



DEPARTMENT OF PLANNING & SUSTAINABILITY

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

Date Received: _____ Application No: _____

Applicant Name: Naqib Hussain

Applicant E-Mail Address: allinoneautosalesinc@gmail.com

Applicant Mailing Address: 4381 Covington Hwy Decatur, GA 30035

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

Owner Name: Naqib Hussain

If more than one owner, attach list of owners.

Owner Mailing Address: 4381 Covington Hwy Decatur, GA 30035

Owner Daytime Phone: 404-284-5642

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

Parcel ID#: 15 196 03 012

Acreage: 3.190 Commission District: Dekalb

Present Zoning District(s): C-1

Proposed Zoning District: C-2

Present Land Use Designation: Used Car Sales

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

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

February 22, 2023

Re: Community Meeting

Dear Neighbor,

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

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

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

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

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

I hope you can join us this Saturday!

Thank you.

Best,
Naqib Hussain

Date:	Name:	Signature:	Company Name/Address:	Phone Number:
2-25/23	Wayne Patterson	Wayne Patterson		478-815-0448
2-25/23	Michael Allen	Michael Allen	4430 DENISE DR. DECATUR	678-991-2184
2/25/23	Joseph Luis May Jr	Joseph Luis May Jr	472 Denise Dr.	404-620-9509
2/25/23	William Smith	William Smith	2403 Whites Ridge Decatur	404-707-6627
2/25/23	Chris Rakestraw	Chris Rakestraw	4252 Glen Haven Dr.	(678) 803-8249
2/25/23	William Milton, Jr	William Milton, Jr	4454 Covington Hwy, Decatur	404-284-6662
2/25/23	Samuel Abraham	Samuel Abraham	4717 Covington Hwy	678-360-9977
2/25/23	DEXTER GOODWIN	DEXTER GOODWIN	4367 Cuthbertson	678-644-2907
2/25/23	Jenene Bell	Jenene Bell	4396 MECKER RD	(404) 286-245
2/25/23	RONNIE FERRIS	RONNIE FERRIS	Miller Gap	404-541-7678
2/25/23	Ashley	Ashley	Decatur	229 405 4036
2/25/23	Shanta Weaver	Shanta Weaver	Palmer Automobile Sale	678-724-0668
2/25/23	Tony Palmer	Tony Palmer	2175 Miller cross	678-335-6115
2/25/23	MIKE ANDERSON	MIKE ANDERSON	472 DENISE DR.	678-656-6733
2/25/23	Justin Chapman	Justin Chapman	2011 Hillsping Ln.	
2/25/23	Neville Salmon	Neville Salmon	4371 Glenwood Rd	470-571-7557
2/25/23	Ladell Holt	Ladell Holt	4371 Glenwood Rd	706-765-9684
2/25/23	Wontay Reed	Wontay Reed	5746 AMBERLAND SQ.	404-927-6293
2/25/23	SITARAYA ALLUMS	SITARAYA ALLUMS	1462 Midlawn Dr Decatur	404-398-2863
2/25/23	Patrick Rogers	Patrick Rogers	2851 Chapel Oak Court	678-592-9471
2/25/23	Stephen P. Walker	Stephen P. Walker	Per. Feet Investment properties	404-798-2906
2/25/23	Chris Lastinger	Chris Lastinger	4702 Covington Hwy	404-748-0507
2/25/23	Dimitrios Boswell	Dimitrios Boswell	4426 Covington Hwy	404-271-6642
2/25/23	Richard Oyama Jr	Richard Oyama Jr	Decatur GA 30035	678-468-7675
2/25/23	CHARLES MORTON	CHARLES MORTON	4628 Covington Hwy	(770) 912-0535
2/25/23	TOBIAS LASTINGER	TOBIAS LASTINGER	4806 Covington Hwy 30035	678-886-9766
2/25/23	WR Red Auto Body	WR Red Auto Body	1053 Redan Trail, Stn Mtn, GA	(678) 651-6536
2/25/23	Nazar Rustayye	Nazar Rustayye	Decatur, GA	404-671-7857
2/25/23	Alexis Gamble	Alexis Gamble	4207 Autumn Woods Ct Stn Mtn, GA 30035	(478) 711-6321
2/25/23	Oscar Laguarda	Oscar Laguarda	3374 Flat Shoals	470-399-1900
2/25/23	DONTEVUS VUILLIARD	DONTEVUS VUILLIARD	3859 Redan Rd. Decatur	470-413-8665
2/25/23	Shir Rustayye	Shir Rustayye	GA 30032	
2/25/23	Sorine Melendez	Sorine Melendez	4381 Covington Hwy	208.577.1452 cell
2/25/23	Shawn Jordan	Shawn Jordan	Decatur GA 30035	
			2745 Old Hapeville Rd	

[illegible]

CORRESPONDENCE LETTER FROM NEIGHBORS

Neighbor: Baker's Detail Shop

Property address: 4367 Covington Hwy, Decatur, GA 30035

Parcel ID #: 15 196 03 011

Property Rezoning from C-1 to C-2:

All in One Auto Sales, inc.

Property address: 4381 Covington Hwy, Decatur, GA 30035

Parcel ID #: 15 196 03 012

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

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

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

X Willie Baker
Signature (date)
04/28/23

CORRESPONDENCE LETTER FROM NEIGHBORS

Neighbor: Palmer Automobile Sales, inc.

Property address: 4393 Covington Hwy, Decatur, GA 30035

Parcel ID #: 15 196 03 013

Property Rezoning from C-1 to C-2:

All in One Auto Sales, inc.


Property address: 4381 Covington Hwy, Decatur, GA 30035

Parcel ID #: 15 196 03 012

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

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

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

X 
Signature (date)
04/28/23

CORRESPONDENCE LETTER FROM NEIGHBORS

Neighbor: Josh's Used & New Tire Shop

Property address: 4371 Covington Hwy, Decatur, GA 30035

Parcel ID #: 15 196 03 019

Property Rezoning from C-1 to C-2:

All in One Auto Sales, inc.

Property address: 4381 Covington Hwy, Decatur, GA 30035

Parcel ID #: 15 196 03 012

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

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

X BLASO ANTHONY ^{04/28/23} (owner) X [Signature] ^{04/28/23}
Print Name/ Job Title (date) Signature (date)

CORRESPONDENCE LETTER FROM NEIGHBORS

Neighbor: Capital Auto Sales, inc.

Property address: 4454 Covington Hwy, Decatur, GA 30035

Parcel ID #: 15 195 02 028

Property Rezoning from C-1 to C-2:

All in One Auto Sales, inc.

Property address: 4381 Covington Hwy, Decatur, GA 30035

Parcel ID #: 15 196 03 012

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

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

X Santosh Abraham (Owner)
Print Name/ Job Title (date)
04/28/23

X [Signature] 4/28/23
Signature (date)

Letter of Application

A) The proposed zoning classification:

- The proposed zoning classification is C-2.

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

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

C) The existing and proposed use of the property:

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

D) Detailed characteristics of the proposed use:

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

Impact Analysis

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

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

Date: 04/14/23

TO WHOM IT MAY CONCERN:

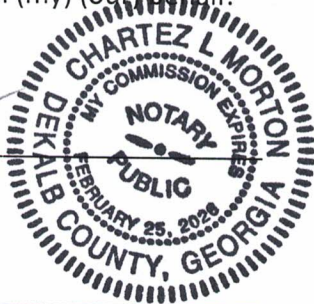
(I) (WE) NAQIB HUSSAIN
Name of owner(s)

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

Name of Agent or Representative

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

Charvez L. Morton
Notary Public



Notary Public

Notary Public

Notary Public

NAQIB HUSSAIN
Owner

Owner

Owner

Owner

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 filing of this application?

Yes _____ No X *

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

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

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

Notary

 08/24/23
Signature of Applicant /Date

Check one: Owner X Agent _____

Expiration Date/ Seal

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

RESERVED FOR CLERK OF THE SUPERIOR COURT

LEGEND

EX. FENCE	— x — x —
WOODEN POWER POLE	— o —
EX. OVERHEAD POWER LINES	— — — — —
EX. FIRE HYDRANT	— x —
EX. WATER METER	— m —
EX. SINGLEWING CATCH BASIN	— b —
EX. DOUBLEWING CATCH BASIN	— b —
EX. FLARED END SECTION	— f —
POB = POINT OF BEGINNING	
D.B. = DEED BOOK	
P.B. = PLAT BOOK	
PG. = PAGE	
N/F = NOW OR FORMERLY	
EX. = EXISTING	
RW = RIGHT OF WAY	
CTP = CRIMP TOP PIPE	
OTP = OPEN TOP PIPE	
IPS = IRON PIN SET (#4 REBAR)	
EX. ASPHALT	— a —
EX. CONCRETE	— c —
EX. WALL	— w —
EX. BUILDING	— b —
EX. GRAVEL	— g —

LINE CALL CHART

LINE	BEARING	DISTANCE
L1	S 23°26'31" W	19.94'
L2	S 55°33'18" E	21.22'
L3	N 34°20'11" E	19.72'
L4	S 55°45'10" E	150.08'
L5	S 54°33'16" E	24.98'

COVINGTON HIGHWAY
(67' BOC-BOC)
-RW VARIES-



THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.
THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN.
UTILITIES SHOWN ARE LOCATION VISIBLE AT TIME OF SURVEY. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 22,712 FEET AND AN ANGULAR ERROR OF 0.01" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.

EQUIPMENT USED: GEOMAX ZOOM 95 ROBOTIC

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION, AND THAT THE MONUMENTS REFERENCED HEREON, EXIST AND THEIR SIZES, LOCATIONS AND MATERIALS ARE CORRECTLY SHOWN.

FLOOD STATEMENT
AS PER OFFICIAL FLOOD INSURANCE MAPS BY THE F.E.M.A. THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA AS PER COMMUNITY PANEL NUMBER 13063C0038F DATED: JUNE 7, 2017

SURVEYORS CERTIFICATION:

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 stated herein. 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 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 Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



Tim L. Miller GA. RLS # 3150

04-05-2023
Date:

N/F
HADDAD DEKALB COUNTY
PROPERTY LLC.
D.B. 21446 PG. 418-419
PARCEL 15 196 03 019
ZONED: C2

3.190 ACRES
138,999 SQ.FT.

N/F
AUGUSTA JONES
D.B. 24549 PG. 451
PARCEL 15 196 03 013
ZONED: C1

SURVEY ORDERED BY: NAQIB HUSSAIN
FIELDWORK COMPLETED ON 03/30/2023
A SEARCH WAS MADE FOR NGS MONUMENTS
AND NONE WERE FOUND WITHIN 500' OF SITE.

GENERAL NOTES:

PARCEL: 15 196 03 012

TOTAL AREA: 3.190 ACRES / 139,000 SQ. FT.

OWNER: NAQIB HUSSAIN
ADDRESS: 4381 COVINGTON HIGHWAY
DECATUR, GA. 30035-1209

REFERENCE: D.B. 25036, PG. 485
RECORDED: JULY 08, 2015

ZONED: C1
MINIMUM LOT AREA = 20,000 SQ. FT.
MINIMUM LOT WIDTH = 100'
MAX. LOT COVERAGE = 80%
FRONT SETBACK = 60'
REAR SETBACK = 20'
SIDE SETBACK = 15'
SEWER AND WATER AS PER DEKALB COUNTY WATER SEWER

AS PER OFFICIAL FLOOD INSURANCE MAPS BY THE F.E.M.A.
THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA AS PER COMMUNITY PANEL NUMBER 13063C0151 DATED: MAY 16, 2013

0' 60' 120' 180'
GRAPHIC SCALE = FEET

BOUNDARY SURVEY FOR:

NAQIB HUSSAIN

3.190 ACRES

4381 COVINGTON HIGHWAY
LAND LOT 196, 15th. DISTRICT
DEKALB COUNTY, GEORGIA

PROJECT #: B10009
BOUNDARY SURVEY

DRAWN BY: PWF
CHECKED BY: TLM/KB
SCALE: 1" = 60'
DATE: 04/05/2023

SHEET: 1 OF 1

SIBLEY-MILLER
SURVEYING & PLANNING INC.

212 WEST CAMPGROUND RD
MCDONOUGH, GA. 30253
PHONE: (770) 320-7555
FAX: (770) 320-7333
www.sibleysurveying.com

*CIVIL ENGINEERING
*TOPOGRAPHICAL SURVEYS
*LAND DEVELOPMENT DESIGN
*CONSTRUCTION LAYOUT
*LAND PLANNING
*LAND SURVEYING

LEGEND

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

ACCESS POINT INSET VIEW
SCALE = 1" = 20'

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

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

4381 COVINGTON HWY APRIL 2023 SURVEYED LEGAL DESCRIPTION

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

Commencing at the Intersection of the Centerline of REDWING RD. and the Southwesterly Right-of-Way of COVINGTON HWY (Variable R/W), thence Southwesterly along the Southwesterly Right-of-Way of COVINGTON HWY a Distance of 1,195.80' to a Rebar found, thence leaving said Right-of-Way S23°26'31"W, A Distance Of 19.94', to a Rebar Found at the Point-of-Beginning, Thence S55°33'18"E A Distance Of 21.22' to a pk nail found, Thence N34°20'11"E A Distance Of 19.72' to a Rebar found on the southwesterly Right-of-Way of COVINGTON HWY, Thence S55°45'10"E along said Right-of-Way A Distance Of 150.08' to a Rebar found, Thence S26°25'27"W A Distance Of 303.03' to a point, Thence S54°33'16"E A Distance Of 24.98' to a point, Thence S26°16'34"W A Distance Of 469.28' to an Open-Top-Pipe found, Thence N88°46'04"W A Distance Of 174.54' to an Open-Top-Pipe found, Thence N23°43'12"E A Distance Of 855.33' to a Rebar found, Which Is The Point-of-Beginning, Having An Area Of 138,966 Square Feet, 3.190 Acres.

SITE STATUS NOTE:

THERE ARE NO PROPOSED OR CURRENT ADDITIONS / IMPROVEMENTS FOR THIS SITE—EVERYTHING EXISTING WILL REMAIN.

GENERAL NOTES:

PARCEL: 15 196 03 012
TOTAL AREA: 3.190 ACRES / 138,936 SQ. FT.
OWNER: NAQIB HUSSAIN
ADDRESS: 4381 COVINGTON HIGHWAY
DECATUR, GA. 30035-1209
REFERENCE: D.B. 25036, PG. 485; Recorded: JULY 08, 2015
Boundary By: Sibley-Miller Surveying & Planning, Inc.

CURRENTLY ZONED = C1

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

PROPOSED ZONING = C2

MINIMUM LOT AREA = 30,000 Sq. Ft.
MINIMUM LOT WIDTH = 100'
MAX. LOT COVERAGE = 80%
FRONT SETBACK = 50' (Minimum)
REAR SETBACK = 30' (Minimum)
SIDE SETBACK = 20' (Minimum)
MAX. HEIGHT = 2 Story / 35'
OPEN SPACE = 10% (13,894 SQ. FT.)

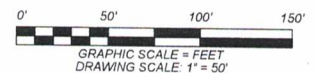
SEWER AND WATER AS PER DEKALB COUNTY WATER/SEWER

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

N/F HADDAD DEKALB COUNTY
PROPERTY LLC.
D.B. 21446 PG. 418-419
PARCEL 15 196 03 019
ZONED: C2

3.190 Acres
138,966 Sq.Ft.

N/F AUGUSTA JONES
D.B. 24549 PG. 451
PARCEL 15 196 03 013
ZONED: C1



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



SITE PLAN FOR REZONING
NAQIB HUSSAIN
3.190 ACRES - 4381 COVINGTON HIGHWAY
LAND LOT 196, 15th. DISTRICT
DeKALB COUNTY, GEORGIA

SIBLEY-MILLER
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*CIVIL ENGINEERING
*TOPOGRAPHICAL SURVEYS
*LAND DEVELOPMENT DESIGN
*CONSTRUCTION LAYOUT
*LAND PLANNING
*LAND SURVEYING

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

Commencing at the intersection of the centerline of Redwing Rd. and the Southwesterly right of way of Covington Hwy (variable R/W), thence Southwesterly along the southwesterly right of way of Covington Hwy a distance of 1,195.80' to a rebar found, thence leaving said right of way S 23°26'31" W A Distance Of 19.94' to a rebar found at the point of beginning
Thence S 55°33'18" E A Distance Of 21.22' to a pk nail found
Thence N 34°20'11" E A Distance Of 19.72' to a rebar found on the southwesterly right of way of Covington Hwy
Thence S 55°45'10" E along said right of way A Distance Of 150.08' to a rebar found
Thence S 26°25'27" W A Distance Of 303.03' to a point
Thence S 54°33'16" E A Distance Of 24.98' to a point
Thence S 26°16'34" W A Distance Of 469.28' to a open top pipe found
Thence N 88°46'04" W A Distance Of 174.54' to a open top pipe found
Thence N 23°43'12" E A Distance Of 855.33' to a rebar found
Which Is The Point Of Beginning, Having An Area Of 139966 Square Feet, 3.190 Acres