

**Public Hearing:** YES ☒ NO ☐

**Department:** Planning & Sustainability

**SUBJECT:**

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

**Application of Naqib Hussain to rezone the subject parcel from C-1 (Local Commercial) zoning district to C-2 (General Commercial) zoning district to expand from an auto repair and sales business to a major auto repair business, at 4381 Covington Highway.**

**PETITION NO: D6-2023-1155 Z-23-1246662**

**PROPOSED USE: Expansion of an existing auto repair business.**

**LOCATION: 4381 Covington Highway, Decatur, Georgia 30035**

**PARCEL NO. : 15-196-03-012**

**INFO. CONTACT:** Andrea Folgherait, Planner

**PHONE NUMBER:** 404-371-2155

**PURPOSE:**

Application of Naqib Hussain to rezone the subject parcel from C-1 (Local Commercial) zoning district to C-2 (General Commercial) zoning district to expand from an auto repair and sales business to a major auto repair business.

**RECOMMENDATION:**

**COMMUNITY COUNCIL: (Feb. 12, 2024) Approval. (Oct. 2, 2023) Deferral.**

**PLANNING COMMISSION: (March 5, 2024) Approval with Conditions (Nov. 2, 2023) Three-Cycle Deferral.**

**PLANNING STAFF:** Approval with conditions.

**STAFF ANALYSIS:** The applicant, Naqib Hussain, is seeking a rezone from the Local Commercial (C-1) Zoning District to the General Commercial (C-2) Zoning District to expand and upgrade an existing auto repair and sales business. The business, *All in One Auto Sales*, has been operating for over 20 years along a heavily automobile serviced corridor - Covington Highway. *All in One Auto Sales* will cease automobile sales in order to transition to become solely a major auto repair business, defined as *a business that services passenger vehicles including the dismantling and repair of engines, transmissions, carburetors, drive shafts, and similar major vehicle parts, the provision of collision repair services including body frame straightening and body part replacement, or the painting or re-painting of passenger vehicles and motorcycles*. The applicant has disclosed, both in the application and during the District 5 Community Council meeting, that once funding is available, new bays will be built in the rear of the property to rent to a variety of registered Georgia mechanics. Because the funding for the construction of bays has not yet been achieved, a timeline of redevelopment is not yet determined. The use of the property as a major auto repair shop within the C-2 Zoning District is consistent with adjacent zoning districts and surrounding land uses. Additionally, the subject property is located in a Commercial Redevelopment Corridor (CRC) character area. According to the *2050 Unified Plan*, CRC is intended to improve the function and aesthetic appeal of commercial corridors within the County and promote redevelopment of corridors suffering from decline (pg. 37). The subject site is less than a mile from the Major Mobility Investment Program (MMIP) I-285 Eastside Bridge Replacement project. Continuing to connect this corridor with advanced infrastructure while improving and expanding businesses opportunities along the corridor supports the intent of the CRC Character Area. *Section 5.4.3 Streetscape Elements and Dimensions* will require sidewalk improvement



and a landscape strip. Both of which are elements to further the intent of the CRC character area. Currently, the site consists of a one-story, brick building; metal carport; and a metal building with a gate to the rear of the brick building. The applicant has submitted a site plan, labeled “Site Plan for Rezoning” (see enclosed) of the proposed location for the future building composed of four (4) bays. The proposed change in use will require the applicant to comply with the current regulations specified in Section 8.1.16 *Expansion, redevelopment or improvement of legal nonconforming buildings, structures and/or sites*. The applicant has submitted updated building elevations (see enclosed). It appears the proposed building and bays follow exterior building materials set forth in Section 5.7.4. Staff conducted a preliminary zoning review of the proposal, which appeared to comply with *the C-2 zoning district requirements of the Non- Residential Dimensional Requirements (Section 2.24.1)*. As proposed, it appears the applicant has met the supplemental regulations set forth in Section 4.2.14 *Automobile repair, major, and paint shops*. While the applicant has supplied details of proposed landscaping in the site plan, the applicant may need to seek variances from the Zoning Board of Appeals to meet all requirements set forth in Section 5.4.3 *Streetscape Elements and Dimensions*. Specifically, regarding the landscape strip dimensions and requirements. It appears the proposal satisfies the goals of the CRC character area, is consistent with adjacent and surrounding uses, and meets the requirements of a C-2 Zoning District. Additionally, the applicant has made the necessary improvements to the proposal (landscape efforts, continued site clean-up, proposed building materials to match existing buildings) as requested by Community Council, Planning Commission, and the Board of Commissioners. Therefore, upon review of Section 7.3.5 (A-H) of the *Zoning Ordinance*, Staff recommends “Approval with the attached conditions”.

**PLANNING COMMISSION VOTE: (March 5, 2024) Approval with Conditions 8-0-0.** Jon West moved, Jan Costello seconded for five (5) conditions, per Staff recommendation. **(Nov. 2, 2023) Three-Cycle Deferral 8-0-0.** Jan Costello moved, Jon West seconded for a 3-cycle deferral to the May 2024 zoning agenda to allow the applicant time to address the concerns brought by Community Council, Planning Commission and other interested parties, including an enhanced streetscape plan.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: (Feb. 12, 2024) Approval 8-0-1. (Oct. 2, 2023) Deferral.** Community Council District 5 voted for deferral to get more information.



**Z-23-1246662 (2023-1155)**  
**Recommended Conditions**  
**4381 Covington Highway**  
**March 2024**

1. The Applicant shall meet all requirements set forth in *Section 4.2.14 Automobile repair, major, and paint shops*, prior to issuance of building or occupancy permits.
2. An additional and/or new business license shall be withheld until all landscape and site developments come into compliance.
3. All future buildings and/or bays must be in compliance with *Section 5.7.4 (Materials)* unless relief is granted by the Zoning Board of Appeals.
4. Future construction shall be done in substantial compliance with the elevation exhibit (Updated Elevations A, B, and C) attached herein.
5. The approval of this Rezone application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.





**DeKalb County Department of Planning & Sustainability**

**178 Sams Street,  
Decatur, GA 30030**

**(404) 371-2155 / [www.dekalbcountyga.gov/planning](http://www.dekalbcountyga.gov/planning)**

**Planning Commission Hearing Date: March 5<sup>th</sup>, 2024  
Board of Commissioners Hearing Date: March 28<sup>th</sup>, 2024**

**STAFF ANALYSIS**

<b>Case No.:</b>	Z-23-1246662	<b>Agenda #:</b> 2023-1155
<b>Address:</b>	4381 Covington Highway	<b>Commission District:</b> 05 <b>Super District:</b> 07
<b>Parcel ID(s):</b>	15-196-03-012	
<b>Request:</b>	Rezone the subject parcel from C-1(Local Commercial) Zoning District to C-2 (General Commercial) Zoning District to expand an existing auto repair business.	
<b>Property Owner(s):</b>	Naqib Hussain	
<b>Applicant/Agent:</b>	Naqib Hussain	
<b>Acreage:</b>	3.190	
<b>Existing Land Use:</b>	Used Auto Sales	
<b>Surrounding Properties:</b>	<b>North:</b> C-1, C-2, OI, NS <b>East:</b> C-1 <b>South:</b> HR-2 <b>West:</b> C-2	
<b>Comprehensive Plan:</b>	Commercial Redevelopment Corridor (CRC)	
	Consistent <b>X</b>	Inconsistent

**Staff Recommendation: Approval with Conditions.**

The applicant, Naqib Hussain, is seeking a rezone from the Local Commercial (C-1) Zoning District to the General Commercial (C-2) Zoning District to expand and upgrade an existing auto repair and sales business. The business, *All in One Auto Sales*, has been operating for over 20 years along a heavily automobile serviced corridor - Covington Highway. *All in One Auto Sales* will cease automobile sales in order to transition to become solely a major auto repair business, defined as *a business that services passenger vehicles including the dismantling and repair of engines, transmissions, carburetors, drive shafts, and similar major vehicle parts, the provision of collision repair services including body frame straightening and body part replacement, or the painting or re-painting of passenger vehicles and motorcycles*. The applicant has disclosed, both in the application and during the District 5 Community Council meeting, that once funding is available, new bays will be built in the rear of the property to rent to a variety of registered Georgia mechanics. Because the funding for the construction of bays has not yet been achieved, a timeline of redevelopment is not yet determined.

The use of the property as a major auto repair shop within the C-2 Zoning District is consistent with adjacent zoning districts and surrounding land uses. Additionally, the subject property is located in a Commercial Redevelopment Corridor (CRC) character area. According to the *2050 Unified Plan*, CRC is



intended to improve the function and aesthetic appeal of commercial corridors within the County and promote redevelopment of corridors suffering from decline (pg. 37).

The subject site is less than a mile from the Major Mobility Investment Program (MMIP) I-285 Eastside Bridge Replacement project. Continuing to connect this corridor with advanced infrastructure while improving and expanding businesses opportunities along the corridor supports the intent of the CRC Character Area. *Section 5.4.3 Streetscape Elements and Dimensions* will require sidewalk improvement and a landscape strip. Both of which are elements to further the intent of the CRC character area.

Currently, the site consists of a one-story, brick building; metal carport; and a metal building with a gate to the rear of the brick building. The applicant has submitted a site plan, labeled "Site Plan for Rezoning" (see enclosed) of the proposed location for the future building composed of four (4) bays. The proposed change in use will require the applicant to comply with the current regulations specified in *Section 8.1.16 Expansion, redevelopment or improvement of legal nonconforming buildings, structures and/or sites*. The applicant has submitted updated building elevations (see enclosed). It appears the proposed building and bays follow exterior building materials set forth in *Section 5.7.4*. Staff conducted a preliminary zoning review of the proposal, which appeared to comply with *the C-2 zoning district requirements of the Non-Residential Dimensional Requirements (Section 2.24.1)*. As proposed, it appears the applicant has met the supplemental regulations set forth in *Section 4.2.14 Automobile repair, major, and paint shops*. While the applicant has supplied details of proposed landscaping in the site plan, the applicant may need to seek variances from the Zoning Board of Appeals to meet all requirements set forth in *Section 5.4.3 Streetscape Elements and Dimensions*. Specifically, regarding the landscape strip dimensions and requirements.

It appears the proposal satisfies the goals of the CRC character area, is consistent with adjacent and surrounding uses, and meets the requirements of a C-2 Zoning District. Additionally, the applicant has made the necessary improvements to the proposal (landscape efforts, continued site clean-up, proposed building materials to match existing buildings) as requested by Community Council, Planning Commission, and the Board of Commissioners. Therefore, upon review of *Section 7.3.5 (A-H)* of the *Zoning Ordinance*, Staff recommends approval with the following conditions:

1. The Applicant shall meet all requirements set forth in *Section 4.2.14 Automobile repair, major, and paint shops*, prior to issuance of building or occupancy permits.
2. An additional and/or new business license shall be withheld until all landscape and site developments come into compliance.
3. All future buildings and/or bays must be in compliance with *Section 5.7.4 (Materials)* unless relief is granted by the Zoning Board of Appeals.
4. Future construction shall be done in substantial compliance with the elevation exhibit (Updated Elevations A, B, and C) attached herein.
5. The approval of this Rezone application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.





**DEKALB COUNTY  
GOVERNMENT PLANNING  
DEPARTMENT DISTRIBUTION  
FORM**

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID [jreid@dekalbcountyga.gov](mailto:jreid@dekalbcountyga.gov) AND/OR LASONDRA HILL [lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)**

**COMMENTS FORM:  
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: 2-23-1246662 Parcel I.D. #s: 15-196 03-012  
Address: 4381 Covington Highway, Decatur, Ga 30035

Adjacent Roadway (s):  
\_\_\_\_\_

(classification) (classification)

Capacity (TPD) \_\_\_\_\_  
Latest Count (TPD) \_\_\_\_\_  
Hourly Capacity (VPH) \_\_\_\_\_  
Peak Hour. Volume (VPH) \_\_\_\_\_  
Existing number of traffic lanes \_\_\_\_\_  
Existing right of way width \_\_\_\_\_  
Proposed number of traffic lanes \_\_\_\_\_  
Proposed right of way width \_\_\_\_\_

Capacity (TPD) \_\_\_\_\_  
Latest Count (TPD) \_\_\_\_\_  
Hourly Capacity (VPH) \_\_\_\_\_  
Peak Hour. Volume (VPH) \_\_\_\_\_  
Existing number of traffic lanes \_\_\_\_\_  
Existing right of way width \_\_\_\_\_  
Proposed number of traffic lanes \_\_\_\_\_  
Proposed right of way width \_\_\_\_\_

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6.7<sup>th</sup> 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: I did not see any traffic engineering  
concerns at this time.

Signature: \_\_\_\_\_

*James F. Furr*



10/16/2023

To: Mr. John Reid, Senior Planner  
From: Ryan Cira, Director, Division of Environmental Health  
Cc: Alan Gaines, Environmental Health Deputy Director  
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 the sidewalk for bus shelter's concrete pad installation.

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



**DEKALB COUNTY**

**Board of Health**

N13-2023-1155

Z-23-1246662 / 15-196-03-012

4381 Covington Highway, Decatur, GA 30035

- Septic indicated at 4381 Covington Hwy, Decatur, GA 30035 installed on 06/9/1999
- Please review general comments.

N14-2023-1161

TA-23-1246674

County-wide

- Application of the Director of Planning and Sustainability to adopt the 2024-25 Zoning/Community





**DEKALB COUNTY  
GOVERNMENT PLANNING  
DEPARTMENT DISTRIBUTION  
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**COMMENTS FORM:  
PUBLIC WORKS WATER AND SEWER**

**Case No.:** \_\_\_\_\_ **Parcel I.D. #:** \_\_\_\_\_

**Address:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**WATER:**

**Size of existing water main:** \_\_\_\_\_ (adequate/inadequate)

**Distance from property to nearest main:** \_\_\_\_\_ **Size of line required, if inadequate:** \_\_\_\_\_

\_\_\_\_\_

**SEWER:**

**Outfall Servicing Project:** \_\_\_\_\_

**Is sewer adjacent to property:** Yes \_\_\_\_ No \_\_\_\_ **If no, distance to nearest line:** \_\_\_\_\_

**Water Treatment Facility:** \_\_\_\_\_ adequate \_\_\_\_ inadequate \_\_\_\_

**Sewage Capacity:** \_\_\_\_\_ (MGPD) **Current Flow:** \_\_\_\_\_ (MGPD)

**COMMENTS:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Signature:** \_\_\_\_\_





**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

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Recommend denial

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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.

**Clarification is needed regarding the proposed scope of the redevelopment. Your application states "We want to build more garage bays in the back and rent them out to mechanics". A conceptual plan/drawing showing the proposed redevelopment/location of the bays, any additional pavement/impervious surfaces/parking being proposed, location of additional stormwater mgt facility**

**The survey indicates a location of a stormwater mgt facility. Additional stormwater mgt facilities will be required to address the additional impervious surfaces to be created, and compliance must be the current county codes For example, Runoff Reduction volume is required by the codes. Please, refer to county codes sec.14-40.**

**DEVELOPMENT ANALYSIS:**

- Transportation/Access/Row

Depends on response/clarification.

- Storm Water Management

Depends on response/clarification.

- (1)Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control **(those sections have been amended recently, and available in Municode)**, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site. Recommend Low Impact Development features/ Green Infrastructure be included in the proposed site design to protect as much as practicable the state waters and special flood hazard areas.
- (2)The county codes require the hydrology study to model the existing conditions as wooded
- (3)Runoff Reduction Volume shall be provided unless technical justification is provided regarding the unfeasibility. Strongly recommend investigating the site and identify location where RRV can be provided and re-design/revise the layout to comply with the RRV requirement.



- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area was not 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**

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**REZONE  
COMMENTS FORM:  
PUBLIC WORKS ROAD AND DRAINAGE**

**Case No.:** Z-23-1246662

**Parcel I.D. #:** 15-196-03-012

**Address:** 4381 Covington Highway, Decatur, GA 30035

**Drainage Basin:** Cobb Creek/Snapfinger Creek

**Upstream Drainage Area:** N/A

**Percent of Property in 100-Year Floodplain:** 0%

**Impact on property (flood, erosion, sedimentation) under existing zoning:** There is no known flood impact on the subject property. It is located outside the floodplain but there is a FEMA designated Special Flood Hazard Area with regulated floodway on the adjoining parcel south of the property. Erosion and sedimentation activities are not known to affect the property in its present condition.

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**Required detention facility(s):** To be determined if it triggers the applicability criteria in Sec. 14-40(b)(2) of the County code.

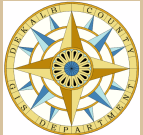
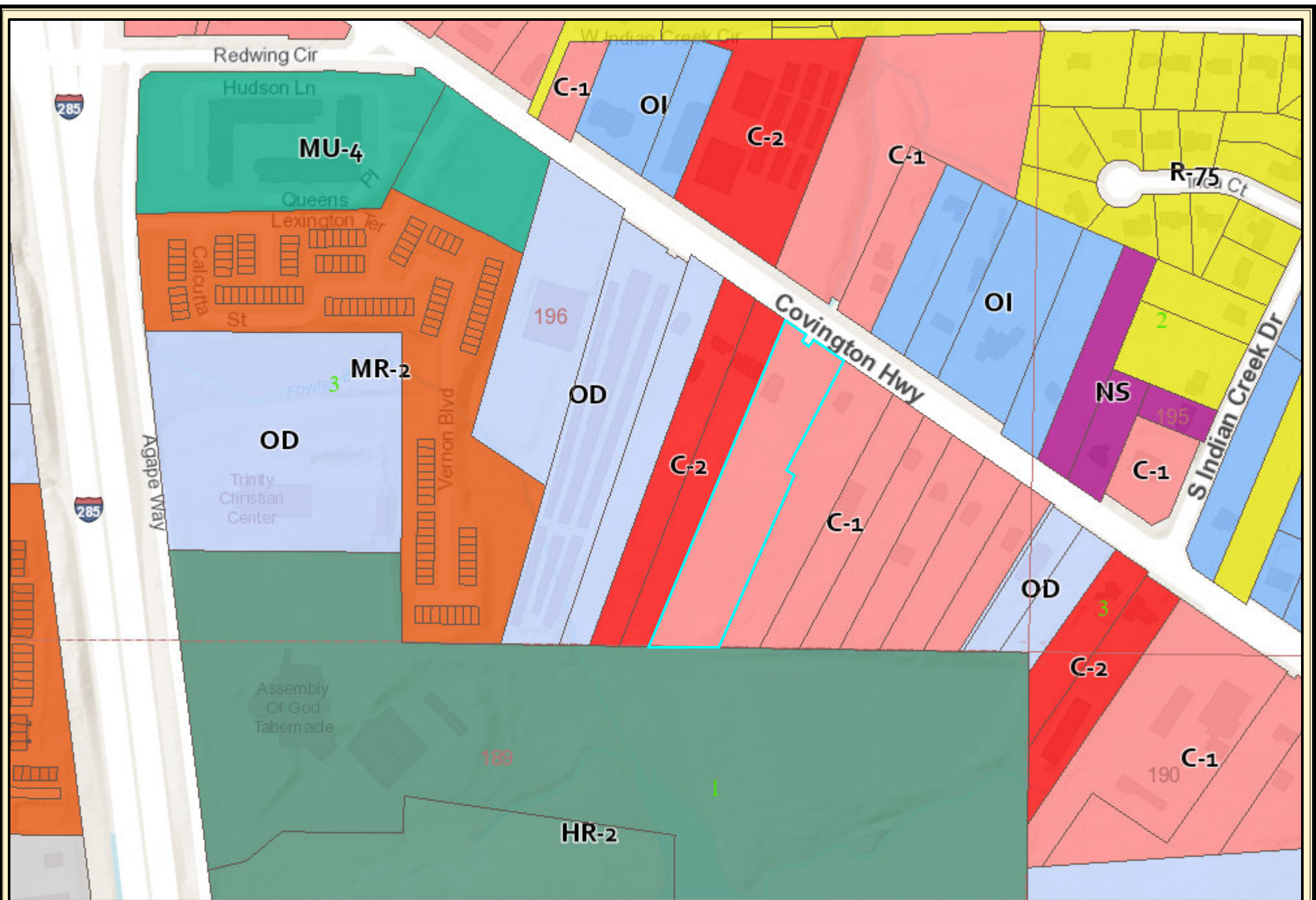
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**COMMENTS:**

Any development arising from the rezoning that would not create additional impervious areas may require installation of stormwater BMPs to adequately and safely collect, convey and discharge runoff without any adverse effect on the current MS4 infrastructures.

**Signature:** \_\_\_\_\_





## DeKalb County Parcel Map

0 0.0175 0.035 0.07 0.105 0.14  
mi

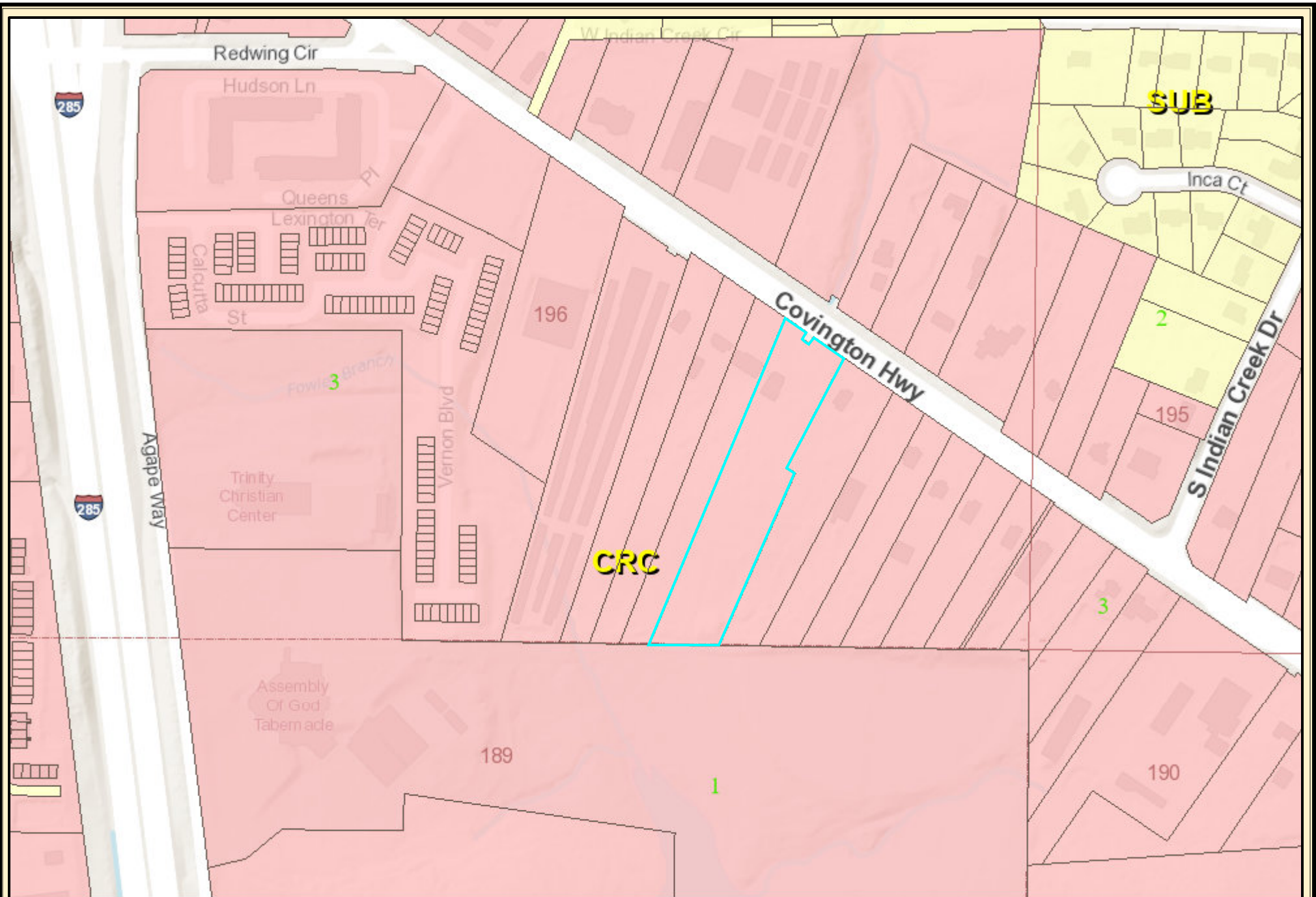
Date Printed: 10/23/2023



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## DeKalb County Parcel Map

0 0.0175 0.035 0.07 0.105 0.14  
mi

Date Printed: 10/23/2023



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A horizontal scale bar with tick marks at 0, 0.0075, 0.015, 0.03, 0.045, and 0.06 miles.

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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 25<sup>th</sup>, 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](mailto: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		470-815-0448
2-25/23	Michael Allen	Michael Allen	4430 Denise Dr. Decatur, GA	678-9912184
2/25/23	Joseph Luis Mayes	Joseph Luis Mayes	Joseph Luis Mayes	404-620-9509
2/25/23	Justin Smith	Justin Smith	4472 Denise Dr.	404-707-6627
2/25/23	Chris Rakestraw	Chris Rakestraw	2403 Whites Ridge Decatur, GA	678-803-8249
2/25/23	William Middleton	William Middleton	4432 Glen Heights	404-264-6622
2/25/23	Sandra Abraham	Sandra Abraham	4454 Conington Hwy Decatur, GA	678-3608997
2/25/23	LeVier Gooden	LeVier Gooden	4317 Conington Hwy	678-644-2907
2/25/23	Jenene Pacy	Jenene Pacy	4367 Conington Hwy	(404) 286-3415
2/25/23	Ronnie Feltz	Ronnie Feltz	4396 MECHER Rd	404-541-7688
2/25/23	Ashley	Ashley	Miller Gr-	229 403 6038
2/25/23	Shanth Weaver	Shanth Weaver	Decatur	678-724-0668
2/25/23	Tony Palmer	Tony Palmer	Palmer Automobiles	678-335-6115
2/25/23	Mike Anderson	Mike Anderson	2175 Miller cross	
2/25/23	Justin Chapman	Justin Chapman	4472 Denise Dr.	678-656-6733
2/25/23	Neville Salmon	Neville Salmon	2011 Hillsping Ln	
2/25/23	Ladell Holt	Ladell Holt	4371 Glenwood Rd	470-511-7557
2/25/23	Wendy Reed	Wendy Reed	4371 Glenwood Rd	706-765-9684
2/25/23	SITARAYA ALLAMS	SITARAYA ALLAMS	5446 AMBERLAND SQ.	404-927-6293
2/25/23	Patrick Rogers	Patrick Rogers	1462 Midlawn Dr Decatur	404-398-2863
2/25/23	Stephen P. Walker	Stephen P. Walker	2851 Chapel Lake Cntr	678-592-9171
2/25/23	Chris Lasinger	Chris Lasinger	Pacific Investment properties	404-798-2906
2/25/23	Dinares Basalli	Dinares Basalli	4502 Conington Hwy	404-148-0507
2/25/23	Richard Ogundipe	Richard Ogundipe	4426 Conington Hwy	404-271-6612
2/25/23	CHARLES MORTON	CHARLES MORTON	Decatur, GA 30035	678-468-2675
2/25/23	TOBIAS LASTINGER	TOBIAS LASTINGER	4608 Conington Hwy	770-912-0535
2/25/23	Wendy Auto Body	Wendy Auto Body	4806 Conington Hwy 30035	678-886-9766
2/25/23	Nazar Rustaype	Nazar Rustaype	1053 Kedar Trail, Stn Mtn, GA	(678) 651-6536
2/25/23	Alexis Gamble	Alexis Gamble	Decatur, GA	404-671-7854
2/25/23	Oscar Gaszaro	Oscar Gaszaro	4207 Autumn Woods Ct Stn Mtn, GA	30035 (404) 711-0327
2/25/23	DONTEVUS MURKIN	DONTEVUS MURKIN	3379 Flat Shoals	470-399-1900
2/25/23	Shir Rustaype	Shir Rustaype	3859 Redan Rd. Decatur	470-413-8665
2/25/23	Socine Nelonde	Socine Nelonde	GA 30032	
2/25/23	Shawn Jordan	Shawn Jordan	4381 Covington Hwy	208.577.1452 cell
			Decatur GA 30035	
			2745 Old Hazzard Rd	



Date:	Name:	Signature:	Company Name/Address:	Phone Number:
	Abdul Haq		989 N Millard way stone Mtn. 30088 1456 Richard Rd. decatuf, Ga 30032 1504 South Indian Creek 871 Hedge garden ct.	404-951-2937 404-932-2851 404-274-5387
2/25/2023	William Long	W. Long		
02/25/23	Antonio Tenny			
02/25/23	Sherona Mighty			
02/25/23	<del>Tyler Earley</del>			
2/25/23	Nia Hussain		1778 Glenhaven 4979 Stone Trace	678-779-7854



## 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 <sup>04/28/23</sup> (owner) X [Signature] <sup>04/28/23</sup>  
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:

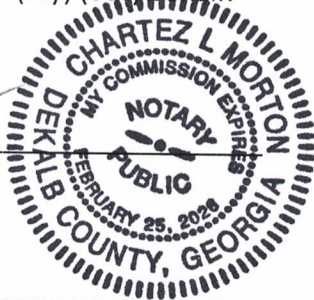
(I) (WE) NAQIB HUSSAIN  
Name of owner(s)

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".



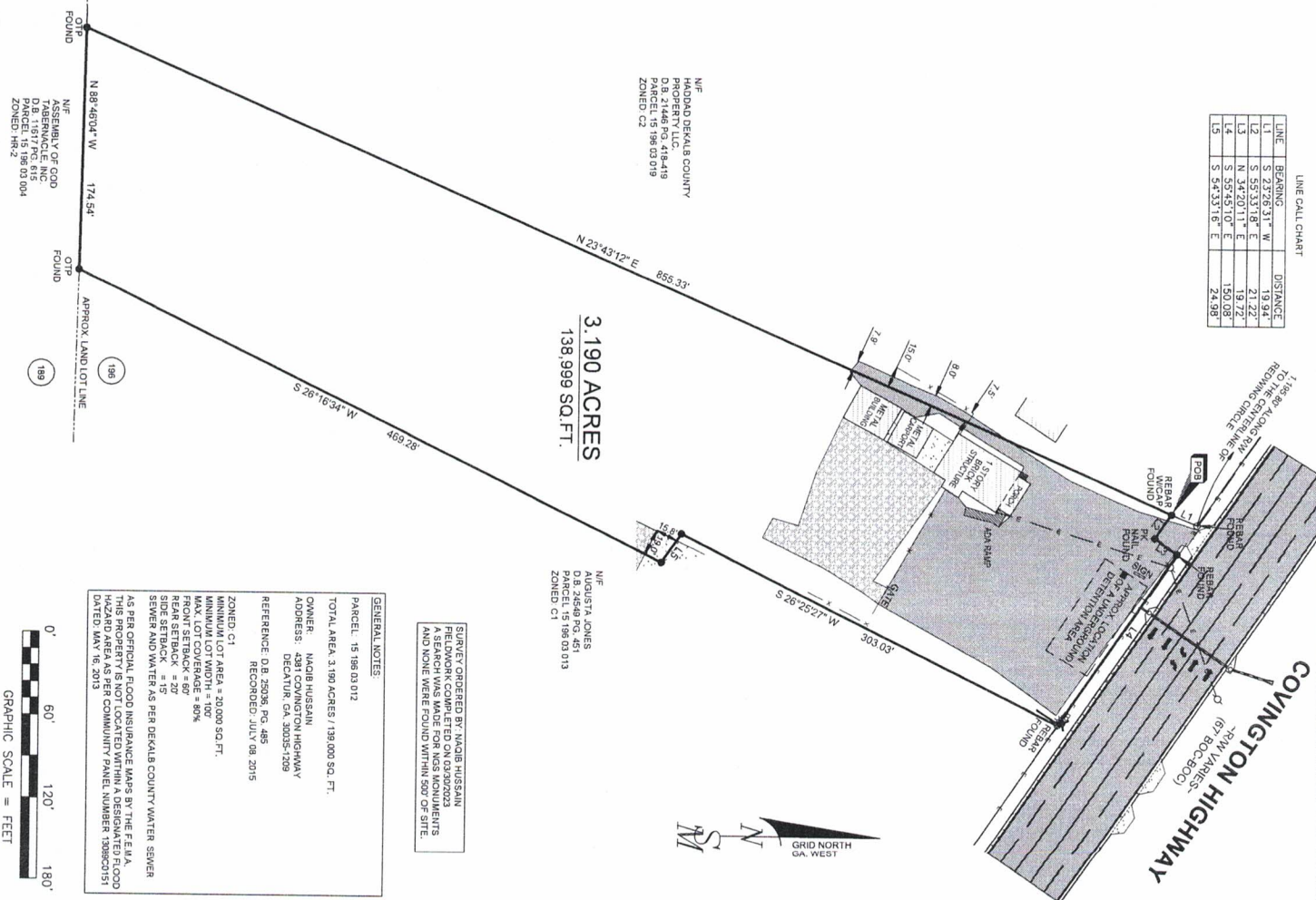
LEGEND

EX. FENCE \_\_\_\_\_ X \_\_\_\_\_  
WOODEN POWER LINES \_\_\_\_\_  
EX. OVERHEAD POWER LINES \_\_\_\_\_  
EX. FINE HYDRANT \_\_\_\_\_  
EX. WATER METER \_\_\_\_\_  
EX. SANITARY MANHOLE \_\_\_\_\_  
EX. DRAINAGE MANHOLE \_\_\_\_\_  
EX. PLAYED POB SECTION \_\_\_\_\_  
POB = POINT OF BEGINNING  
D.B. = DEED BOOK  
P.A. = PLAT BOOK  
PG. = PAGE  
NF = NOW OR FOREVERLY  
EX. = EXISTING  
RW = RIGHT OF WAY  
C/P = CENTER POB PIPE  
OP = OPEN TOP PIPE  
IPB = IRON PIN SET (44 REBAR)  
EX. ASPHALT \_\_\_\_\_  
EX. CONCRETE \_\_\_\_\_  
EX. WALL \_\_\_\_\_  
EX. BUILDING \_\_\_\_\_  
EX. GRAVEL \_\_\_\_\_

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'

LINE CALL CHAR



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.

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

**GENERAL NOTES:**  
PARCEL: 15 196 03 012  
TOTAL AREA: 3.190 ACRES / 139,000 SQ. FT.  
OWNER: NACIB HUSSAIN  
ADDRESS: 4281 COVINGTON HIGHWAY  
DECATUR, GA. 30035-1209  
REFERENCE: D.B. 25036, PG. 485  
RECORDED: JULY 08, 2015

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 1309SC015  
DATED: MAY 16, 2013

## SURVEYORS CERTIFICATION

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

THESE CRITERIA THAT THIS PLAN 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.

EQUIPMENT USED: GEOMAX ZOOM 95 ROBOTIC

ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

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 PROPERTY IS SUBJECT TO ALL RIGHTS OF WAY 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.

This plat is for a survey of existing parcels of land and does not additively or subtractively create a new parcel or make any changes to any legal property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels at interest herein, RECOGNITION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION AVAILABILITY OR PERMITS COMPLIANCE WITH ANY LOCAL REGULATIONS OR REQUIREMENTS, OR SUFFICIENCY FOR ANY USE OR PURPOSE OF THE LAND.

To further the intended end and survey certifies that this plat complies with the minimum technical standards of Professional Engineers and Geodists as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Geodists and as set forth in O.C.G.A. Section 46-6-67.

A circular professional seal for the State of Georgia. The outer ring contains the text "GEORGIA" at the top and "REGISTERED" at the bottom, separated by two stars. The inner circle contains the text "LAND SURVEYOR" on the left and "PROFESSIONAL NO. 3150" in the center.

Tim L. Miller CA, RLS # 3150 Date: 04-05-2023

**BOUNDARY SURVEY FOR:**  
**NAQIB HUSSAIN**  
**3.190 ACRES**  
**4381 COVINGTON HIGHWAY**  
**LAND LOT 196, 15th. DISTRICT**  
**DEKALB COUNTY, GEORGIA**

**SIBLEY-MILLER  
SURVEYING & PLANNING INC.**

212 WEST CAMPGROUND RD  
McDONOUGH, GA. 30253  
PHONE: (770) 320-7555  
FAX: (770) 320-7333  
[www.sibleysurveying.com](http://www.sibleysurveying.com)

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

PROJECT #: B10009	
BOUNDARY SURVEY	
DRAWN BY:	PWF
CHECKED BY:	TLM/KB
SCALE:	1" = 60'
DATE:	04/05/2023

SHEET: 1 OF 1



# 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
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- 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 15<sup>TH</sup> 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.)

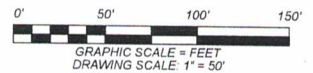
SEWER AND WATER AS PER DEKALB COUNTY WATER/SEWER

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

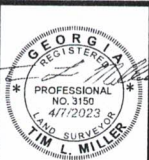
N/F HADDAD DEKALB COUNTY  
PROPERTY LLC.  
D.B. 21446 PG. 418-419  
PARCEL 15 196 03 019  
ZONED: C2

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**  
SURVEYING & PLANNING INC.  
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\*CONSTRUCTION LAYOUT  
\*LAND PLANNING  
\*LAND SURVEYING



LEGEND

- EX. FENCE — x — x —  
WOODEN POWER POLE ————  
EX. OVERHEAD POWER LINES — E —  
EX. FIRE HYDRANT ————  
EX. WATER METER ————  
EX. SINGLEWING CATCH BASIN ————  
EX. DOUBLEWING CATCH BASIN ————  
EX. FLARED END SECTION ————  
POB = POINT OF BEGINNING  
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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 15<sup>TH</sup>. 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 a Open-Top-Pipe found, Thence N88°46'04"W A Distance Of 174.54' to a 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 139966 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 / 138,938 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 = 60' (Minimum)  
REAR SETBACK = 30' (Minimum)  
SIDE SETBACK = 20' (Minimum)  
MAX. HEIGHT = 2 Story / 35'  
OPEN SPACE = 10% (13,894 SQ. FT.)

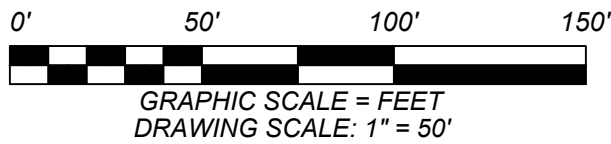
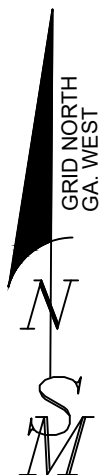
SEWER AND WATER AS PER DEKALB COUNTY WATER/SEWER

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, 15<sup>th</sup>. DISTRICT  
DeKALB COUNTY, GEORGIA

**SIBLEY-MILLER**  
SURVEYING & PLANNING INC.

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\*CIVIL ENGINEERING  
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\*CONSTRUCTION LAYOUT  
\*LAND PLANNING  
\*LAND SURVEYING



LEGEND

EX. FENCE

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

PG. = PAGE

N/F = NOW OR FORMERLY

EX. = EXISTING

R/W = RIGHT OF WAY

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OTP = OPEN TOP PIPE

IPS = IRON PIN SET (#4 REBAR)

EX. ASPHALT

EX. CONCRETE

EX. WALL

EX. BUILDING

EX. GRAVEL

PROPOSED BUILDING

**4381 COVINGTON HWY APRIL 2023 SURVEYED LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 196 OF THE 15<sup>TH</sup>. 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,

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Thence N88°46'04"W A Distance Of 174.54' to a 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 139966 Square Feet, 3.190 Acres.

**SITE STATUS NOTE:**  
THERE ARE NO PROPOSED OR CURRENT ADDITIONS / IMPROVEMENTS FOR THIS SITE--EVERYTHING EXISTING WILL REMAIN.

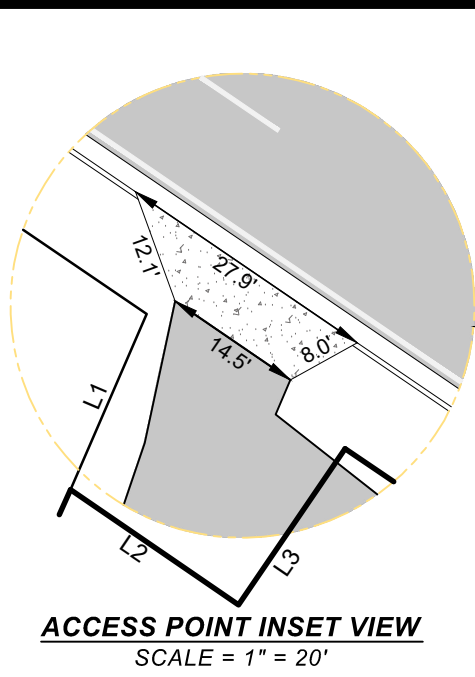
**GENERAL NOTES:**  
PARCEL: 15 196 03 012  
TOTAL AREA: 3.190 ACRES / 138,938 SQ. FT.  
OWNER: NAQIB HUSSAIN  
ADDRESS: 4381 COVINGTON HIGHWAY  
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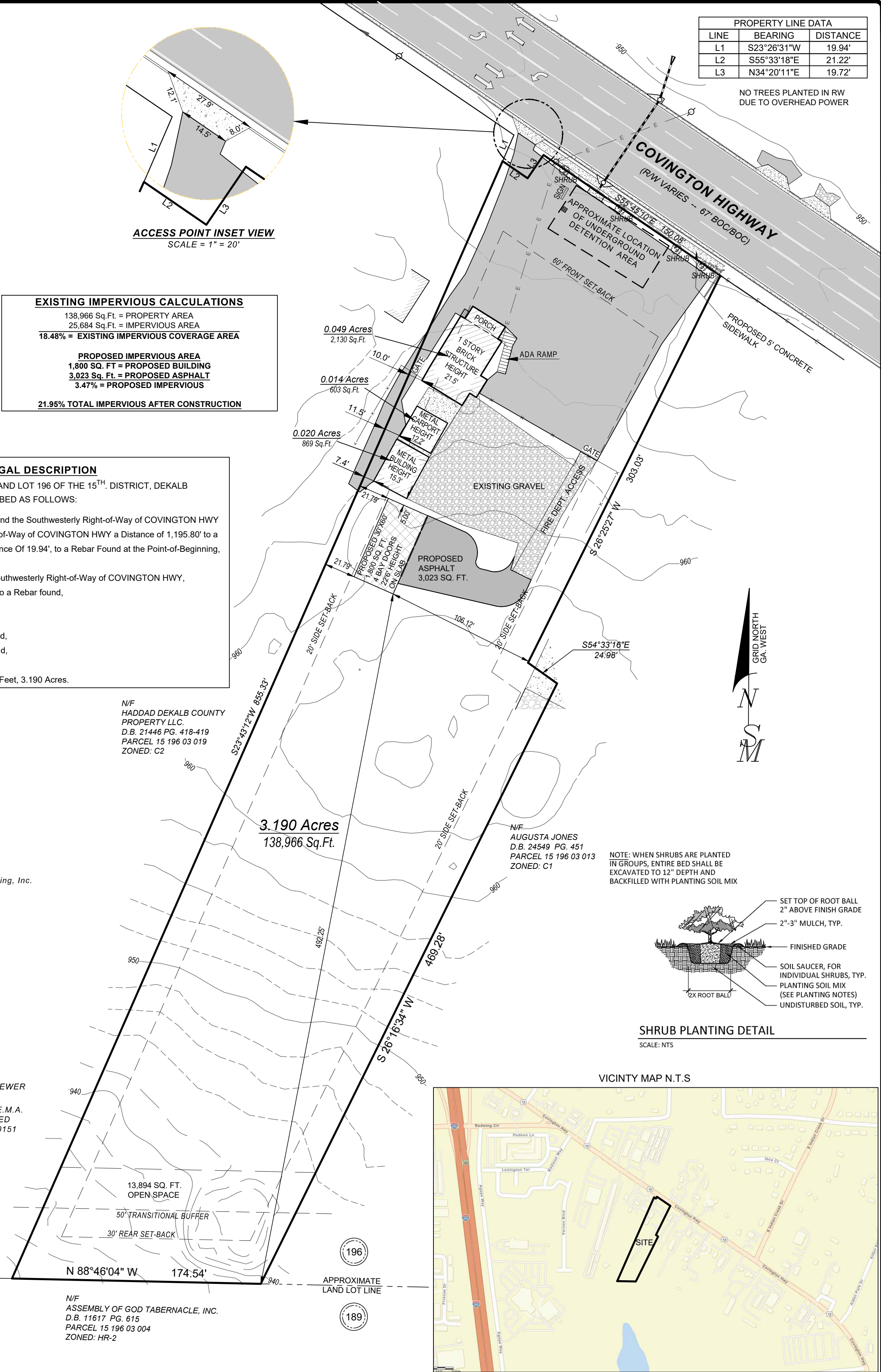
**PROPOSED ZONING = C2**  
MINIMUM LOT AREA = 30,000 Sq.Ft.  
MINIMUM LOT WIDTH = 100'  
MAX. LOT COVERAGE = 80%  
FRONT SETBACK = 60' (Minimum)  
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MAX. HEIGHT = 2 Story / 35'  
OPEN SPACE = 10% (13,894 SQ. FT.)

SEWER AND WATER AS PER DEKALB COUNTY WATER/SEWER

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THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA AS PER PANEL NUMBER 13089C0151  
DATED: MAY 16, 2013



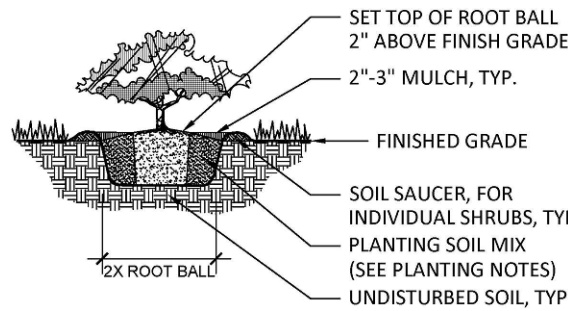
<b>EXISTING IMPERVIOUS CALCULATIONS</b>	
138,966 Sq.Ft. = PROPERTY AREA	
25,684 Sq.Ft. = IMPERVIOUS AREA	
<b>18.48% = EXISTING IMPERVIOUS COVERAGE AREA</b>	
<b>PROPOSED IMPERVIOUS AREA</b>	
1,800 SQ. FT. = PROPOSED BUILDING	
3,023 Sq. Ft. = PROPOSED ASPHALT	
<b>3.47% = PROPOSED IMPERVIOUS</b>	
<b>21.95% TOTAL IMPERVIOUS AFTER CONSTRUCTION</b>	



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'

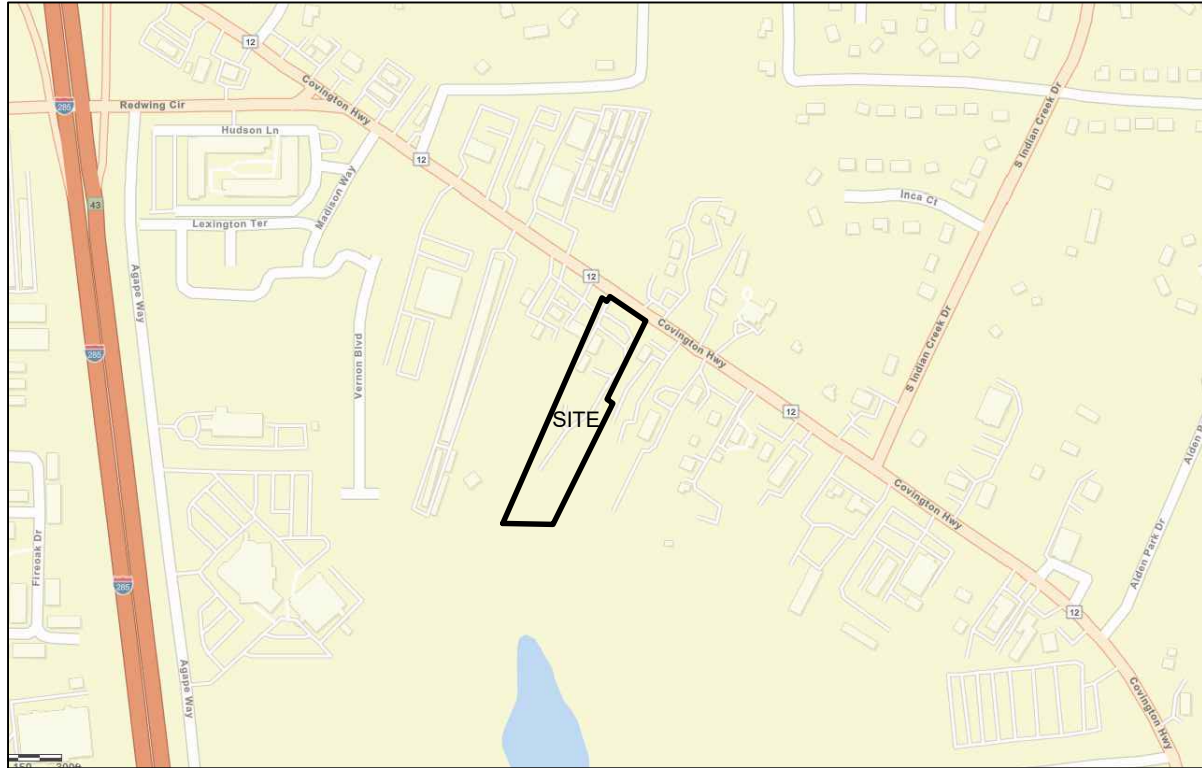
NO TREES PLANTED IN RW  
DUE TO OVERHEAD POWER

NOTE: WHEN SHRUBS ARE PLANTED IN GROUPS, ENTIRE BED SHALL BE EXCAVATED TO 12" DEPTH AND BACKFILLED WITH PLANTING SOIL MIX



SHRUB PLANTING DETAIL  
SCALE: NTS

VICINITY MAP N.T.S



PROJECT #:	<b>B10009</b>
SITE PLAN FOR PROPOSED ADDITION 4381 Covington Hwy.	
DRAWN BY:	JWS/TLM
SCALE:	1" = 50'
DATE:	11/2/2023
REVIEWED BY:	
SHEET SIZE:	17" X 22"



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

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All that tract or parcel of land lying and being in land lot 196 of the 15<sup>th</sup>. 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  
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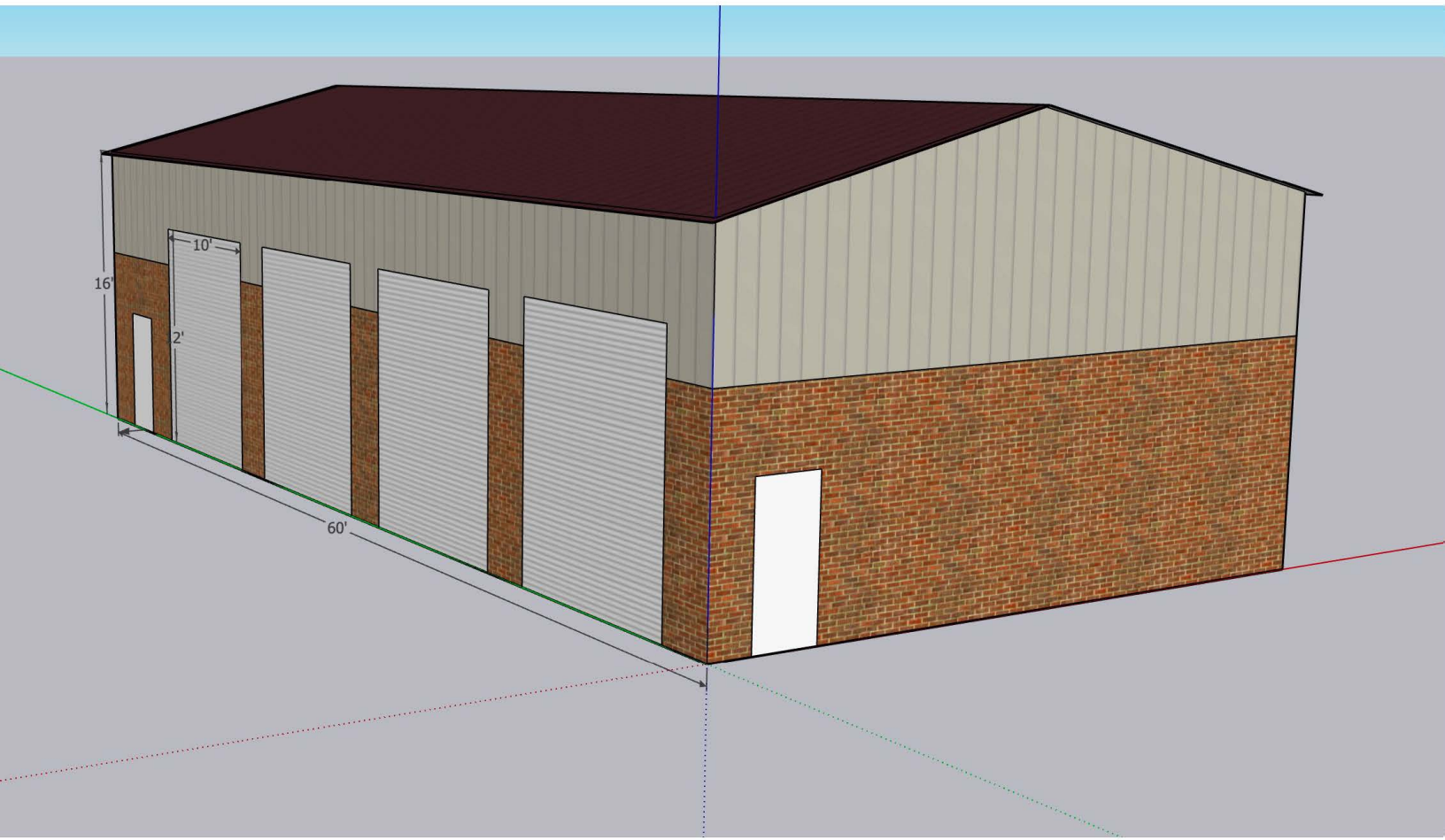


ELEVATION A



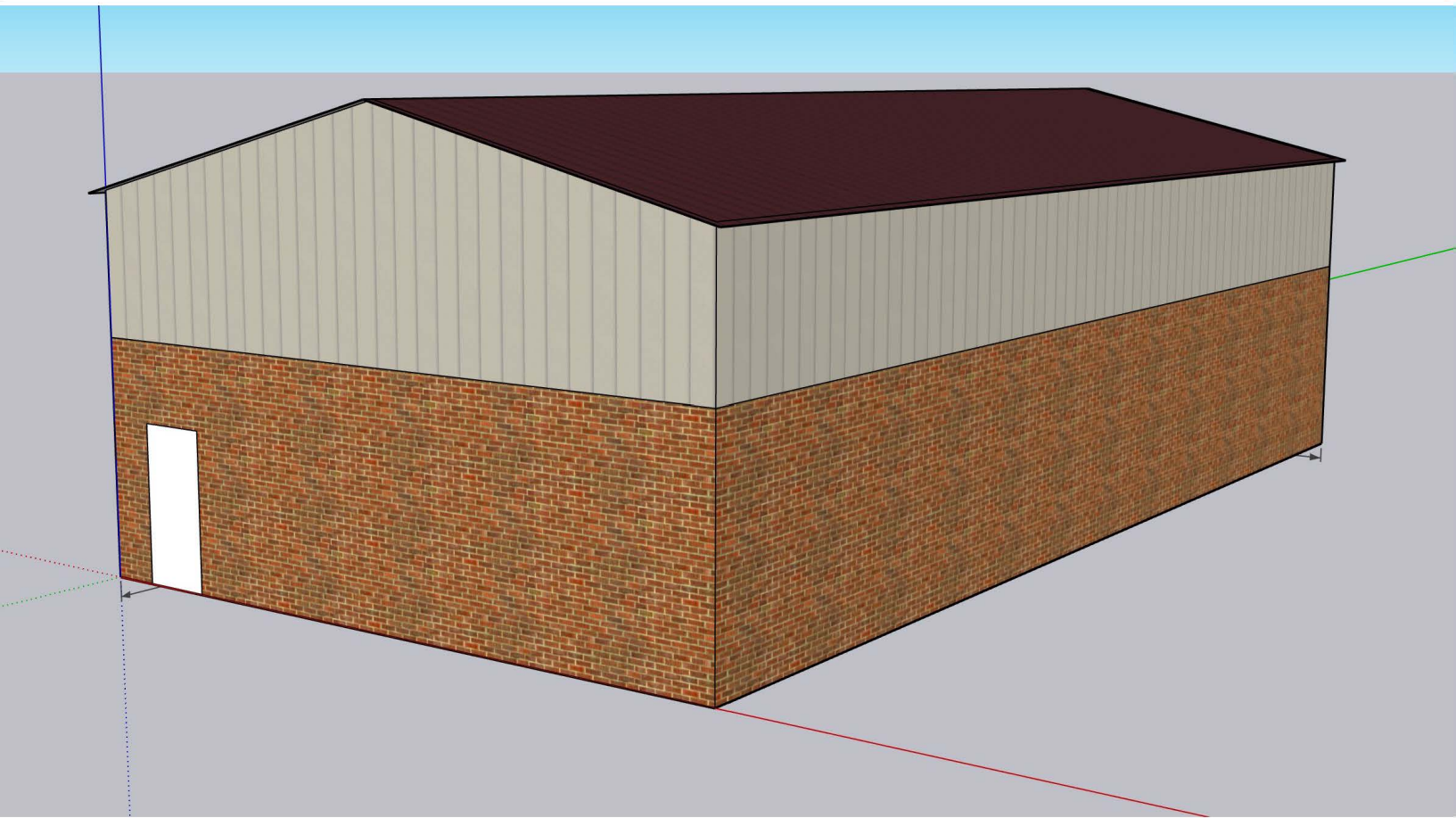


ELEVATION B





ELEVATION C



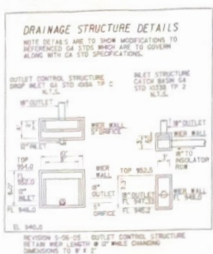












03097NO1  
DP 03174  
REV #1 STORM  
STRUCTURE

DEKALB COUNTY  
APPROVED FOR  
CONSTRUCTION  
DATE 5-9-05

DEKALB COUNTY  
12-1-05  
*[Signature]*

<div>PROPERTY AND EXISTING R/W LINE</div> <div>REQUIRED R/W LINE</div> <div>CONSTRUCTION LIMITS</div> <div>EASEMENT FOR CONSTRUCTION</div> <div>8 MAINTENANCE OF SLOPES</div> <div>EASEMENT FOR CONSTR OF SLOPES</div> <div>EASEMENT FOR CONSTR OF DRIVES</div>	<div>BEGIN LIMIT OF ACCESS.....BLA</div> <div>END LIMIT OF ACCESS.....ELA</div> <div>LIMIT OF ACCESS</div> <div>R/W AND LIMIT OF ACCESS</div> <div>OBLITERATE EXIST PAVT</div>	<div>SCALE 1"=30'</div> <div>SCALE IN FEET</div>	<table><thead><tr><th>DATE</th><th>REVISIONS</th><th>DATE</th><th>REVISIONS</th></tr></thead><tbody><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></tbody></table>	DATE	REVISIONS	DATE	REVISIONS													<div><div>KCA</div><div>KISINGER CAMPO &amp; ASSOCIATES CORP</div><div>1000 PROSPERITY ST. N.W. SUITE 1000</div><div>ATLANTA, GA 30309</div></div>	<div>DEKALB COUNTY</div> <div>CONSTRUCTION PLAN</div> <div>ALL-IN-ONE AUTO SALES</div> <div>UNDERGROUND STORAGE</div>
DATE	REVISIONS	DATE	REVISIONS																		





## PREMIER METAL STRUCTURES

📍 Mt Airy  
North Carolina 27017

✉ [sales@premiermetalstructures.com](mailto:sales@premiermetalstructures.com) ☎ (877) 600-5980

## SALES - ADRIAN G

📍 998 West Pine St  
Mount Airy, North Carolina 27030

✉ [adrian@premiermetalstructures.com](mailto:adrian@premiermetalstructures.com)

## CUSTOMER - ALL IN ONE AUTO SALES

Billing Address



Shipping Address



✉ [allinoneautosalesinc@gmail.com](mailto:allinoneautosalesinc@gmail.com)



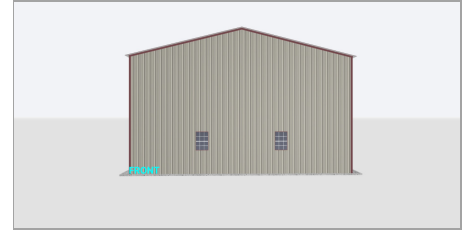
## RV COVERS - 30 X 60 X 16

● Roof Color: **Burgundy**

● Trim Color: **Burgundy**

● Sides/Ends Color: **Sandstone**

○ Wainscot Color: **NA**



## BUILDING SPECIFICATION

Building Dimension: **30'W x60'L x16'H**

Roof Style: **Vertical**

Gauge: **14 Gauge**

Wind/Snow Rating: **145 MPH + 30 PSF Certified**

Distance on Center: **5 Feet**

☐ Ready for Installation?

☐ Jobsite Level?

☐ Permit Required?

☐ Inside City Limit?

☐ Electricity Available?

Installation Surface? **Concrete**

SPECIFICATION	QTY
30X60' (Roof 61') Vertical Roof	1
16' Height (Double Legs Baseraill)	1
3/12' Roof Pitch	1
Front Wall Closed Vertical	1
Back Wall Closed Vertical	1
Left Closed Vertical	1
Right Closed Vertical	1
10x12 ft Garage Door on Right Wall	1
24x36 inch Window on Front Wall	1
10x12 ft Garage Door on Right Wall	1
10x12 ft Garage Door on Right Wall	1
10x12 ft Garage Door on Right Wall	1
24x36 inch Window on Front Wall	1
36x80 inch Walk-in Door on Right Wall	1
Manufacturer Discount	1
Lift Required	

## NOTE

40% of the building can be exposed of that metal, and 60% of the building has to be covered with bricks or hardi plank, or stucco etc.



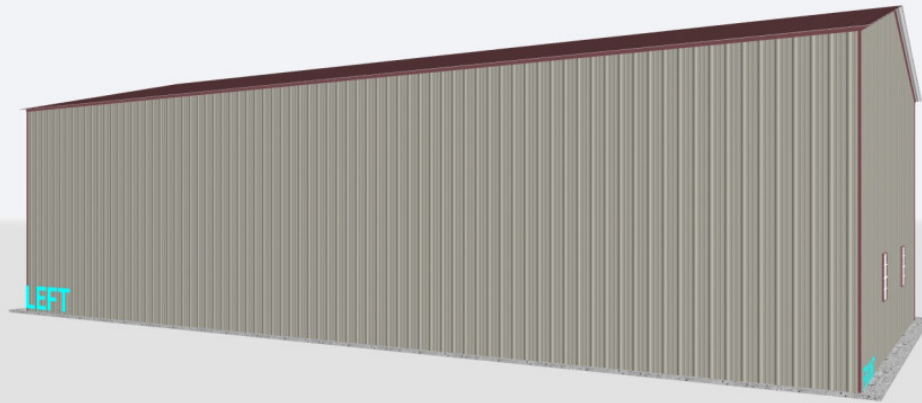
## BUILDING VIEW



FRONT



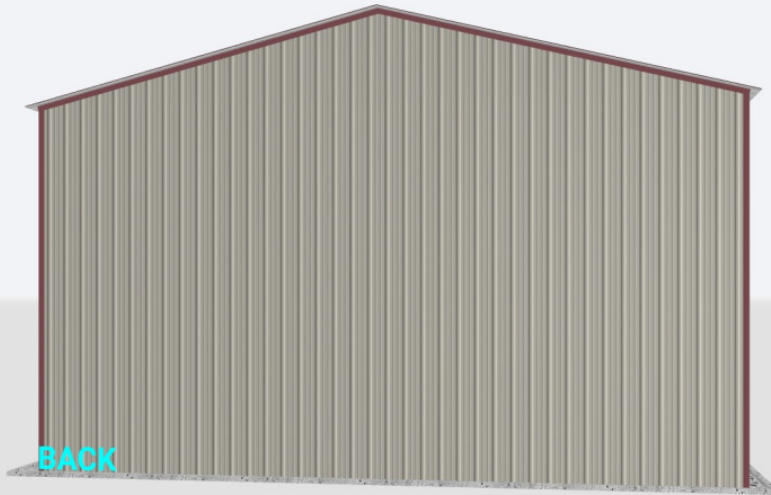
## BUILDING VIEW



LEFT



## BUILDING VIEW



BACK

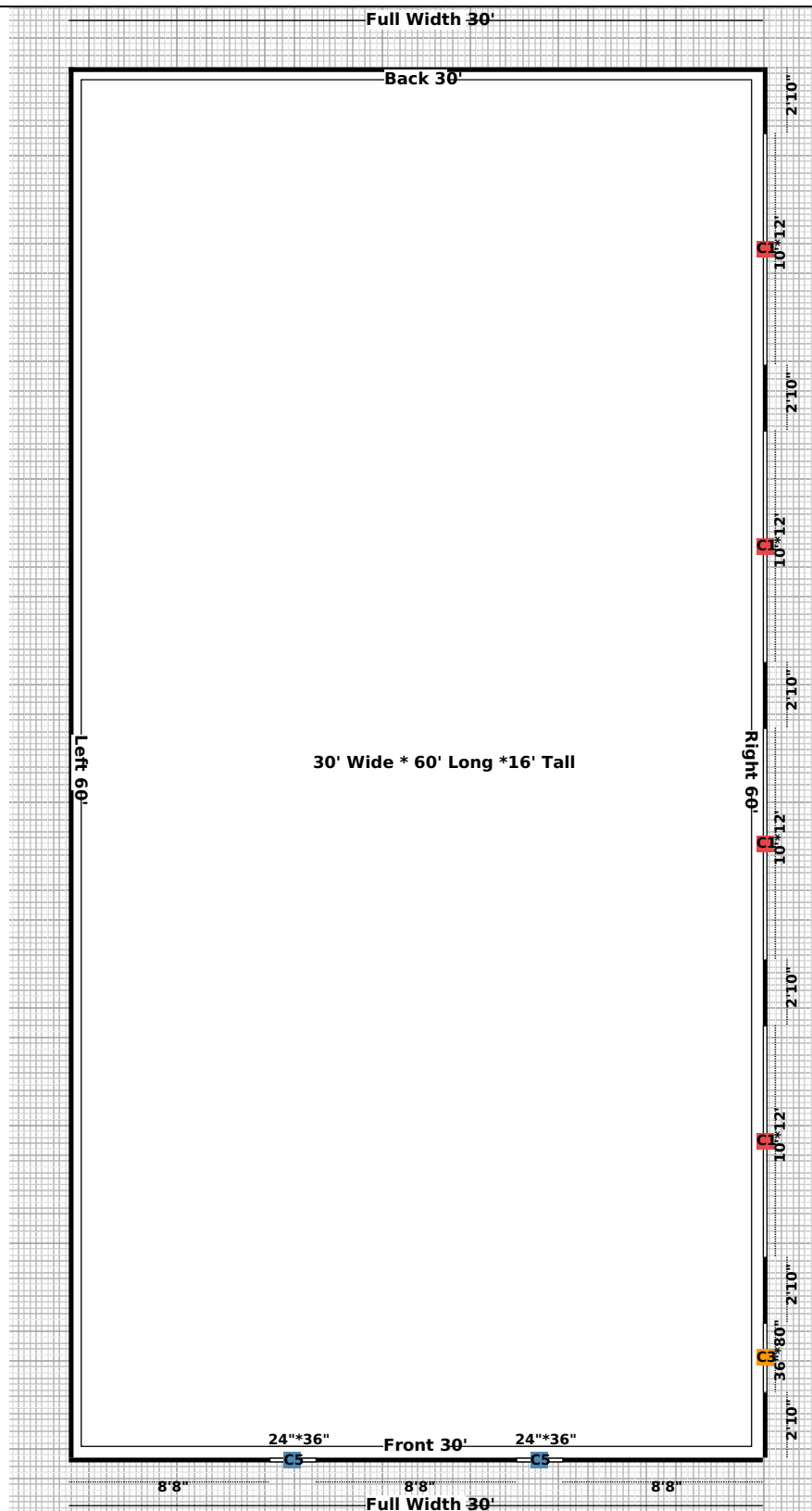


## BUILDING VIEW



RIGHT





## LEGENDS

- C1 Garage Door C2 Garage Door Frameout C3 Walk in Door C4 Walk in Door Frameout C5 Windows C6 Windows Frameout C7 Open Wall C8 Close Wall C9 Distance C10 Storage Length (Utility) C Cupola



	ALL FASTENERS	#12 X 1" SELF-DRILL SCREWS (ESR-2196 OR EQ) W/ NEOPRENE/STEEL WASHER
	GABLE BRACE	2.25" X 2.25 X 6" X 14GA ANGLE
	PB SUPPORT	2" X 2" X 14 GA TUBE
	STRAIGHT BRACKET	2.5" X 2.5" X 14GA TUBE
	ANGLE BRACKET	2" X 2" X 4" LG. 14GA PLATE
	SERVICE DOOR / WINDOW	2" X 2" X 2" LG. 14GA ANGLE
	FRAMING	2.5" X 2.5" X 14GA TUBE
	DOUBLE HEADER	DBL. 2.5" X 2.5" X 14GA TUBE
	SINGLE HEADER	2.5" X 2.5" X 14GA TUBE
	DOOR POST	2.5" X 2.5" X 14GA TUBE
	END WALL POST	2.5" X 2.5" X 14GA TUBE
	SHEATHING	29 GA CORRUGATED SHEET
	ROOFING	29GA STANDING SEAM SHEET
	GIRT	4.25" X 1.5" X 18GA / 14GA HAT CHANNEL
	PURLIN	4.25" X 1.5" X 18GA / 14GA HAT CHANNEL
	BASE ANGLE	2" X 2" X 3" LG. 3/16" ANGLE
	CONNECTOR SLEEVE	2.25" X 2.25" X 12GA TUBE
	KNEE BRACES	2.5" X 1.5" 14GA CHANNEL
	PEAK BRACE	2.5" X 2.5" X 14GA TUBE
	BASE RAIL	2.5" X 2.5" X 14GA TUBE
	ROOF BEAM	2.5" X 2.5" X 14GA TUBE
	COLUMN POST	DBL 2.5"X2.5" 14 GA TUBE