DeKalb County Department of Planning & Sustainability
178 Sams Street,
Decatur, GA 30030
(404) 371-2155 / www.dekalbcountyga.gov/planning

Planning Commission Hearing Date: November 2, 2023
Board of Commissioners Hearing Date: November 16, 2023

STAFF ANALYSIS

Case No.:	Z-23-1246662	**Agenda #: 2023-1155**
Address:	4381 Covington Highway	**Commission District:** 05 **Super District:** 07
Parcel ID(s):	15-196-03-012	
Request:	Rezone the subject parcel from C-1(Local Commercial) Zoning District to C-2 (General Commercial) Zoning District to expand an existing auto repair business.	
Property Owner(s):	Naqib Hussain	
Applicant/Agent:	Naqib Hussain	
Acreage:	3.190	
Existing Land Use:	Used Auto Sales	
Surrounding Properties:	**North:** C-1, C-2, OI, NS **East: C-1 South:** HR-2 **West: C-2**	
Comprehensive Plan:	Commercial Redevelopment Corridor **Consistent** X **Inconsistent**	

Staff Recommendation: Two Cycle Deferral.

The applicant, Naqib Hussain, is seeking a rezone from the Local Commercial (C-1) Zoning District to the General Commercial (C-2) Zoning District to expand and upgrade an existing auto repair and sales business. The business, *All in One Auto Sales*, has been operating for over 20 years along a heavily automobile serviced corridor - Covington Highway. *All in One Auto Sales* will cease automobile sales in order to transition to become solely a major, auto repair business. The applicant has disclosed, both in the application and during the district 5 community council meeting, that once funding is available, new bays will be built in the rear of the property to rent to a variety of registered Georgia mechanics. Because the funding for the construction of bays has not yet been achieved, a timeline of redevelopment is not yet determined.

The use of the property as an auto major repair shop within a C-2 Zoning District is consistent with adjacent zoning districts and surrounding land uses. Additionally, the subject property is located in a Commercial Redevelopment Corridor (CRC) Character Area. According to the *2050 Unified Plan*, CRC is intended to improve the function and

aesthetic appeal of commercial corridors within the County and promote redevelopment of corridors suffering from decline (pg.37). The subject site is less than a mile from the Major Mobility Investment Program (MMIP) I-285 Eastside Bridge Replacement project. Continuing to connect this corridor with advanced infrastructure while improving and expanding businesses opportunities along the corridor supports the intent of the CRC Character Area. *Section 5.4.3 Streetscape Elements and Dimensions* will require sidewalk improvement and a landscape strip. Both of which are elements to further the intent of the CRC character area.

Currently, the site consists of a one-story, brick building, metal carport, and a metal building with a gate to the rear of the brick building. The proposed change in use will require the applicant to comply with the current regulations specified in *Section 8.1.16 Expansion, redevelopment or improvement of legal nonconforming buildings, structures and/or sites*. Additionally, the existing buildings on site are composed of metal materials (permitted up to 40% per *Section 5.7.4 - Materials*). All future buildings and/or bays must follow exterior building materials set forth in *Section 5.7.4.* The applicant submitted an updated site plan to Staff on 11/2/2023 with the proposed location of the future building composed of four (4) bays as well as elevations. Staff conducted a preliminary zoning review of the proposal, which appeared to comply with *the C-2 zoning district requirements of the Non-Residential Dimensional Requirements (Section 2.24.1).* On 11/6/2023, the applicant submitted an updated site plan to address landscaping concerns brought forth by Planning Commission. As proposed, it appears the applicant has met the supplemental regulations set forth in *Section 4.2.14 Automobile repair, major, and paint shops*. The applicant may need to seek variances from the Zoning Board of Appeals to meet all requirements set forth in *Section 5.4.3 Streetscape Elements and Dimensions*. Specifically, regarding the landscape strip dimensions and requirements.

Staff has received and reviewed all required documentation/site plans for the proposal as of 11/6/23. However, neither Community Council nor Planning Commission have reviewed all updated documents/site plans. Therefore, upon review of *Section 7.3.5* of the Zoning Ordinance, Staff recommends a two cycle deferral. However, should an approval be granted, Staff recommends the following conditions:

1. The approval of this Rezone application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.

2. The Applicant shall meet all requirements set forth in *Section 4.2.14 Section 4.2.14 Automobile repair, major, and paint shops*, specifically B. 4, 8, 9, and 10 prior to issuance of building permits. No business license renewal shall be approved in 2024 until all landscape and site developments come into compliance.

3. All future buildings and/or bays must follow exterior building materials set forth in *Section 5.7.4*.

DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM

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

COMMENTS FORM:

PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: Z-23-1246662 **Parcel I.D. #s:** 15-196 03-012

Address: 4381 Covington Highway, Decatur, Ga 30035

Adjacent Roadway (s):

(classification) (classification)

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

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

Please provide additional information relating to the following statement.

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

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

COMMENTS: I did not see any traffic engineering concerns at this time.

Signature: Jennifer Russell

DEKALB COUNTY

Board of Health

10/16/2023

To: Mr. John Reid, Senior Planner
From: Ryan Cira, Director, Division of Environmental Health
Cc: Alan Gaines, Environmental Health Deputy Director
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 the sidewalk for bus shelter's concrete pad installation.

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

N13-2023-1155 Z-23-1246662 / 15-196-03-012

4381 Covington Highway, Decatur, GA 30035

- Septic indicated at 4381 Covington Hwy, Decatur, GA 30035 installed on 06/9/1999

- Please review general comments.

N14-2023-1161 TA-23-1246674

County-wide

- Application of the Director of Planning and Sustainability to adopt the 2024-25 Zoning/Community

DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM

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COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER

Case No.: _____ **Parcel I.D. #:** 15 196 03 012

Address: 4381 Covington Hwy Decatur Ga 30035

_____

_____

WATER:

Size of existing water main: 8 inch DIP **(adequate/inadequate)**

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

_____

SEWER:

Outfall Servicing Project: Upper Snapfinger Creek

Is sewer adjacent to property: Yes _____ **No** X **If no, distance to nearest line:** 908 feet

Water Treatment Facility: Snapfinger **adequate** _____ **inadequate** _____

Sewage Capacity: 36 **(MGPD)** **Current Flow:** 28 **(MGPD)**

COMMENTS:

Sewer cap evaluation may be req

_____

_____

_____

_____

_____

_____

Signature: Yola Lewis

DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

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

REZONE
COMMENTS FORM:

PUBLIC WORKS ROAD AND DRAINAGE

Case No.: Z-23-1246662 **Parcel I.D. #:** 15-196-03-012

Address: 4381 Covington Highway, Decatur, GA 30035

Drainage Basin: Cobb Creek/Snapfinger Creek

Upstream Drainage Area: N/A

Percent of Property in 100-Year Floodplain: 0%

Impact on property (flood, erosion, sedimentation) under existing zoning: There is no known flood impact on the subject property. It is located outside the floodplain but there is a FEMA designated Special Flood Hazard Area with regulated floodway on the adjourning parcel south of the property. Erosion and sedimentation activities are not known to affect the property in its present condition.

Required detention facility(s): To be determined if it triggers the applicability criteria in Sec. 14-40(b)(2) of the County code.

COMMENTS:

Any development arising from the rezoning that would not create additional impervious areas may require installation of stormwater BMPs to adequately and safely collect, convey and discharge runoff without any adverse effect on the current MS4 infrastructures.

Signature: _____

DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM

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PUBLIC WORKS WATER AND SEWER

Case No.: _____ **Parcel I.D. #:** 15 196 03 012

Address: 4381 Covington Hwy Decatur Ga 30035

_____

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WATER:

Size of existing water main: 8 inch DIP **(adequate/inadequate)**

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

_____

SEWER:

Outfall Servicing Project: Upper Snapfinger Creek

Is sewer adjacent to property: Yes _____ **No** X **If no, distance to nearest line:** 908 feet

Water Treatment Facility: Snapfinger **adequate** _____ **inadequate** _____

Sewage Capacity: 36 **(MGPD)** **Current Flow:** 28 **(MGPD)**

COMMENTS:

Sewer cap evaluation may be req

_____

_____

_____

_____

_____

_____

Signature: Yola Lewis

DeKalb County
GEORGIA

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

Date Received: _____ Application No: _____

Applicant Name: Naqib Hussain

Applicant E-Mail Address: allinoneautosalesinc@gmail.com

Applicant Mailing Address: 4381 Covington Hwy Decatur, GA 30035

Applicant Daytime Phone: 404-284-5642 Fax: _____

Owner Name: Naqib Hussain

If more than one owner, attach list of owners.

Owner Mailing Address: 4381 Covington Hwy Decatur, GA 30035

Owner Daytime Phone: 404-284-5642

Address of Subject Property: 4381 Covington Hwy Decatur, GA 30035

Parcel ID#: 15 196 03 012

Acreage: 3.190 Commission District: Dekalb

Present Zoning District(s): C-1

Proposed Zoning District: C-2

Present Land Use Designation: Used Car Sales

Proposed Land Use Designation (if applicable): Major Auto Repair

All in One Auto Sales, inc.
4381 Covington Hwy
Decatur, GA 30035
404-284-5642
www.allinoneautosales.com
allinoneautosalesinc@gmail.com

February 22, 2023

Re: Community Meeting

Dear Neighbor,

You are receiving this notification because you are a property owner within 500 feet of the following properties:

Property Address:	Parcel No:
4381 Covington Hwy	15 196 03 012
4371 Covington Hwy	15 196 03 019
4393 Covington Hwy	15 196 03 013
4367 Covington Hwy	15 196 03 011
4411 Covington Hwy	15 196 03 015
4435 Covington Hwy	15 196 03 017
4628 Covington Hwy	15 190 04 011
4888 Covington Hwy	15 163 01 005
4454 Covington Hwy	15 195 02 028
4781 Covington Hwy	15 190 01 015
4971 Covington Hwy	15 162 04 010

All in One Auto Sales, inc. will be submitting an application to the Amend Official Zoning Map of DeKalb County from C-1 (Local Commercial) to C-2 (General Commercial).

You are invited to participate in this meeting on Saturday February 25th, 2023. This meeting will be held from 1pm-4pm.

If you have any questions, comments, and or concerns, please don't hesitate to reach us at 404-284-5642 or email us at allinoneautosalesinc@gmail.com

I hope you can join us this Saturday!

Thank you.

Best,
Naqib Hussain

Date:	Name:	Signature:	Company Name/Address:	Phone Number:
2-25/23	Wayne Patterson	Wayne Patterson		470-815-0448
2-25/23	Michael Allen	Michael Allen	4430 Denise Dr. Decatur	6789912184
2/25/23	Joseph Luis Mayo	Paint My Ride	Joseph Luis Mayo	404-620-9509
2/25/23	Evelin Smith		4472 Denise Dr.	404-707-8627
2/25/23	Chris Rakestraw	Chris Rakestraw	2403 Whites Ridge Dec	(678) 803-8249
2/25/23	Julian Minton, Jr	JRM	4252 Glen Haven Pl.	404-284-6662
2/25/23	Santosh Abraham		4054 Covington Hwy Decatur	6783608997
2/25/23	Dexter Goodman		4717 Covington Hwy	678-644-3907
2/25/23	Jerome Perry	Barton Dedrick	4367 Covington	(404) 286-2017
2/25/23	Ronnie Ferrell	Ronnie Ferrell	4394 Mecker Rd	404-541-7698
2/25/23	Ashley		Miller Cove	229 405 4053
2/25/23	Shanta Weaver		Decatur	678-724-0668
2/25/23	Tony Palmer		Palmer Automotive Sales	678-335-6115
2/25/23	Mike Anderson	M A	2175 Miller Cross	
2/25/23	Justin Chapman		4472 Denise Dr.	678-656-6733
2/25/23	Neville Salmon	Neville Salmon	2011 Hillspring Ln	
2/25/23	Ladell Holt	Ladell Holt	4371 Glenwood Rd	470-571-7557
2/25/23	Lontay Reed	Lontay Reed	4371 Glenwood Rd	706-765-9684
2/25/23	Sitaraiya Williams		5146 Amberland Sq.	404-927-6293
2/25/23	Patrick Rogers		1462 Midlawn Dr Decatur	404398 2863
2/25/23	Stephen P. Walker	Stephen P. Walker	2851 Chapel lake Court	678-592-9471
2/25/23	Chris Lastinger		Perfect Investment properties	404 788 2906
2/25/23	Dimarco Bosoli		4502 Covington Hwy	404-748-0507
2/25/23	Richard Ogunyade		4426 Covington hwy,	4042716642
2/25/23	Charles Morton	Charles J. Morton	Decatur Ga 30035	678-468-7675
2/25/23	Tobias Lastinger		4628 Covington Hwy	(770) 912-0535
2/25/23	DR Red Auto Body		4806 Covington Hwy 30035	678-886-9766
2/25/23	Nazar Rustayye	Nazar R.	1053 Redan Trail, Stn Mtn, GA	(6) 651-6536
2/25/23	Alexis Gamble		Decatur, GA	4046117854
2/25/23	Oscar Lesuzamo		4207 Autumn Woods ct Stn Mtn, GA 30083	(4) 771-6327
2/25/23	Dontevius Mynick		3374 Flat shoals	470 399-1900
2/25/23	Shir Rustayye		3859 Redan Rd. Decatur GA 30032	470-413-8665
2/25/23	Sorine Melendez	Sorine Melendez	4381 Covington Hwy Decatur GA 30035	208.577.1452 cell
2/25/23	Shawn Jordan	Shawn Jordan	2745 Old Hazelwood Rd	

Date:	Name:	Signature:	Company Name/Address:	Phone Number:
	Abdul Haq		989 N Millard way Stone Mtn. 30088	404-951 2937
2/25/2023	William Long	W. Long	1456 Richard rd. decatur, Ga 30032	404 482 5199
02/25/23	Antoniyo Tenney		1504 South Indian Creek 30083	404 932-[illegible] 2851
02/25/23	Sherwin Mighty		871 Hedge garden ct.	404 274 5387
02/25/23	[illegible]			
02/25/23	Tyler Earley		1778 Glenhaven	404 409 6578
2/25/23	Alia Hussain	Alia Hussain	4979 Stone Trace	678-779-7854

CORRESPONDENCE LETTER FROM NEIGHBORS

Neighbor: Baker's Detail Shop
Property address: 4367 Covington Hwy, Decatur, GA 30035
Parcel ID #: 15 196 03 011

Property Rezoning from C-1 to C-2:
All in One Auto Sales, inc.
Property address: 4381 Covington Hwy, Decatur, GA 30035
Parcel ID #: 15 196 03 012

I, Baker's Detail Shop, support and agree with All in One Auto Sales, inc. to rezone from C-1 to C-2 for the property 4381 Covington Hwy, Decatur, GA 30035.

All in One Auto Sales, inc. rezoning from C-1 to C-2 will be beneficial not only to themselves but will be beneficial to us as neighbors and for the community. Covington Hwy is an amazing destination for businesses and has brought so much revenue to the county and our economy. With this property rezoning from C-1 to C-2 will offer more business opportunities and more room for growth and development. All in One Auto Sales, inc. complies and is in conformity with the policy and intent of the comprehensive plan.

X Willie Baker (owner) X Willie Baker
Print Name/ Job Title (date) Signature (date)
04/28/23 04/28/23

CORRESPONDENCE LETTER FROM NEIGHBORS

Neighbor: Palmer Automobile Sales, inc.
Property address: 4393 Covington Hwy, Decatur, GA 30035
Parcel ID #: 15 196 03 013

Property Rezoning from C-1 to C-2:
All in One Auto Sales, inc.
Property address: 4381 Covington Hwy, Decatur, GA 30035
Parcel ID #: 15 196 03 012

I, Palmer Automobile Sales, inc., support and agree with All in One Auto Sales, inc. to rezone from C-1 to C-2 for the property 4381 Covington Hwy, Decatur, GA 30035.

All in One Auto Sales, inc. rezoning from C-1 to C-2 will be beneficial not only to themselves but will be beneficial to us as neighbors and for the community. Covington Hwy is an amazing destination for businesses and has brought so much revenue to the county and our economy. With this property rezoning from C-1 to C-2 will offer more business opportunities and more room for growth and development. All in One Auto Sales, inc. complies and is in conformity with the policy and intent of the comprehensive plan.

X Anthony Palmer (Owner)
Print Name/Job Title (date)
04/28/23

X
Signature (date)
04/28/23

CORRESPONDENCE LETTER FROM NEIGHBORS

Neighbor: Josh's Used & New Tire Shop
Property address: 4371 Covington Hwy, Decatur, GA 30035
Parcel ID #: 15 196 03 019

Property Rezoning from C-1 to C-2:
All in One Auto Sales, inc.
Property address: 4381 Covington Hwy, Decatur, GA 30035
Parcel ID #: 15 196 03 012

I, Josh's Used & New Tire Shop, support and agree with All in One Auto Sales, inc. to rezone from C-1 to C-2 for the property 4381 Covington Hwy, Decatur, GA 30035.

All in One Auto Sales, inc. rezoning from C-1 to C-2 will be beneficial not only to themselves but will be beneficial to us as neighbors and for the community. Covington Hwy is an amazing destination for businesses and has brought so much revenue to the county and our economy. With this property rezoning from C-1 to C-2 will offer more business opportunities and more room for growth and development. All in One Auto Sales, inc. complies and is in conformity with the policy and intent of the comprehensive plan.

04/28/23

X BLASIO AHOUAHISINGH (owner) X 04/28/23
Print Name/ Job Title (date) Signature (date)

CORRESPONDENCE LETTER FROM NEIGHBORS

Neighbor: Capital Auto Sales, inc.
Property address: 4454 Covington Hwy, Decatur, GA 30035
Parcel ID #: 15 195 02 028

Property Rezoning from C-1 to C-2:
All in One Auto Sales, inc.
Property address: 4381 Covington Hwy, Decatur, GA 30035
Parcel ID #: 15 196 03 012

I, Capital Auto Sales, inc., support and agree with All in One Auto Sales, inc. to rezone from C-1 to C-2 for the property 4381 Covington Hwy, Decatur, GA 30035.

All in One Auto Sales, inc. rezoning from C-1 to C-2 will be beneficial not only to themselves but will be beneficial to us as neighbors and for the community. Covington Hwy is an amazing destination for businesses and has brought so much revenue to the county and our economy. With this property rezoning from C-1 to C-2 will offer more business opportunities and more room for growth and development. All in One Auto Sales, inc. complies and is in conformity with the policy and intent of the comprehensive plan.

x Santosh Abraham (Owner) x 4/28/23
Print Name/ Job Title (date) Signature (date)
04/28/23

Letter of Application

A) The proposed zoning classification:

- The proposed zoning classification is C-2.

B) The reason for the zoning or special use or modification request:

- The reason why we are rezoning is because we want to expand and further develop as a business. The business currently sits on 3.190 acres of land, and we are not even using fifty percent of the land. We want to build more garage bays in the back and rent them out to mechanics, automotive technicians, vehicle wrap installers, and vehicle painters. This would greatly benefit the economy and Dekalb County by giving more job opportunities to individuals looking to open their own business or to further expand their business that they currently have. Covington Hwy is flourishing with new opportunities now than it has ever done so in the past. Ever since the newly constructed bridge on Covington Hwy has been built, there is now so much more room for growth and development for the economy and the society in Dekalb County.

C) The existing and proposed use of the property:

- The existing use of the property now is Used Car Sales. The proposed use of the property will be major auto repair and garage bay rental for automotive technicians, mechanics, car wrap installers, and painters.

D) Detailed characteristics of the proposed use:

- The purpose of rezoning is to maximize the number of uses that can be done on the property; our plan is to build more garage bays so that way more revenue can come in. We want to be able to utilize the land to its full potential and give others a piece of the property so that way they can also successfully achieve their goals for their business. We have decided to come to an end for the Used Car Sales business, and we want to do major auto repair in this entity. As of now, we don't have a set timeline on when we are coming to an end in the Used Car Sales business, but it's slowly in the works. Regarding the specifics, (floor area, height of building, number of units, etc.) we do not have anything confirmed yet when it comes to the garage bays that we are building; we are trying to save enough funds so that way we can build these garage bays. These garage bays are very expensive to build and we are currently getting price quotes from builders.

Impact Analysis

A) Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan:

- Yes, the zoning proposal is in conformity with the policy and intent of the comprehensive plan.

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

- The zoning proposal will be in suitable view of the use and development of adjacent and nearby properties. However, viewing the front of the property, there will not be a view of the use and development because the property is fenced, and the use and development will take place in the back of the property behind the fence.

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

- The proposed zoning will greatly impact the economy in a positive way. The proposed zoning will bring in more revenue, job opportunities, and wealth not only to the entity but to the community as well. The proposed zoning will have a greater economic impact than the current zoning classification.

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

- No, the zoning proposal will not adversely affect the existing use of usability of adjacent or nearby properties.

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

- There is a great amount of Used Car Sales businesses all throughout Covington Hwy. The competition for Used Car Sales has increased and reached its full potential on Covington Hwy. Our adjacent neighbor is also in the business for Used Car Sales, and our other three neighbors in proximity are also in the business for Used Car Sales. We have been in the Used Car Sales business for about twenty years now, and we have decided it is time for a change and there is a lot more room for growth and development. There is not that many major auto repair facilities compared to the amount of Used Car Sales businesses on Covington Hwy. We came across several

mechanics looking for space to rent so they can expand their business, and they have not found a suitable place and ideal location to open/expand their business, and our place is the perfect place because we have so much space and we are at an ideal location right off the Covington Hwy exit.

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

- No, the zoning proposal will not adversely affect historic buildings, sites, districts, or archaeological resources.

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

- The zoning proposal will not cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

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

- The zoning proposal will not adversely impact the environment or surrounding natural resources.

Supplemental Regulations

B. *Automobile repair, major, and paint shops.* Major automobile repair and paint shops shall meet the following:

1.Upon the minor redevelopment of existing buildings or structures, as defined in section 8.1.16, that also requires a land development permit or building permit, the director or his/her designee may require additional improvements to landscaping, signage, parking lots, sidewalks, or building facades. Any minor redevelopment of existing structures, buildings, and physical appurtenances is permitted by right if such changes result in greater conformity with the specifications of this section.

- Yes, the rezoning proposal is in conformity this the specifications of this section.

2.Shops shall not be permitted on property located within three hundred (300) feet of any property used for a school, park, playground, or hospital.

- The rezoning proposal is in conformity with the specifications of this section. New garage bays will be built in the back of the property, and it is more than 300 feet away from any property used for schools, parks, playgrounds, and or hospital.

3.All automobile repair activities must be contained entirely within an enclosed building, unless located in M (Light Industrial) District. For purposes of determining whether a building is enclosed, the use of open overhead bay doors that can be closed after business hours shall be permitted.

- The rezoning proposal is in conformity with the specifications of this section. The garage bays that we will be building will be contained entirely within an enclosed building. See pictures with elevations/dimensions for further reference.

4.Vehicles awaiting service shall be parked on site. If stored overnight, they shall be stored inside an enclosed building or in the side or rear yard enclosed with an opaque fence made of masonry or wood and at least six (6) feet in height.

- The rezoning proposal is in conformity with the specifications of this section. The property already has an existing wooden fence that is at least 6 feet in height. The garage bay is enclosed and can store the vehicle inside if the vehicle were to be stored overnight. There is plenty of space on the side and rear yard.

5.Outdoor displays of merchandise shall be prohibited beyond ten (10) feet from the primary building and shall only be displayed during business hours.

- The rezoning proposal is in conformity with the specifications of this section. We currently do not have any outdoor displays of merchandise, but if we were to ever get it, we will be in conformity with this regulation, and it will only be displayed during business hours from our primary building.

6.Overnight outdoor storage of any materials, equipment, tires, or rims is prohibited.

- The rezoning proposal is in conformity with the specifications of this section. All materials such as tires, rims, equipment, etc. will be stored away in an enclosed building.

7.New facilities must be designed with automobile bays facing away from the primary street frontage.

- The rezoning proposal is in conformity with the specifications of this section. The proposed garage bays we want to build is facing away from the primary street frontage.

8.Junk vehicles shall not be stored on the property.

- The rezoning proposal is in conformity with the specifications of this section. There are no junk vehicles on the premises and nor will any junk vehicles be stored on the premises.

9.All parking located in front of the primary building shall be limited to customers seeking service only and not for storing vehicles overnight waiting to be repaired.

- The rezoning proposal is in conformity with the specifications of this section. The parking lot in front of the primary building will be limited to customers to seek service. Any vehicles that will be stored overnight for repairs will be stored in the rear behind the primary building inside an enclosed building.

10.No automobile sales or curb stoning, which is the sale of used vehicles by unlicensed dealers, shall be permitted on the property.

- The rezoning proposal is in conformity with the specifications of this section. We are currently conducting business as automobile sales. We are surly but slowly transitioning to solely major auto repair business. We will no longer be conducting automobile sales once the garage bays are fully built and ready for business. We are currently waiting to receive more funds so that we can build these new garage bays and start conducting business solely as a major auto repair business.

11.For the purpose of this section, distance shall be measured by the most direct route of travel on the ground.

- The rezoning proposal is in conformity with the specifications of this section. We have a current site plan and we also have a proposed site plan that shows the distance measured by the most direct route of travel on the ground for the entire property.

DeKalb County
GEORGIA

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 04/14/23

TO WHOM IT MAY CONCERN:

(I) (WE) NAQIB HUSSAIN
Name of owner(s)

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

_____
Name of Agent or Representative

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

CHARTEZ L MORTON
MY COMMISSION EXPIRES
NOTARY PUBLIC
FEBRUARY 25, 2026
DEKALB COUNTY, GEORGIA

Charty L Morton
Notary Public

NAQIB HUSSAIN
Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

DeKalb County
GEORGIA

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

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

Yes ___ No X *

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

1. The name and official position of the local government official to whom the campaign contribution was made.

2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

_____
Notary

_____ 08/24/23
Signature of Applicant /Date

Check one: Owner X Agent_____

_____
Expiration Date/ Seal

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

LEGEND

- EX. FENCE — x — x —
- WOODEN POWER POLE
- EX. OVERHEAD POWER LINES
- EX. FIRE HYDRANT
- EX. WATER METER
- EX. SINGLEWING CATCH BASIN
- EX. DOUBLEWING CATCH BASIN
- EX. FLARED END SECTION
- POB = POINT OF BEGINNING
- D.B. = DEED BOOK
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- IPS = IRON PIN SET (#4 REBAR)
- EX. ASPHALT
- EX. CONCRETE
- EX. WALL
- EX. BUILDING
- EX. GRAVEL

PROPERTY LINE DATA		
LINE	BEARING	DISTANCE
L1	S23°26'31"W	19.94'
L2	S55°33'18"E	21.22'
L3	N34°20'11"E	19.72'

ACCESS POINT INSET VIEW
SCALE = 1" = 20'

IMPERVIOUS CALCULATIONS

138,966 Sq.Ft. = PROPERTY AREA
25,684 Sq.Ft. = IMPERVIOUS AREA
18.48% = IMPERVIOUS COVERAGE AREA

4381 COVINGTON HWY APRIL 2023 SURVEYED LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 196 OF THE 15TH, DISTRICT, DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the Intersection of the Centerline of REDWING RD. and the Southwesterly Right-of-Way of COVINGTON HWY (Variable R/W), thence Southwesterly along the Southwesterly Right-of-Way of COVINGTON HWY a Distance of 1,195.80' to a Rebar found, thence leaving said Right-of-Way S23°26'31"W, A Distance Of 19.94', to a Rebar Found at the Point-of-Beginning,
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Thence S54°33'16"E A Distance Of 24.98' to a point,
Thence S26°16'34"W A Distance Of 469.28' to a Open-Top-Pipe found,
Thence N88°46'04"W A Distance Of 174.54' to a Open-Top-Pipe found,
Thence N23°43'12"E A Distance Of 855.33' to a Rebar found,
Which Is The Point-of-Beginning, Having An Area Of 139966 Square Feet, 3.190 Acres.

SITE STATUS NOTE:
THERE ARE NO PROPOSED OR CURRENT ADDITIONS / IMPROVEMENTS FOR THIS SITE–EVERYTHING EXISTING WILL REMAIN.

GENERAL NOTES:

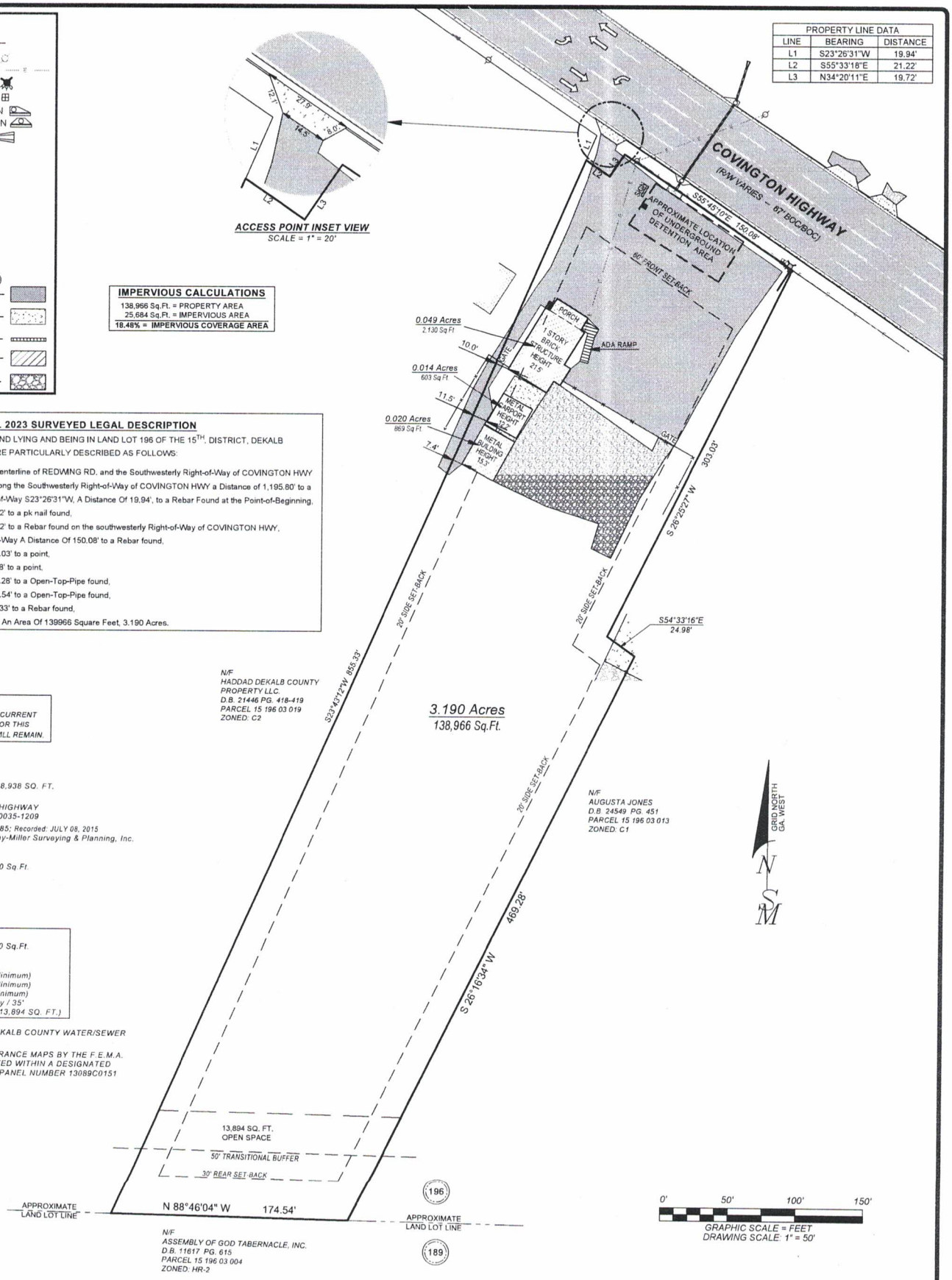
PARCEL: 15 196 03 012
TOTAL AREA: 3.190 ACRES / 138,938 SQ. FT.
OWNER: NAQIB HUSSAIN
ADDRESS: 4381 COVINGTON HIGHWAY
DECATUR, GA. 30035-1209
REFERENCE: D.B. 25036, PG. 485; Recorded: JULY 08, 2015
Boundary By: Sibley-Miller Surveying & Planning, Inc.

CURRENTLY ZONED = C1
MINIMUM LOT AREA = 20,000 Sq.Ft.
MINIMUM LOT WIDTH = 100'
MAX. LOT COVERAGE = 80%
FRONT SETBACK = 60'
REAR SETBACK = 20'
SIDE SETBACK = 15'

PROPOSED ZONING = C2
MINIMUM LOT AREA = 30,000 Sq.Ft.
MINIMUM LOT WIDTH = 100'
MAX. LOT COVERAGE = 80%
FRONT SETBACK = 60' (Minimum)
REAR SETBACK = 30' (Minimum)
SIDE SETBACK = 20'(Minimum)
MAX. HEIGHT = 2 Story / 35'
OPEN SPACE = 10% (13,894 SQ. FT.)

SEWER AND WATER AS PER DEKALB COUNTY WATER/SEWER

AS PER OFFICIAL FLOOD INSURANCE MAPS BY THE F.E.M.A. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA AS PER PANEL NUMBER 13089C0151 DATED: MAY 16, 2013



PROJECT #:	B10009
SITE PLAN FOR RE-ZONING 4381 Covington Hwy.	
DRAWN BY:	JWS
SCALE:	1" = 50'
DATE:	4/7/2023
REVIEWED BY:	
SHEET SIZE:	17" X 22"

GEORGIA REGISTERED PROFESSIONAL NO. 3150 4/7/2023 LAND SURVEYOR TIM L. MILLER

SITE PLAN FOR REZONING

NAQIB HUSSAIN

3.190 ACRES - 4381 COVINGTON HIGHWAY

LAND LOT 196, 15th. DISTRICT
DeKALB COUNTY, GEORGIA

SIBLEY-MILLER SURVEYING & PLANNING INC.
212 WEST CAMPGROUND RD
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PHONE: (770) 320-7555
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*CIVIL ENGINEERING
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*LAND SURVEYING

LEGEND

EX. FENCE — x — x —
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EX. OVERHEAD POWER LINES — E —
EX. FIRE HYDRANT ----------
EX. WATER METER----------
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EX. CONCRETE----------
EX. WALL----------
EX. BUILDING----------
EX. GRAVEL ----------
PROPOSED BUILDING ----------

ACCESS POINT INSET VIEW
SCALE = 1" = 20'

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L1	S23°26'31"W	19.94'
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L3	N34°20'11"E	19.72'

NO TREES PLANTED IN RW DUE TO OVERHEAD POWER

EXISTING IMPERVIOUS CALCULATIONS

138,966 Sq.Ft. = PROPERTY AREA
25,684 Sq.Ft. = IMPERVIOUS AREA
18.48% = EXISTING IMPERVIOUS COVERAGE AREA

PROPOSED IMPERVIOUS AREA
1,800 SQ. FT = PROPOSED BUILDING
3,023 Sq. Ft. = PROPOSED ASPHALT
3.47% = PROPOSED IMPERVIOUS

21.95% TOTAL IMPERVIOUS AFTER CONSTRUCTION

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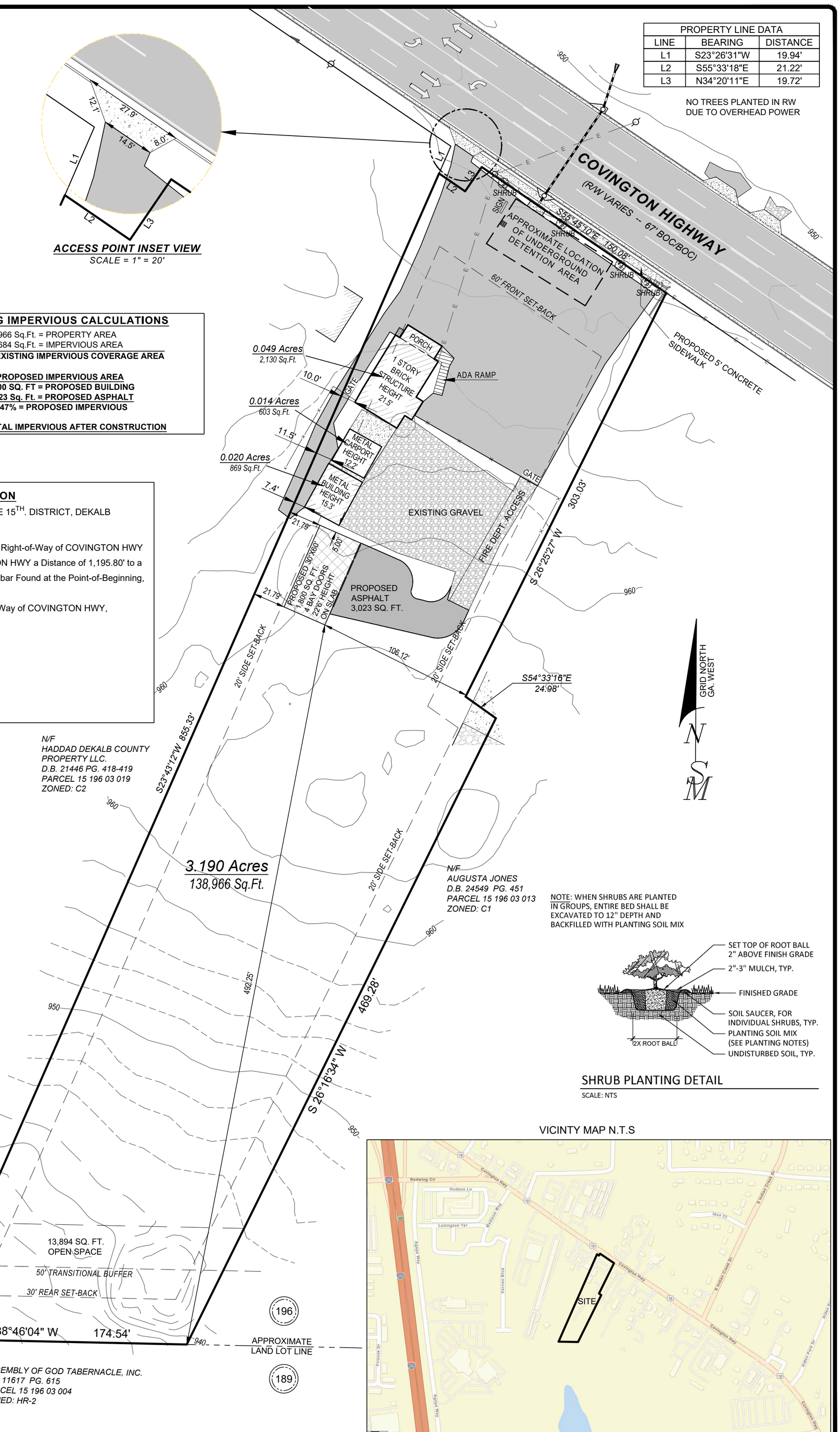

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MAX. HEIGHT = 2 Story / 35'
OPEN SPACE = 10% (13,894 SQ. FT.)

SEWER AND WATER AS PER DEKALB COUNTY WATER/SEWER

AS PER OFFICIAL FLOOD INSURANCE MAPS BY THE F.E.M.A. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA AS PER PANEL NUMBER 13089C0151 DATED: MAY 16, 2013

0' 50' 100' 150'
GRAPHIC SCALE = FEET
DRAWING SCALE: 1" = 50'

NOTE: WHEN SHRUBS ARE PLANTED IN GROUPS, ENTIRE BED SHALL BE EXCAVATED TO 12" DEPTH AND BACKFILLED WITH PLANTING SOIL MIX

SHRUB PLANTING DETAIL
SCALE: NTS

VICINTY MAP N.T.S

PROJECT #:	B10009
SITE PLAN FOR PROPOSED ADDITION 4381 Covington Hwy.	
DRAWN BY:	JWS/TLM
SCALE:	1" = 50'
DATE:	11/2/2023
REVIEWED BY:	
SHEET SIZE:	17" X 22"

GEORGIA REGISTERED PROFESSIONAL NO. 3150 LAND SURVEYOR TIM L. MILLER
11/2/2023

SITE PLAN FOR PROPOSED ADDITION

NAQIB HUSSAIN

3.190 ACRES - 4381 COVINGTON HIGHWAY

LAND LOT 196, 15th. DISTRICT
DeKALB COUNTY, GEORGIA

SIBLEY-MILLER SURVEYING & PLANNING INC.
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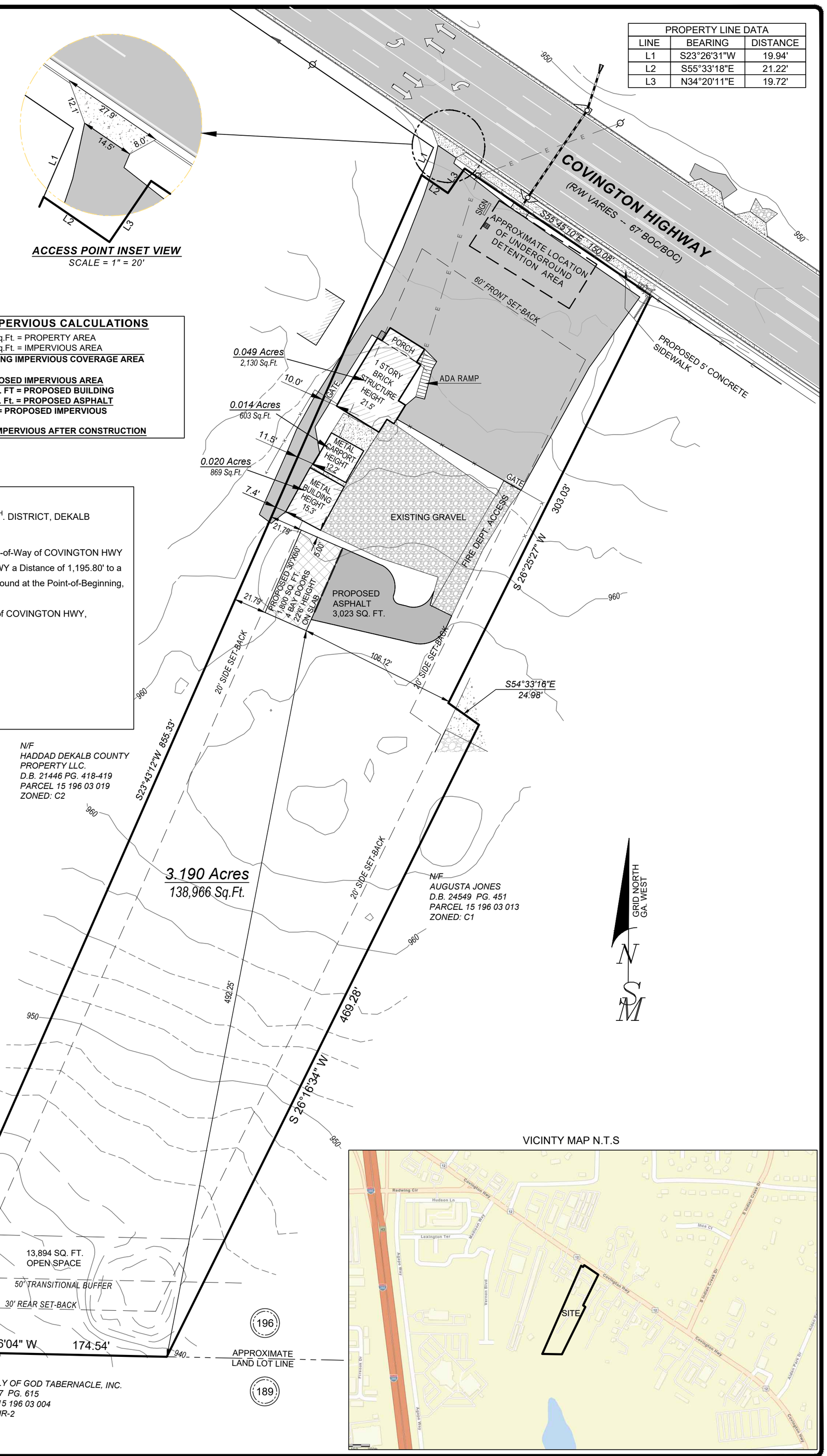

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DRAWN BY:	JWS/TLM
SCALE:	1" = 50'
DATE:	11/2/2023
REVIEWED BY:	
SHEET SIZE:	17" X 22"

GEORGIA REGISTERED PROFESSIONAL NO. 3150 LAND SURVEYOR TIM L. MILLER 11/2/2023

SITE PLAN FOR PROPOSED ADDITION

NAQIB HUSSAIN

3.190 ACRES - 4381 COVINGTON HIGHWAY

LAND LOT 196, 15th. DISTRICT
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*LAND PLANNING
*LAND SURVEYING

4/12
22'6"
16'
30'
306 30 x16 x60' (#1)
60'
MORTON BUILDINGS®

CONSTRUCTION PROJECT ROADMAP

At Morton, our goal is to provide you a high-quality building you are proud of for years to come. We understand you may have changes throughout the construction process. As time progresses, so does the complexity of these changes which may be costly and delay construction. We encourage you to make any changes early in the process in order to avoid these fees and delays.

The below roadmap outlines when change order fees would be implemented during your build. These milestones vary based on desired delivery, local backlog, and current capacity. If at any time you may want to change the scope of work on your dream building, talk to your sales consultant about how this could impact your build's timeline or costs.

Order Signed	Order Review	Plans and Engineering	Building Scheduled	Estimating	Manufacturing	Delivery	Start Construction	Finish Construction
Pre-Construction Packet	Order reviewed and prepared for plan development	We design your building to your specifications. The target date for completing your plans will be communicated throughout the process.	Call with delivery week notification	We determine what & how much material to fabricate	We custom manufacture the material for your building and notify you of your delivery date	Our team of trucks and drivers deliver material to your location	Your Morton team will schedule a construction meeting close to Day 1	
$ Down Payment						$ Delivery Payment		$ Completion Payment

$–Some projects will also include progress payments at various stages

Project Delay

Fee Per Change Order

No Charge

$500

$1000

$1500

$250 If no additional factory delivery or revised plans required

$1000 If revised plans, but no factory delivery required

$2000 If both revised plans & additional factory delievery required

800-447-7436 • mortonbuildings.com

MORTON BUILDINGS®

STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA.			

03097N01
DP 03174
REV #1 STORM
STRUCTURE

DEKALB COUNTY
APPROVED FOR
CONSTRUCTION
BY: [illegible]
DATE: 5-9-05

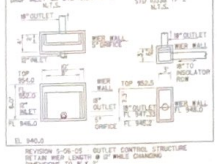
GEORGIA
12-31-05
REGISTERED
PROFESSIONAL
ENGINEER

DRAINAGE STRUCTURE DETAILS

NOTE DETAILS ARE TO SHOW MODIFICATIONS TO REFERENCED GA STDS, WHICH ARE TO GOVERN ALONG WITH GA STD SPECIFICATIONS.

OUTLET CONTROL STRUCTURE
DROP INLET GA STD 1026A TP C
N.T.S.

INLET STRUCTURE
CATCH BASIN GA
STD 1033B TP 2
N.T.S.



REVISION 5-06-05 - OUTLET CONTROL STRUCTURE
DETAIL WEIR LENGTH @ 12' WHILE CHANGING
DIMENSIONS TO 8' X 2'

PROPERTY AND EXISTING R/W LINE REQUIRED R/W LINE CONSTRUCTION LIMITS EASEMENT FOR CONSTRUCTION & MAINTENANCE OF SLOPES EASEMENT FOR CONSTR OF SLOPES EASEMENT FOR CONSTR OF DRIVES	BEGIN LIMIT OF ACCESS..... BLA END LIMIT OF ACCESS..... ELA LIMIT OF ACCESS R/W AND LIMIT OF ACCESS OBLITERATE EXIST PAVT	SCALE 1" = 30' 0 30 60 90 SCALE IN FEET	DATE / REVISIONS	DATE / REVISIONS	KISINGER CAMPO & ASSOCIATES CORP 1720 PEACHTREE ST. N.W. SUITE 1048 ATLANTA, GA 30309

DEKALB COUNTY
CONSTRUCTION PLAN
ALL-IN-ONE AUTO SALES
UNDERGROUND STORAGE

CONSPECIFICATION#####################
SHOWDATETIME######

All that tract or parcel of land lying and being in land lot 196 of the 15th. District, Dekalb County, Georgia. and being more particularly described as follows

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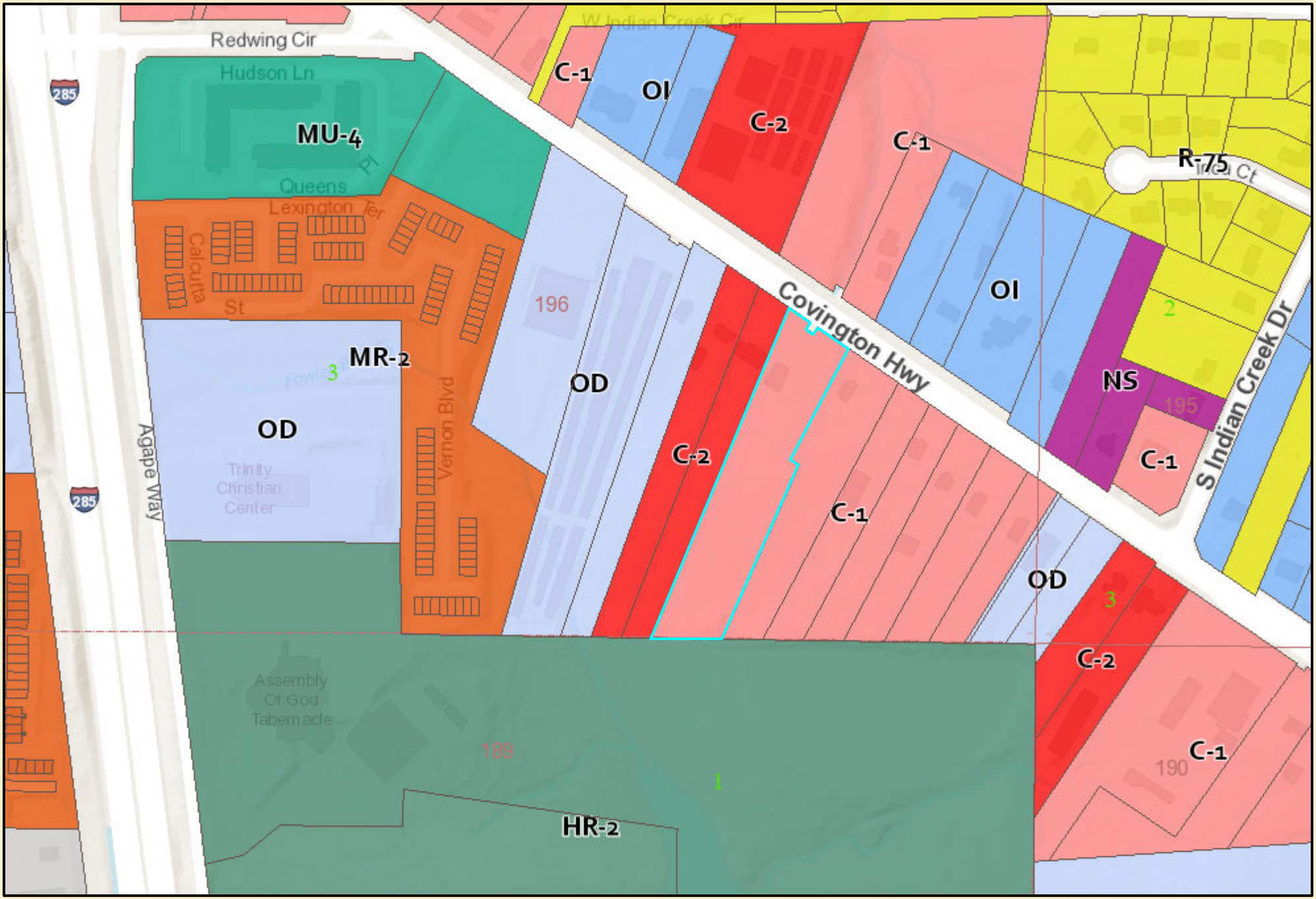
Thence S 26°16'34" W A Distance Of 469.28' to a open top pipe found
Thence N 88°46'04" W A Distance Of 174.54' to a open top pipe found
Thence N 23°43'12" E A Distance Of 855.33' to a rebar found
Which Is The Point Of Beginning, Having An Area Of 139966 Square Feet, 3.190 Acres

#50227



DeKalb County Parcel Map

0 0.0175 0.035 0.07 0.105 0.14 mi

Date Printed: 10/23/2023

N

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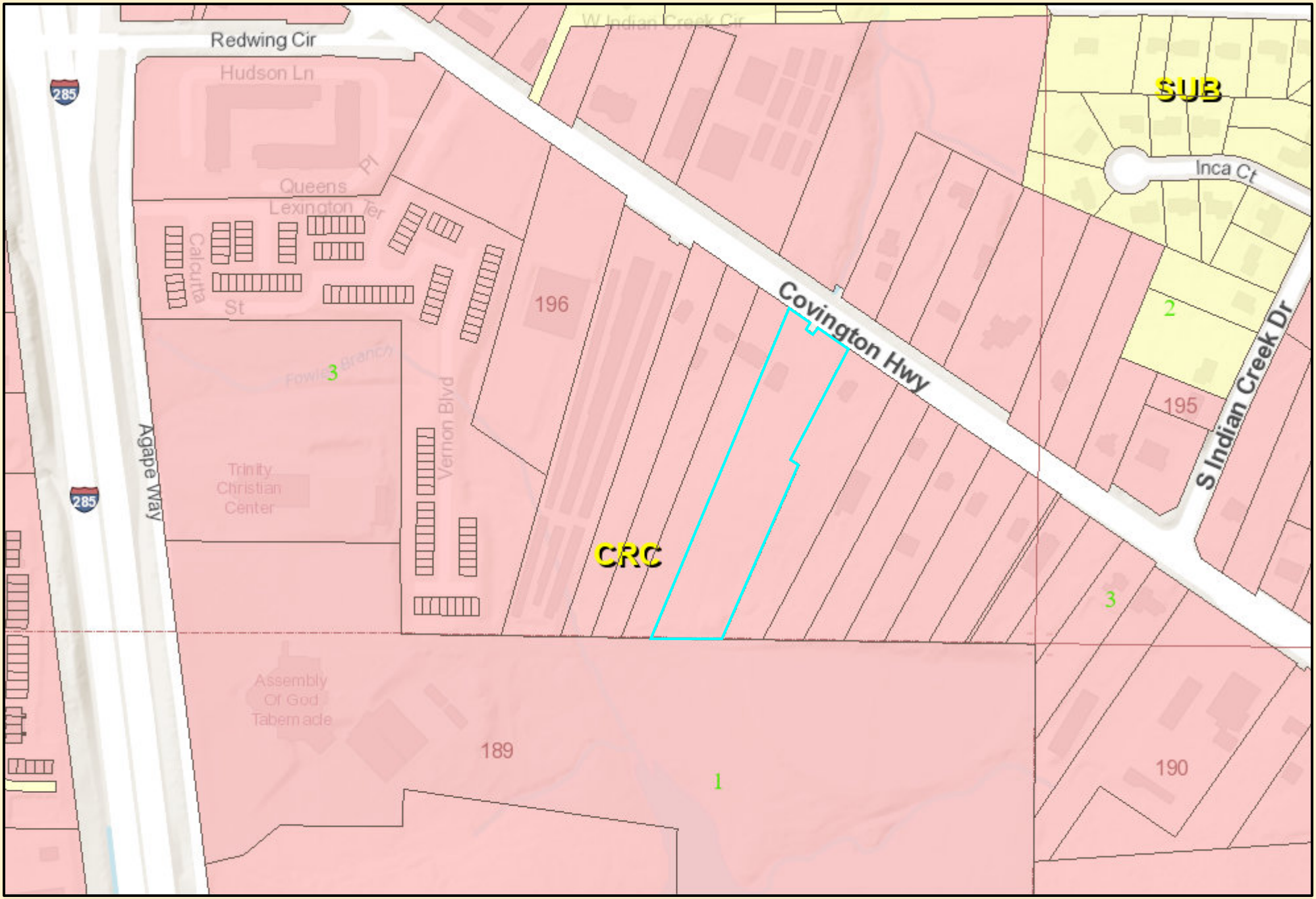

DeKalb County Parcel Map

0 0.0175 0.035 0.07 0.105 0.14 mi

Date Printed: 10/23/2023

N

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DeKalb County Parcel Map

0 0.0075 0.015 0.03 0.045 0.06 mi

Date Printed: 10/23/2023

N

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