Public Hearing: YES ⊠ **NO** □ **Department:** Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): COMMISSION DISTRICT 05 SUPER DISTRICT 07

Application of The Varner Group c/o Bejune Industries to rezone property from C-1 (Local Commercial) zoning district to RSM (Residential Medium Lot) zoning district to construct a townhome community, at 6826 Covington Highway.

PETITION NO: D1-2023-1431 Z-24-1246747

PROPOSED USE: Townhome community.

LOCATION: 6826 Covington Highway, Lithonia, Georgia 30058.

PARCEL NO.: 16-089-03-012

INFO. CONTACT: Adam Chappell, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of The Varner Group c/o Bejune Industries to rezone property from C-1 (Local Commercial) zoning district to RSM (Residential Medium Lot) zoning district to construct a townhome community.

RECOMMENDATION:

COMMUNITY COUNCIL: (April 8, 2024) Approval. (Dec. 4, 2023) Approval.

PLANNING COMMISSION: (May 2, 2024) Approval with Conditions. (January 9, 2024) Two-Cycle Deferral.

PLANNING STAFF: Approval with conditions.

STAFF ANALYSIS: In 2007, the subject property was rezoned to the C-1 (Local Commercial) Zoning District with conditions to allow for retail uses in substantial compliance with a then-submitted site plan (CZ-07-13514). A request for a major modification of conditions was approved by the Board of Commissioners in 2014 to allow for a 51,896 square foot medical office complex consisting of a total of four (4) buildings on the property (CZ-14-19246). These plans never came to fruition, and at the time of this analysis, the subject property remains undeveloped. The applicant's proposal is to rezone the subject property to the RSM (Small Lot Residential Mix) Zoning District in order to construct a single-family, attached, townhome development. The subject property is part of a Commercial Redevelopment Corridor (CRC) Character Area. The proposed zoning is consistent with the policies and strategies of said character area to allow townhome land uses and to promote the redevelopment of commercial corridors in decline (page 43). Along Covington Highway and surrounding the subject property are existing commercial, single-family detached, single-family attached, and multifamily uses. The proposed rezoning and townhome use would not conflict with the existing character and makeup of this corridor and is consistent with the DeKalb 2050 Unified Plan. The original site plan, however, lacked sufficient detail (e.g., incorrect setbacks, density calculations, and open space calculations). Additional deficiencies were noted by other regulatory agencies including Land Development, Roads and Drainage, Transportation, and Watershed Management. In order to address departmental concerns and adjust the site plan accordingly, both Planning Staff and the Planning Commission recommended a Two-Cycle Deferral, which was granted by the Board of Commissioners at a public hearing held on January 25, 2024. The applicant's proposal and associated site plan have undergone significant changes since. The most recent site plan, dated April 19, 2024, proposes up to 40 single-family, attached, dwelling units that are to be developed as condominiums. The proposal demonstrates

strong adherence to street connectivity standards per Sections 5.3.2. and 5.7.6. of the Zoning Ordinance. The majority of units have rear-loading garages made accessible by a network of alleys, and have front facades facing public streets - or private streets that are to be constructed to public street standards. Significant detail has been made to show pedestrian connections – a ten (10)-foot multimodal path is proposed along the entirety of the development site's frontage on Covington Highway, and interior streets all feature sidewalks and connections to proposed amenities. Landscaping in association with these pedestrian paths is provided that will ensure an aesthetically pleasing, safe, and welcoming environment at the pedestrian level. A minimum of 20 percent of the development site shall be developed with open space in mind; half of this, or ten (10) percent of the site, shall be developed with enhanced open space. Amenities such as a clubhouse, gazebo, and a central common area are proposed, as is a system of mulch trails that will traverse the rear of the development site. These trails are located within a 100-year floodplain, and a portion of the subject property contains state waters. At this time, minimum open space and enhanced open space requirements appear to be met but may not properly depicted on the site plan. Yards shown in front or to the side of units are depicted as enhanced open space, which do not qualify as such, whereas the proposed system of trails that are not labeled as being enhanced open space, most likely do. The RSM Zoning district allows for a maximum base density of four (4) units per acre. At approximately 6.73 acres in size, the development site is limited to no more than 26 dwelling units by-right. Bonus density qualifying standards, as per Section 2.12.5 through Section 2.12.7. of the Zoning Ordinance, may be provided to increase the bonus maximum density allowed to up to eight (8) dwelling units per acre. A 50-percent density bonus increase has been proposed by the applicant by developing the site as a mixed-income development, with no fewer than ten (10) percent of units to be reserved for "very low-income households", as established by the Atlanta Regional Commission. Said density bonus would increase the maximum density to six (6) units per acre, allowing for a maximum of 40 dwelling units as is proposed. The development would be subject to a 30-year enforceable commitment approved by the County attorney and recorded on any deed records. Correspondence with other County departments has indicated that many of the original site plan's deficiencies appear to have been adequately addressed with the most recent site plan. While the proposal may be subject to minor changes to comply with other departments' requirements at the Land Development Permit (LDP) phase, Planning Staff concludes that the most recent proposal demonstrates exceptional compliance with design standards for a single-family, attached, development, and said development and associated rezoning request is consistent with the intent of the CRC Character Area and the DeKalb 2050 Unified Plan. Therefore, the Planning and Sustainability Department recommends "Approval with the attached recommended conditions".

PLANNING COMMISSION VOTE: (May 2, 2024) Approval with conditions 6-0-1. Jan Costello moved, Edward Patton seconded for approval with nine (9) conditions, per staff recommendation. Tess Snipes abstained. (January 9, 2024) Two-cycle deferral 8-0-1. Jan Costello moved, Jana Johnson seconded for a 2-cycle deferral to the May 2024 zoning agenda, per Staff recommendation.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (April 8, 2024) Approval 9-0-0. (Dec. 4, 2023) Approval 6-1-1.

Z-24-1246747 (2023-1431) Recommended Conditions – April 22, 2024

6826 Covington Highway

- 1. Development of the site shall be in general conformance with the site plan titled "6826 Covington Highway" and dated April 19, 2024. The site plan is conceptual, however, and wherever the site plan conflicts with the development standards of the *Land Development Code*, *Zoning Ordinance*, or other applicable ordinances, said ordinances shall prevail.
- 2. The proposed development shall consist of single-family, attached dwellings developed as condominiums. The maximum number of units permitted shall comply with the base maximum density requirements per Section 2.12.5., which may be increased to no more than six (6) units per acre with eligible bonus density qualifying standards. No more than 40 single-family, attached dwellings shall be permitted per the attached site plan.
- 3. Should the proposal be developed as a mixed-income development, a statement shall be provided on any Land Development Permit (LDP) or Final Plat plans reflecting this and require that the total number of units will be reserved to be occupied as follows: ten (10) percent by very-low-income households or 20 percent by low-income households. Household income level shall be as established by the Atlanta Regional Commission. A minimum 30-year enforceable commitment shall be subject to approval by the County attorney and recorded on any deed records throughout said 30-year period.
- 4. A homeowners' association (HOA) shall be created to ensure proper maintenance and funding of shared facilities. All areas/facilities interior to the development site, such as stormwater facilities, detention ponds, open spaces, streets, alleys, and parking areas, shall remain privately owned and maintained in perpetuity. The HOA shall limit the number of rental units to ten (10) percent of the total homes constructed.
- 5. A minimum of 20 percent open space shall be provided within the development site. At minimum, half of this, or a minimum of ten (10) percent of the development site, shall be enhanced open space. A separate sheet shall be provided with LDP and Final Plat plans that consist of a site plan adequately highlighting open and enhanced open space (by color-coding, shading, or similar method). A tabular breakdown shall be provided showing the square footages of each open and enhanced open space area with callouts of the locations of these areas. No more than 50 percent of required open space may consist of floodplain, wetlands, steep slopes, streams and buffers. A maximum five (5)-foot-wide mulch walking trail shall be provided in general conformance to the attached site plan.
- 6. Any interior streets shall be built to public street standards and shall have landscaping and streetscaping on both sides of curb as per new street requirements in Section 5.4.3. Sidewalks may be provided to the back of off-street parking spaces. Streetlights shall be provided per Section 5.4.3. (E). Any LDP or Final Plat plans shall show spacing of street trees from back of curb and sidewalk, from each other, and from any proposed streetlight. Where dwelling units are to be constructed with front loading garages, street trees shall be planted fifty (50) feet on center or every other unit, whichever distance is less. All landscaping, streetscaping, and other associated site improvements shall be completed prior to any issuance of a Certificate of Occupancy (CO).
- 7. All proposed dwelling units along Covington Highway shall have front facades facing Covington Highway and rear-loading garages. Said units shall have a minimum front yard setback of 20 feet and a maximum front yard setback of 30 feet from the front property line of the development site. Picket or decorative iron fences (with gates) not exceeding four (4) feet in height may be permitted in front of these dwellings, provided that they are no closer than 15 feet from any right-of-way.
- 8. Elevations shall be in general conformance with the designs included with the application with respect to building materials and facade appearance. Any row of dwelling units shall be in compliance with Section 5.7.6. (I) with respect to facades, and be varied to avoid long, flat building fronts so that no more than 20 percent of the front façades of the units in the same building are substantially the same, unless designed as brick row houses.

9.	Approval of this rezoning application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Planning Commission, the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by each entity.	

DeKalb County Department of Planning & Sustainability

178 Sams Street, Decatur, GA 30030

(404) 371-2155 / www.dekalbcountyga.gov/planning

Planning Commission Hearing Date: Thursday, May 2, 2024 Board of Commissioners Hearing Date: Thursday, May 23, 2024

STAFF ANALYSIS

Case No.:	Z-24-1246747	Agenda #: 2	2023-1431	
Location/Address:	6826 Covington Highway Lithonia, GA, 30058	Commission	District: 05 Super D	istrict: 07
Parcel ID(s):	16-089-03-012			
Request:	Rezone property from the C-1 (Local Commercial) Zoning District to the RSM (Small Lot Residential Mix) Zoning District to construct a townhome community.			
Property Owner(s):	Infinite Business Concepts LLC			
Applicant/Agent:	The Varner Group c/o Bejune Industries, Adisa Bejune			
Acreage:	6.73 acres			
Existing Land Use:	Vacant			
Surrounding Properties:	North: MR-1 and RSM East: NS and RSM South: City of Stonecrest (Across Covington Highway West: R-100			
Comprehensive Plan:	Commercial Redevelopment Corr.	(CRC) X	Consistent	Inconsistent

Staff Recommendation: APPROVAL WITH CONDITIONS.

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

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The original site plan, however, lacked sufficient detail (e.g., incorrect setbacks, density calculations, and open space calculations). Additional deficiencies were noted by other regulatory agencies including Land Development, Roads and Drainage, Transportation, and Watershed Management. In order to address departmental concerns and

adjust the site plan accordingly, both Planning Staff and the Planning Commission recommended a *Two-Cycle Deferral*, which was granted by the Board of Commissioners at a public hearing held on January 25, 2024.

The applicant's proposal and associated site plan have undergone significant changes since. The most recent site plan, dated April 19, 2024, proposes up to 40 single-family, attached, dwelling units that are to be developed as condominiums.

The proposal demonstrates strong adherence to street connectivity standards per Sections 5.3.2. and 5.7.6. of the *Zoning Ordinance*. The majority of units have rear-loading garages made accessible by a network of alleys, and have front facades facing public streets - or private streets that are to be constructed to public street standards. Significant detail has been made to show pedestrian connections – a ten (10)-foot multimodal path is proposed along the entirety of the development site's frontage on Covington Highway, and interior streets all feature sidewalks and connections to proposed amenities. Landscaping in association with these pedestrian paths is provided that will ensure an aesthetically pleasing, safe, and welcoming environment at the pedestrian level.

A minimum of 20 percent of the development site shall be developed with open space in mind; half of this, or ten (10) percent of the site, shall be developed with enhanced open space. Amenities such as a clubhouse, gazebo, and a central common area are proposed, as is a system of mulch trails that will traverse the rear of the development site. These trails are located within a 100-year floodplain, and a portion of the subject property contains state waters. At this time, minimum open space and enhanced open space requirements appear to be met but may not properly depicted on the site plan. Yards shown in front or to the side of units are depicted as enhanced open space, which do not qualify as such, whereas the proposed system of trails that are not labeled as being enhanced open space, most likely do.

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A 50-percent density bonus increase has been proposed by the applicant by developing the site as a mixed-income development, with no fewer than ten (10) percent of units to be reserved for "very low-income households", as established by the Atlanta Regional Commission. Said density bonus would increase the maximum density to six (6) units per acre, allowing for a maximum of 40 dwelling units as is proposed. The development would be subject to a 30-year enforceable commitment approved by the County attorney and recorded on any deed records.

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Z-23-1246747 (2023-1431)

Staff Recommended Conditions 6826 Covington Highway Lithonia, GA 30058 04/22/2024

- 1. Development of the site shall be in general conformance with the site plan titled "6826 Covington Highway" and dated April 19, 2024. The site plan is conceptual, however, and wherever the site plan conflicts with the development standards of the *Land Development Code*, *Zoning Ordinance*, or other applicable ordinances, said ordinances shall prevail.
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to be constructed with front loading garages, street trees shall be planted fifty (50) feet on center or every other unit, whichever distance is less. All landscaping, streetscaping, and other associated site improvements shall be completed prior to any issuance of a Certificate of Occupancy (CO).

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- 9. Approval of this rezoning application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Planning Commission, the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by each entity.



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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

REZONE COMMENTS FORM:

PUBLIC WORKS ROAD AND DRAINAGE				
Case No.: Z-24-1246747	Parcel I.D. #: 16-089-03-012			
Address: 6826 Covington Highway, Lithonia,	GA 30058			
Drainage Basin: Pole Bridge Creek Upstream Drainage Area: N/A				
Percent of Property in 100-Year Floodplain:	45%			
Area (SFHA) on the property covering about 55% floodplain hence, a portion of the parcel is expected.	ation) under existing zoning: There is a Special Flood Hazard of of the entire parcel. There is also a regulated floodway within this ed to be inundated when a 100-yr storm event occurs. Erosion and dequate structural and non-structural BMPs as required and per			
Required detention facility(s): Yes. This deve Sec 14-40(b)(2) of the County code hence, requ	lopment inevitably triggers the applicability standard in tires a detention facility.			
COMMENTS:				
drainage infrastructure on the development woul	ave appreciable impact on existing roads in the vicinity but the d have to be designed and sized to accommodate and safely at the same time addressing any water quality requirements to			

Signature:

ensure the effectiveness of our MS4 program and infrastructure is maintained.

Board of Health

12/15/2023

To: LaSonda Hill, Planning and Sustainability

From: Ryan Cira, Environmental Health Director Cc: Alan Gaines, Environmental Health Deputy

Re: Rezone Application Review

General Comments:

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

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

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

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed

by this office prior to construction.

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

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin

a new sidewalk networks. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and

the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

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

resistant construction.

DEKALB COUNTY

Board of Health

	Case #	Location (Address)	Comment 1	Comment 2
N1	SLUP-24-1246742	3684 Seton Hall Way, Decatur, GA 30034	Please review general comments.	
N 2	SLUP-24-1246743	2445 Wesley Chapel Road, Decatur, GA 30045	Please review general comments.	No septic indicated
V 3	CZ-24-1246744	5449 Covington Highway, Decatur, Ga 30035	Please review general comments.	No septic indicated
N 4	SLUP-24-1246745	1369 Clairmont Road, Decatur, GA 30033	Please review general comments.	No septic indicated
N 5	SLUP-24-1246746	4077 Flat Shoals Parkway, Decatur, GA 30034	Please review general comments.	No septic indicated
V 6	Z-24-1246747	6826 Covington Highway, Lithonia, GA 30058	Please review general comments.	No septic indicated
٧7	Z-24-1246748	1075 Zonolite Road, Atlanta, GA 30306	Please review general comments.	No septic indicated
1 8	SLUP-24-1246750	2056 Tudor Castle Circle, Decatur, GA 30035	Please review general comments.	No septic indicated
1 9	TA-24-1246761	County-Wide	Please review general comments.	
N10	TA-24-1246762	County-Wide	Please review general comments.	

Chief Executive Officer
Michael Thurmond

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director Cedric Hudson

ZONING COMMENTS DECEMBER 2023

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

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

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

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

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

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

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

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

N9. TA-24-1246761 - No Comment.

N10. TA-24-1246762 - No Comment.

DeKalb County School District Development Review Comments

 Submitted to:
 DeKalb County
 Case #:
 Z-23-1246747

 Parcel #:
 16 089 03 012

Name of Development: Covington Hwy, 6826

Location: Covington highway between Woodacres Cir and Wellington Cir

Description: Application to construct 53 single-family attached homes on currently undeveloped land.

Impact of Development: When fully constructed, this development would be expected to generate 27 students: 4 at Panola

Way Elementary School, 5 at Miller Grove Middle School, 8 at Miller Grove High School, 9 at other DCSD schools, and 1 at private school. Current enrollment at Lithonia High school is above capacity,

Analysis Date:

12/11/2023

but is expected to decline in future years.

Current Condition of Schools	Panola Way Elementary School	Miller Grove Middle School	Miller Grove High School	J	Private Schools	Total
Capacity	840	1,110	1,860			
Portables	0	0	0			
Enrollment (Oct. 2023)	631	669	1,116			
Seats Available	209	441	744			
Utilization (%)	75.1%	60.3%	60.0%			
New students from development	4	5	8	9	1	27
New Enrollment	635	674	1,124			
New Seats Available	205	436	736			
New Utilization	75.6%	60.7%	60.4%			

Yield Rates School School School Total Elementary 0.0670 0.0986 0.0183 0.1839 Middle 0.1028 0.0412 0.0031 0.1470 High 0.1476 0.0303 0.0057 0.1836 Total 0.3174 0.1701 0.0271 0.5145			Attend Home	Attend other DCSD	Private	
Middle	Yield Rates					Total
High 0.1476 0.0303 0.0057 0.1836 Total 0.3174 0.1701 0.0271 0.5145 High 0.3174 0.1701 0.0271 0.5145 High 0.3174 0.1701 0.0271 0.5145 High 53	Elementary		0.0670	0.0986	0.0183	0.1839
Total 0.3174 0.1701 0.0271 0.5145	Middle		0.1028	0.0412	0.0031	0.1470
Proposed Units	High		0.1476	0.0303	0.0057	0.1836
Proposed Units 53 Unit Type SF Cluster Miller Grove High School Attend Home Attend DCSD Private Units x Yield School School School Total Elementary 3.55 5.23 0.97 9.75 Middle 5.45 2.18 0.16 7.79 High 7.82 1.60 0.30 9.72 Total 16.82 9.01 1.43 27.26 Anticipated Students School School Private Anticipated Students School School School Total Panola Way Elementary School 4 5 1 10 Miller Grove Middle School 5 2 0 7 Miller Grove High School 8 2 0 10	Total		0.3174	0.1701	0.0271	0.5145
Unit Type Cluster SF Miller Grove High School Attend DCSD Private Units x Yield School School School Total Elementary 3.55 5.23 0.97 9.75 Middle 5.45 2.18 0.16 7.79 High 7.82 1.60 0.30 9.72 Total 16.82 9.01 1.43 27.26 Anticipated Students School School Private Panola Way Elementary School 4 5 1 10 Miller Grove Middle School 5 2 0 7 Miller Grove High School 8 2 0 10	Student Calculations					
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Attend Home DCSD Private School School School Total	Unit Type	S	SF.			
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Units x Yield School School Total Elementary 3.55 5.23 0.97 9.75 Middle 5.45 2.18 0.16 7.79 High 7.82 1.60 0.30 9.72 Total 16.82 9.01 1.43 27.26 Attend Home DCSD Private Private Number School School School Total Panola Way Elementary School Miller Grove Middle School 4 5 1 10 Miller Grove High School 8 2 0 7			Attend			
Selementary 3.55 5.23 0.97 9.75 Middle 5.45 2.18 0.16 7.79 High 7.82 1.60 0.30 9.72 Total 16.82 9.01 1.43 27.26 Attend Attend other Home DCSD Private Anticipated Students School School School Total Panola Way Elementary School 4 5 1 10 Miller Grove Middle School 5 2 0 7 Miller Grove High School 8 2 0 10			Home	DCSD	Private	
Middle High 5.45 Pligh 2.18 Pligh 0.16 Pligh 7.79 Pligh Total Attend Home Plocs Plocs Private Attend other Plocs Plocs Private Private Anticipated Students School School School Plocs	Units x Yield		School	School	School	Total
High 7.82 1.60 0.30 9.72 Total 16.82 9.01 1.43 27.26 Attend Home Attend other Home DCSD Private Anticipated Students School School School Total Panola Way Elementary School 4 5 1 10 Miller Grove Middle School 5 2 0 7 Miller Grove High School 8 2 0 10	Elementary		3.55	5.23	0.97	9.75
Total 16.82 9.01 1.43 27.26 Attend Home Pucsure Attend other DCSD Private Private Anticipated Students School School School Total Panola Way Elementary School Miller Grove Middle School 4 5 1 10 Miller Grove High School 5 2 0 7 Miller Grove High School 8 2 0 10	Middle		5.45	2.18	0.16	7.79
Attend HomeAttend other DCSDPrivateAnticipated StudentsSchoolSchoolSchoolTotalPanola Way Elementary School45110Miller Grove Middle School5207Miller Grove High School82010	High		7.82	1.60	0.30	9.72
Anticipated Students Home School DCSD School Private School Panola Way Elementary School 4 5 1 10 Miller Grove Middle School 5 2 0 7 Miller Grove High School 8 2 0 10						
Anticipated Students School School School Total Panola Way Elementary School 4 5 1 10 Miller Grove Middle School 5 2 0 7 Miller Grove High School 8 2 0 10	Total		16.82	9.01	1.43	27.26
Panola Way Elementary School 4 5 1 10 Miller Grove Middle School 5 2 0 7 Miller Grove High School 8 2 0 10	Total				1.43	27.26
Miller Grove Middle School5207Miller Grove High School82010	Total		Attend	Attend other	-	27.26
Miller Grove High School 8 2 0 10		ents	Attend Home	Attend other DCSD	Private	-
•	Anticipated Stud		Attend Home School	Attend other DCSD School	Private	Total
Total 17 9 1 27	Anticipated Stud Panola Way Elementa	ry School	Attend Home School	Attend other DCSD School	Private School	Total
	Anticipated Stud Panola Way Elementa Miller Grove Middle	ry School School	Attend Home School 4 5	Attend other DCSD School	Private School	Total 10 7





DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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

DEVELOPMENT ANALYSIS:

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

• Flood Hazard Area/Wetlands

(1) There is floodplain as well as state water on site or adjacent to the site. Show the 25' GA

EPD buffer and on top, the 50' County buffer (a total of 75' buffer), measured from the top
of bank. Variance from GA. E.P.D. required if encroachment in 25-foot state waters buffers.

Variance from the County is required if encroachment into 50-foot state waters buffers.

• Landscaping/Tree Preservation

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

Tributary Buffer

(1) Site is within the Pole Bridge Creek Basin



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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

COMMENTS FORM: PUBLIC WORKS WATER AND SEWER

Case No.:	Parcel I.D. #:	
Address:		
WATER:		
Size of existing water main:		(adequate/inadequate)
Distance from property to nearest main:	Size of lin	e required, if inadequate:
SEWER:		
Outfall Servicing Project:		
Is sewer adjacent to property: Yes	No If no, distance to nearest line:	:
Water Treatment Facility:	adequate inadequ	uate
Sewage Capacity:	(MGPD) Current Flow:	(MGPD)
COMMENTS:		

Signature:



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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

COMMENTS FORM: PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: Z- 24-1246747	Parcel I.D. #s: 16-089-03-012
Address: 6826 Covington Hw	
•	
	Adjacent Roadway (s):
(clas	sification) (classification)
Capacity (TPD)	Capacity (TPD)
Latest Count (TPD) Hourly Capacity (VPH) Peak Hour. Volume (VPH)	Latest Count (TPD) Hourly Capacity (VPH)
Peak Hour, Volume (VPH)	Hourly Capacity (VPH) Peak Hour. Volume (VPH) Existing number of traffic lanes
Existing number of traine lanes	Existing number of traffic lanes
Existing right of way width Proposed number of traffic lanes	Existing right of way width Proposed number of traffic lanes
Proposed right of way width	Proposed right of way width
Please provide additional information relating to the follow	ring statement.
average of fifteen (15) vehicle trip end (VTE) per 1, 000 squar above formula, the square foot place of worsh peak hour vehicle trip ends.	ngineers (ITE) 6/7th Edition (whichever is applicable), churches generate an e feet of floor area, with an eight (8%) percent peak hour factor. Based on the ip building would generate vehicle trip ends, with approximately
factor. Based on the above referenced formula, theunits per acres, and the given fact that the project site is peak hour vehicle trip end would be generated with residuals.	-
COMMENTS: Did not see any tr	affic engineering concerns
at this time.	•
	-
	Signature (OPMA) WLit



DEPARTMENT OF PLANNING & SUSTAINABILITY

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

Date Received:	Application No:
Adisa Bejune, B	ejune Industries
Applicant Name:abejune	<u>, </u>
abejune	@bejuneindustries.com
Applicant E-Mail Address:	
Applicant Mailing Address:	15
404-862	
Applicant Daytime Phone:	Fax:
Infinite Business C	concepts LLC
II	f more than one owner, attach list of owners.
1549 Roll	ling Meadows Dr., McDonough, GA 30253-9215
Owner Mailing Address:	744
770-906-4	
Owner Daytime Phone.	
	6 Covington Hwy, Lithonia, GA 30058
Address of Subject Property.	
40,000,02,040	
16 089 03 012 Parcel ID#:	
6.73	5
Acreage:	Commission District:
C-1, C	Z-14-19246, CZ-07-13514
Present Zoning District(s):	
RSM Proposed Zoning District:	
CF	RC
Present Land Use Designation:	
	Townhomes
Proposed Land Use Designation (if	f applicable):

Bejune Industries Inc.

Bahji Varner, Realtor

October 9, 2023

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

Dear Property Owner and Community Member,

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

Date: 10/25/23

Time: 7pm

Location: Zoom

https://us06web.zoom.us/j/82790488096?pwd=dlGUKoe23kCum0lsrzLUn5hplALeJ

8.1

Meeting ID: 827 9048 8096

Passcode: 374484

One tap mobile

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

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

If you're not sure how to use zoom please follow this link for a tutorial video: https://www.youtube.com/watch?v=pAMDxH H Cs

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

Sincerely,

Bahji Varner

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

Letter of Application

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

Impact Analysis

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

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

Notary Public

404.371.2155 (o) 404.371.4556 (f) 178 Sams Street Decatur, GA 30030

DeKalbCountyGa.gov 1

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATIO	N				
The property owner should complete this form or a similar so who will file the application with the County is not the property of the property	ESS CONCEPTS				
being (owner) (owners of the subject property described below or attached hereby delegate authority to					
Bahji Varner and Bejune Industries					
Name of Agent or Rep	presentative				
to file an application o (my) (our) behalf.	to file an application o (my) (our) behalf.				
SY'NJQUE PETERSEN NOTARY PUBLIC Henry County State of Georgia My Commission Expires August 20, 2027	Owner				
Notary Public C	Owner				
Notary Public	Owner				

Owner

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



DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OC be answered.	CGA Chapter 36-67A, the following questions <u>must</u>		
Have you, the applicant, made \$250.00 or more in campaig two years immediately preceding the filling of this applicati X	_		
Yes *			
If the answer is yes, you must file a disclosure report with th	ne governing authority of DeKalb County showing:		
 The name and official position of the local government made. 	official to whom the campaign contribution was		
2. The dollar amount and description of each campaign contribution made during the two years preceding the filing of this application and the date of each such contribution.			
The disclosure must be filed within 10 days after the app to the C.E.O. <u>and</u> to the Board of Commissioners of DeKa GA 30030.			
	Authentision Aldia By 11/01/23		
Notary	Signature of Applicant /Date		
	Check one: OwnerAgentx		
Expiration Date/ Seal			



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? No ___* Yes ____ 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. Bahji Varner 11/01/23 Signature of Applicant /Date Notary Check one: Owner Agent X Expiration Date/ Seal

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

Legal Description

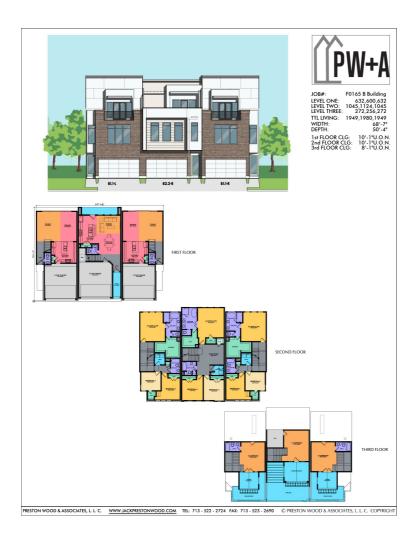
All that tract or parcel of land lying and being in Land Lot 89 of the 16^{tt} District, of Dekalb County, Georgia and being more particularly described as follows:

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

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

Said tract containing 6.73 acres as shown on survey prepared by

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





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

Chief Executive Officer Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director Cedric Hudson

PRE-APPLICATION FORM REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE

(Required prior to filing application: signed copy of this form must be submitted at filing)

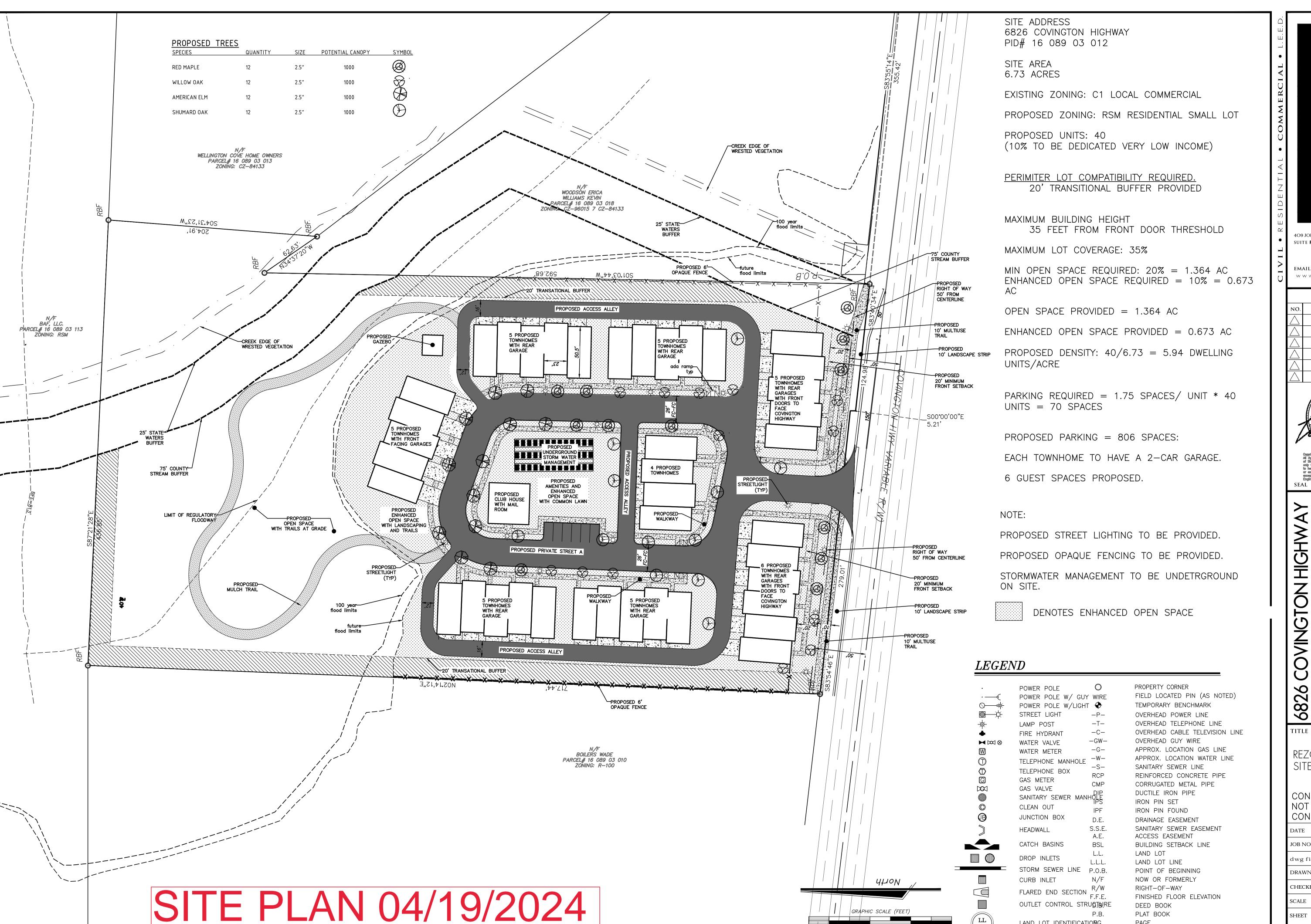
Applicant Name: Bahji Varner & Adisa Bejune Phone: 404-673-6384 Email: bvarnerhomes@gmail.com
Property Address: 6826 Covington Hwy, Lithonia 30058
Tax Parcel ID: 16 089 03 012 Comm. District(s): 5 & 7 Acreage: 6.73
Existing Use: Undelevoped Land Proposed Use: Townhome community
Supplemental Regs: Overlay District: NO DRI:
Rezoning: Yes X No Proposed Zoning: RSM Square Footage/Number of Units: 1950/53
Rezoning Request: Rezone from commercial to RSM so that we can build a townhome community.
Land Use Plan Amendment: Yes X No Existing Land Use: Vacant Com Proposed Land Use: Townhomes Consistent Inconsistent Special Land Use Permit: Yes No X Article Number(s) 27
Special Land Use Request(s):
Major Modification: Existing Case Number(s): CZ-14-19246, CZ-07-13514
Condition(s) to be modified:
NA



DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: Review Calendar Dates:	PC: BOC:
Letter of Intent:Impact Analysis: Owner Authorization(s):_	Campaign Disclosure:
Zoning Conditions: Community Council Meeting: Publ	ic Notice, Signs:
Tree Survey, Conservation: Land Disturbance Permit (LDP):	Sketch Plat:
Bldg. Permits: Fire Inspection: Business License:	State License:
Lighting Plan: Tent Permit: Submittal Format: NO STAPLE	S, NO BINDERS PLEASE
Review of Site Plan	
Density: Density Bonuses: Mix of Uses:	Open Space:
Enhanced Open Space: Setbacks: front sides side	corner rear
Lot Size: Frontage: Street Widths: Landscap	pe Strips:
Buffers: Parking Lot Landscaping: Parking - Auto:	Parking - Bicycle:
Screening: Streetscapes: Sidewalks:Fencing/W	/alls:
Bldg. Height: Bldg. Orientation: Bldg. Separation: Bldg.	Materials:
Roofs: Fenestration: Façade Design: Garages:	Pedestrian Plan:
Perimeter Landscape Strip:	
Possible Variances:	
Comments	
Comments:	
Planner: Rachel Bragg, Zoning Administrator Date: 9/28/2023	
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 OI, OD, OIT, NS, C1, C2, M, M2	\$750.00 \$750.00
LAND USE MAP AMENDMENT	\$500.00
SPECIAL LAND USE PERMIT	\$400.00



4O9 JOHN WESLEY DOBBS AVENUE SUITE **F** • ATLANTA • GA. • 30312 P 404 | 521 | 9999 F 404 | 521 | 3666 EMAIL mshields@shieldseng.com www.shieldseng.com

revisions DATE DESCRIPTION



All rights reserved. This document is the property of Shields Engineering Group, inc. It is to be used only for the specific project identified or referred to herein and is not to be used on other projects or extensions to this project, in whole or in part, except by express written agreement with Shields Engineering Group, Inc.

EAL GSWCC # 000007421

VINGTON HIGHWA DISTRICT

2080 -LAND DEKAL TITLE

rezoning SITE PLAN

CONCEPTUAL NOT FOR CONSTRUCTION

4/19/2024 se24106 dwg file se24106cw

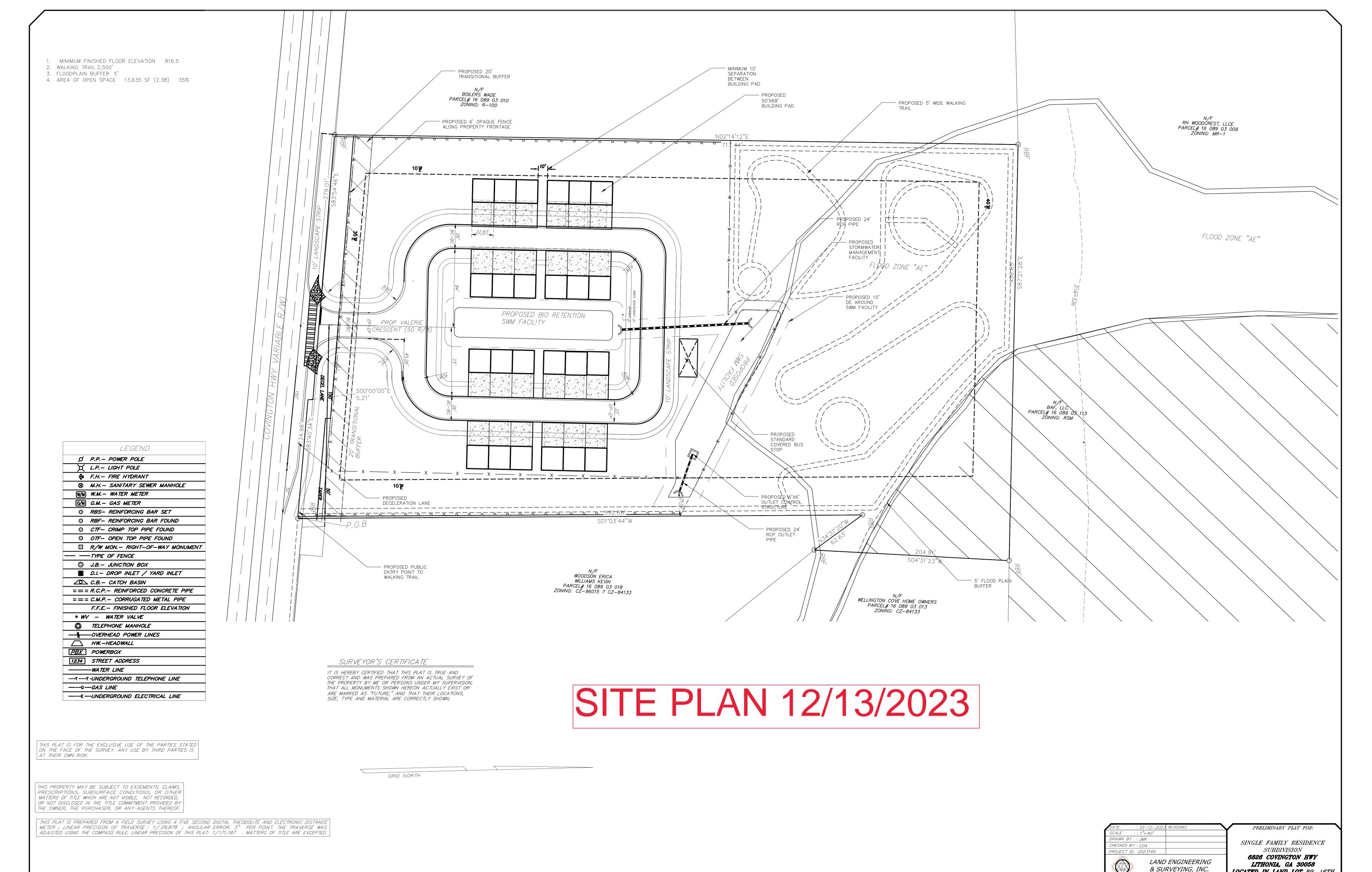
DRAWN BY | DW

CHECKED mds 1"=40' CALE

DEED BOOK PLAT BOOK

LAND LOT IDENTIFICATIONG.

SHEET



LOCATED IN LAND LOT 89, 16TH

DISTRICT,

DEKALB COUNTY, GEORGIA

PARCEL ID: 16 089 03 012

Lawrenceville, Georgia 30045 Website: https://:landeands.com

land engineering@yahoo.com

GIS SITE DATA NOTES:

LAND LOT(S) 89, 16TH LAND DISTRICT, DEKALB

APPROXIMATE AREA: 697,982 SF DISTURBED AREA: 44,929 SF (6.4%) IMPERVIOUS AREA: 9,120 SF (1.3%), **70NING: R100** LOT AREA 15,000 S.F. LOT WIDTH 100' LOT WIDTH 100' (@ BLDG LINE) LOT WIDTH 35' (@ CUL DE SAC) LOT COVERAGE (MAX) 35% OPEN SPACE 20% BUILDING HEIGHT

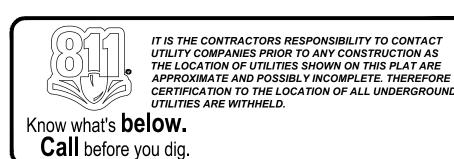
MAXIMUM GROUND COVER: NA SETBACKS: 50' (Thoroughfare) •••• 40' (Collector) •••• 35' (Arterial)

REAR 40'

SIDE 10'

CONSTRUCTION EXIT GPS LOCATION 33.699281 N -84.194827 W

THE DISPOSAL OF TRASH FROM NEW BUILDING WILL BE BIWEEKLY OR AS FREQUENT AS STIPULATED BY THE MUNICIPALITY



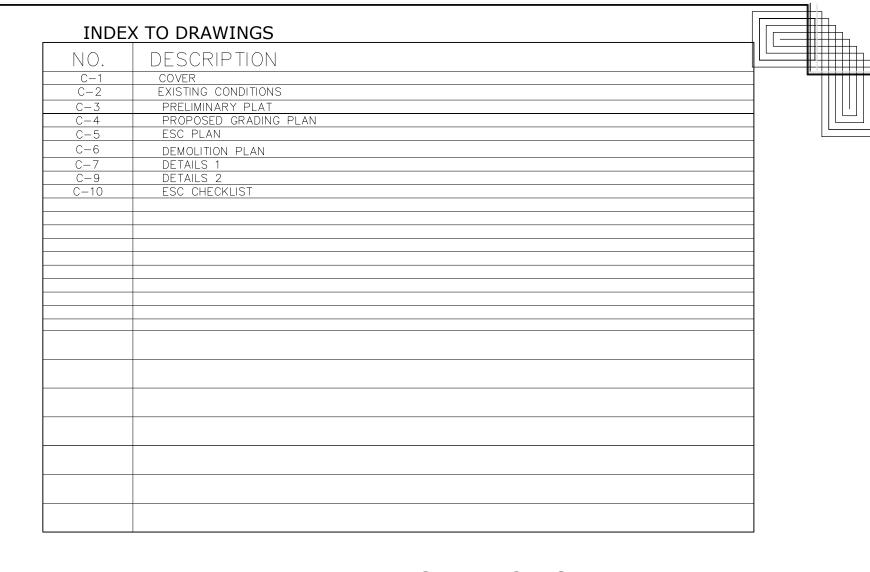
ARBORIST TREE PLANTING NOTE:

A landscape conference is required for this project prior to any finish landscaping. Call the Dekalb County Arborist at (770) 224-0200 or Landscape Architect (770) 224-0200. There are critical factors on the landscape plan that affect both the general contractor and the landscape contractor. Planting area dimensions, planting methods and as well as plant materials must be in accordance with the approved plan, or the landscape inspector may delay the release of the certificate of occupancy.

SITE DEVELOPMENT PLANS FOR SINGLE FAMILY RESIDENCE 6826 COVINGTON HWY LITHONIA GA 30058

AP#

OCTOBER 23, 2023



APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY DEKALB COUNTY OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA DISTURBANCE.

PROJECT OVERVIEW

This project is located on approximately 16 acre property with a state water (Snapfinger creek) running through the property. Property is heavily wooded with little or no undergrowth. The intent is to provide an environmentally friendly residential design that will utilize naturally occurring building materials to provide heat, electricity and lighting.

These plans are designed to accomplish the following:

- 1. Provide for location of the proposed building within the building setback lines.
- 2. Provide a driveway for the property as shown.
- 3. Provide for erosion and erosion control measures for the project
- 4. Provide for landscape requirements

THE PROFESSIONAL WHO SEALS THIS PLAN CERTIFIES UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY THE PROFESSIONAL'S AUTHORIZED AGENT, UNDER THE PROFESSIONAL'S DIRECT SUPERVISION.

1) "I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED. THE PLAN PROVIDES FOR THE MPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALL THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100001.

(2) "I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER

NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL

NATURAL VEGETATION SHALL REMAIN ON THE PROPERTY

UNTIL ISSUANCE OF A DEVELOPMENT PERMIT. NO INTERIM

APPROVAL BY WALTON COUNTY OF ANY LAND DISTURBING

OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE

WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR

ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY

REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA

PERSON(S), OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID

CERTIFICATE DOES NOT EXTEND TO ANY UN-NAMED PERSON(S)

ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.

LAND DISTURBANCE PERMITS SHALL BE ISSUED.

APPROVAL OF THESE PLANS DOES NOT CONSTITUTE



UTILITY OWNERS

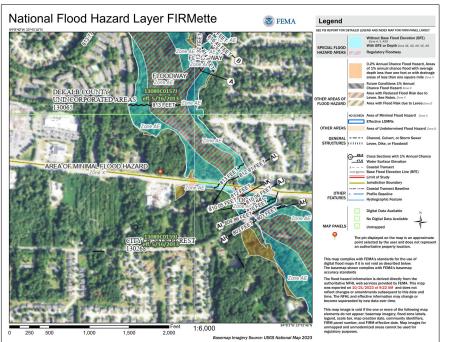
UTILITY **OWNER PHONE** DEKALB COUNTY

770.621.7200 SEWER **DEKALB COUNTY** 770.621.7200 ELECTRIC **GEORGIA POWER** 888.660.5890 TELEPHONE AT&T 888.944.9447

NATURAL GAS ATLANTA GAS LIGHT 404.584.4000

erokee Valley Dr. Mr.Boones Lawn Care OI AM Blessed Corporation Wells Fargo Bank (5) Here, Shop Now MEK Auto Services Family Dollar Hillvale Rd Google

FEMA MAP



THIS PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN AS INDICATED BY FLOOD INSURANCE RATE MAP PANEL NO. 13089C0157J EFFECTIVE 5/16/2013

CERTIFICATE OF DEVELOPMENT PLANS APPROVAL

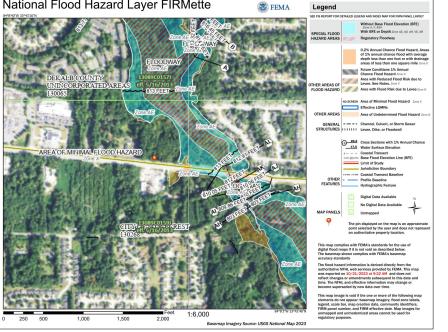
ALL REQUIREMENT OF THE **DEKALB** COUNTY DEVELOPMENT ORDINANCE RELATIVE TO THE PREPARATION AND SUBMISSION OF A DEVELOPMENT PERMIT HAVING BEEN FULFILLED, AND SAID APPLICATION AND ALL SUPPORTING PLANS AND DATA HAVING BEEN REVIEWED AND APPROVED BY AFFECTED COUNTY DEPARTMENTS AS REQUIRED UNDER THEIR RESPECTIVE AND APPLICABLE REGULATIONS, APPROVAL OF THIS SITE PLAN IS HEREBY GRANTED AND ALL OTHER DEVELOPMENT PLANS ASSOCIATED WITH THIS PROJECT SHALL BE SUBJECT TO ALL FURTHER PROVISIONS OF THE SAID ORDINANCE.

DEPARTMENT OF PLANNING AND DEPARTMENT

THIS CERTIFICATE EXPIRES TWELVE MONTHS FROM THE DATE OF APPROVAL UNLESS A DEVELOPMENT PERMIT IS ISSUED

REVISIONS

NO.	DATE	DESCRIPTION	SHEETS
Х	Х	X	х



FLOOD STATEMENT

ENGINEER

LAND ENGINEERING & SURVEYING, INC. 2040 MEYERS DRIVE LAWRENCEVILLE, GA 30045

CONTACT: CORNELIUS ANI PHONF: 404-396-0192 EMAIL: Land_engineering@yahoo.com OWNER/DEVELOPER (PRIMARY PERMITTEE) ADISA BEJUNE 6826 COVINGTON HWY DECATUR, GA 30032 PH: 404.862.8934 EMAIL: ABEJUNE®BEJUNEINDUSTRIES.COM

24-HR CONTACT ADISA BEJUNE PH: 404.862.8934 EMAIL:

ABEJUNE®BEJUNEINDUSTRIES.COM

MUNICIPAL NOTES:

- ESC NOTES

 1. Project receiving waters: Snapfinger creek which is a part of the South river basin. Runoff from site is conveyed to Snapfinger Creek via an MS4 operated by Dekalb County, Georgia.

 2. The design professional who prepared the ES&PC Plan is to inspect the installation of the initial sediment
- storage requirements and perimeter control BMPs within 7 days after installation. Non-exempt activities shall not be conducted within the 25 or 50-foot undisturbed stream buffers as measured from the point of wrested vegetation or within 25-feet of the coastal marshland buffer as measured from the Jurisdictional Determination Line without first acquiring the necessary variances and
- 4. Amendments/revisions to the ES&PC Plan which have a significant effect on BMPs with a hydraulic component must be certified by the design professional.
- Waste materials shall not be discharged to waters of the State, except as authorized by a Section 404
- 6. The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to land disturbing activities. Erosion control measures will be maintained at all times. If full implementation of the approved Plan does
- not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source. 3. Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or
- temporary seeding. 9. On—site petroleum storage areas shall include spill prevention and control measures, including but not limited to secondary containment bermed storage areas, etc. spills shall be contained if they occur and be directed away from receiving waters or storm drainage systems. spill clean up shall include removal o any free liquids and excavation of impacted soils and disposed off-site at a licensed facility permitted to
-). The plan includes an area dedicated to concrete washout of tools, concrete mixer chutes, hoppers and the rear of vehicles. washout of the drum at the construction site is prohibited.
- 11.1. Employees should be instructed to perform scheduled cleanup of outdoor work areas, as needed, prevent contamination of stormwater by waste materials. inspect storage 11.2. Employees will be instructed in proper procedures for unloading and loading of materials, as well as
- proper outdoor storage of materials, in order to prevent spillage. keep materials covered. maintain storage containers. clean up minor equipment leaks or spills. use drip pans where possible. 11.3. Employees should report spills and promptly clean up after spills. use dry clean up 11.4. Good housekeeping procedures should be discussed at site meetings. keep trash picked up and properly disposed. once this project is completed and the site stabilized, a notice of termination (not) is filed with the state of Georgia. prior to final inspection, the following is required: 1. Evaluate vegetated areas that are not fully established for continued sediment protection and identify the responsible party for maintaining those controls, the owner, or 2. Assure that temporary bmps that
- sediment and debris. 4. Review permanent drainage systems for long term maintenance needs Storage of building materials and building products . Building materials and building products on site shall stored in areas that protected from the elements of

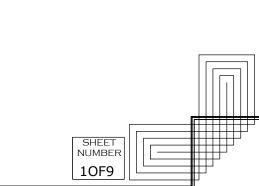
are not removed because they are still needed for sediment control are left in good condition. 3 Assure that drainage facilities and structural controls are in good working order, clear of excess

- the weather, degradable building materials and products shall be in storage facility with cover and/or
- 13. Total estimated pre-developed runoff coefficient is **55** 4. Total estimated developed runoff coefficient is **60**
- 15. The sequence of construction events will be as follows: - installation of erosion, sedimentation control and tree protection measure
- clearing & grubbing

- The primary permittee shall retain the following records at the construction site or the records shall be readily available at a designated alternate location from commencement of construction until such time as a not is submitted in accordance with part vi: A copy of all notices of intent submitted to epd;
- A copy of the erosion, sedimentation and pollution control plan required by this permit; The design professional's report of the results of the inspection conducted in accordance with part
- A copy of all sampling information, results, and reports required by this permit; A copy of all inspection reports generated in accordance with part iv.d.4.a. of this permit
- A copy of all violation summaries and violation summary reports generated in accordance with part iii.d.2. of this permit; and daily rainfall information collected in accordance with part iv.d.4.a.(2).of Measure and record rainfall within disturbed areas of the site..." PERMIT IV.D.4.a pg 31—33
- 2. Copies of all notices of intent, notices of termination, inspection reports, sampling reports (including all calibration and maintenance records and all original strip chart recordings for continuous monitoring instrumentation), or other reports requested by the epd, erosion, sedimentation and pollution control plans, records of all data used to complete the notice of intent to be covered by this permit and all other records required by this permit shall be retained by the permittee who either produced or used it for a period of at least three years from the date that the not is submitted in accordance with part vi of this permit. These records must be maintained at the permittee's primary place of business or at a designated alternative location once the construction activity has ceased at the permitted site. This period may be extended by

3. Measure and record rainfall within disturbed areas of the site PERMIT IV.D.4.a <u>Spill Prevention and Response Plan</u> . Employees will be shown the potential spill areas and storm water drainage routes.

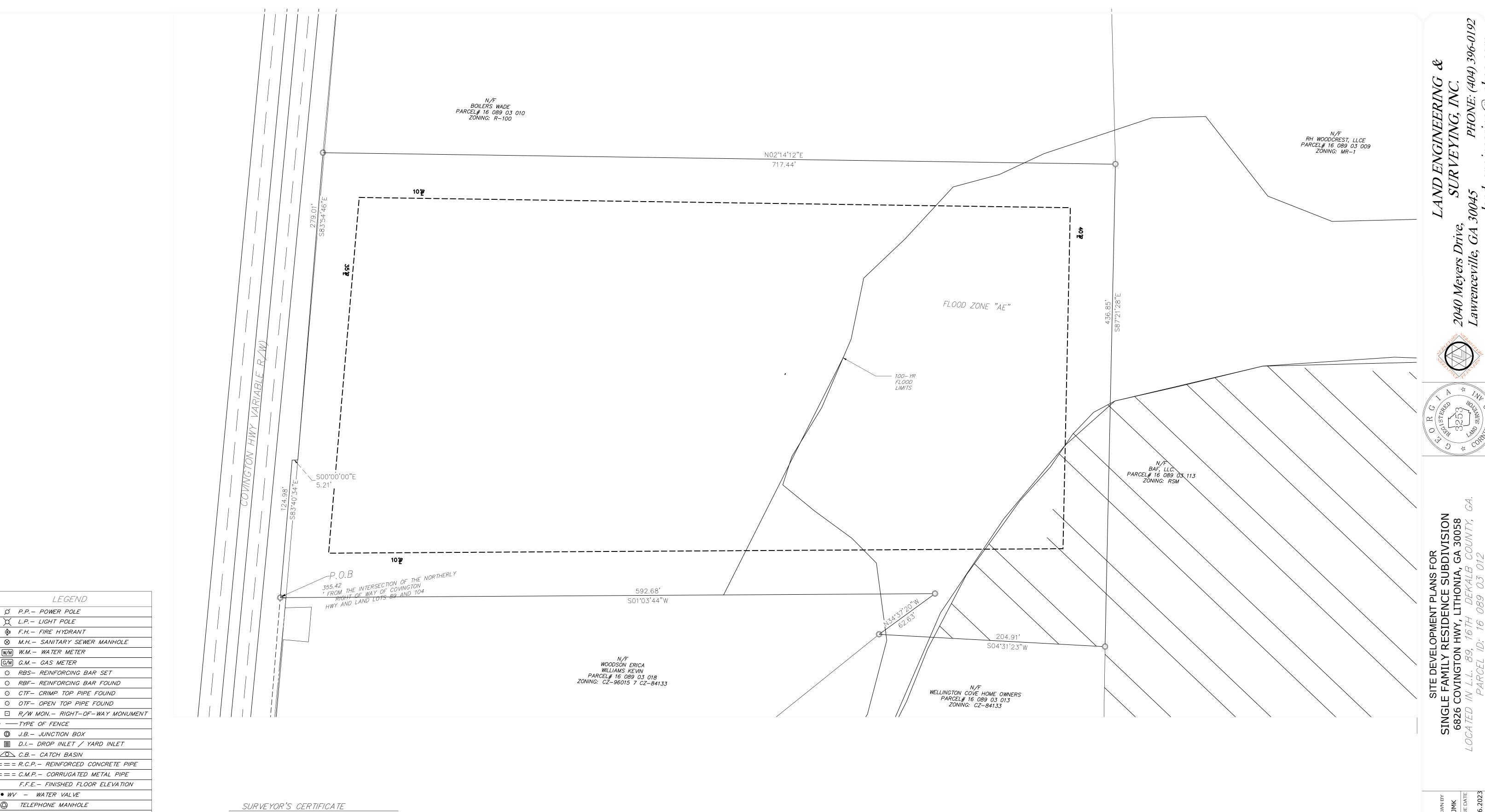
- Material handling procedures and storage requirements will be discussed.
- . Employees will be given instructions on how to report spills and the appropriate individuals to
- 4. Employees responsible for spill response activities will be taught how to quickly and safely implement the facilities spill response procedures.
- Location for housekeeping and spill response equipment will be designated. <u>Spill clean up and Control Practices:</u>
- Local, State and manufacturer's recommended methods for spill cleanup will be clearly posted and procedures will be made available to site personnel
- Material and equipment necessary for spill cleanup will be kept in the material storage areas. Typical materials and equipment includes, but is not limited to , brooms, dust pans, mops, rags,
- gloves, cat litter, sand, sawdust and properly labeled plastic and metal waste containers. 3. Spill prevention practices and procedures will be reviewed after a spill and adjusted as necessary to prevent future spill.
- 4. All spills will be cleaned up immediately upon discovery. All spills will be reported according to local, State and Federal regulations.
- 5. For spills that affect surface water (leave a sheen on surface water), the national response center (nrc) will be contacted within 24 hours at 1-800424-8802 or 1-202-426-2675
- 6. For spills of an unknown amount, the national response center (nrc) will be contacted within 24 hours at 1-800-424-8802 or 1-202-426-2675
- 7. For spills greater than 25 gallons and no surface water impact occurs, the Georgia epd will be contacted within 24 hours 8. For spills less than 25 gallons and no surface water impact occurs, the
- spill will be cleaned up and local agencies will be contacted as required





DISTURBANCE.

NAMING SAID PERSON(S)



■ D.I. – DROP INLET / YARD INLET ∠O C.B. – CATCH BASIN = = = R.C.P.- REINFORCED CONCRETE PIPE = = = C.M.P.- CORRUGATED METAL PIPEF.F.E.— FINISHED FLOOR ELEVATION ■ WV – WATER VALVE (L) TELEPHONE MANHOLE

LEGEND

Ø P.P.- POWER POLE L.P. - LIGHT POLE ∳ F.H.— FIRE HYDRANT

W/M W.M. - WATER METER

O RBS— REINFORCING BAR SET ○ RBF- REINFORCING BAR FOUND

O CTF- CRIMP TOP PIPE FOUND O OTF- OPEN TOP PIPE FOUND

G/M G.M. - GAS METER

---- TYPE OF FENCE

D J.B. – JUNCTION BOX

PBX POWERBOX

1234 STREET ADDRESS -----WATER LINE

---T ---T -UNDERGROUND TELEPHONE LINE —--G*—GAS LINE*

—--E*—UNDERGROUND ELECTRICAL LINE*

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

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

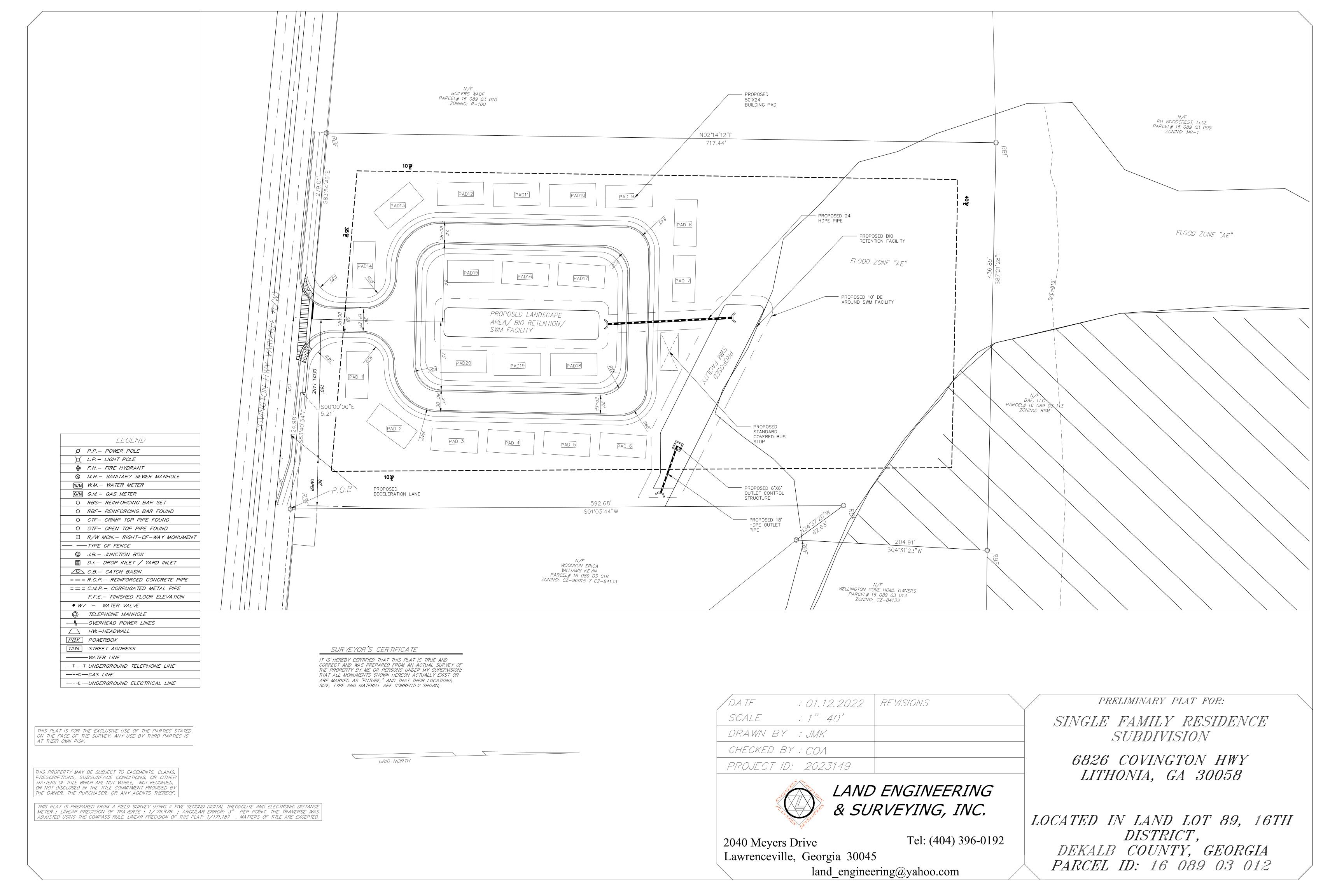
IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR PERSONS UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE," AND THAT THEIR LOCATIONS,
SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN;

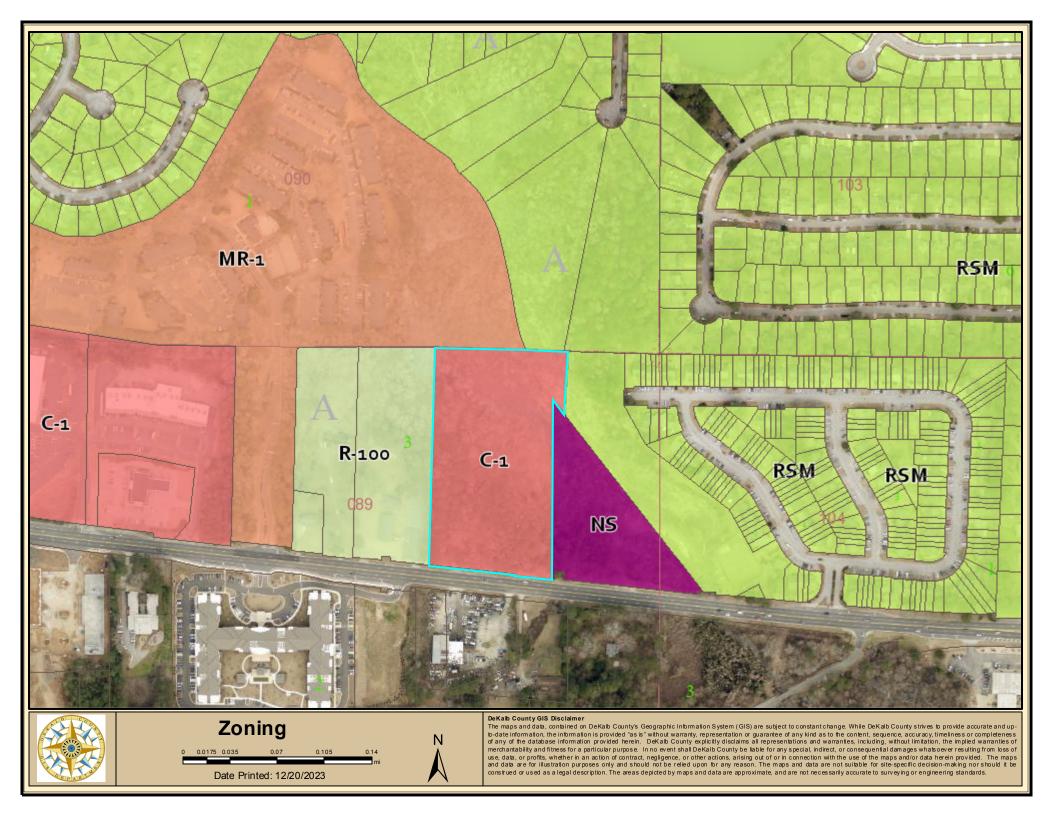
ZONING: R-100

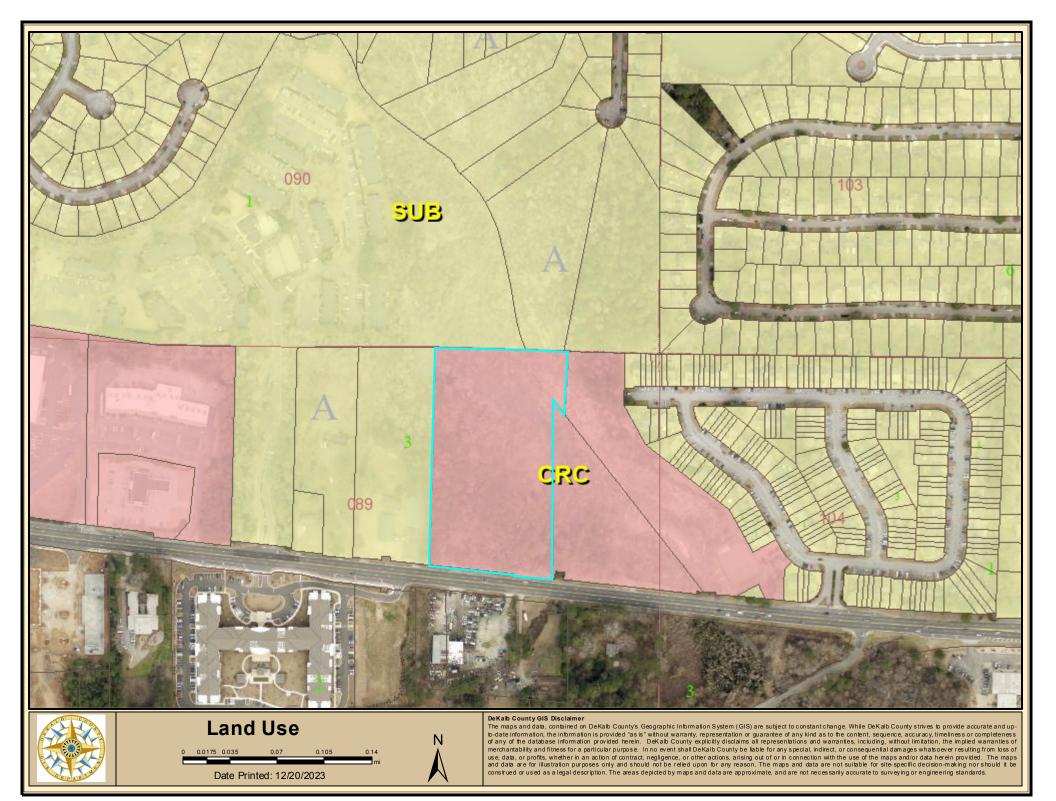
TOTAL AREA 6.73 AC.

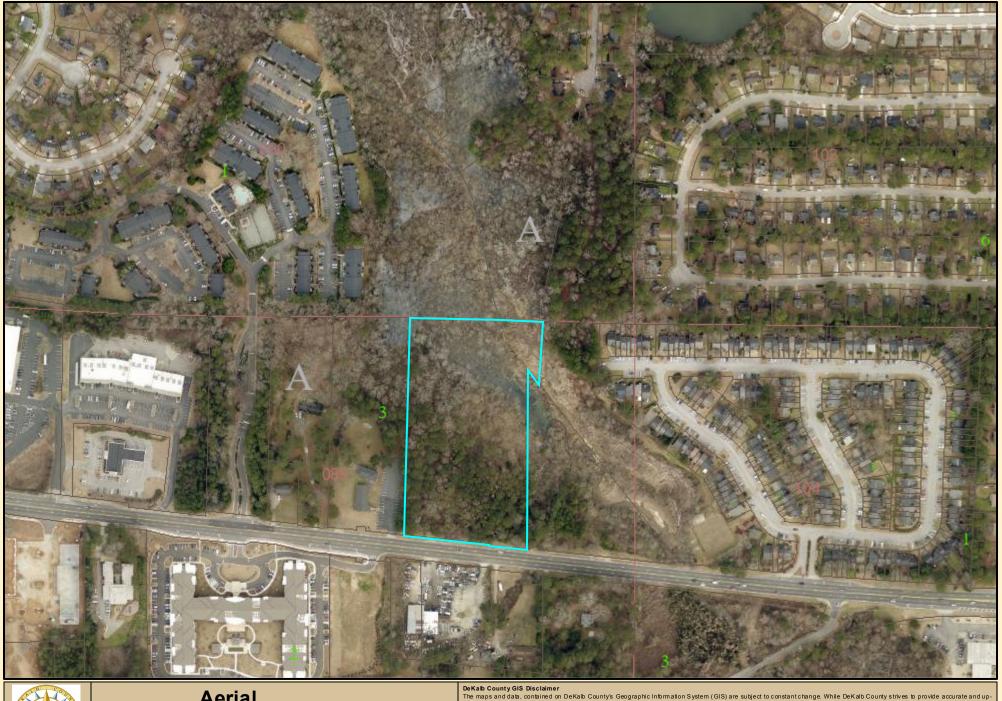
THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/29,878; ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/171,187 . MATTERS OF TITLE ARE EXCEPTED.

SHEET NUMBER C-2











Aerial

Date Printed: 12/20/2023



Ine maps and data, contained on Dekab County's Geographic information system (GIS) are subject to constant change. White Dekab County's trives to provide a couract, timelines or completeness of any lond as so to the conheint, sequence, accuracy, timeliness or completeness of any of the database information provided herein. Dekab County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall Dekab County be lable for any special, indirect, or consequential damages what between resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.