Public Hearing: YES NO Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 5 & 7

Application of Joseph Cooley, Esq. to rezone property from RE (Residential Estate) District to M (Light Industrial) District to allow a warehouse/office use, at 2346 Pine Mountain Street. PETITION NO: N7. Z-21-1244581 2021-2114

PROPOSED USE: Warehouse/office.

LOCATION: 2346 Pine Mountain Street, Lithonia, Ga.

PARCEL NO. : 16-168-01-008

INFO. CONTACT: Brandon White, Current Planning Manager

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Joseph Cooley, Esq. to rezone property from RE (Residential Estate) District to M (Light Industrial) District to allow a warehouse/office use. The property is located on the east side of Pine Mountain Street, approximately 20 feet north of Pine Mountain Road, at 2346 Pine Mountain Street, Lithonia. The property has approximately 78 feet of frontage on Pine Mountain Street and contains 1.2 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Denial.

PLANNING COMMISSION: Denial.

PLANNING STAFF: Full Cycle Deferral.

STAFF ANALYSIS: If the future land use map amendment request from Suburban (SUB) to Light Industrial (LIND) is approved, then the rezoning request to the M (Light Industrial) Zoning District would be consistent with the *Comprehensive Plan* for the following three (3) reasons: 1. Table 1.2 (Character Areas and Permitted Zoning Districts) of the Zoning Ordinance lists M (Light Industrial) as a permissible use in the Light Industrial character area. 2. In order to implement Comprehensive Plan Light Industrial Character Area Policy #7 (Future Designations) it is recommended that we "designate specific areas through the use of zoning and other land use tools for industrial development." 3. The proposed warehouse/storage use is listed as one of the primary, light industrial uses noted in the Comprehensive Plan (pg. 75). However, the applicant informed staff that a warehouse is the intended use for the subject property and the conceptual plan in under development. The request cannot be fully evaluated without the proposed development plan. Therefore, the Department of Planning and Sustainability recommends "<u>Full-Cycle Deferral</u>".

PLANNING COMMISSION VOTE: Denial 9-0-0. G. McCoy moved, V. Moore seconded for Denial. Commissioner Atkins requested that, moving forward, whenever there are properties on the agenda that abut neighboring jurisdictions, Staff shall provide information on neighboring jurisdictions' future land use for that area, as well as the current and pending zoning/rezonings in relation to the subject property.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Denial 8-0-0. There was strong opposition from the community.

AGENDA ITEM: 2021-2114 Z-21-1244581 RECOMMENDED CONDITIONS (AS OF 3-14-21)

- 1. The subject property shall be consolidated with adjacent properties under common ownership or designed to facilitate shared access through parcels with access to Turner Hill Road (or the spur road).
- 2. Ingress/egress to/from the site shall not include Pine Mountain Street.



DeKalb County Department of Planning & Sustainability

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

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

STAFF ANALYSIS

Case No.:	Z-21-1244581	Agenda #: N7	
Location/Address:	2346 Pine Mountain Street	Commission District: 5 Super District: 7	
Parcel ID:	16-168-01-008		
Request:	To rezone the subject property fr Industrial) for an office/warehou	om the RE (Residential Estate) District to M (Light se facility.	
Property Owner(s):	MH Lithonia Holdings, LLC & Neisem Properties, LLC		
Applicant/Agent:	Joseph Cooley, Esq.		
Acreage:	1.8 acres		
Existing Land Use:	Undeveloped		
Surrounding Properties:	To the north of the subject property are residential parcels, to the south are undeveloped parcels, to the west are residential and undeveloped parcels, and to the east is a truck lot.		
Adjacent Zoning:	North: M South: M East: M West: M		
Comprehensive Plan:	Suburban (SUB)	Consistent Inconsistent	
Proposed Density:	N/A	Existing Density: N/A	
Proposed Square Ft.: TBD		Existing Units/Square Feet: 0 SF	
Proposed Lot Coverage: TBD		Existing Lot Coverage: 14%	

ZONING HISTORY

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

SUBJECT PROPERTY AND VICINITY

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

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

LONG-RANGE PLANNING CONTEXT

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

PROJECT DESCRIPTION

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

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

COMPLIANCE WITH DISTRICT STANDARDS:

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

LAND USE AND ZONING ANALYSIS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

STAFF RECOMMENDATION: Full-cycle deferral.

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

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

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

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

- 1. The subject property shall be consolidated with adjacent properties under common ownership or designed to facilitate shared access through parcels with access to Turner Hill Road (or the spur road).
- 2. Ingress/egress to/from the site shall not include Pine Mountain Street.

Attachments:

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

NEXT STEPS

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

• Land Disturbance Permit (*Required for of new building construction on non-residential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.*)

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

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

Proposed Site Plan Sketch – Warehouse & Office 5,000 s.f. office/warehouse



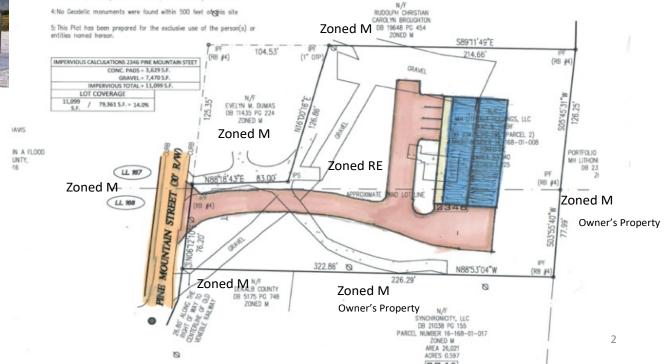
this plat.

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

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

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

RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAN Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.





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

DEVELOPMENT ANALYSIS:

Transportation/Access/Row

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

Storm Water Management

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

• Flood Hazard Area/Wetlands

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

• Landscaping/Tree Preservation

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

• Tributary Buffer

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

• Fire Safety

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



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

COMMENTS FORM: PUBLIC WORKS WATER AND SEWER

Case No.: <u>LP-21-1244580</u>
Parcel I.D. #: <u>16-168-01-008</u>
ddress: <u>2346 Pine Mountain Street</u>
_Lithonia, Georgia
VATER:
ize of existing water main: <u>6" CI Water Main</u> (adequate)
Distance from property to nearest main: <u>Adjacent to Property</u>
ize of line required, if inadequate: <u>N/A</u>
EWER:
Dutfall Servicing Project: <u>Pole Bridge Creek Basin</u>
s sewer adjacent to property: Yes (X) No () If no, distance to nearest line:
Vater Treatment Facility:Pole Bridge WTF () adequate () inadequate
ewage Capacity; <u>*</u> (MGPD) Current Flow: <u>6.48</u> (MGPD)
OMMENTS:
Please note that the sewer capacity has not been reviewed or approved for this project. A Sewer Capacity Request (SCR) sust be completed and submitted for review. This can be a lengthy process and should be addressed early in the process.
Signature: 14555
Signature: 1.4



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COMMENTS FORM: PUBLIC WORKS WATER AND SEWER

Case No.: <u>Z-21-1244581</u>
Parcel I.D. #: <u>16-168-01-008</u>
Address: <u>2346 Pine Mountain Street</u>
Lithonia, Georgia
WATER:
Size of existing water main: <u>6" CI Water Main</u> (adequate inadequate)
Distance from property to nearest main: <u>Adjacent to Property</u>
Size of line required, if inadequate: <u>N/A</u>
SEWER:
Outfall Servicing Project: <u>Pole Bridge Creek Basin</u>
is sewer adjacent to property: Yes (X) No () If no, distance to nearest line:
Water Treatment Facility: <u>Pole Bridge WTF</u> () adequate () inadequate
Sewage Capacity; <u>*</u> (MGPD) Current Flow: <u>6.48</u> (MGPD)
COMMENTS:
* Please note that the sewer capacity has not been reviewed or approved for this project. A Sewer Capacity Request (SCR) nust be completed and submitted for review. This can be a lengthy process and should be addressed early in the process.
Signature: Carbo



NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE ALEXANDER <u>MMALEXANDER@DEKALBCOUNTYGA.GOV</u> OR JOHN REID JREID@DEKALBCOUNTYGA.GOV

COMMENTS FORM: PUBLIC WORKS TRAFFIC EN	GINEERING
Case No.: Z-21-1244581 Parcel I.D. #: 16	-168-01-008
Address: 2346	
PINE MOUNTAIN ST	
PINE MOUNTAIN ST LITHONIA, GABOSE	
PINE MNT. CC	adway (s):
(classification)	(classification)
Capacity (TPD)	Capacity (TPD)
Latest Count (TPD)	Latest Count (TPD)
Hourly Capacity (VPH)	Hourly Capacity (VPH)
Peak Hour. Volume (VPH)	Peak Hour. Volume (VPH)
Existing number of traffic lanes	Existing number of traffic lanes
Existing right of way width	Existing right of way width
Proposed number of traffic lanes	Proposed number of traffic lanes
Proposed right of way width	Proposed right of way width

Please provide additional information relating to the following statement.

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

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

COMMENTS:

Reviewed, Thother	found	Nothing	Avr	wend	di SRUAT
Traffic f	ATTERN.	1			
2	8			Sii	
				S	An Inda
			Sia	CS)	Grad M Cos

N1. No Comment

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

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

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

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

N8. No Comment

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

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

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

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

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

DEKALB COUNTY

Board of Health

02/15/2021

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

General Comments:

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

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

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

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

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

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

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

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

DeKalb County Board of Health 445 Winn Way – Box 987 Decatur, GA 30031 404,294,3700 • www.dekalbhealth.net

DEKALB COUNTY

Board of Health

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

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N.2	LP-21-12439332021-2109/18-011-06-001,18-01				
	011-06-007 District 04 Supe	er District 06			
	3581 Rockbridge Road, Stone Mountain, GA 30	083			
	3605 Rockbridge Road, Stone Mountain, GA 30	083			
	3611 Rockbridge Road, Stone Mountain, GA 30	083			
	3599 Rockbridge Road, Stone Mountain, GA 30	083			
	3593 Rockbridge Road, Stone Mountain, GA 30				
	3581 Rockbridge Road, Stone Mountain, GA 30				
	- Please review general comments				
	- Septic system installed on September 23, 1	1960 for property 3605			
	- Septic system installed on September 23, 1				
	Total acres 4.8				
N.3	Z-21-1243934 2021-2110 / 18-011-06-001, 18-	011-06-004.18-011-06-005.18-011-06-006.18-			
1.00	011-06-007 District 04 Supe				
	3581 Rockbridge Road, Stone Mountain, GA 30				
	3605 Rockbridge Road, Stone Mountain, GA 30				
	3611 Rockbridge Road, Stone Mountain, GA 30				
	3599 Rockbridge Road, Stone Mountain, GA 30				
	3593 Rockbridge Road, Stone Mountain, GA 30				
	3581 Rockbridge Road, Stone Mountain, GA 30				
		085			
	 Please review general comments Septic system installed on September 23, 1960 for property 3605 				
	- Septic system installed on September 23, 1 Total acres 4.8	1900 for property 5011			
	Total acres 4.8				
N.4	LP-21-1244555 2021-2111 / 15-162-04-008	District 05 Super District 07			
IN.4		District 05 Super District 07			
	5011 Covington Highway, Decatur, GA 30035				
	- Please review general comments				
	Total acres 0.61				
N 5	7 21 1244400 202102112 / 15 1/2 04 000	Distaired OF Granter Distaired O7			
N.5		District 05 Super District 07			
	5011 Covington Highway, Decatur, GA 30045				
	- Please review general comments				
	Total acres 0.61				
N	T D A1 1044500 0001 0110 /17 170 01 000	D: (: (05 0 D: (: (07			
N.6	LP-21-1244580 2021-2113 / 16-168-01-008	District 05 Super District 07			
	2346 Pine Mountain Street, Lithonia, GA 30058				
	- Please review general comments				
	Total acres 1.2				
	DeKalb County Boa	rd of Health			
445 Winn Way – Box 987					

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DEKALB COUNTY

Board of Health

- N.7 Z-21-1244581 2021-2114 / 16-168-01-008 District 05 Super District 07 2346 Pine Mountain Street, Lithonia, GA 30058
 Please review general comments Total acres 1.2
- N.8 TA-21-1244599 2021-2115 District 02 Super District 06 North Druid Hills Briarcliff Node, Atlanta, GA 30329
 Please review general comments Total acres (not stated)

N.9 Z-21-1244535 2021-2116 / 18-152-01-005, 18-152-01-006, 18-152-01-054

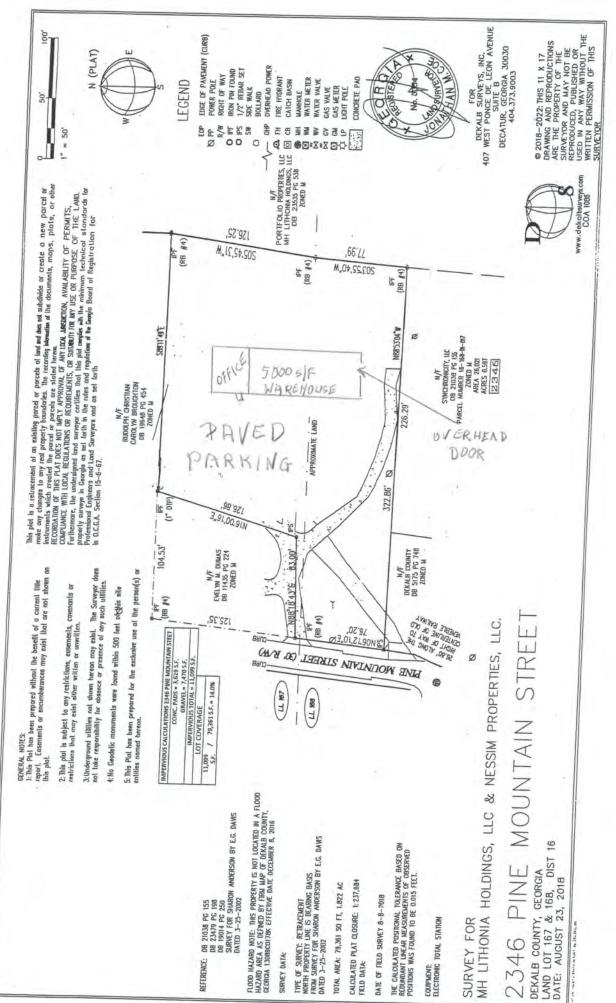
District 02 Super District 06

- 2490 North Druid Hills Road, Atlanta, GA 30329
- Please review general comments

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- Several surrounding properties with septic system installed Total acres 5.6
- N.10 LP-21-1244541 2021-2117 / 16-167-08-010 District 05 Super District 07 2328 Pine Mountain Street, Lithonia, GA 30058
 - Please review general comments
 - Several surrounding properties with septic system installed Total acres 0.79
- N.11 Z-21-1244542 2021-2118 / 16-167-08-010 District 05 Super District 07
 - 2328 Pine Mountain Street, Lithonia, GA 30058
 - Please review general comments
 - Several surrounding properties with septic system installed Total acres 0.79

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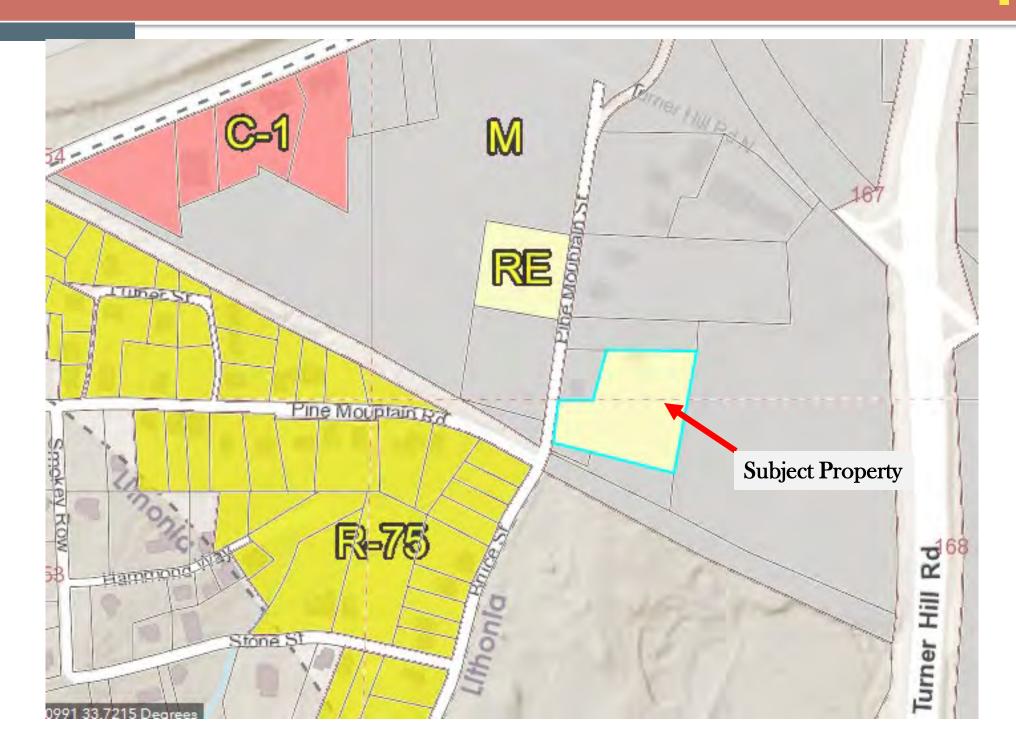


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N7

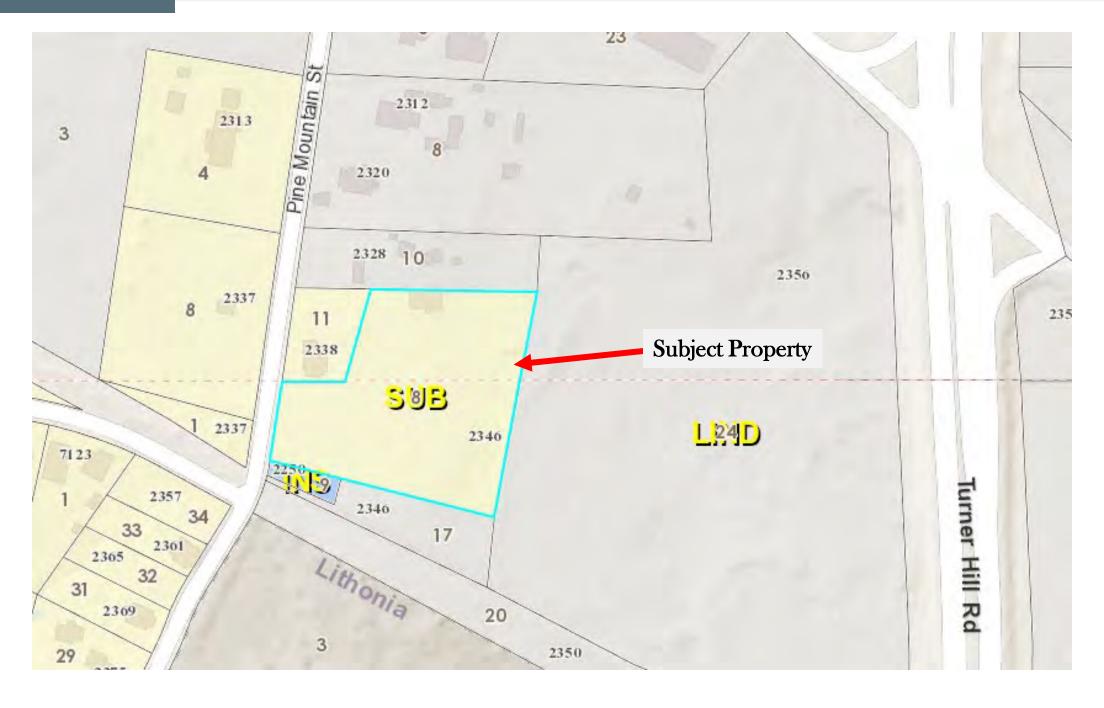
Z-21-1244581

Zoning Map



N7

Z-21-1244581



N7

Z-21-1244581

Aerial















