



Lorraine Cochran-Johnson

DeKalb County Zoning Board of Appeals
Department of Planning & Sustainability
178 Sams Street,
Decatur, GA 30030

Wednesday, July 08, 2026

Planning Department Staff Analysis

Chief Executive Officer



Juliana
Njoku

Director

D1. Case No: A-26-1248005

Parcel ID(s): 15 163 05 025

Commission District 03 Super District 06

Applicant: **Gail Mooney**
660 Lake Drive
Snellville, GA 30039

Owner: **Jim Austin**
5250 Island Drive
Stone Mountain, GA 30087

Project Name: **4873 Covington Highway – Commercial Building**

Location: 4873 Covington Highway, Decatur, GA 30035

Requests: Request variances from Section 27-5.1.4 of the DeKalb County Zoning Ordinance to allow the building to face Covington Highway

Staff Recommendation: Approval with conditions

Conditions:

1. The following information about this variance shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance, and condition(s) of approval.
2. Any permit drawings submitted for review shall be substantially consistent with the site layout and improvements presented with this application, including the proposed commercial building, parking areas, sidewalk connection, retaining wall, and dumpster area.

3. Prior to issuance of any land disturbance permit or building permit, the applicant shall identify and commit to either Option 1 (building orientation toward Covington Highway) or Option 2 (reduced side yard setback) as presented in the application. The approved development shall conform exclusively to the selected option, and no combination of elements from both options shall be permitted unless further approval is obtained from the Zoning Board of Appeals.
4. The final site plan and all permit drawings shall clearly reflect the building orientation, setbacks, and site layout associated with the approved variance option. Any material deviation from the approved orientation or setback configuration shall require review and approval by the Zoning Board of Appeals.

STAFF FINDINGS:

The subject property is a vacant commercial parcel located at 4873 Covington Highway in the C-1 zoning district. The site is approximately 0.54 acre, or about 23,716 square feet, at the corner of Covington Highway and Haynes Drive. The application includes a preliminary site plan, survey, and supporting aerial and ground photographs showing an undeveloped lot with notable grade changes and multiple existing oak trees.

1. There is an extraordinary or exceptional physical condition(s) pertaining to the particular piece of property (such as, but not limited to, lot size, lot shape, specimen tree(s), steep slope(s), or preservation of historic characteristics of the property), which was not created by the current owner, previous owner, or applicant; by reason of a clearly demonstrable condition(s), the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district, as distinguished from a special privilege or convenience sought by the property owner.

The subject property appears to exhibit unusual physical conditions associated with its corner-lot configuration, dual street frontage, irregular shape, and topography. The lot fronts both Covington Highway, a major corridor, and Haynes Drive, and the site plan and survey show a constrained buildable area shaped by the parcel geometry and changing elevations across the site. These conditions were not created by the current owner or applicant and reasonably distinguish the property from a more typical rectangular commercial lot with simpler frontage and grading conditions.

Specifically, the site slopes from an elevation of approximately 958 feet at the Covington Highway frontage to approximately 946 feet within the buildable area, representing a change of approximately 12 feet.

2. The requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located:

The variance may be a reasonable approach to the minimum relief necessary to allow development of the site. It would allow the building to face Covington Highway and has the benefit of aligning the development with the commercial corridor along Covington Highway. This orientation may also provide a more appropriate transition and buffer toward the residential character to the rear of the property.

3. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located:

The parcel is zoned for commercial use, and the proposed development is commercial in nature. The surrounding context shown in the packet includes other developed properties along Covington Highway, and the applicant states that the project will otherwise comply with zoning, buffering, parking, and site-development requirements. Subject to compliance with all other applicable review and permitting requirements, the requested relief is not expected to be materially detrimental to the public welfare or injurious to nearby properties.

4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship:

Strict application of the setback and orientation requirements would appear to create practical difficulty in reasonably developing this vacant commercial parcel. The lot's corner condition, its exposure to both Covington Highway and Haynes Drive, its irregular geometry, and its topographic variation all compress the usable building area and complicate a conventional site layout. On balance, the record supports a finding that literal application of the ordinance would impose an unnecessary hardship on reasonable development of the site.

5. The requested variance would be consistent with the spirit and purpose of this Chapter and the DeKalb County Comprehensive Plan Text:

The requested variance would be generally consistent with the spirit and purpose of this Chapter and with the DeKalb 2050 Comprehensive Plan's Commercial Redevelopment Corridor character area. The CRC land use guidance encourages redevelopment of aging commercial corridors in a manner that improves site function, aesthetics, pedestrian conditions, and overall community character. The request would facilitate development of a vacant commercial parcel with a building and customary site improvements along a major corridor, rather than introduce a use inconsistent with the property's zoning or corridor context.

FINAL STAFF ANALYSIS:

The subject property is a vacant C-1 commercial parcel with an irregular corner-lot configuration, dual frontage on Covington Highway and Haynes Drive, and visible topographic constraints. The requested relief is tied to enabling construction of a building and related site improvements on a site whose shape, orientation, and grading limit a straightforward conforming layout. Based on the materials submitted, staff finds that the record presents sufficient grounds for approval of the requested variance, subject to conditions requiring consistency with the submitted plan and all other applicable approvals.

Staff Recommendation: Approval with conditions

Conditions:

1. The following information about this variance shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance, and condition(s) of approval.
2. Any permit drawings submitted for review shall be substantially consistent with the site layout and improvements presented with this application, including the proposed commercial building, parking areas, sidewalk connection, retaining wall, and dumpster area.

ZONING BOARD OF APPEALS (ZBA) APPLICATION
to Amend the Official Zoning Map of DeKalb County, Georgia

Subject Property Address: 4873 COVINGTON HWY

City: DECATUR State: GA Zip: 30030035

Parcel ID Number(s): 15 163 05 025 Acreage: _____

District: 15TH Land Lot: 163 Block: _____ Parcel: _____

Commission District(s): 3 Super District: 6

Type of Hearing Requested (check one):

- ☒ VARIANCE (from Development Standards causing undue hardship upon owners of property.)
- ☐ SPECIAL EXCEPTIONS (to Reduce or Waive off-street parking or loading space requirements.)
- ☐ OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.

***PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4.**

FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS.*

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

☐ Owner ☒ Agent

Gail Mooney
Signature

3/12/2026
Date

ZONING BOARD OF APPEALS (ZBA) APPLICATION FEE:

\$300.00

DeKalb County does not require payment by wire transfer.
Be aware of scammers and fraudulent emails.

Email plansustain@dekalbcountyga.gov with any questions

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

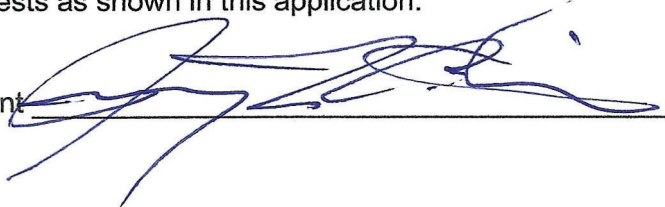
I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the Zoning Board of Appeals for the requests as shown in this application.

DATE: 3-4-2026

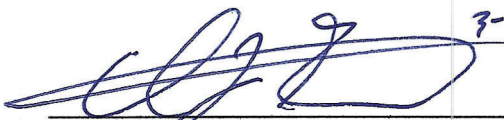
Applicant/Agent
Signature:



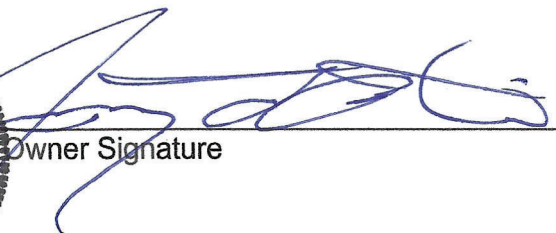
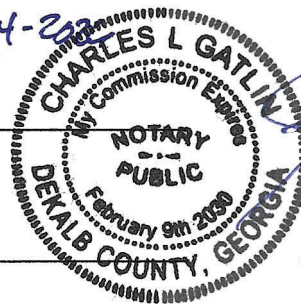
TO WHOM IT MAY CONCERN:

(I)/ (WE): _____
(Name of Owners)

being (owner/owners) of the property described below or attached hereby delegate authority to the above signed agent/applicant.



Notary Public



Owner Signature

Notary Public

Owner Signature

Notary Public

Owner Signature

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

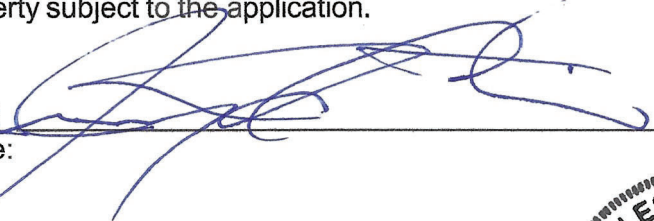
AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

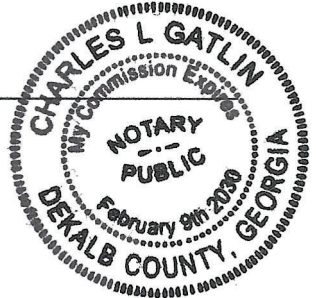
I hereby certify that I am the owner of the property subject to the application.

DATE: 3-4-2026

Applicant
Signature: 

DATE: _____

Applicant
Signature:  3-4-2026



ZONING BOARD OF APPEALS

LETTER OF INTENT

Variance Application – AP# 1248005

Property Address: 4873 Covington Hwy, Decatur, GA 30035

Zoning: C-1 (Local Commercial) Owner: Jim Austin

This request is submitted for the property at **4873 Covington Highway**, a vacant C-1 zoned commercial parcel with frontage along a major arterial roadway. Due to site-specific conditions, the applicant respectfully requests approval of **one of the following alternative variance options**:

1. Allow the proposed building to **face Covington Highway, or**
2. Allow a **rear setback reduction to 30 feet** if the building is oriented to face **Haynes Street**.

Extraordinary Physical Conditions:

The property is uniquely affected by its location along Covington Highway, combined with secondary access and adjacent properties along Haynes Street. These conditions were not created by the applicant and limit reasonable building orientation and site layout if strictly applied.

Minimum Variance Necessary:

The request represents the **least relief necessary** to allow reasonable development. No increase in use, intensity, or density is proposed. Either option provides a limited adjustment to address the site's constraints.

No Detriment to Public Welfare:

Approval will not negatively impact surrounding properties or the public welfare. The development will comply with all other zoning, buffering, parking, and site development requirements and will remain consistent with the existing commercial character of the area.

Undue Hardship:

Strict application of the ordinance would create an **undue and unnecessary hardship** by preventing reasonable use of the property due to its physical and locational constraints.

Consistency with Ordinance and Comprehensive Plan:

The requested variance is consistent with the **intent of the zoning ordinance** and the **DeKalb County Comprehensive Plan**, supporting appropriate commercial development along a major corridor.

Conclusion:

For these reasons, the applicant respectfully requests approval of **one of the two options** to allow reasonable and compliant development of the property. Thank you for your time and consideration.

SURVEYOR'S CERTIFICATE

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

GERALD H. BERNHARD GEORGIA RLS NO. 2688

TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS
 REPRESENT POSITION OF TREE & ARE NOT THE
 CRITICAL ROOT ZONE (NOT DRIPLINE).
 NOTE: ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER,
 STORM, GAS, WATER, ETC., HAVE NOT BEEN FIELD
 LOCATED BY CONVENTIONAL SURVEY METHODS.

AKA	ALSO KNOWN AS	N/F	NOW OR FORMERLY
APD	AS PER DEED	NAIL	NAIL FOUND
APP	AS PER PLAT	P	PLAT (BOOK/PAGE)
BSL	BUILDING (SETBACK) LINE	POB	POINT OF BEGINNING
CP	COMPUTED POINT	POC	POINT OF COMMENCEMENT
CTP	CRIMP TOP PIPE FOUND	R	RADIUS LENGTH
OTP	OPEN TOP PIPE FOUND	R/W	RIGHT-OF-WAY
D	DEED (BOOK/PAGE)	RBF	REINFORCING BAR FOUND
DW	DRIVEWAY		(1/2" UNO)
EP	EDGE OF PAVEMENT	RBS	1/2" REINFORCING BAR SET
FFE	FINISH FLOOR ELEVATION	SW	SIDEWALK
FKA	FORMERLY KNOWN AS	SSE	SANITARY SEWER EASEMENT
IPF	IRON PIN FOUND	SSCO	SANITARY SEWER CLEANOUT
L	ARC LENGTH	-X-	FENCE LINE
LL	LAND LOT	CB	CATCH BASIN
LLL	LAND LOT LINE	SWCB	STORM WATER CATCH BASIN
N	NEIGHBOR'S		WALL

TREE TABLE		
TR.NO.	DIAMETER	TYPE
1	30	OAK
2	22	OAK
3	24	OAK
4	20	OAK
5	17	OAK
6	24	OAK
7	16	OAK

FLOOD HAZARD STATEMENT

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PANEL 13089C0152J EFFECTIVE DATE: 05/16/2013

ZONE 'X'

LINE	LENGTH	BEARING
L1	34.00'	S 08°53'35"E
L2	20.00'	N 42°48'10"E
L3	25.00'	S 50°04'10"E
L4	20.00'	S 42°38'50"W
L5	11.00'	S 50°11'36"E

- * L E G E N D *
- NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
- AKA ALSO KNOWN AS

APD AS PER DEED

APP AS PER PLAT

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EP EDGE OF PAVEMENT

FFE FINISH FLOOR ELEVATION

FKA FORMERLY KNOWN AS

IPF IRON PIN FOUND

L ARC LENGTH

LL LAND LOT

LLL LAND LOT LINE

N NEIGHBOR'S
- N/F NOW OR FORMERLY

NAIL NAIL FOUND

P PLAT (BOOK/PAGE)

POB POINT OF BEGINNING

POC POINT OF COMMENCEMENT

R RADIUS LENGTH

R/W RIGHT-OF-WAY

RBF REINFORCING BAR FOUND (1/2" UNO)

RBS 1/2" REINFORCING BAR SET

SW SIDEWALK

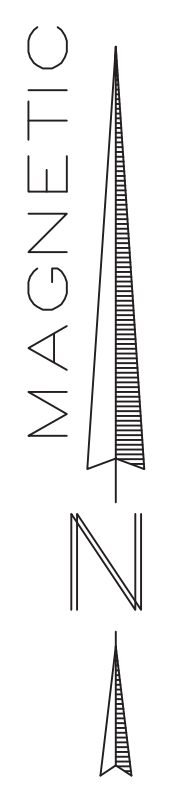
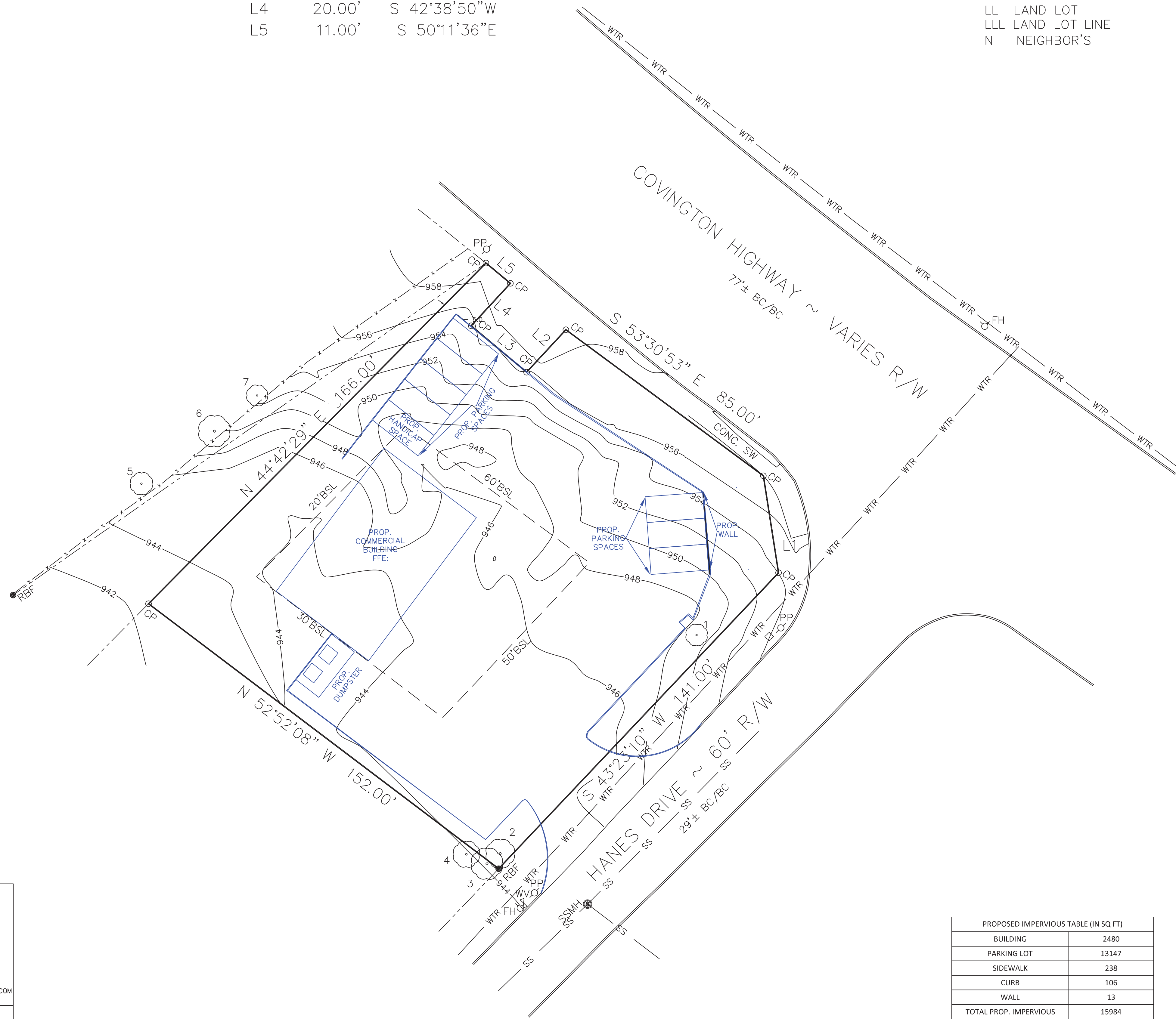
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SSCO SANITARY SEWER CLEANOUT

-X- FENCE LINE

CB CATCH BASIN

SWCB STORM WATER CATCH BASIN WALL



PROPERTY ADDRESS:
4873 COVINGTON HWY,
DECATUR, GA 30035

LAND AREA:
23,716 SF
0.54 AC

ZONING: C-1

PRELIMINARY SITE PLAN PREPARED FOR:
4873 COVINGTON HIGHWAY

LOT XX	BLOCK XXX	SUBDIVISION
LAND LOT 163	15th DISTRICT	PARCEL ID: 15 163 05 025
DeKALB COUNTY, GEORGIA	FIELD DATE: 07-08-2024	JT
	DRAWN DATE: 07-09-2024	AE

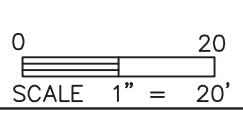
REFERENCE: PLAT BOOK XXXXX, PAGE XXX
REFERENCE: DEED BOOK 30743, PAGE 82

ALL MATTERS OF TITLE ARE
EXCEPTED. NOT TO BE RECORDED
NOR USED TO CONVEY PROPERTY.

SURVEY SYSTEMS ATLANTA
860 LAKE DR. SW, SNELLVILLE, GA 30039
COA #LSF000867, JOBORDERS@SURVEYSATLANTA.COM
CELL 678-591-6064 ~ OFFICE 404-760-0010

PROPOSED IMPERVIOUS TABLE (IN SQ.FT)	
BUILDING	2480
PARKING LOT	13147
SIDEWALK	238
CURB	106
WALL	13
TOTAL PROP. IMPERVIOUS	15984
IMPERVIOUS %	0.673975375

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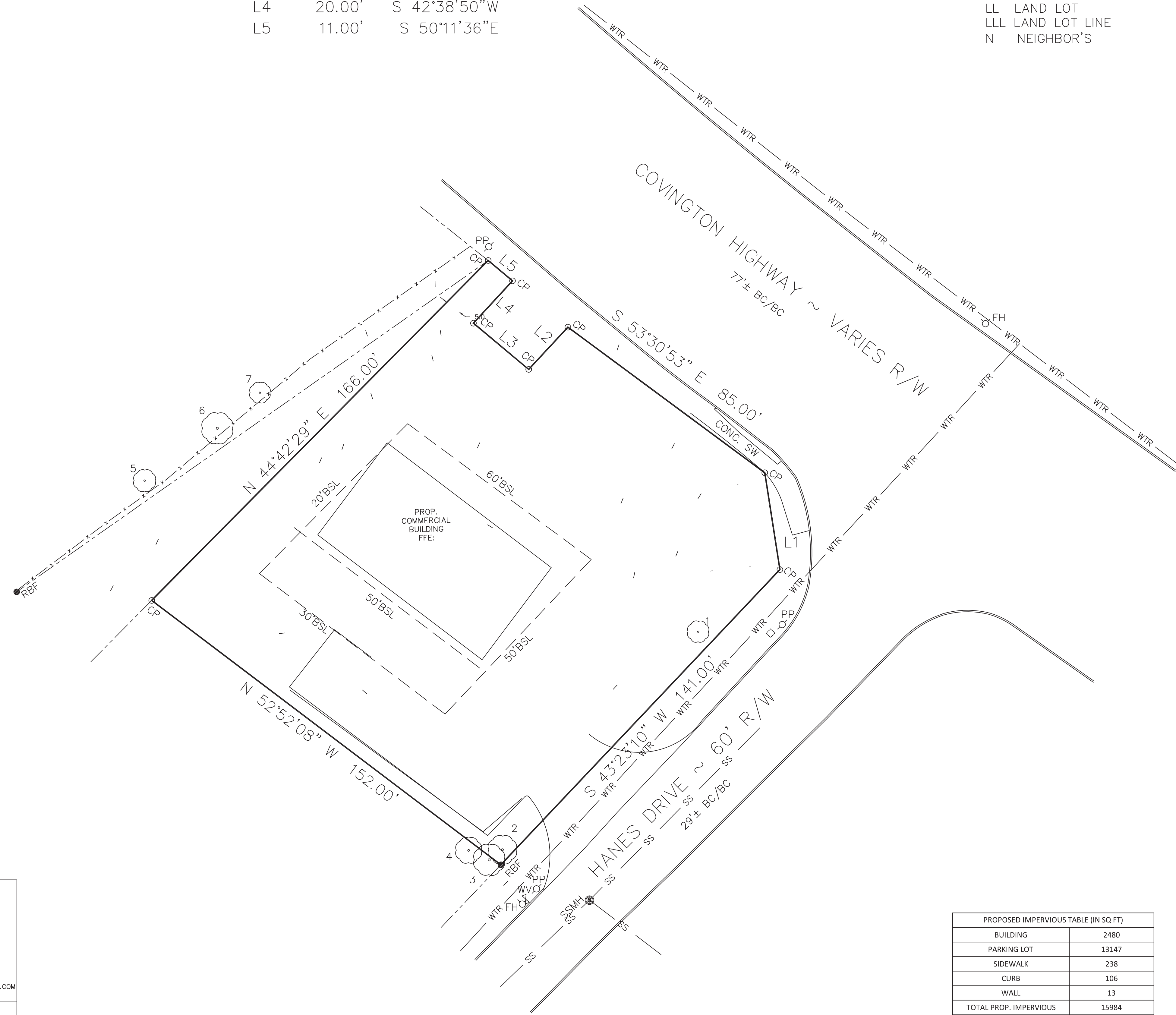
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7	16	OAK

PARID: 15 163 05 025

Tax Dist: 04-UNINCORPORATED

BAJUNAID AISHAH

4873 COVINGTON HWY

Parcel

Status	ACTIVE
Parcel ID	15 163 05 025
Alt ID	270822
Address	4873 COVINGTON HWY
Unit	
City	DECATUR
Zip Code	30035-
Neighborhood	9130
Super NBHD	
Class	C3 - COMMERCIAL LOT
Land Use Code	300-Vacant Commercial Land **
Living Units	
Zoning	C1 - LOCAL COMM DIST
Appraiser	EAS - E.A. STANFIELD (404) 371-2774

Mailing Address

BAJUNAID AISHAH
NABAVI ALAEDDIN
4873 COVINGTON HWY
DECATUR GA 30035

Current Ownership

Owner	Co-Owner
BAJUNAID AISHAH	NABAVI ALAEDDIN

Ownership on January 1st

Owner	Co-Owner
BAJUNAID AISHAH	NABAVI ALAEDDIN

Notices of Assessment

Tax Year	Notice Type	Download
2024	Annual Notice\Real	Click Here
2023	Annual Notice\Real	Click Here
2022	Annual Notice\Real	Click Here

File an Appeal to Board of Equalization

Click Here To File an Appeal Online











DEKALB COUNTY VARIANCE NOTES

VARIANCE FROM SECTION 27-2.2.1 OF THE DEKALB COUNTY ZONING ORDINANCE TO:

- ALLOW THE BUILDING TO FACE COVINGTON HIGHWAY; OR
- REDUCE THE REQUIRED SIDE YARD SETBACK TO FACILITATE CONSTRUCTION OF A COMMERCIAL BUILDING IN THE C-1 (LOCAL COMMERCIAL) ZONING DISTRICT.

IMPERVIOUS LOT COVERAGE CALCULATIONS:

COMMERCIAL BUILDING	2,481 SF
HEAVY DUTY ASPHALT	5,920.50 SF
CONCRETE SIDEWALK	748.5 SF
CONCRETE PAVEMENT	1,248.50 SF
24" CONCRETE CURB & GUTTER	823.20 SF
TOTAL IMPERVIOUS AREA:	11,221.70 SF
TOTAL SITE AREA:	23,716 SF
% OF IMPERVIOUS SURFACE	47.32%

SITE DATA SUMMARY

ADDRESS	4873 COVINGTON HIGHWAY, DECATUR, GA 30035
TOTAL PROPERTY AREA:	0.54± AC (23716± S.F.)
DISTURBED AREA	0.600± AC (26136± S.F.)
IMPERVIOUS AREA:	0.258± AC (11221.70± S.F.)
PERVIOUS AREA:	0.282± AC (12284± S.F.)

ZONING CLASSIFICATION

ZONING:	C-1
ADJACENT ZONING:	C-1
JURISDICTION:	DEKALB COUNTY

BUILDING SUMMARY

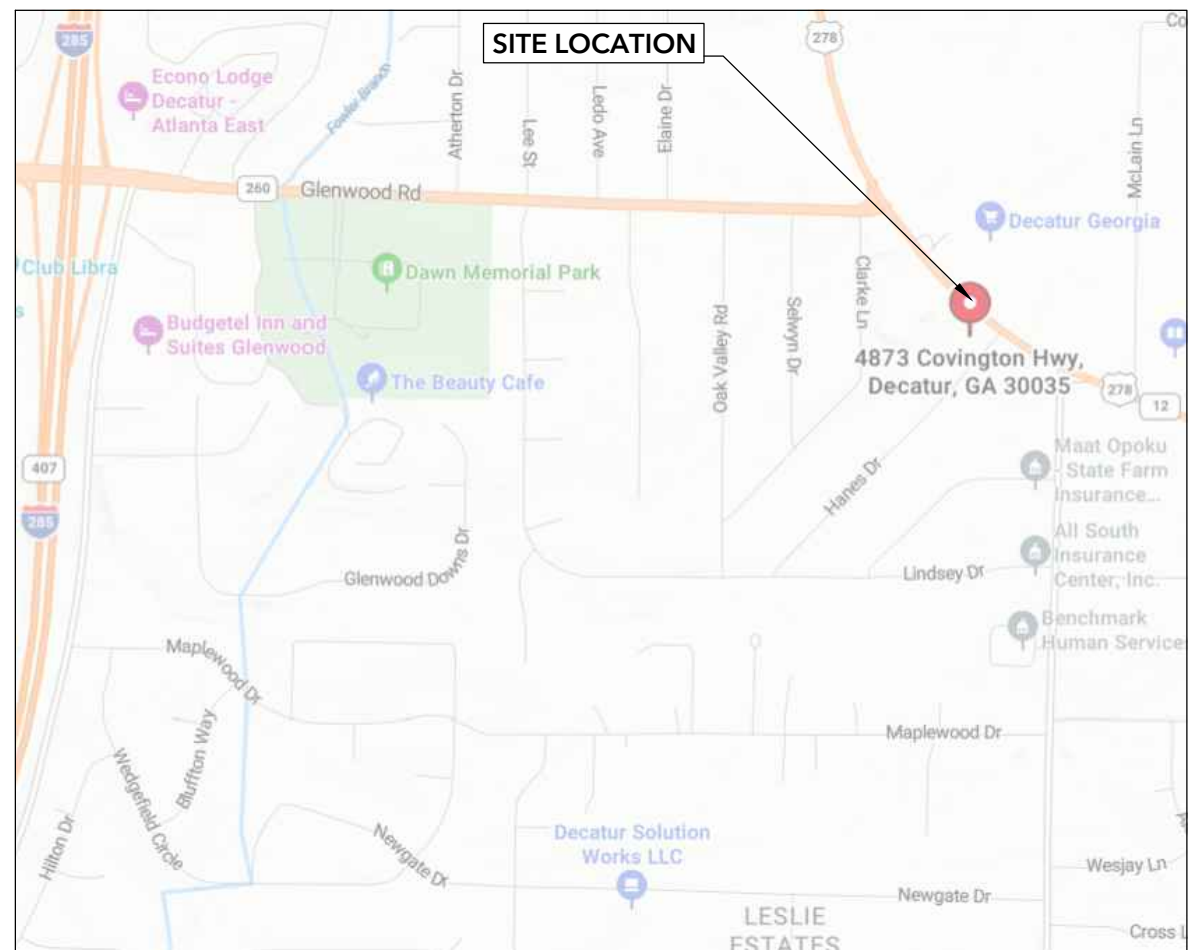
PROPOSED BUILDING AREA:	2,481
BUILDING HEIGHT LIMIT:	35'
FRONT SETBACK:	60'
SIDE SETBACK:	50'
REAR SETBACK:	30'

PARKING SUMMARY

PARKING REQUIREMENTS:	1 SPACE PER 1,000 SF
TOTAL PARKING REQUIRED:	3 SPACES
TOTAL PARKING PROVIDED:	8 SPACES

SITE LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
---	EXISTING SETBACK LINE
---	100 YEAR FLOOD PLAIN
---	PROPOSED RETAINING WALL
---	CROSS WALK
STOP	STOP BAR (PAVEMENT MARKING)
+	TRAFFIC FLOW ARROW (PAVEMENT MARKING)
+	DIRECTIONAL ARROWS (PAVEMENT MARKING)
+	"ONLY" DIRECTIONAL ARROWS (PAVEMENT MARKING)
+	HANDICAP STALL
+	A.D.A. STD HANDICAP RAMP
+	PARKING SPACE COUNT
+	SIGN
+	LIGHT POLE
+	DUMPSTER PAD
+	CONCRETE SIDEWALK
+	HEAVY DUTY PAVEMENT

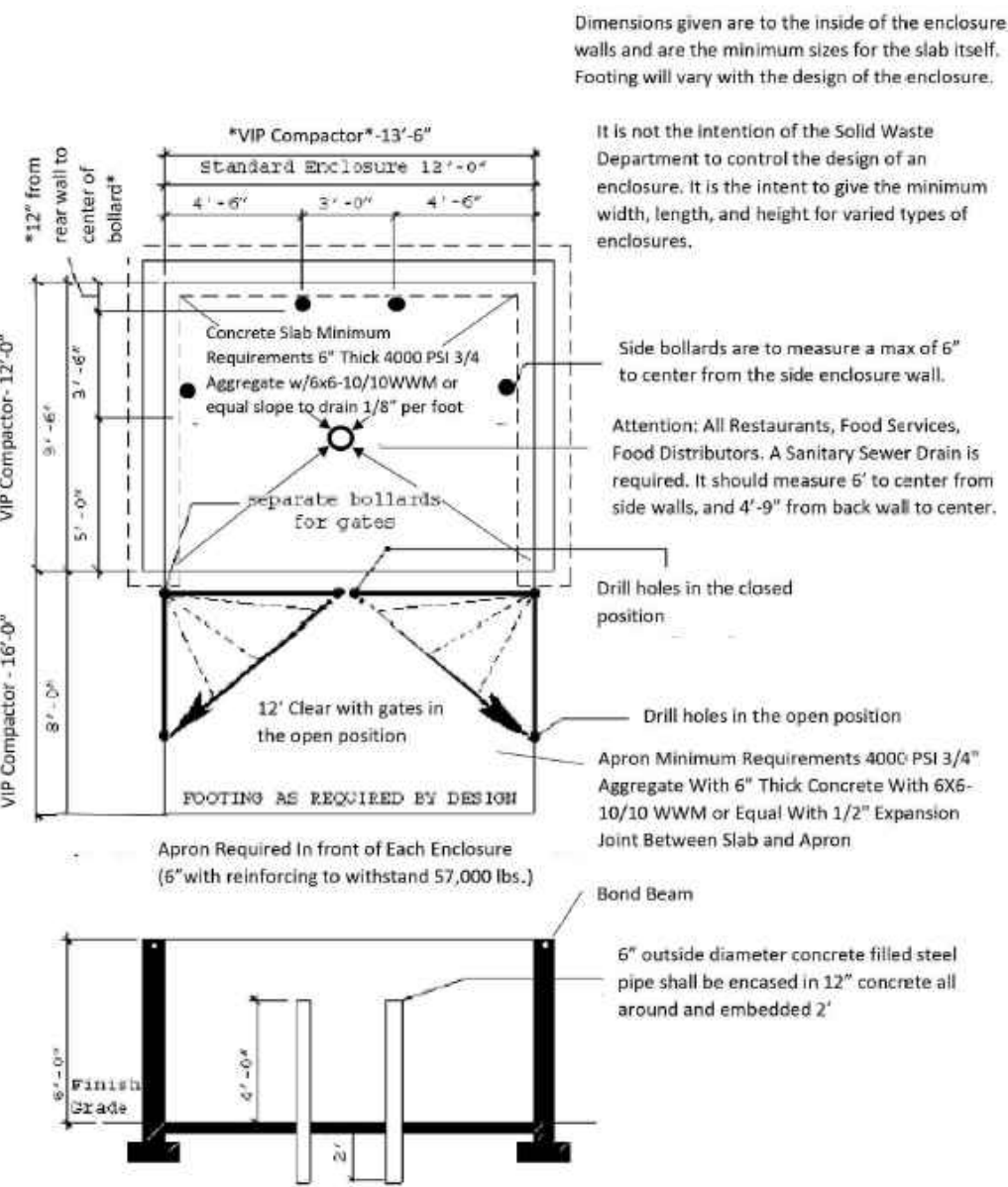
VICINITY MAP
N.T.S

GENERAL SITE NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL INTERIOR CURB RADI TO BE 5' UNLESS OTHERWISE NOTED.
- PARKING LOT AND ROAD STRIPING SHALL BE IN ACCORDANCE WITH GDOT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
- ACCESSIBLE PARKING, SIGNAGE, WARNING STRIPES AND STRIPING SHALL BE IN ACCORDANCE WITH CURRENT ADA STANDARDS FOR ACCESSIBLE DESIGN.
- ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
- ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS SPECIFY OTHERWISE.
- TOPOGRAPHIC SURVEY BY SURVEY SYSTEMS ATLANTA, DATED 07-09-2024.
- FLOODPLAIN IS NOT PRESENT ON SITE AS DEPICTED BY FEMA FIRM PANEL NUMBER 13089C0152, DATED 05/16/2013.
- OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING STORM DRAINAGE, UTILITY CONNECTIONS, SIDEWALK, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.
- TRAFFIC SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION OF THIS PROJECT. ALL BARRICADES AND SIGNS SHALL BE FURNISHED AND USED BY THE CONTRACTOR IN ACCORDANCE WITH LOCAL/STATE AND CURRENT SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING CONSTRUCTION FENCE, SIGN, TO WARN AND KEEP PEOPLE OFF SITE FOR THE DURATION OF THE PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING POSTAL DELIVERY METHOD WITH THE LOCAL JURISDICTION. IF A PHYSICAL MAILBOX IS REQUIRED, GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PURCHASE, LOCATION PLACEMENT, AND INSTALLATION.
- BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE SCHEMATIC IN NATURE. SEE ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONS.
- SITE CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS.
- SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5' OF THE BUILDINGS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC., GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.

DEKALB COUNTY DUMPSTER PAD NOTES

- THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
- EROSION & SEDIMENTATION 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.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY THE INSPECTOR.
- ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO BUILDING PERMIT AND / OR FOOTERS BEING POURED.
- LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFER, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- ALL TREE PROTECTION FENCE TO BE PROTECTED FROM SEDIMENTATION.
- ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
- ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
- A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
- DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT-OF-WAY.
- WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
- ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(S).
- NO WATER QUALITY BMP(S) ALLOWED IN UNDISTURBED STREAM BUFFERS OR TREE SAVE/CRITICAL ROOT ZONE.
- WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
 - MONDAY-FRIDAY 7:00AM-7:00PM
 - SATURDAY 9:00AM-5:00PM
- DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS; AFTER 30 DAYS PERMANENT VEGETATION SHALL BE ESTABLISHED.
- SEE CHART FOR ALL TEMPORARY AND PERMANENT VEGETATIVE PRACTICES INCLUDING SPECIES, PLANTING DATES, SEEDING, FERTILIZER AND MULCHING RATES.
- SILT FENCE SHALL BE "TYPE C" AS PER THE MANUAL FOR EROSION CONTROL AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED (SEE ATTACHED DETAIL).
- THERE ARE NO KNOWN EXISTING OR PROPOSED INERT WASTE BURY PITS ON SITE.
- CONTACT AT&T @ 770-391-2810 BEFORE STARTING CONSTRUCTION.
- NO PARKING, STORAGE, OR OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
- CONTRACTOR TO PROVIDE POSITIVE 2% SLOPE AWAY FROM FOUNDATION STRUCTURE AT ALL TIMES.
- REFER TO DEKALB STANDARD DETAILS 709, 710 AND 103 FOR PRIVATE DRIVEWAY ENTRANCE INSTALLATION. DRIVEWAY MUST BE BUILT PER 709 & 103 DEKALB COUNTY DETAIL.
- SAFETY RESTRAINTS ARE REQUIRED AT THE TOP OF WALLS 30" OR MORE.
- CUT AND FILL SLOPES SHALL NOT EXCEED 3H:1V ON RESIDENTIAL PROJECTS AND SHALL NOT EXCEED 2H:1V ON ALL OTHER PROJECTS.
- PROPOSED HOUSE TO THE INTO EXISTING WATER LINE & EXISTING SANITARY SEWER.
- OVERFLOW FROM WATER QUALITY BMP(S) SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.

DUMPSTER PAD AND BOLLARD DETAIL
N.T.S

DEKALB COUNTY FIRE NOTES

- P.V. FDC AND HYDRANTS SHOULD BE LOCATED A DISTANCE NOT LESS THAN FACING WALL HEIGHT FROM BUILDINGS. AND PROVIDE THE REQUIRED PROTECTION FROM MECHANICAL DAMAGE. (NFPA 24 2019 SECTIONS 6.2.9, 5.9, AND 7.2.3 OR 7.2.4)
- THE FIRE DEPARTMENT CONNECTIONS (FDCS) SHALL BE LOCATED NOT MORE THAN 100 FT FROM THE NEAREST FIRE HYDRANT CONNECTED TO AN APPROVED WATER SUPPLY UNLESS APPROVED BY THE AHJ. (2018 IFC SECTION 507.5.1.1; 2019 NFPA 14 SECTIONS 9.9.5.4 AND 9.9.5.4.1)
- THE WATER SUPPLY FOR THE PROPOSED DEVELOPMENT SHALL BE TESTED IN A MANNER THAT WILL VERIFY THAT IT IS CAPABLE OF PROVIDING THE REQUIRED FIRE FLOW. THE DEKALB COUNTY CODE OFFICIAL SHALL BE NOTIFIED PRIOR TO THE WATER SUPPLY TEST. WATER SUPPLY TESTS SHALL BE WITNESSED BY THE DEKALB COUNTY CODE OFFICIAL OR APPROVED DOCUMENTATION OF THE TEST SHALL BE PROVIDED TO THE DEKALB COUNTY CODE OFFICIAL PRIOR TO FINAL APPROVAL OF THE WATER SUPPLY SYSTEM. (2019 NFPA 24 SECTION 5.1.2 AND 2018 IFC 507.4)

DEKALB COUNTY DUMPSTER PAD NOTES

- MINIMUM SIZE 8 FT. X 8 FT.
- CONSTRUCTED OF CONCRETE WITH A MINIMUM THICKNESS OF 6 INCHES AND A MINIMUM COMPRESSIVE OF STRENGTH OF 3,500 PSI
- CONCRETE PAD TO BE REINFORCED WITH #5 REBAR SPACED 12 INCHES ON CENTER BOTH DIRECTIONS
- CONCRETE PAD TO BE CONSTRUCTED ON A MINIMUM OF 4 INCHES OF COMPACTED STONE (GAB)
- TWO 6 INCHES DIAMETER CONCRETE FILLED STEEL BOLLARDS; MINIMUM 3 FEET TALL
- BOLLARDS TO BE SPACED 4 FEET APART AND CENTERED AT BACK OF PAD
- BOLLARDS TO BE EMBEDDED IN AN 18-INCH DIAMETER CONCRETE FOOTER TO A MINIMUM DEPTH OF 3 FEET.

SINGLE DUMPSTER ENCLOSURES:

- ENCLOSURE MUST HAVE MINIMUM INSIDE DIMENSIONS OF 12 FEET WIDTH BY 9 FEET DEPTH
- THE OPENING MUST HAVE A MINIMUM WIDTH OF 12 FEET WITH NO OBSTRUCTIONS (NO HINGED DOORS, BOLLARDS, ETC. WITHIN THIS 12-FOOT WIDTH)
- DOORS MUST HAVE A SYSTEM TO HOLD THEM OPEN WHILE DUMPSTER IS SERVICED
- FLOOR OF ENCLOSURE TO BE CONSTRUCTED OF CONCRETE WITH A MINIMUM THICKNESS OF 6 INCHES AND A COMPRESSIVE STRENGTH OF 3,500 PSI
- CONCRETE FLOOR TO BE REINFORCED WITH #5 REBAR SPACED 12 INCHES ON CENTER IN BOTH DIRECTIONS
- CONCRETE FLOOR TO BE CONSTRUCTED ON A MINIMUM OF 4 IN. OF COMPACTED STONE (GAB)
- TWO 6 IN. DIAMETER CONCRETE FILLED STEEL BOLLARDS; MINIMUM 3 FEET TALL
- 8: TWO BOLLARDS TO BE SPACED 4 FT. APART AND CENTERED IN FRONT OF THE BACK WALL OF THE ENCLOSURE
- 9: BOLLARDS TO BE EMBEDDED IN A MINIMUM 18-INCH DIAMETER CONCRETE FOOTER TO A MINIMUM DEPTH OF 3 FEET

CONCRETE APPROACH PAD:

- CONSTRUCTED OF CONCRETE WITH A MINIMUM THICKNESS OF 6 INCHES AND A MINIMUM COMPRESSIVE OF STRENGTH OF 3,500 PSI
- CONCRETE APPROACH PAD TO BE REINFORCED WITH #5 REBAR SPACED 12 INCHES ON CENTER IN BOTH DIRECTIONS
- CONCRETE APPROACH PAD TO BE CONSTRUCTED ON A MINIMUM OF 4 IN. OF COMPACTED STONE (GAB)
- APPROACH WIDTH SHALL BE THE SAME AS THE WIDTH OF THE ENCLOSURE
- FOR QUESTIONS CONTACT THE PERSON BELOW. CONTACT: ROGER YOUNG SUPERINTENDENT DEKALB COUNTY SANITATION 404-391-1079 (CELL RLYOUNG@DEKALBCOUNTYGA.GOV)

TREE TABLE		
TR.NO.	DIAMETER	TYPE
1	30	OAK
2	22	OAK
3	24	OAK
4	20	OAK
5	17	OAK
6	24	OAK
7	16	OAK

DEKALB COUNTY SANITATION NOTES

DEKALB COUNTY SANITATION WILL BE UTILIZED TO HANDLE MUNICIPAL SOLID WASTE, YARD DEBRIS (RESIDENTIAL ONLY), AND RECYCLABLE MATERIAL

LINE	LENGTH	BEARING
L1	34.00'	S 08°53'35"E
L2	20.00'	N 42°48'10"E
L3	25.00'	S 50°04'10"E
L4	20.00'	S 42°38'50"W
L5	11.00'	S 50°11'36"E



Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THEIR REPRESENTATIVE(S). THE CONTRACTOR SHALL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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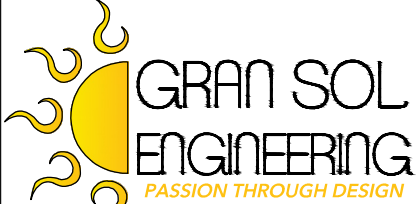
THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT IS PROPERLY SIGNED AND SEALED.

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR THE SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR ANY OTHER PERSON.

SITE PLAN

COMMERCIAL BUILDING
4873 COVINGTON HIGHWAY
DECATUR, GA 30035

PREPARED BY:



5274 SILVER CREEK DRIVE SW
LILBURN, GA 30047
PHONE: 678.361.8074

PREPARED FOR:

JIM AUSTIN
4875 COVINGTON HWY
DECATUR, GA 30030
PHONE: 404-788-6134

DEKALB COUNTY APPLICATION #:

N1.A-26-1248005

24-HR CONTACT:

JIM AUSTIN: 404-788-6134

REVISIONS

NO.	DATE	DESCRIPTION

SEAL



GSWCC LEVEL II #: 000084134

SCALE: 1" = 20'

DATE: 06/18/2026

PROJECT #: 2026.015

SHEET

005

NORTH

Delores J .Poole
3675 Hershel Place, College Park, GA. 30349
404-617-1970
pool7699@bellsouth.net
May 7, 2026

DeKalb County Zoning Board of Appeals
1300 Commerce Drive
Decatur, GA 30030

RE: NOTICE OF OPPOSITION

Variance Application: AP# 1248005

Property Address: 4873 Covington Highway, Decatur, GA 30035

Applicant: Jim Austin (Gail Mooney)

Dear Members of the Zoning Board of Appeals,

I am writing as a concerned **neighbor, resident, property owner of 4250 Hanes Drive, Decatur GA. 30035**, to formally contest the variance application for 4873 Covington Highway. My property is situated directly adjacent the subject property being addressed by the applicant. After reviewing the Letter of Intent, I believe the applicant has failed to meet the strict legal standards required for a variance under the DeKalb County Zoning Ordinance.

I respectfully request that the Board deny this application based on the following points:

1. Failure to Demonstrate Extraordinary Physical Hardship

The applicant claims "site-specific conditions" limit development, yet the parcel is a standard, level corner lot. DeKalb County law requires that a variance be based on "exceptional narrowness, shallowness, or shape". The applicant has not identified any unique topographical or physical traits that do not apply to other properties in the C-1 district. A desire for better "building orientation" is a matter of commercial preference, not a legal hardship.

2. The Hardship is Self-Created

The constraints mentioned by the applicant are a direct result of their specific building design and desired site layout. Zoning relief should not be granted to accommodate a developer's preferred business model when a compliant building could be designed within the existing setbacks.

No Physical Hardship: The subject property is a standard corner lot with no unique topographical constraints. The request is based on architectural preference and commercial convenience, not an inherent hardship of the land.

3. Negative Impact on Public Welfare (Hanes Drive)

NO PROTECTION FOR NEIGHBORS: The 30-foot reduction (Option 2) directly harms the residential transitional buffer for 4250 Hanes Drive. Reducing the setback will cause irreparable harm to the privacy, quiet enjoyment, and property value of my home at 4250 Hanes Drive.

The second option—a rear setback reduction to 30 feet—would place a commercial structure significantly closer to the immediate residence and residences along Hanes Drive. This reduction would impair the intent of the zoning ordinance to provide a sufficient buffer between commercial uses and established residential neighborhoods.

The applicant fails to meet the criteria for a variance under DeKalb County Code for the following reasons:

Violation of Section 27-5.4.5 (Transitional Buffers): The code requires a **50-foot undisturbed transitional buffer** between C-1 and residential districts. The applicant's "Option 2" for a 30-foot setback represents a significant encroachment into this legally mandated protection zone.

4. Not the Minimum Variance Necessary

By offering two different options, the applicant proves they are "shopping" for a preference, not the absolute minimum needed to use the land.

The request for "either" option suggests that the applicant is seeking the most profitable or convenient layout rather than the "least relief necessary" to allow for reasonable use of the land.

5. Additional Photo Evidence

These photos are to provide a view from the residents' side not evident in the applicant's photo submissions. Please find the attached photos documenting the specific impact of this request:

Views from the backyard of the invasive unkept overgrowth on the applicant's property presently encroaching the boundaries of 4250 Hanes Drive. An encroachment that should disqualify the plant species as an appropriate buffer.

View from the rear of 4250 Hanes Drive showing the direct proximity and lack of natural screening that would occur with a 30-foot setback.

Street-view of Hanes Drive illustrating the strictly residential character that would be disrupted by the proposed building orientation.

The property line context, demonstrating that a 50-foot buffer is both necessary and achievable if the applicant follows standard zoning requirements.

Conclusion

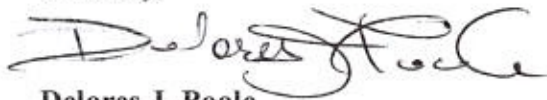
The applicant's request appears to serve as a **convenience** rather than a necessity. Granting this variance would create a special privilege not enjoyed by other properties in the vicinity and would undermine the integrity of the DeKalb County Comprehensive Plan.

For these reasons, I respectfully urge the Planning Staff and the Board to recommend denial of Variance Application AP# 1248005.

Request for Confirmation

Please confirm receipt of these materials and verify they will be part of the record for the upcoming hearing.

Sincerely,

A handwritten signature in black ink, appearing to read "Delores J. Poole", with a stylized flourish at the end.

Delores J. Poole

Ref: 4250 Hanes Drive, Decatur, GA 30035
404-617-1970