into a residential community. Alternatively, light industrial property owners may see the request as an exercise of land use rights based on the adopted zoning and future land use designations in the general area. It may be feasible to develop the subject property in a manner that supports land use policies, meets economic development goals, and provides community safeguards. However, those may also be competing interests.

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

The current zoning, RE (Residential Estate), is one of the most restrictive districts within the zoning hierarchy. It permits a narrow spectrum of uses limited to mostly agricultural uses, single-family, detached residential (only), institutional uses, educational uses, and a scant number of nonresidential uses. The subject property may have reasonable economic use now. However, if approved, the rezoning may significantly increase the economic viability of the subject property.

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

It may be feasible to develop the subject property for light industrial use and mitigate foreseeable adverse impacts. A more definitive response cannot be given until a more detailed development plan is submitted for review.

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

This is a complex request, but the existing zoning and future land use map designations of the surrounding area appear to support the rezoning request. There are several existing parcels with the Light Industrial future land use designation. Of the 31 parcels roughly bounded by Turner Hill Road, Rock Chapel Road, and an easement or right-of-way that creates an imaginary southern boundary, 25 parcels have a Light Industrial future land use designation. There is one lot designated Institutional and five designated Suburban (including the subject property). Of those same 31 parcels, only two are zoned residential (i.e. RE conditional). The remaining zoning by parcel breaks down as follows: one C-2 (General Commercial), four C-1 (Local Commercial), and 24 M (Light Industrial). While there are conflicts between existing uses, zoning, and future land use map designations in this area, zoning records from 1963 and present documentation indicates a preference for transition to light industrial uses in this area.

Additionally, the applicant states in the letter of intent that the "parcels immediately to the south, east and northeast also belong to the Owner…. By combining the Subject Property with the Owner's adjacent properties, which has direct access to Turner Hill Road, the Subject Property has possibilities for beneficial economic uses."

In addition to the requests for the subject property, the owner of the adjoining property to the north, 2328 Pine Mountain Street, has submitted a future land use map designation amendment from Light Industrial (LIND) to Suburban (SUB) and a rezoning request from the M Zoning District to the RE Zoning District to construct a triplex development. Staff recommends disapproval of those two requests.

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

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

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

Preliminary review of the existing infrastructure on/or adjacent to the subject property by regulatory reviewers did not generate significant concerns. Future development plans will be subject to applicable, regulatory reviews. Any nonresidential development of the subject property will include a prohibition or restriction of access to/from Pine Mountain Street.

Given the close proximity of light industrial properties to the established residential community to the south, it may be prudent—in the long-term, if the existing residential uses became vacant—to abandon the upper portion of the Pine Mountain Road right-of-way and improve the Turner Hill Road spur for truck traffic. Along with the road abandonment, enhanced buffering and future lot recombinations could facilitate the implementation of several Light Industrial policies in this area and potentially permit a more harmonious relationship between the light industrial node and the residential properties to its south.

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

The zoning proposal does not appear to negatively impact the environment or surrounding natural resources.

**STAFF RECOMMENDATION:** Full-cycle deferral.

If the future land use map amendment request from Suburban (SUB) to Light Industrial (LIND) is approved, then the rezoning request to the M (Light Industrial) Zoning District would be consistent with the *Comprehensive Plan* for the following three (3) reasons:

1. Table 1.2 (Character Areas and Permitted Zoning Districts) of the Zoning Ordinance lists M (Light Industrial) as a permissible use in the Light Industrial character area.
2. In order to implement Comprehensive Plan Light Industrial Character Area Policy #7 (Future Designations) it is recommended that we "[d]esignate specific areas through the use of zoning and other land use tools for industrial development."
3. The proposed warehouse/storage use is listed as one of the primary, light industrial uses noted in the Comprehensive Plan (pg. 75).

However, the applicant informed staff that a warehouse/office is the intended use for the subject property and has introduced a conceptual plan. The conceptual plan lacks enough detail to be fully evaluated at this time. Therefore, the Department of Planning and Sustainability recommends full-cycle deferral of the request.

On the other hand, should the Board of Commissioners approve the request, the Department of Planning and Sustainability recommends the following conditions:

1. The subject property shall be consolidated with adjacent properties under common ownership or designed to facilitate shared access through parcels with access to Turner Hill Road (or the spur road).

2. Ingress/egress to/from the site shall not include Pine Mountain Street.

**Attachments:**

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

**NEXT STEPS**

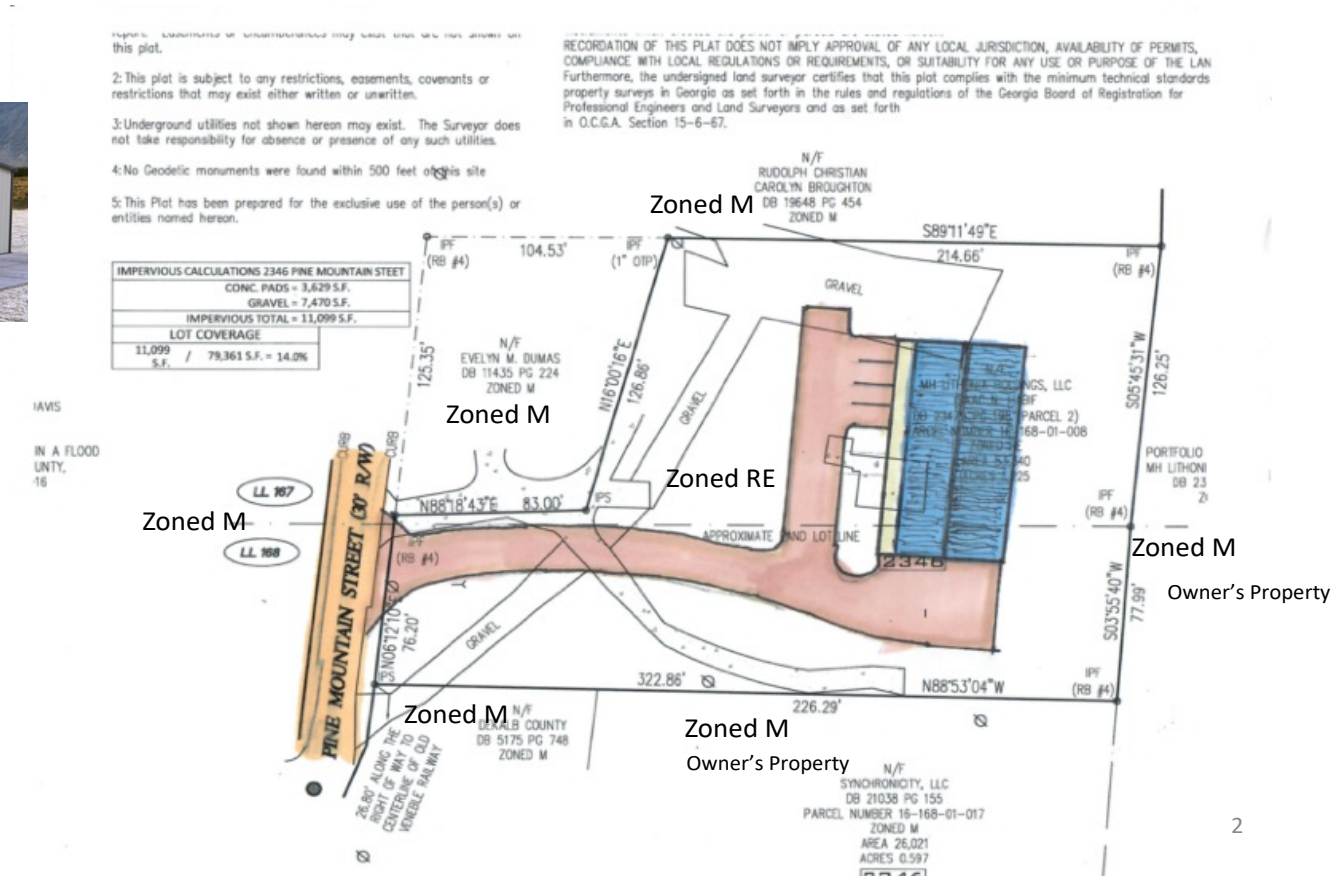
***Following an approval of this zoning action, one or several of the following may be required:***

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

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

# Proposed Site Plan Sketch – Warehouse & Office

5,000 s.f. office/warehouse



# DEKALB COUNTY GOVERNMENT
# PLANNING DEPARTMENT
# DISTRIBUTION FORM

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

**DEVELOPMENT ANALYSIS:**

- **Transportation/Access/Row**

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

- **Storm Water Management**

  Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site. Recommend Low Impact Development features/ Green Infrastructure be included in the proposed site design to protect as much as practicable the statewaters and special flood hazard areas.

- **Flood Hazard Area/Wetlands**

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

- **Landscaping/Tree Preservation**

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

- **Tributary Buffer**

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

- **Fire Safety**

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

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

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

**Case No.:** LP-21-1244580

**Parcel I.D. #:** 16-168-01-008

**Address:** 2346 Pine Mountain Street

Lithonia, Georgia

**WATER:**

**Size of existing water main:** 6" CI Water Main _____ (adequate/inadequate) S.D

**Distance from property to nearest main:** Adjacent to Property

**Size of line required, if inadequate:** N/A

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**SEWER:**

**Outfall Servicing Project:** Pole Bridge Creek Basin

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

**Water Treatment Facility:** Pole Bridge WTF _____ ( ) adequate ( ) inadequate

**Sewage Capacity;** * **(MGPD)** **Current Flow:** 6.48 **(MGPD)**

**COMMENTS:**

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

**Signature:** _____

# DEKALB COUNTY GOVERNMENT
# PLANNING DEPARTMENT
# DISTRIBUTION FORM

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

**Case No.:** Z-21-1244581

**Parcel I.D. #:** 16-168-01-008

**Address:** 2346 Pine Mountain Street

Lithonia, Georgia

**WATER:**

**Size of existing water main:** 6" CI Water Main (adequate/inadequate)

**Distance from property to nearest main:** Adjacent to Property

**Size of line required, if inadequate:** N/A

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**SEWER:**

**Outfall Servicing Project:** Pole Bridge Creek Basin

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

**Water Treatment Facility:** Pole Bridge WTF ( ) adequate ( ) inadequate

**Sewage Capacity;** * (MGPD) **Current Flow:** 6.48 (MGPD)

**COMMENTS:**

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

**Signature:** Carlos

N-7

# DEKALB COUNTY GOVERNMENT
# PLANNING DEPARTMENT
# DISTRIBUTION FORM

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*COMMENTS FORM:*

## *PUBLIC WORKS TRAFFIC ENGINEERING*

**Case No.:** Z-21-1244581 **Parcel I.D. #:** 16-168-01-008

**Address:** 2346
PINE MOUNTAIN ST
LITHONIA, GA 30058

**Adjacent Roadway (s):**

PINE MNT. RD

(classification) (classification)

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

**Please provide additional information relating to the following statement.**

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

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

**COMMENTS:**

Reviewed, found NOTHING that would disrupt TRAFFIC PATTERN.

**Signature:** Gerald M. Ross

N1. No Comment

N2 & N3. Coordinate and provide the required right of way for the GDOT Managed Lanes I-285 East Project prior to permitting. GDOT PM: Tim Matthews at TMatthews@dot.ga.gov. Rockbridge Road is classified as a minor arterial. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 40 from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 10- foot landscape strip, 6-foot sidewalk, bike lanes, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for 35 mph and presented (signed and sealed by a professional engineer)with the land development permit documents.

N4 & N5. Covington Hwy is a state route. Review and approval by GDOT District 7 (Justin Hatch at Juhatch@dot.ga.gov) required prior to issuance land development permit. Covington Hwy is classified as a major arterial. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 50 from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required at a minimum (GDOT may have additional requirements): 10- foot landscape strip, 6-foot sidewalk, bike lanes or multiuse path, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer)with the land development permit documents.

N6 & N7. Pine Mountain Road is classified as a local residential. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 27.5 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 6- foot landscape strip, 5-foot sidewalk, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer)with the land development permit documents.

Please note that we received complaints about truck traffic on this street and it is posted no trucks. Consideration should be given to how to handle truck access and traffic. Limit all truck access to SR 124 Turner Hill Road. No truck access on Pine Mountain Rd.

N8. No Comment

N9. This development requires a traffic study (337 units) be presented to identify required improvements prior to zoning. I recommend deferral until a traffic study is submitted so that we can incorporate the result of the traffic study into the zoning conditions. Traffic study should address requirements for left turning lanes and right turn lane on North Druid Hills at the Mont Moriah Road and the need for a potential traffic signal. Please confirm the existing right of way on Mount Moriah Road. The county records show a 60 foot right of way and it appears that the development is encroaching on the right of way. The study should also address the lanes needed to accommodate the traffic exiting Mount Moriah Rd at the intersection. Direct pedestrian access is to be provided from the public sidewalks to the proposed development. North Druid Hills Road is classified as a major arterial. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 50 from centerline or such that all public infrastructure

(sidewalks/streetlights) are within right of way, whichever greater. Required at a minimum: 10- foot landscape strip, 6-foot sidewalk, bike lanes or multiuse path, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer)with the land development permit documents. Mount Moriah Road is classified as a local road. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 27.5 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required at a minimum: 6- foot landscape strip, 5-foot sidewalk, streetlights. Mount Moriah Road must be brought up to minimum county standards to include at least 22 feet of pavement along entire property frontage. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer)with the land development permit documents.

N10 & N11. Pine Mountain Road is classified as a local. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 27.5 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 6- foot landscape strip, 5-foot sidewalk, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer) with the land development permit documents.

N12. Requesting a traffic study be completed prior to zoning to determine the impacts of the development on the intersection of Rockbridge Road at Mountain Park Trail and the proposed driveway on Rockbridge Road. Only one access point of Mountain Park Trail. The access point on Mountain Park Trail must be shifted to the rear property line away from Rockbridge Road. Please note the minimum driveway/street separation required in Section 14-200 (6). Remove acceleration lane from Rockbridge Road frontage. Provide direct pedestrian access from public right of way to the proposed destinations. Rockbridge Road is classified as a minor arterial. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 40 from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 10- foot landscape strip, 6-foot sidewalk, bike lanes, streetlights. Mountain Park Trail is classified as a local. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 27.5 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 6- foot landscape strip, 5-foot sidewalk, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for 35 mph and presented (signed and sealed by a professional engineer)with the land development permit documents.

N13. Northern Ave is classified as a collector road. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 35 from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 10- foot landscape strip, 6-foot sidewalk, bike lanes or multiuse path, streetlights. . All access points must meet minimum intersection and stopping sight

02/15/2021

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

General Comments:

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

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

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

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

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

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

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation. Recommendation: Provide trash can with liner at each bus stop with bench and monitor for proper removal of waste.

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

N.1 **TA-21-1244539 2021-2108**
**County-Wide (All District)**
**36**

N.2 **LP-21-1243933 2021-2109/18-011-06-001,18-011-06-004,18-011-06-005,18-011-06-006,18-011-06-007** District 04 Super District 06
3581 Rockbridge Road, Stone Mountain, GA 30083
3605 Rockbridge Road, Stone Mountain, GA 30083
3611 Rockbridge Road, Stone Mountain, GA 30083
3599 Rockbridge Road, Stone Mountain, GA 30083
3593 Rockbridge Road, Stone Mountain, GA 30083
3581 Rockbridge Road, Stone Mountain, GA 30083
- **Please review general comments**
- **Septic system installed on September 23, 1960 for property 3605**
- **Septic system installed on September 23, 1960 for property 3611**

Total acres 4.8

N.3 **Z-21-1243934 2021-2110 / 18-011-06-001, 18-011-06-004,18-011-06-005,18-011-06-006,18-011-06-007** District 04 Super District 06
3581 Rockbridge Road, Stone Mountain, GA 30083
3605 Rockbridge Road, Stone Mountain, GA 30083
3611 Rockbridge Road, Stone Mountain, GA 30083
3599 Rockbridge Road, Stone Mountain, GA 30083
3593 Rockbridge Road, Stone Mountain, GA 30083
3581 Rockbridge Road, Stone Mountain, GA 30083
- **Please review general comments**
- **Septic system installed on September 23, 1960 for property 3605**
- **Septic system installed on September 23, 1960 for property 3611**

Total acres 4.8

N.4 **LP-21-1244555 2021-2111 / 15-162-04-008** District 05 Super District 07
5011 Covington Highway, Decatur, GA 30035
- Please review general comments

Total acres 0.61

N.5 **Z-21-1244408 202102112 / 15-162-04-008** District 05 Super District 07
5011 Covington Highway, Decatur, GA 30045
- Please review general comments

Total acres 0.61

N.6 **LP-21-1244580 2021-2113 / 16-168-01-008** District 05 Super District 07
2346 Pine Mountain Street, Lithonia, GA 30058
- Please review general comments

Total acres 1.2

N.7 **Z-21-1244581 2021-2114 / 16-168-01-008** District 05 Super District 07
2346 Pine Mountain Street, Lithonia, GA 30058
- Please review general comments

Total acres 1.2

N.8 **TA-21-1244599 2021-2115** District 02 Super District 06
North Druid Hills Briarcliff Node, Atlanta, GA 30329
- Please review general comments

Total acres (not stated)

N.9 **Z-21-1244535 2021-2116 / 18-152-01-005, 18-152-01-006, 18-152-01-054**
District 02 Super District 06
2490 North Druid Hills Road, Atlanta, GA 30329
- Please review general comments
- Several surrounding properties with septic system installed

Total acres 5.6

N.10 **LP-21-1244541 2021-2117 / 16-167-08-010** District 05 Super District 07
2328 Pine Mountain Street, Lithonia, GA 30058
- Please review general comments
- Several surrounding properties with septic system installed

Total acres 0.79

N.11 **Z-21-1244542 2021-2118 / 16-167-08-010** District 05 Super District 07
2328 Pine Mountain Street, Lithonia, GA 30058
- Please review general comments
- Several surrounding properties with septic system installed

Total acres 0.79

JN: 18 475

GENERAL NOTES:

1: This Plat has been prepared without the benefit of a current title report. Easements or encumberances may exist that are not shown on this plat.

2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.

3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.

4: No Geodetic monuments were found within 500 feet of this site

5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

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 JURISDICTION, 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.

0 50' 100'

1" = 50'

N (PLAT)

W E S

| IMPERVIOUS CALCULATIONS 2346 PINE MOUNTAIN STEET |
|---|
| CONC. PADS = 3,629 S.F. |
| GRAVEL = 7,470 S.F. |
| IMPERVIOUS TOTAL = 11,099 S.F. |
| LOT COVERAGE |
| 11,099 S.F. / 79,361 S.F. = 14.0% |

REFERENCE: DB 21038 PG 155
DB 23479 PG 198
DB 19014 PG 250
SURVEY FOR SHARON ANDERSON BY E.G. DAVIS
DATED 3-25-2002

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 13089C0178K EFFECTIVE DATE DECEMBER 8, 2016

SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
NORTH PROPERTY LINE IS BEARING BASIS
FROM SURVEY FOR SHARON ANDERSON BY E.G. DAVIS
DATED 3-25-2002

TOTAL AREA: 79,361 SQ FT, 1.822 AC

CALCULATED PLAT CLOSURE: 1:237,684
FIELD DATA:

DATE OF FIELD SURVEY 8-8-2018

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.015 FEET.

EQUIPMENT:
ELECTRONIC TOTAL STATION

## LEGEND

| | |
|---|---|
| EOP | EDGE OF PAVEMENT (CURB) |
| PP | POWER POLE |
| R/W | RIGHT OF WAY |
| IPF | IRON PIN FOUND |
| IPS | 1/2" REBAR SET |
| SW | SIDE WALK |
| | BOLLARD |
| OHP | OVERHEAD POWER |
| FH | FIRE HYDRANT |
| CB | CATCH BASIN |
| MH | MANHOLE |
| WM | WATER METER |
| WV | WATER VALVE |
| GV | GAS VALVE |
| GM | GAS METER |
| LP | LIGHT POLE |
| | CONCRETE PAD |

GEORGIA REGISTERED No. 3084 LAND SURVEYOR JONATHAN M. COE

SURVEY FOR
MH LITHONIA HOLDINGS, LLC & NESSIM PROPERTIES, LLC.

# 2346 PINE MOUNTAIN STREET

DEKALB COUNTY, GEORGIA
LAND LOT 167 & 168, DIST 16
DATE: AUGUST 23, 2018


FOR
DEKALB SURVEYS, INC.
407 WEST PONCE DE LEON AVENUE
SUITE B
DECATUR, GEORGIA 30030
404.373.9003

www.dekalbsurveys.com
COA 1086



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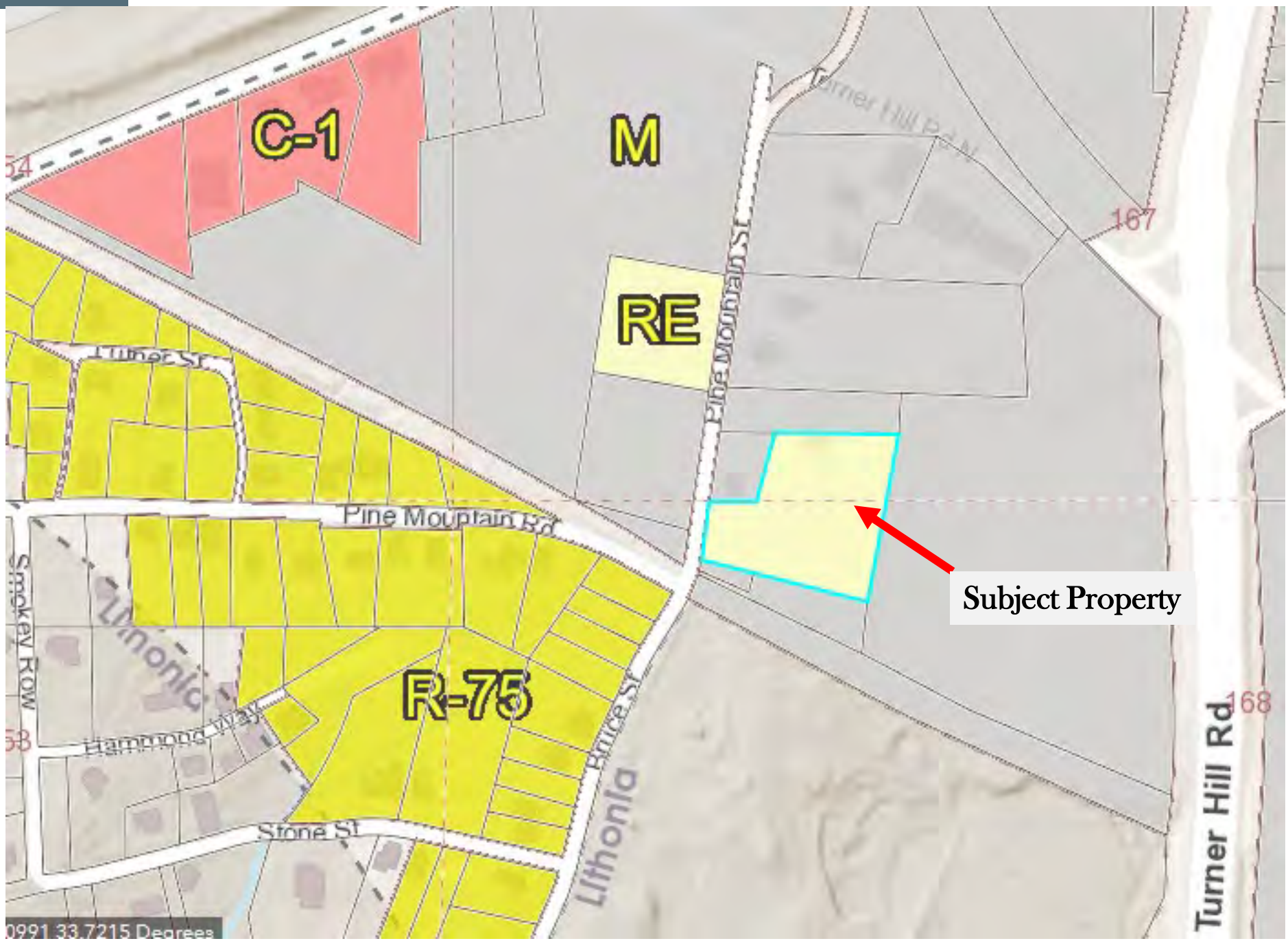
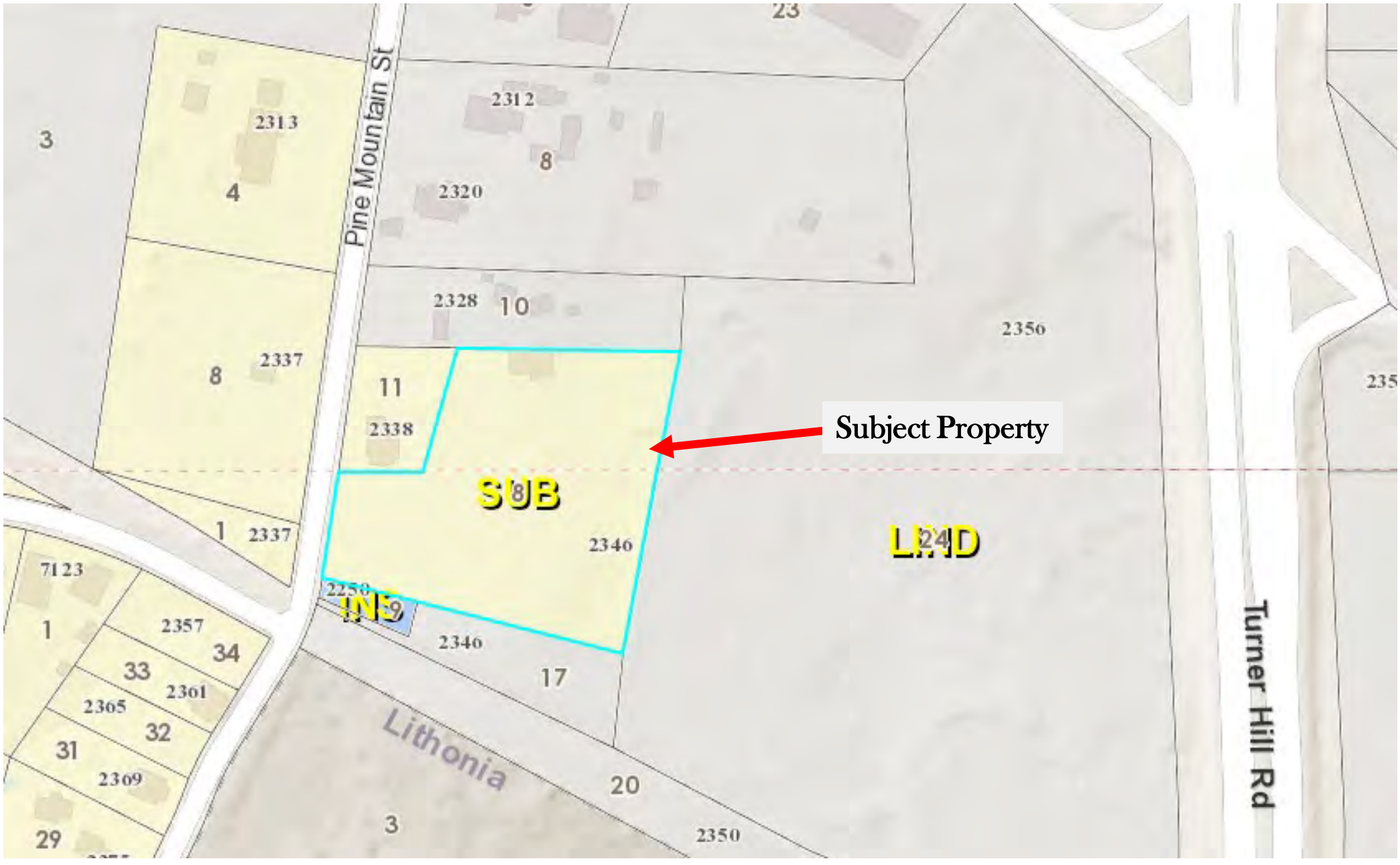

C-1
M
RE
R-75
Pine Mountain Rd
Pine Mountain St
Turner Hill Rd
Lithonia
Price St
Stone St
Smokey Row
Hammond Way
Tilner St
Subject Property
167
168

# N7 Z-21-1244581 Land Use Plan Map



# N7 Z-21-1244581 Aerial

REZONING NOTICE PUBLIC HEARINGS

2338

GVWR 18 TONS OR
OVER 30 FT IN LENGTH

SPEED
LIMIT
25