



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-21-1244408 **Agenda #:** N5

Location/Address: 5011 Covington Highway **Commission District:** 5 **Super District:** 7

Parcel ID: 15-162-04-008

Request: To rezone the subject property from the R-85 (Residential Medium Lot-85) Zoning District to the C-2 (General Commercial) Zoning District to allow a range of commercial uses.

Property Owner(s): Gloamy Lee Sang-Morris

Applicant/Agent: Gloamy Lee Sang-Morris/Dana Pierce

Acreage: 0.61 acres

Existing Land Use: Undeveloped

Surrounding Properties: To the north of the subject property is a residential parcel, to the south are residential uses and undeveloped land, to the immediate west is an undeveloped parcel, and to the east is a vacant residence.

Adjacent Zoning: North: R-85 & O-I South: R-85 East: C-1 West: R-85

Comprehensive Plan: Suburban (SUB) ☐ ☒

Consistent **Inconsistent**

Proposed Density: N/A	Existing Density: N/A
Proposed Square Ft.: N/A	Existing Units/Square Feet: 0 SF
Proposed Lot Coverage: 0%	Existing Lot Coverage: 0%

ZONING HISTORY

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

The applicant has requested to modify the rezoning request. The applicant's initial requests include a change of the future land use map designation from Suburban (SUB) to Commercial Redevelopment Corridor (CRC) and a rezoning from R-85 (Residential Medium Lot-85) to C-2 (General Commercial). *Following the District 5 Community Council meeting, the applicant submitted a request to withdraw the future land use map amendment and modify the rezoning request from R-85 to C-1.*

SUBJECT PROPERTY AND VICINITY

The vacant subject property is approximately 0.61 acres along Covington Highway. Covington Highway is a four-lane, east-west, major arterial road. This portion of the corridor is relatively auto dependent. Sidewalks are not present on either side of the road.

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

LONG-RANGE PLANNING CONTEXT

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

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

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

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

Please note that the applicant filed a companion application to amend the future land use map designation of the parcel from Suburban (SUB) to Commercial Redevelopment Corridor (CRC). Please review Case LP-21-1244555 (Agenda Item N4) for additional long-range planning analysis. The applicant is requesting to withdraw this request without prejudice.

PROJECT DESCRIPTION

The applicant is seeking commercial zoning of the subject property. According to the applicant's letter of intent, "I have had interest in the property for commercial use and wish to present the premises as marketable for lease or sale."

COMPLIANCE WITH DISTRICT STANDARDS:

DEVELOPMENT STANDARDS		C-2 REQUIRED/ALLOWED	C-1 REQUIRED/ALLOWED
MIN. OPEN SPACE		10-20% (depending on GFA)	10-20% (depending on GFA)
MIN. TRANSITIONAL BUFFER		50ft (Type C) adjacent to residential zoning districts	50ft (Type C) adjacent to residential zoning districts
MIN. ENHANCED OPEN SPACE		N/A	N/A
MIN. LOT AREA		30,000sf	20,000sf
MIN. LOT WIDTH		100 feet	100 feet
MAX. LOT COVERAGE		80%	80%
BUILDING SETBACKS	FRONT (arterial road)	Min. 60 ft.	Min. 60 ft.
	INTERIOR SIDE	Min. 20 ft.	Min. 20 ft.
	REAR	Min. 30 feet	Min. 30 ft.
MINIMUM UNIT SIZE		N/A	N/A
MAX. BLDG. HEIGHT		35 feet/2 stories	35 feet/2 stories
MIN. STREETSCAPE		10-ft. landscape strip; 6-ft. sidewalk; 1 light pole/80ft. (max); and 1 street tree/50 ft.	10-ft. landscape strip; 6-ft. sidewalk; 1 light pole/80ft. (max); and 1 street tree/50 ft.
PARKING		Undetermined	Undetermined

LAND USE AND ZONING ANALYSIS

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

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

The C-2 (General Commercial) Zoning District request is inconsistent with the *Comprehensive Plan*. The Suburban Character Area does not support the requested zoning district. Many of the permissible uses in C-2 may be too intense or undesirable in areas within this character area (e.g. major auto repair, heavy construction contractor, outdoor recreation, pawn shop, lumber supply, etc.). Suburban Character Area Policy 3 states, “non-residential development in suburban areas shall be limited to small-scale convenience goods/services to meet the needs of the surrounding residents. Small scale nonresidential development shall be limited to qualifying intersections (collector roadway and above).” Commercial zoning options include NS (Neighborhood Shopping), OI (Office-Institutional), OIT (Office-Institutional-Transitional), and C-1 (Light Commercial). Additionally, rezoning to C-2 requires a future land use map amendment to Commercial Redevelopment Corridor (CRC). In the companion case, Case LP-21-1244555 (Agenda Item N4), staff recommends denial of the future land use map amendment.

Alternatively, the C-1 (Local Commercial) Zoning District request is consistent with the *Comprehensive Plan*. The intent of the Suburban Character Area:

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

With an abundance of curb cuts, no sidewalks, and anecdotally known for peak time level of service delays, this portion of Covington Highway has transitioned into a suburban, commercial corridor. Given its proximity to residential neighborhoods and the existing residential uses along the thoroughfare, the *Comprehensive Plan* recommends small scale, less intense, neighborhood commercial zoning and development within this character area.

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 applicant has not proposed a conceptual, development plan. Permissible uses in C-2 include, but is not limited to: bed and breakfast, hotel/motel, child caring institution, stadium, government facility, funeral home, auto rental, minor auto repair, place of worship, retail, restaurant, offices, furniture repair services, medical services major auto repair, heavy construction contractor, outdoor recreation, pawn shop, and lumber supply. Some permissible uses in C-2 may be acceptable for the subject property (e.g. office uses), however, others (e.g. heavy construction contractors) may be too intense or undesirable within this character area. This could produce adverse impacts upon the adjacent residential neighborhood and additional stress on traffic flow along Covington Highway.

Commercial zoning options in the Suburban character area include NS (Neighborhood Shopping), OI (Office-Institutional), OIT (Office-Institutional-Transitional), and C-1 (Light Commercial). The C-1 Zoning District allows many of the C-2 uses (e.g. bed and breakfast, hotel/motel, child caring institution, stadium, government facility, funeral home, auto rental, minor auto repair, place of worship, retail, restaurant, offices, furniture repair services, and medical services) and presents the greatest number of potential uses of the four commercial zoning options in the Suburban character area.

Although C-1 presents the greatest degree of use flexibility, the lot size and applicable zoning development standards are limiting factors on many of the more intense allowed uses. The subject property is approximately 0.61 acres and about 98 feet wide. For example, C-1 uses adjacent to residential zoning districts must preserve or install a minimum 50-foot transitional buffer. In this context, a 50-foot vegetated buffer would be required along the western and southern sides of the property. A more intense use would likely require more parking and affect on-site circulation, which also serves as a mitigating factor.

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

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

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

More intense C-2 uses may adversely affect adjacent properties. However, with adequate development controls and its limited scale, nonresidential development of the subject property may be compatible with existing uses. If developed in concert with the *Zoning Ordinance* and other applicable regulations, the subject property could be a model for the development of a residential office corridor as older residential structures along this portion of Covington Highway are converted to nonresidential uses and/or as infill development comes along.

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

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

Moreover, an adjacent property, 5021 Covington Highway, was approved by the Board of Commissioners for rezoning from R-85 to C-1 on January 28, 2021.

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. However, the condition of the subject property and undeveloped adjacent properties may present opportunities to develop a sidewalk network, improve the streetscape, encourage shared vehicular access, and reduce the number of curb cuts along the corridor.

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

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

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS.

The C-2 (General Commercial) Zoning District request is inconsistent with the *Comprehensive Plan*. The Suburban Character Area does not support the requested zoning district. Many of the permissible uses in C-2 may be too intense or undesirable in areas within this character area (e.g. major auto repair, heavy construction contractor, outdoor recreation, pawn shop, lumber supply, etc.). Additionally, rezoning to C-2 requires a future land use map amendment to Commercial Redevelopment Corridor (CRC). In the companion case, Case LP-21-

1244555 (Agenda Item N4), staff recommends denial of the future land use map amendment. Staff is supportive of the applicant's desire to withdraw the future land use map change and to modify the rezoning request to C-1.

The C-1 (Local Commercial) Zoning District request or a less intense commercial zoning classification (i.e. NS (Neighborhood Shopping), OI (Office-Institutional), OIT (Office-Institutional-Transitional)) would be consistent with the *Comprehensive Plan*. Suburban Character Area Policy 3 states, "non-residential development in suburban areas shall be limited to small-scale convenience goods/services to meet the needs of the surrounding residents. Small scale nonresidential development shall be limited to qualifying intersections (collector roadway and above)." C-1 zoning presents a wide latitude of uses, however, lot size and applicable zoning development standards will limit the intensity of most redevelopment options. Based on the existing character of the surrounding area and the Covington Highway corridor, the rezoning request should present minimal adverse impacts on the community. Moreover, the subject property could be a catalyst for the development of a residential office corridor as other older residential structures along this portion of Covington Highway are converted to commercial use and/or as infill development comes along. Pursuant to Sec. 7.3.8 (Action by the Board of Commissioners) and consistent with the applicant's modified request, the Department of Planning and Sustainability recommends disapproval of the C-2 request and recommends approval of C-1 zoning with the following conditions:

1. Any proposal to combine the subject property with any adjacent parcel shall be deemed a major modification of this rezoning request. Any proposed lot combination must be approved by the Board of Commissioners in adherence to the public hearing procedures of Sec. 7.3.10 (Modifications and Changes to Approved Conditions of Zoning.).
2. The applicant shall diligently pursue opportunities and include on any approved site plan potential vehicular interconnectivity and/or shared access with adjacent properties.
3. The following uses shall be prohibited: alcohol outlet (principal or accessory); auto/truck repair, sales, or service; convenience store; gas stations (or fuel pumps—principal or accessory); pawn shops; tattoo parlors; check cashing establishments; adult entertainment business; title pawn and payday loan establishments; small-box discount stores; and night clubs/late night establishments.

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.



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.



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

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

COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER

Case No.: LP-21-1243933

Parcel I.D. #: 18-011-06-001, 18-011-06-004, 18-011-06-005, 18-011-06-006, 18-011-06-007

Address: 3581 Rockbridge Road
Stone Mountain, Georgia

WATER:

Size of existing water main: 8" CI Water Main (~~adequate~~/inadequate) *S.D.*

Distance from property to nearest main: Adjacent to Property

Size of line required, if inadequate: N/A

SEWER:

Outfall Servicing Project: Indian Creek Basin

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

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

Sewage Capacity; * (MGPD)

Current Flow: 21.77 (MGPD)

COMMENTS:

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

Capacity Restricted Area *S.D.*

Signature: *[Signature]*



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

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COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER

Case No.: Z-21-1244408

Parcel I.D. #: 15-162-04-008

Address: 5011 Covington Hwy

Decatur, 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

SEWER:

Outfall Servicing Project: Snapfinger Creek Basin

Is sewer adjacent to property: Yes () No (X) If no, distance to nearest line: Approximately 1153 feet Northwest of property

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

Sewage Capacity; * (MGPD)

Current Flow: 21.77 (MGPD)

COMMENTS:

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

Capacity Restricted Area S.D.

Signature: *Carlo B.*



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

N-5

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MICHELLE ALEXANDER MMALEXANDER@DEKALBCOUNTYGA.GOV OR JOHN REID
JREID@DEKALBCOUNTYGA.GOV

COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: 2-21-1244408

Parcel I.D. #: 15-162-04-008

Address: SD11

Covington Hwy
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:

Reviewed and found nothing that would
change traffic flow.

Signature: [Signature]


Board of Health

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.

DeKalb County Board of Health

445 Winn Way – Box 987

Decatur, GA 30031

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Board of Health

- 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

DeKalb County Board of Health

445 Winn Way – Box 987

Decatur, GA 30031

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Board of Health

- 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

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

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.

N14. No comment.

N15, N16 and N17. Panola 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 feet 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. Young Road 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 feet 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. Please note the minimum driveway/street separation required in Section 14-200 (6). Applies to driveways on the opposite side of the road also. Access point on Young Road needs to be relocated away from the traffic signal. The developer is required to upgrade the pedestrian features of the traffic signal at Panola Road at Young Road, as needed, as identified by the Transportation Division of Public Works. A pedestrian connection must be provided from the public sidewalk to the building entrances.

N18. Clairmont Road is a state route. Review and approval by GDOT District 7 required prior to issuance land development permit. Clairmont Road is classified as a major arterial. Only one access point allowed on Clairmont Road located away from the intersection with N Williamsburg Dr. 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. N. Williamsburg Drive 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. Only one access point allowed on N Williamsburg Road located away from the intersection on Clairmont Road. 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.

N19. No Comment

N20. Clifton Springs 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 feet 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. If interior roads are to public. They will need to meet the requirements for 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: 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.

From: [DANA MORRIS](#)
To: [White, Brandon L.](#)
Cc: [Mom](#)
Subject: 5011 Covington
Date: Friday, February 19, 2021 9:40:17 AM

Good morning Brandon,

This shall confirm our request to withdraw the Future Land Use application for 5011 Covington Highway and change the rezoning request from C-2 (General Commercial) to C-1 (Local Commercial).

Thank you for your continued courtesy and attention to this matter.

Very best regards,
Dana Pierce
Sent from my iPhone



DeKalb County Department of Planning & Sustainability

Michael L. Thurmond
Chief Executive OfficerAndrew A. Baker, AICP
DirectorAPPLICATION TO AMEND OFFICIAL ZONING MAP
OF DEKALB COUNTY, GEORGIA

Z/CZ No. _____ Filing Fee: _____

Date Received: _____ Application No.: _____

Applicant: Gloamy Lee Song E-Mail: gloamy44@gmail.com

Applicant Mailing Address: 566 N Shore Rd Lithonia, GA 30058

Applicant Phone: 770-413-7419 Fax: _____

Owner(s): Gloamy Lee Song E-Mail: gloamy44@gmail.com
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address: 566 N Shore Rd Lithonia, GA 30058

Owner(s) Phone: 770-413-7419 Fax: _____

Address/Location of Subject Property: 5011 Covington Highway

District(s): 15th Land Lot(s): 162 Block: A Parcel(s): 15 162 04 008

Acreage: 0.621 Commission District(s): 5-7

Present Zoning Category: R85 Proposed Zoning Category: General C-2

Present Land Use Category: R85

PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before the Planning Department accepts it. It must include the attachments and filing fees identified on the attachments. An application, which lacks any of the required attachments, shall be determined as incomplete and shall not be accepted.

Disclosure of Campaign Contributions

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

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing 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 _____ days of the filing of this application. The application is first filed and must be submitted to the C.E.O. and the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.

NOTARY PUBLIC
EXPIRATION DATE / SEAL: 05-19-2023
SIGNATURE OF APPLICANT / DATE: Gloamy Lee Song 10-28-2020
One Owner ☒ Agent ☐

330 West Peachtree Street, Suite 400-500 - Decatur, Georgia - 30030
(voice) 404-371-2125 (fax) 404-371-4556 (Development Fax) (404) 371-3007
Web: www.dekalbcountyga.gov/planning
Email Address: planning@dekalbcountyga.gov

Page 1 of 3

Revised 1/1/17

Rezoning

Letter of Application

My property located at 5011 Covington Highway, Dekalb, Lot 162, Block A, Parcel 15 162 04 008 (the "premises") is presently zoned as R85 and I wish to rezone the premises to general C2. The reason for this request is I have had interest in the property for commercial use and wish to present the premises as marketable for lease or sale. All interested parties were seeking commercial use. The property is presently vacant land and future use is purely speculative.

The anticipated impact of proposed use is also speculative, but the following is to the best of my knowledge:

Impact Analysis

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

The Comprehensive Plan seeks to develop numerous aspects of infrastructure and community which is in keeping with a general C2 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.

The surrounding area appears to be developing commercially, and a general C2 designation, would be in conformity with said development.

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

The property has minimal economic use as currently zoned.

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

I do not believe general C2 zoning will have an adverse effect on the 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.

It is my understanding that adjacent properties are also seeking general C2 designation. Specifically, Valerie Kong-Quee, 5021 Covington Highway is also seeking a similar property designation which would support the proposed land use change.

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

I am not aware of any adverse affect this zoning proposal will adversely affect historic building, sites, districts or archeological resources

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

I am not aware of any conditions that may 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.

I am not aware of any adverse impact this designation would have on the environment or surrounding resources.

Building Form Information:

This property is vacant with no proposed information as to future building.



404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

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

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

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

Applicant Name: Gloamy Lee Sang Phone: 973-444-1427 Email: derosa26@aol.com

Property Address: 5011 Covington Highway

Tax Parcel ID: 15 162 04 008 Comm. District(s): 5 & 7 Acreage: .62

Existing Use: Vacant Land Proposed Use Speculative Commercial (no specific use at this time)

Supplemental Regs: NA Overlay District: NA DRI: No

Rezoning: Yes X No

Existing Zoning: R-85 Proposed Zoning: C-2 Square Footage/Number of Units: NA-Spec rezoning

Rezoning Request: Speculative rezoning—no specific site plan.

Land Use Plan Amendment: Yes X No

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

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

Special Land Use Request(s)

Major Modification:

Existing Case Number(s): NA

Condition(s) to be modified:



404.371.2155 (o) | Clark Harrison Building
404.371.4556 (f) | 330 W. Ponce de Leon Ave
DeKalbCountyGa.gov | Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: Held on 10/21/20 6:30 pm via ZOOM Review Calendar Dates: will go to March 2021 cycle, likely filing deadline will be Jan. 2 or 3rd. BOC will adopted final calendar on Nov. 19th, 2020 PC: ☒ BOC: ☒ Letter of Intent: ☒ Impact Analysis: ☒ Owner Authorization(s): ☒ Campaign Disclosure: ☒ Zoning Conditions: NA Community Council Meeting: ☒ Public Notice, Signs: ☒ Tree Survey, Conservation: ☒ Land Disturbance Permit (LDP): NA—spec rezoning Sketch Plat: na—spec rezoning Bldg. Permits: na—spec rezoning Fire Inspection: na Business License: na State License: Lighting Plan: Tent Permit: Submittal Format: NO STAPLES, NO BINDERS PLEASE

Review of Site Plan—NA—No site plan submitted; speculative rezoning

Density: Density Bonuses: Mix of Uses: Open Space: Enhanced Open Space: Setbacks: front sides side corner rear Lot Size: Frontage: Street Widths: Landscape Strips: Buffers: Parking Lot Landscaping: Parking - Auto: Parking - Bicycle: Screening: Streetscapes: Sidewalks: Fencing/Walls: Bldg. Height: Bldg. Orientation: Bldg. Separation: Bldg. Materials: Roofs: Fenestration: Façade Design: Garages: Pedestrian Plan: Perimeter Landscape Strip: Possible Variances: Since site is only 100 ft wide and is surrounded by R-85 single-family zoning, a transitional buffer variance will likely be needed if the rezoning is approved.

Comments: No site plan submitted; applicant indicates this is a speculative rezoning. Proposed C-2 zoning will require a Land Use Amendment application to Commercial Redevelopment Corridor. If rezoning is approved, site will likely need variances, including transitional buffer variances. Applicant indicates that pre-community meeting already occurred on 10/21/20 and will provide documentation. Applicant also indicates that rezoning application has already been submitted.

d:\5011 covington hwy pre application conference form.docx 11/01/2018 MMA



404.371.2155 (o) | Clark Harrison Building
404.371.4556 (f) | 330 W. Ponce de Leon Ave
DeKalbCountyGa.gov | Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

Planner: John Reid Date 10/30/20

Filing Fees

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

d:\5011 covington hwy pre application conference form.docx 11/01/2018 MMA

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

4918 COVINGTON HIGHWAY.

AUTO ZONE

DECATUR 30035

4947 COVINGTON HIGHWAY

CAR WASH

DECATUR 30035

4995 COVINGTON HIGHWAY

BB AUTO GALARY

DECATUR 30035

4982 COVINGTON HIGHWAY

CHRISTOPHER CAR DEALER

DECATUR 30035

5038 COVINGTON HIGHWAY

MINI WHAREHOUSE

DECATUR 30035

5020 COVINGTON HIGHWAY

ROTENSE JACKSON

DECATUR 30035

5082 COVINGTON HIGHWAY

TRAFFIC TROOPERS

DECATUR 30035

5094 COVINGTON HIGHWAY DECATUR 30035

JIMMY ROSE ASSOCIATE

VALERIE THOMAS

5053 COVINGTON HIGHWAY

DECATUR 30035

HALTADO FAUSTINIANO

4806 COVINGTON HIGHWAY

DECATUR 30035

LIZARRAGA ROJAS GALINDE

5003 COVINGTON HIGHWAY

DECATUR 30035

STEVE ACTMAN

5091 COVINGTON HIGHWAY

DECATUR 30035

BRENDA HALL LURIE

5101 COVINGTON HIGHWAY

DECATUR 30035

COMMERCIAL

5107 COVINGTON HIGHWAY

DECATUR 30035

CHURCH PLACES OF RELIGION

5130 COVINGTON HIGHWAY

DECATUR GA 30035

4422 COOPER KALCEY

DECATUR 30035

4383 BARCLAY ANDREA

DECATUR 30035

202182

Survey Legal Description

All that tract or parcel of land lying and being in Land Lot 162 of the 15th District, DeKalb County, Georgia, being Part of Lot 9, Block A, as per plat of M.M. George Property by M.F. Mable, Surveyor, dated June 1939 and recorded in Plat Book 13, Page 62, DeKalb County records and being more particularly described as follows:

BEGINNING at a 1/2" Rebar Set on the Southwestern right of way line of Covington Highway (Variable Right of Way)(State Highway 12)(F.K.A. Covington Road), said point being located a distance of 1112.32 Feet from the first corner of the mitered intersection of the Southeastern Right of Way Line of Wesley Chapel Road and the Southwestern right of way line of Covington Highway at Grid North Georgia West Zone Coordinates: Northing:1357994.4822 Easting:2283326.148 thence along said right of way line of Covington Highway proceeding South 67 Degrees 51 Minutes 52 Seconds East a distance of 32.36 feet to a Concrete Monument Found; thence with a curve turning to the left along an arc with a length of 66.59 feet to a 1/2" Rebar Found, said curve having a radius of 2907.79 feet, a chord bearing of South 68 Degrees 42 Minutes 34 Seconds East, and a chord length of 66.59 feet; thence leaving said right of way line proceeding South 25 Degrees 32 Minutes 54 Seconds West a distance of 267.08 feet to a 1/2" Rebar Found; thence North 83 Degrees 09 Minutes 37 Seconds West a distance of 99.99 feet to a 1/2" Open Top Pipe Found; thence North 24 Degrees 45 Minutes 49 Seconds East a distance of 292.31 feet to a 1/2" Rebar Set on the Southwestern side of Covington Highway and the POINT OF BEGINNING; having an area of 27061 Sq. Ft., 0.621 Acres, as shown and described on Survey by Georgia Land Surveying Co., bearing the seal and certification of Josh L. Lewis IV, Georgia Registered Land Surveyor No. 3028, and being referenced as Job Number 202182.

Gloamy LeeSang
566 North Shore Road
Lithonia, GA 30058

October 20, 2020

DeKalb County Department of Planning & Sustainability
330 West Ponce de Leon Avenue
Suites 100-500
Decatur, Georgia 30030

Re: 5011 Covington Highway
Lot 8, Land Lot 162, 15th District, Parcel 15-16204008 (the Premises)

Dear Sir/Madam:

The above referenced premises is a vacant lot, currently zoned R-85 and not serving any specific purpose. I am therefore requesting the zoning be reclassified to General C-2 use as this will be most appropriate for economical development of the premises.

Thank you for your kind consideration of this application.

Respectfully submitted,


Gloamy Lee Sang-Morris

Enclosures

From: DANA MORRIS <derosa26@aol.com>
Sent: Thursday, January 7, 2021 3:16 PM
To: Dana Pierce
Subject: Fwd: 5011 Covington Hwy, Dekalb Zoning Application
Attachments: 5011 Covington Legal Description.pdf; 5011 Covington Survey.pdf

Begin forwarded message:

From: Dana Morris <derosa26@aol.com>
Date: October 28, 2020 at 4:01:11 PM EDT
To: "mcwilliams@dekabcalountyga.gov" <mcwilliams@dekabcalountyga.gov>
Subject: 5011 Covington Hwy, Dekalb Zoning Application
Reply-To: Dana Morris <derosa26@aol.com>

Mr. Williams.

Enclosed please find the following to facilitate the zoning application process for 5011 Covington Hwy, Dekalb:

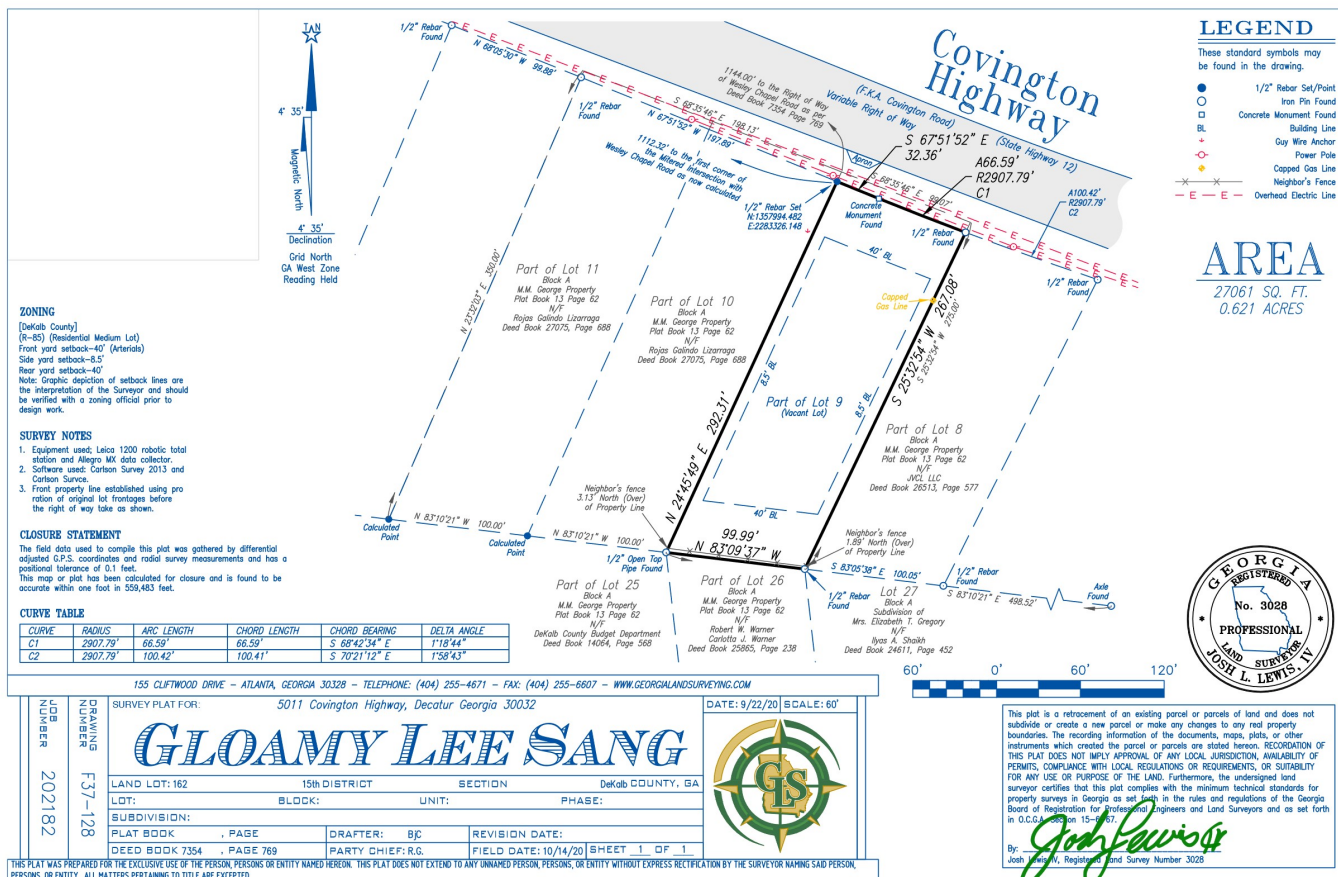
1. Application Form to Amend Official Zoning Map;
2. 5011 Covington Legal Description;
3. 5011 Covington Survey; and
4. Letter of Application

On October 21st at 6:30, my mother, Gloamy LeeSang coordinated a community meeting via Zoom with Valerie Kong-Quee, whom is also in process for rezoning 5021 Covington Hwy. Several council members were in attendance. I also completed the Pre-Application form with Ms. Nahomie Lagardere on October 22nd and arranged for the Pre-Application Conference with Mr. John Reid on Friday, October 30th.

Please advise if you should require anything further at this time.

Best regards,
Dana Pierce

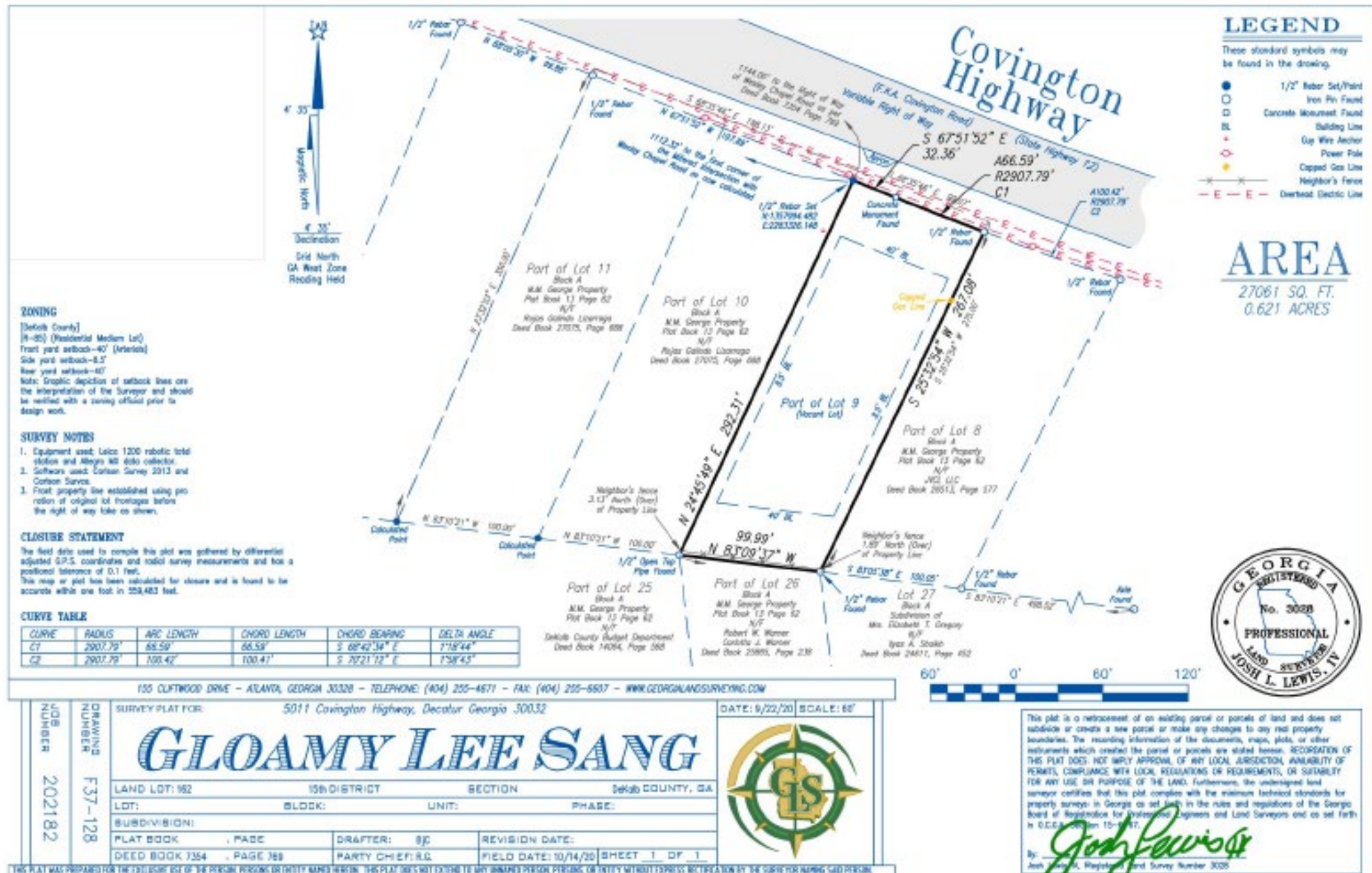
1



N5

Z-21-1244408

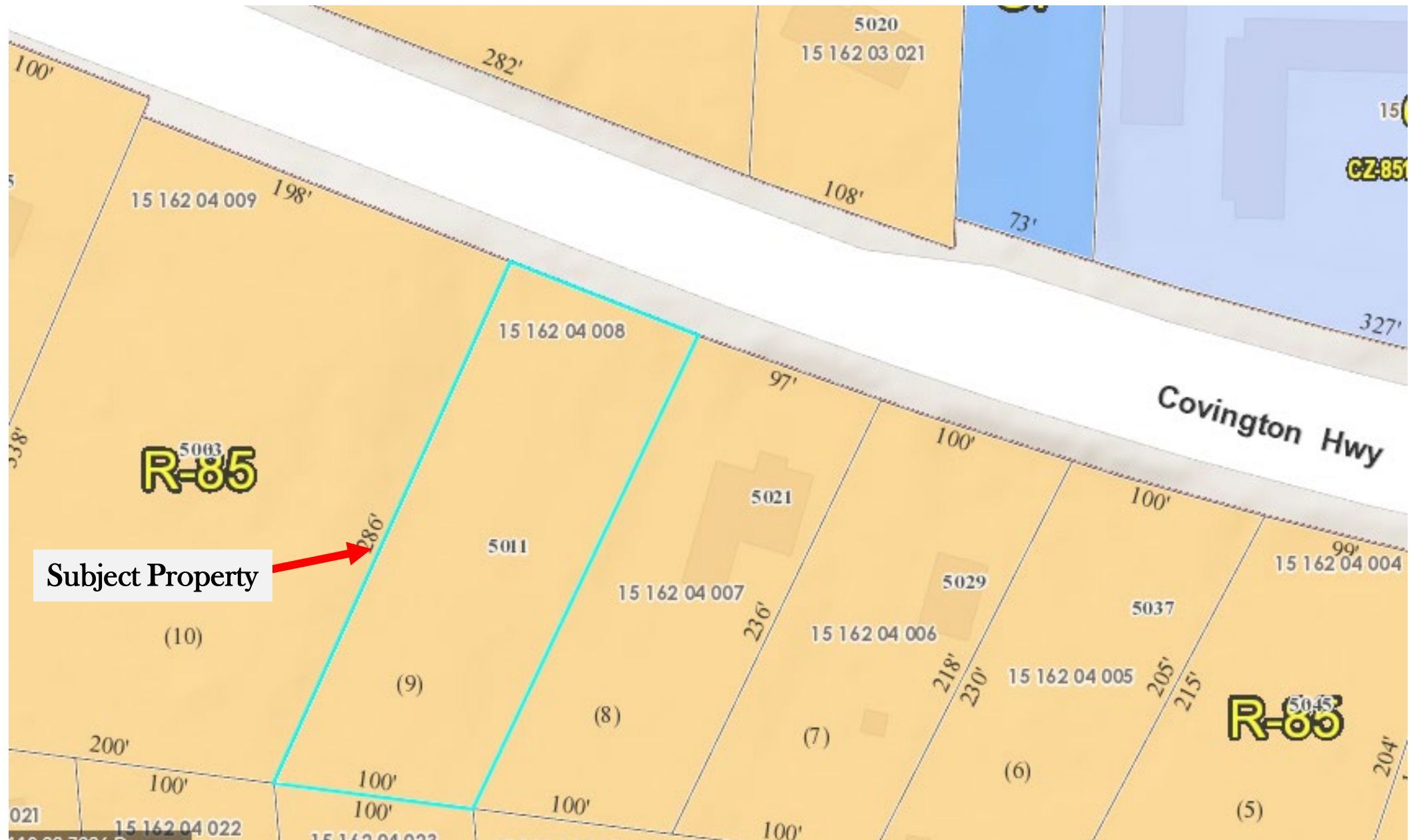
Boundary Survey

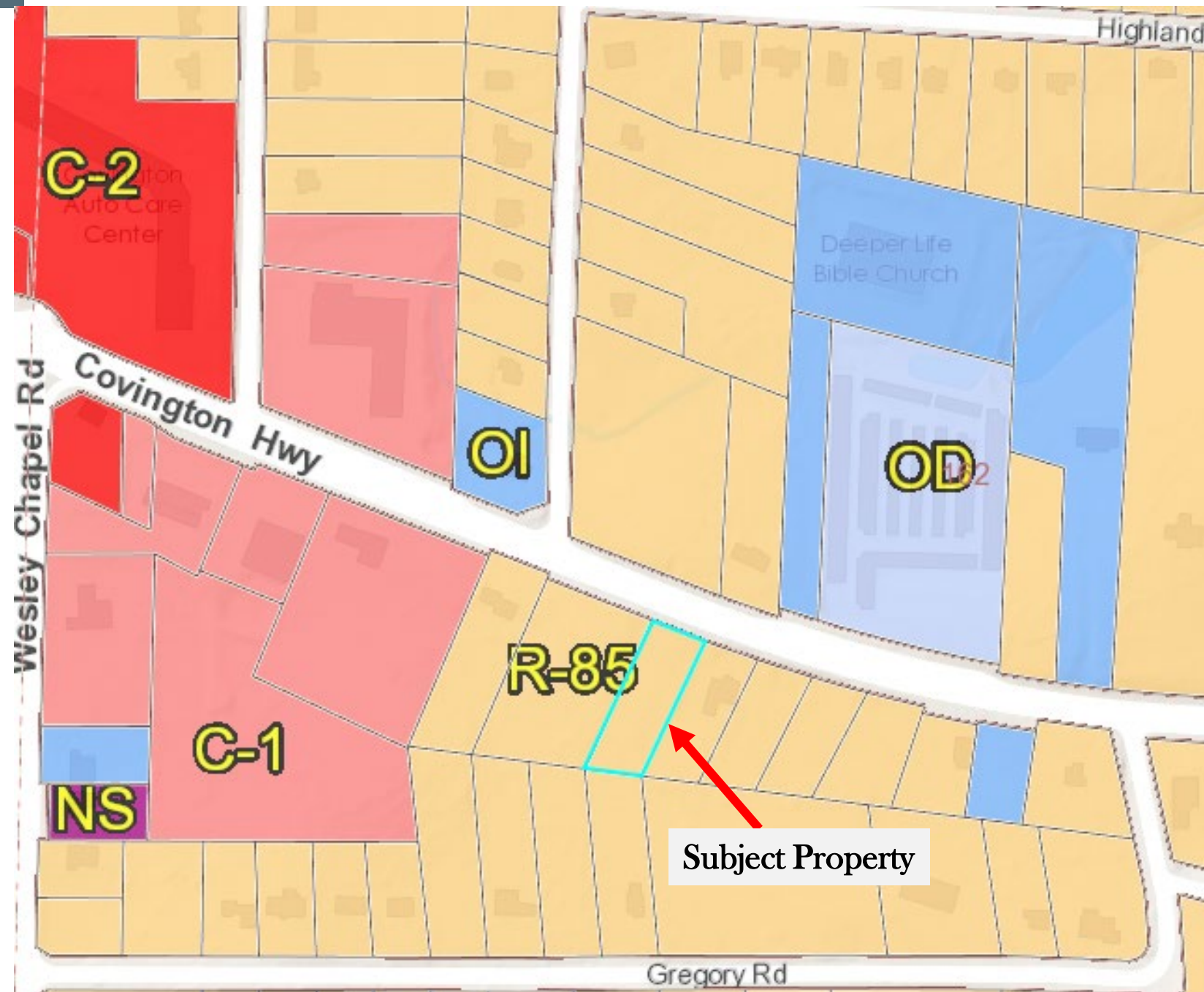


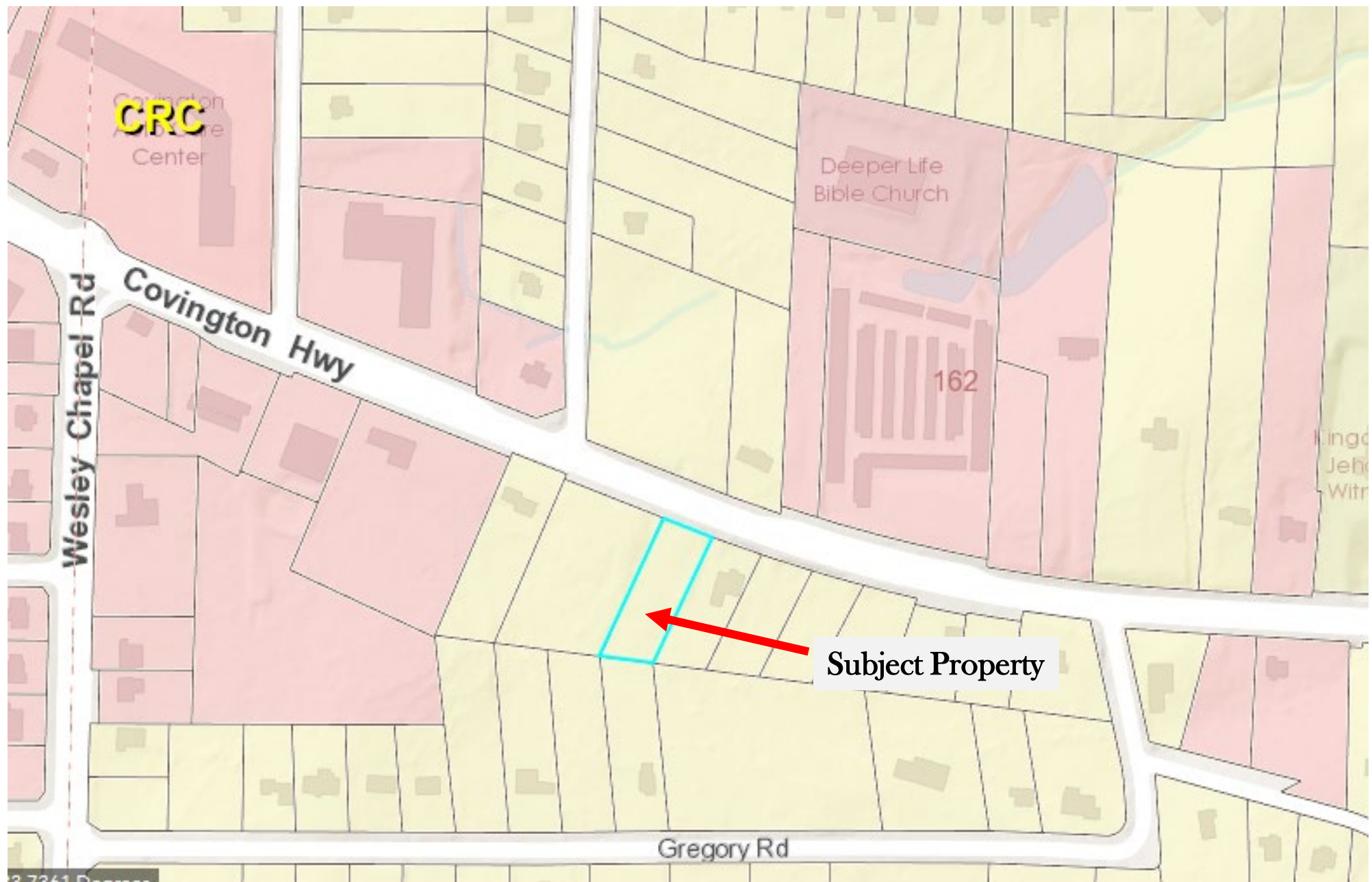
N5

Z-21-1244408

Zoning Map







N5

Z-21-1244408

Aerial











