

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

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

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

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

PROPOSED USE: Townhome community.

LOCATION: 6826 Covington Highway, Lithonia, Georgia 30058.

PARCEL NO. : 16-089-03-012

INFO. CONTACT: Adam Chappell, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

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

RECOMMENDATION:

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

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

PLANNING STAFF: Approval with conditions.

STAFF ANALYSIS: In 2007, the subject property was rezoned to the C-1 (Local Commercial) Zoning District with conditions to allow for retail uses in substantial compliance with a then-submitted site plan (CZ-07-13514). A request for a major modification of conditions was approved by the Board of Commissioners in 2014 to allow for a 51,896 square foot medical office complex consisting of a total of four (4) buildings on the property (CZ-14-19246). These plans never came to fruition, and at the time of this analysis, the subject property remains undeveloped. The applicant's proposal is to rezone the subject property to the RSM (Small Lot Residential Mix) Zoning District in order to construct a single-family, attached, townhome development. The subject property is part of a Commercial Redevelopment Corridor (CRC) Character Area. The proposed zoning is consistent with the policies and strategies of said character area to allow townhome land uses and to promote the redevelopment of commercial corridors in decline (page 43). Along Covington Highway and surrounding the subject property are existing commercial, single-family detached, single-family attached, and multifamily uses. The proposed rezoning and townhome use would not conflict with the existing character and makeup of this corridor and is consistent with the *DeKalb 2050 Unified Plan*. The original site plan, however, lacked sufficient detail (e.g., incorrect setbacks, density calculations, and open space calculations). Additional deficiencies were noted by other regulatory agencies including Land Development, Roads and Drainage, Transportation, and Watershed Management. In order to address departmental concerns and adjust the site plan accordingly, both Planning Staff and the Planning Commission recommended a *Two-Cycle Deferral*, which was granted by the Board of Commissioners at a public hearing held on January 25, 2024. The applicant's proposal and associated site plan have undergone significant changes since. The most recent site plan, dated April 19, 2024, proposes up to 40 single-family, attached, dwelling units that are to be developed as condominiums. The proposal demonstrates strong adherence to street connectivity standards per Sections 5.3.2. and 5.7.6. of the *Zoning Ordinance*. The

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

PLANNING COMMISSION VOTE: (May 2, 2024) Pending. (January 9, 2024) Two-cycle deferral 8-0-1. Jan Costello moved, Jana Johnson seconded for a 2-cycle deferral to the May 2024 zoning agenda, per Staff recommendation.

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

Z-24-1246747 (2023-1431)
Recommended Conditions – May 2024
6826 Covington Highway

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

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

DeKalb County Department of Planning & Sustainability

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

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

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

STAFF ANALYSIS

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

Staff Recommendation: APPROVAL WITH CONDITIONS.

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

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Z-23-1246747 (2023-1431)

Staff Recommended Conditions

6826 Covington Highway

Lithonia, GA 30058

04/22/2024

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



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

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

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

Case No.: Z-24-1246747

Parcel I.D. #: 16-089-03-012

Address: 6826 Covington Highway, Lithonia, GA 30058

Drainage Basin: Pole Bridge Creek

Upstream Drainage Area: N/A

Percent of Property in 100-Year Floodplain:45%

Impact on property (flood, erosion, sedimentation) under existing zoning: There is a Special Flood Hazard Area (SFHA) on the property covering about 55% of the entire parcel. There is also a regulated floodway within this floodplain hence, a portion of the parcel is expected to be inundated when a 100-yr storm event occurs. Erosion and sedimentation activities must be prevented with adequate structural and non-structural BMPs as required and per code.

Required detention facility(s): Yes. This development inevitably triggers the applicability standard in Sec 14-40(b)(2) of the County code hence, requires a detention facility.

COMMENTS:

This rezoning application if approved will not have appreciable impact on existing roads in the vicinity but the drainage infrastructure on the development would have to be designed and sized to accommodate and safely discharge the expected increase in runoff while at the same time addressing any water quality requirements to ensure the effectiveness of our MS4 program and infrastructure is maintained.

Signature: _____

12/15/2023

To: LaSonda Hill, Planning and Sustainability

From: Ryan Cira, Environmental Health Director

Cc: Alan Gaines, Environmental Health Deputy

Re: Rezone Application Review

General Comments:

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

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

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

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

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

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

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

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

DEKALB COUNTY

Board of Health

	Case #	Location (Address)	Comment 1	Comment 2
N1	SLUP-24-1246742	3684 Seton Hall Way, Decatur, GA 30034	Please review general comments.	
N2	SLUP-24-1246743	2445 Wesley Chapel Road, Decatur, GA 30045	Please review general comments.	No septic indicated.
N3	CZ-24-1246744	5449 Covington Highway, Decatur, Ga 30035	Please review general comments.	No septic indicated.
N4	SLUP-24-1246745	1369 Clairmont Road, Decatur, GA 30033	Please review general comments.	No septic indicated.
N5	SLUP-24-1246746	4077 Flat Shoals Parkway, Decatur, GA 30034	Please review general comments.	No septic indicated.
N6	Z-24-1246747	6826 Covington Highway, Lithonia, GA 30058	Please review general comments.	No septic indicated.
N7	Z-24-1246748	1075 Zonolite Road, Atlanta, GA 30306	Please review general comments.	No septic indicated.
N8	SLUP-24-1246750	2056 Tudor Castle Circle, Decatur, GA 30035	Please review general comments.	No septic indicated.
N9	TA-24-1246761	County-Wide	Please review general comments.	
N10	TA-24-1246762	County-Wide	Please review general comments.	

ZONING COMMENTS DECEMBER 2023

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

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

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

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

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

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

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

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

N9. TA-24-1246761 - No Comment.

N10. TA-24-1246762 - No Comment.

**DeKalb County School District
Development Review Comments**

Analysis Date: 12/11/2023

Submitted to: DeKalb County

Case #: Z-23-1246747
Parcel #: 16 089 03 012

Name of Development: Covington Hwy, 6826
Location: Covington highway between Woodacres Cir and Wellington Cir

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

Impact of Development: When fully constructed, this development would be expected to generate 27 students: 4 at Panola Way Elementary School, 5 at Miller Grove Middle School, 8 at Miller Grove High School, 9 at other DCSD schools, and 1 at private school. Current enrollment at Lithonia High school is above capacity, but is expected to decline in future years.

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

New Enrollment	635	674	1,124
New Seats Available	205	436	736
New Utilization	75.6%	60.7%	60.4%

Yield Rates	Attend Home School	Attend other DCSD School	Private School	Total
	Elementary	0.0670	0.0986	0.0183
Middle	0.1028	0.0412	0.0031	0.1470
High	0.1476	0.0303	0.0057	0.1836
Total	0.3174	0.1701	0.0271	0.5145

Student Calculations	Attend Home School	Attend other DCSD School	Private School	Total
	Proposed Units	53		
Unit Type	SF			
Cluster	Miller Grove High School			
Units x Yield				
Elementary	3.55	5.23	0.97	9.75
Middle	5.45	2.18	0.16	7.79
High	7.82	1.60	0.30	9.72
Total	16.82	9.01	1.43	27.26

Anticipated Students	Attend Home School	Attend other DCSD School	Private School	Total
	Panola Way Elementary School	4	5	1
Miller Grove Middle School	5	2	0	7
Miller Grove High School	8	2	0	10
Total	17	9	1	27



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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

DEVELOPMENT ANALYSIS:

- **Storm Water Management**

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

- **Flood Hazard Area/Wetlands**

- (1) There is floodplain as well as state water on site or adjacent to the site. Show the 25' GA EPD buffer and on top, the 50' County buffer (a total of 75' buffer), measured from the top of bank. Variance from GA. E.P.D. required if encroachment in 25-foot state waters buffers. Variance from the County is required if encroachment into 50-foot state waters buffers.

- **Landscaping/Tree Preservation**

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

- **Tributary Buffer**

- (1) Site is within the Pole Bridge Creek Basin



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

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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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COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: Z-24-1246747 Parcel I.D. #: 16-089-03-012
Address: 6826 Covington Hwy, Lithonia, Ga 30058

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) 6/7th 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: Did not see any traffic engineering concerns
at this time.

Signature: Jerry White



DEPARTMENT OF PLANNING & SUSTAINABILITY

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

Date Received: _____ Application No: _____

Applicant Name: Adisa Bejune, Bejune Industries _____

Applicant E-Mail Address: abejune@bejuneindustries.com _____

Applicant Mailing Address: _____
295 Glade Knoll Trail, Fayetteville GA, 30215

Applicant Daytime Phone: 404-862-8934 _____ Fax: _____

Owner Name: Infinite Business Concepts LLC _____

Owner Mailing Address: If more than one owner, attach list of owners.
1549 Rolling Meadows Dr., McDonough, GA 30253-9215

Owner Daytime Phone: 770-906-4744 _____

Address of Subject Property: 6826 Covington Hwy, Lithonia, GA 30058 _____

Parcel ID#: 16 089 03 012 _____

Acreage: 6.73 _____ Commission District: 5 _____

Present Zoning District(s): C-1, CZ-14-19246, CZ-07-13514 _____

Proposed Zoning District: RSM _____

Present Land Use Designation: CRC _____

Proposed Land Use Designation (if applicable): Townhomes _____

Bejune Industries Inc.

Bahji Varner, Realtor

October 9, 2023

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

Dear Property Owner and Community Member,

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

Date: 10/25/23

Time: 7pm

Location: Zoom

<https://us06web.zoom.us/j/82790488096?pwd=dIGUKoe23kCum0lsrzLUn5hplALeJ8.1>

Meeting ID: 827 9048 8096

Passcode: 374484

One tap mobile

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

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

If you're not sure how to use zoom please follow this link for a tutorial video:

https://www.youtube.com/watch?v=pAMDxH_H-Cs

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

Sincerely,

Bahji Varner

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

Letter of Application

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

Impact Analysis

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

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



DeKalb County

404.371.2155 (o) 178 Sams Street
404.371.4556 (f) Decatur, GA 30030
DeKalbCountyGa.gov 1

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: 10/7/2023

TO WHOM IT MAY CONCERN:

(I) (WE) INFINITE BUSINESS CONCEPTS LLC
Name of owner(s)

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

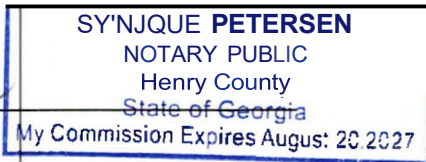
Bahji Varner and Bejune Industries

Name of Agent or Representative

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

S. Peteresen

Notary Public



[Signature]

Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

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 filling 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

Authentisign Alda Bey 11/01/23 Signature of Applicant /Date

Check one: Owner ___ Agent x ___

Expiration Date/ Seal

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



DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

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Notary

AuthentisIGN Bahji Varner 11/01/23 Signature of Applicant /Date

Check one: Owner ___ Agent X ___

Expiration Date/ Seal

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

Legal Description

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

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

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

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



JOB#: F0165 B Building
LEVEL ONE: 432,600,632
LEVEL TWO: 1045,1124,1045
LEVEL THREE: 272,256,272
TTL LIVING: 1949,1980,1949
WIDTH: 68'-7"
DEPTH: 50'-4"
1st FLOOR CLG: 10'-1"U.O.N.
2nd FLOOR CLG: 10'-1"U.O.N.
3rd FLOOR CLG: 8'-1"U.O.N.





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

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

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

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

Applicant Name: Bahji Varner & Adisa Bejune Phone: 404-673-6384 Email: bvarnerhomes@gmail.com

Property Address: 6826 Covington Hwy, Lithonia 30058

Tax Parcel ID: 16 089 03 012 Comm. District(s): 5 & 7 Acreage: 6.73

Existing Use: Undeveloped Land Proposed Use: Townhome community

Supplemental Regs: _____ Overlay District: No DRI: _____

Rezoning: Yes No

Existing Zoning: C-1 Proposed Zoning: RSM Square Footage/Number of Units: 1950/53

Rezoning Request: Rezone from commercial to RSM so that we can build a townhome community.

Land Use Plan Amendment: Yes No

Existing Land Use: Vacant Com Proposed Land Use: Townhomes Consistent Inconsistent

Special Land Use Permit: Yes No Article Number(s) 27- _____

Special Land Use Request(s): _____

Major Modification:

Existing Case Number(s): CZ-14-19246, CZ-07-13514

Condition(s) to be modified:

NA



DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: _____ Review Calendar Dates: _____ PC: ____ BOC: _____
Letter of Intent: _____ Impact Analysis: _____ Owner Authorization(s): _____ Campaign Disclosure: _____
Zoning Conditions: _____ Community Council Meeting: _____ Public Notice, Signs: _____
Tree Survey, Conservation: _____ Land Disturbance Permit (LDP): _____ Sketch Plat: _____
Bldg. Permits: _____ Fire Inspection: _____ Business License: _____ State License: _____
Lighting Plan: _____ Tent Permit: _____ Submittal Format: NO STAPLES, NO BINDERS PLEASE

Review of Site Plan

Density: _____ Density Bonuses: _____ Mix of Uses: _____ Open Space: _____
Enhanced Open Space: _____ Setbacks: front _____ sides _____ side corner _____ rear _____
Lot Size: _____ Frontage: _____ Street Widths: _____ Landscape Strips: _____
Buffers: _____ Parking Lot Landscaping: _____ Parking - Auto: _____ Parking - Bicycle: _____
Screening: _____ Streetscapes: _____ Sidewalks: _____ Fencing/Walls: _____
Bldg. Height: _____ Bldg. Orientation: _____ Bldg. Separation: _____ Bldg. Materials: _____
Roofs: _____ Fenestration: _____ Façade Design: _____ Garages: _____ Pedestrian Plan: _____
Perimeter Landscape Strip: _____
Possible Variances: _____

Comments: _____

Planner: Rachel Bragg, Zoning Administrator Date: 9/28/2023

FILING FEES

Table with 2 columns: Fee Category and Amount. Rows include REZONING (RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1, RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5, OI, OD, OIT, NS, C1, C2, M, M2), LAND USE MAP AMENDMENT, and SPECIAL LAND USE PERMIT.

PROPOSED TREES				
SPECIES	QUANTITY	SIZE	POTENTIAL CANOPY	SYMBOL
RED MAPLE	12	2.5"	1000	⊗
WILLOW OAK	12	2.5"	1000	⊗
AMERICAN ELM	12	2.5"	1000	⊗
SHUMARD OAK	12	2.5"	1000	⊗

SITE ADDRESS
6826 COVINGTON HIGHWAY
PID# 16 089 03 012

SITE AREA
6.73 ACRES

EXISTING ZONING: C1 LOCAL COMMERCIAL

PROPOSED ZONING: RSM RESIDENTIAL SMALL LOT

PROPOSED UNITS: 40
(10% TO BE DEDICATED VERY LOW INCOME)

PERIMETER LOT COMPATIBILITY REQUIRED.
20' TRANSITIONAL BUFFER PROVIDED

MAXIMUM BUILDING HEIGHT
35 FEET FROM FRONT DOOR THRESHOLD

MAXIMUM LOT COVERAGE: 35%

MIN OPEN SPACE REQUIRED: 20% = 1.364 AC
ENHANCED OPEN SPACE REQUIRED = 10% = 0.673 AC

OPEN SPACE PROVIDED = 1.364 AC

ENHANCED OPEN SPACE PROVIDED = 0.673 AC
PROPOSED DENSITY: 40/6.73 = 5.94 DWELLING UNITS/ACRE

PARKING REQUIRED = 1.75 SPACES/ UNIT * 40 UNITS = 70 SPACES

PROPOSED PARKING = 806 SPACES:

EACH TOWNHOME TO HAVE A 2-CAR GARAGE.

6 GUEST SPACES PROPOSED.

NOTE:

PROPOSED STREET LIGHTING TO BE PROVIDED.

PROPOSED OPAQUE FENCING TO BE PROVIDED.

STORMWATER MANAGEMENT TO BE UNDETRGROUND ON SITE.

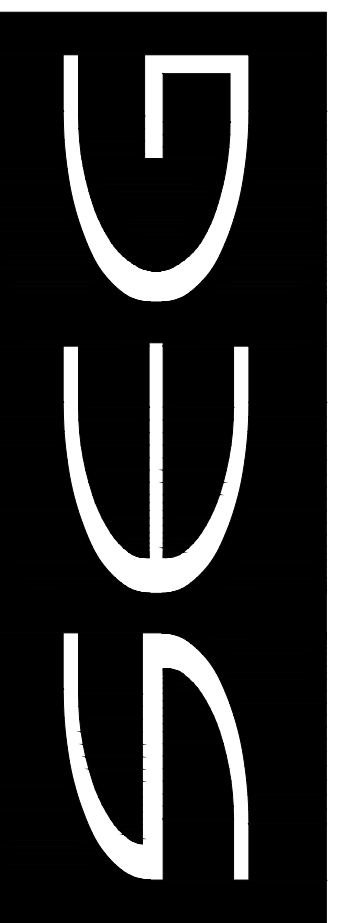
⊞ DENOTES ENHANCED OPEN SPACE

LEGEND

•	POWER POLE	○	PROPERTY CORNER
—	POWER POLE W/ GUY WIRE	⊗	FIELD LOCATED PIN (AS NOTED)
⊗	POWER POLE W/LIGHT	⊕	TEMPORARY BENCHMARK
⊕	STREET LIGHT	-P-	OVERHEAD POWER LINE
⊕	LAMP POST	-T-	OVERHEAD TELEPHONE LINE
⊕	FIRE HYDRANT	-C-	OVERHEAD CABLE TELEVISION LINE
⊕	WATER VALVE	-GW-	OVERHEAD GUY WIRE
⊕	WATER METER	-G-	APPROX. LOCATION GAS LINE
⊕	TELEPHONE MANHOLE	-W-	APPROX. LOCATION WATER LINE
⊕	TELEPHONE BOX	-S-	SANITARY SEWER LINE
⊕	GAS METER	RCP	REINFORCED CONCRETE PIPE
⊕	GAS VALVE	CMP	CORRUGATED METAL PIPE
⊕	SANITARY SEWER MANHOLE	DIP	DUCTILE IRON PIPE
⊕	CLEAN OUT	IPS	IRON PIN SET
⊕	JUNCTION BOX	IPF	IRON PIN FOUND
⊕	HEADWALL	D.E.	DRAINAGE EASEMENT
⊕	CATCH BASINS	S.S.E.	SANITARY SEWER EASEMENT
⊕	DROP INLETS	A.E.	ACCESS EASEMENT
⊕	STORM SEWER LINE	BSL	BUILDING SETBACK LINE
⊕	CURB INLET	L.L.	LAND LOT
⊕	FLARED END SECTION	L.L.L.	LAND LOT LINE
⊕	OUTLET CONTROL STRUCTURE	P.O.B.	POINT OF BEGINNING
⊕	LAND LOT IDENTIFIORG.	N/F	NOW OR FORMERLY
		R/W	RIGHT-OF-WAY
		F.F.E.	FINISHED FLOOR ELEVATION
		P.B.	DEED BOOK
			PLAT BOOK
			PAGE

SITE PLAN 04/19/2024

CIVIL • RESIDENTIAL • COMMERCIAL • L.E.E.D.




409 JOHN WESLEY DOBBS AVENUE
SUITE F • ATLANTA • GA • 30312
P 404 | 521 | 9989
F 404 | 521 | 3666
EMAIL: mshields@shieldseng.com
www.shieldseng.com

SHIELDS ENGINEERING GROUP

revisions

NO.	DATE	DESCRIPTION



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SEAL GSWCC # 000074211

6826 COVINGTON HIGHWAY
2080 TILSON ROAD
LAND LOT 140, 15TH DISTRICT
DEKALB COUNTY, GEORGIA

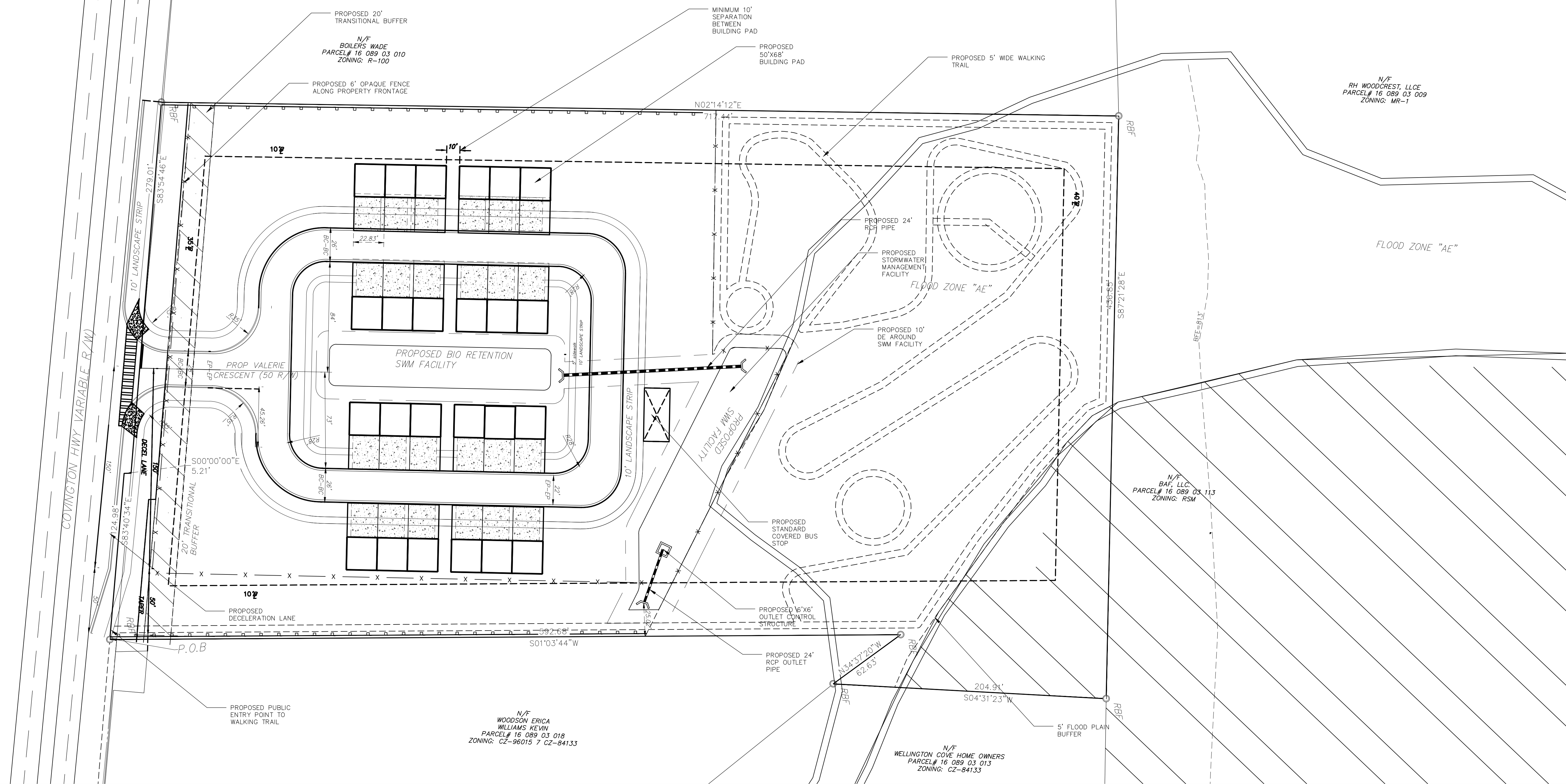
TITLE

REZONING SITE PLAN

CONCEPTUAL NOT FOR CONSTRUCTION

DATE	4/19/2024
JOB NO.	se24106
dwg file	se24106c.w
DRAWN BY	lpw
CHECKED	mcs
SCALE	1"=40'
SHEET	C1

1. MINIMUM FINISHED FLOOR ELEVATION 816.5
2. WALKING TRAIL 2,500'
3. FLOODPLAIN BUFFER 5'
4. AREA OF OPEN SPACE 13,635 SF (2.38) 35%



LEGEND

	P.P. - POWER POLE
	L.P. - LIGHT POLE
	F.H. - FIRE HYDRANT
	M.H. - SANITARY SEWER MANHOLE
	W.M. - WATER METER
	G.M. - GAS METER
	RBS - REINFORCING BAR SET
	RBF - REINFORCING BAR FOUND
	CTF - CRIMP TOP PIPE FOUND
	OTF - OPEN TOP PIPE FOUND
	R/W MON. - RIGHT-OF-WAY MONUMENT
	TYPE OF FENCE
	J.B. - JUNCTION BOX
	D.I. - DROP INLET / YARD INLET
	C.B. - CATCH BASIN
	R.C.P. - REINFORCED CONCRETE PIPE
	C.M.P. - CORRUGATED METAL PIPE
	F.F.E. - FINISHED FLOOR ELEVATION
	WV - WATER VALVE
	TELEPHONE MANHOLE
	OVERHEAD POWER LINES
	HW - HEADWALL
	POWERBOX
	STREET ADDRESS
	WATER LINE
	UNDERGROUND TELEPHONE LINE
	GAS LINE
	UNDERGROUND ELECTRICAL LINE

SURVEYOR'S CERTIFICATE

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

SITE PLAN 12/13/2023

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

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

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/28,878; ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/171,187. MATTERS OF TITLE ARE EXCEPTED.



DATE	10-12-2023	REVISIONS	
SCALE	1"=40'		
DRAWN BY	JMK		
CHECKED BY	COA		
PROJECT ID	2023149		

LAND ENGINEERING & SURVEYING, INC.
 2840 Meyers Drive, Lawrenceville, Georgia 30045
 Phone: (404) 396-0192, Website: https://landands.com

PRELIMINARY PLAT FOR:
 SINGLE FAMILY RESIDENCE SUBDIVISION
 8826 COVINGTON HWY LITHONIA, GA 30058
 LOCATED IN LAND LOT 89, 16TH DISTRICT,
 DEKALB COUNTY, GEORGIA
 PARCEL ID: 16 089 03 012

LEGEND	
	P.P. - POWER POLE
	L.P. - LIGHT POLE
	F.H. - FIRE HYDRANT
	M.H. - SANITARY SEWER MANHOLE
	W.M. - WATER METER
	G.M. - GAS METER
	RBS - REINFORCING BAR SET
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	OTf - OPEN TOP PIPE FOUND
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	TYPE OF FENCE
	J.B. - JUNCTION BOX
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	R.C.P. - REINFORCED CONCRETE PIPE
	C.M.P. - CORRUGATED METAL PIPE
	F.F.E. - FINISHED FLOOR ELEVATION
	WV - WATER VALVE
	TELEPHONE MANHOLE
	OVERHEAD POWER LINES
	HW - HEADWALL
	PBX - POWERBOX
	1234 STREET ADDRESS
	WATER LINE
	UNDERGROUND TELEPHONE LINE
	GAS LINE
	UNDERGROUND ELECTRICAL LINE

SURVEYOR'S CERTIFICATE

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

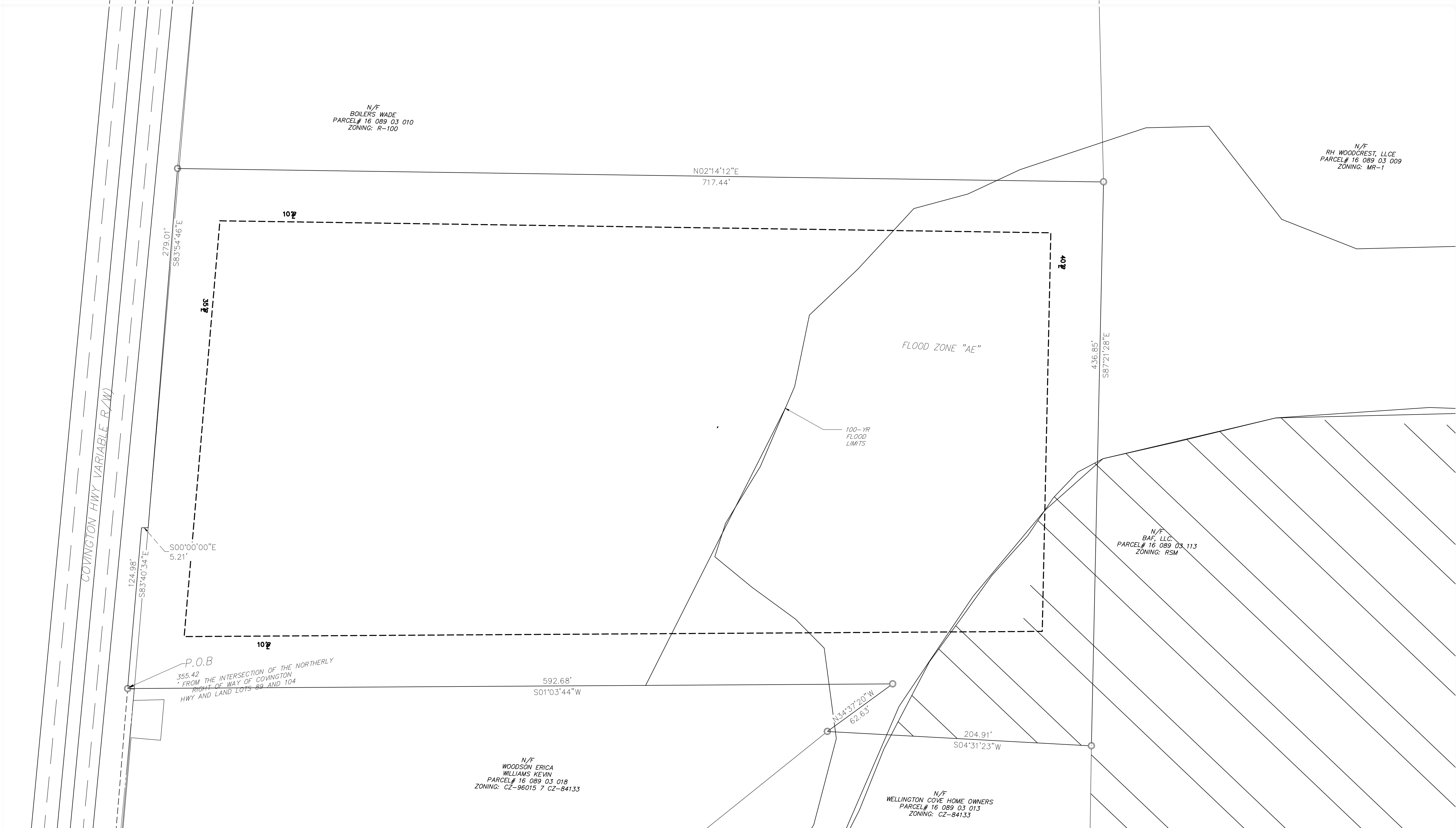
ZONING: R-100

TOTAL AREA
6.73 AC.
 293,159 sq

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

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

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/29,878; ANGULAR ERROR: 3" PER POINT; THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE; LINEAR PRECISION OF THIS PLAT: 1/171,167. MATTERS OF TITLE ARE EXCEPTED.



LAND ENGINEERING & SURVEYING, INC.
 2040 Meyers Drive,
 Lawrenceville, GA 30045
 PHONE: (404) 396-0192
 land_engineering@yahoo.com



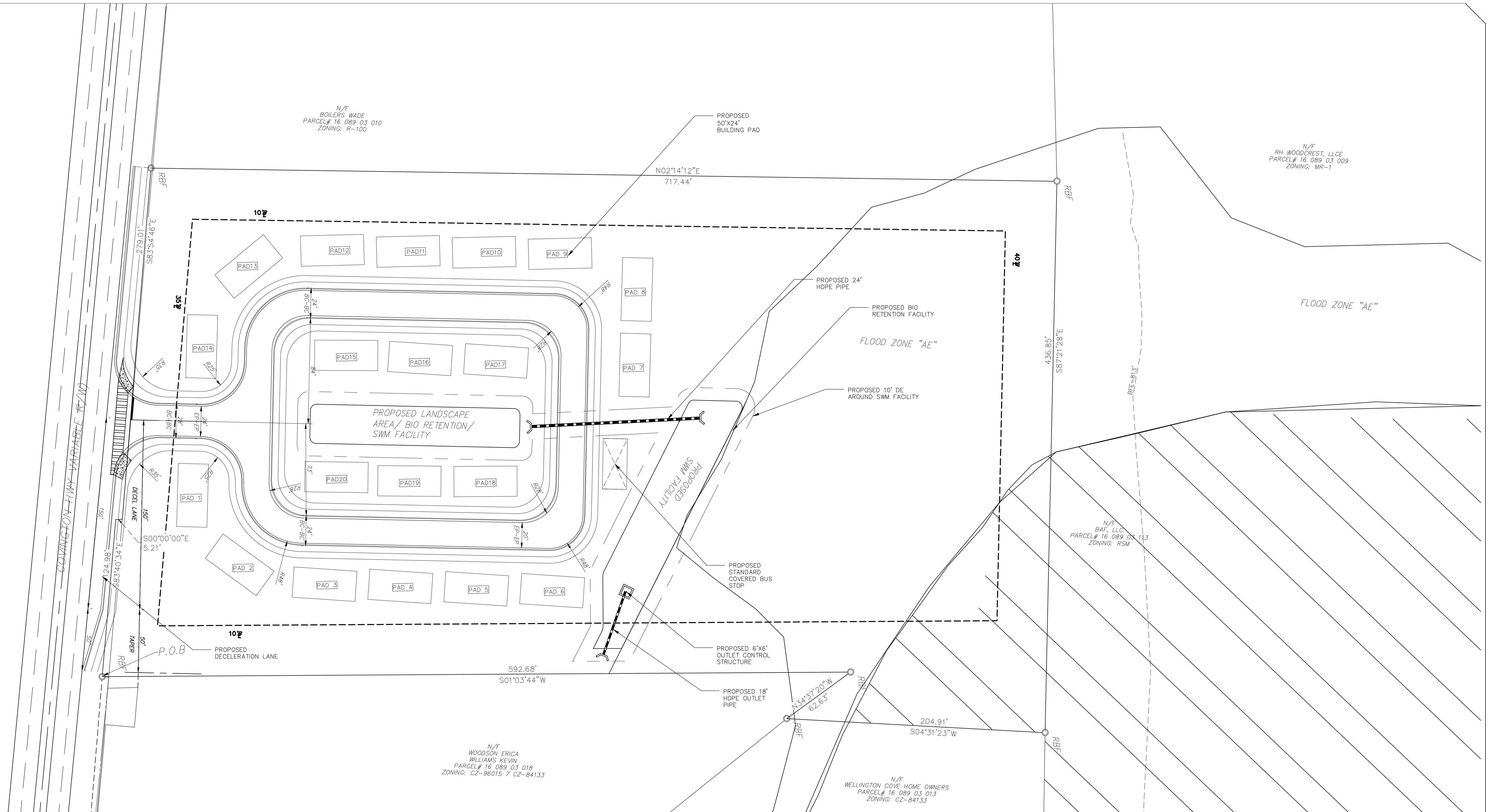
SITE DEVELOPMENT PLANS FOR
SINGLE FAMILY RESIDENCE SUBDIVISION
 6826 COVINGTON HWY, LITHONIA, GA 30058
 LOCATED IN L.L. 89, 16TH DEKALB COUNTY, GA.
 PARCEL ID: 16 089 03 012

PROJECT ID:	2023149
SCALE:	1"=40'

DRAWN BY:	JMK
ISSUE DATE:	10.26.2023

SHEET TITLE
EXISTING CONDITIONS PLAN

SHEET NUMBER
C-2



LEGEND

	P.P. - POWER POLE
	L.P. - LIGHT POLE
	F.H. - FIRE HYDRANT
	M.H. - SANITARY SEWER MANHOLE
	W.M. - WATER METER
	G.M. - GAS METER
	RBS - REINFORCING BAR SET
	RBF - REINFORCING BAR FOUND
	CTF - CRIMP TOP PIPE FOUND
	OTF - OPEN TOP PIPE FOUND
	R/W MON. - RIGHT-OF-WAY MONUMENT
	TYPE OF FENCE
	J.B. - JUNCTION BOX
	D.I. - DROP INLET / YARD INLET
	C.B. - CATCH BASIN
	R.C.P. - REINFORCED CONCRETE PIPE
	C.M.P. - CORRUGATED METAL PIPE
	F.F.E. - FINISHED FLOOR ELEVATION
	WV - WATER VALVE
	TELEPHONE MANHOLE
	OVERHEAD POWER LINES
	HW - HEADWALL
	POWERBOX
	STREET ADDRESS
	WATER LINE
	UNDERGROUND TELEPHONE LINE
	GAS LINE
	UNDERGROUND ELECTRICAL LINE

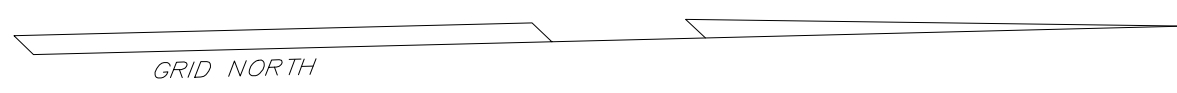
SURVEYOR'S CERTIFICATE

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

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

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

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER. LINEAR PRECISION OF TRAVERSE: 1/28,879. ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/171,187. MATTERS OF TITLE ARE EXCEPTED.



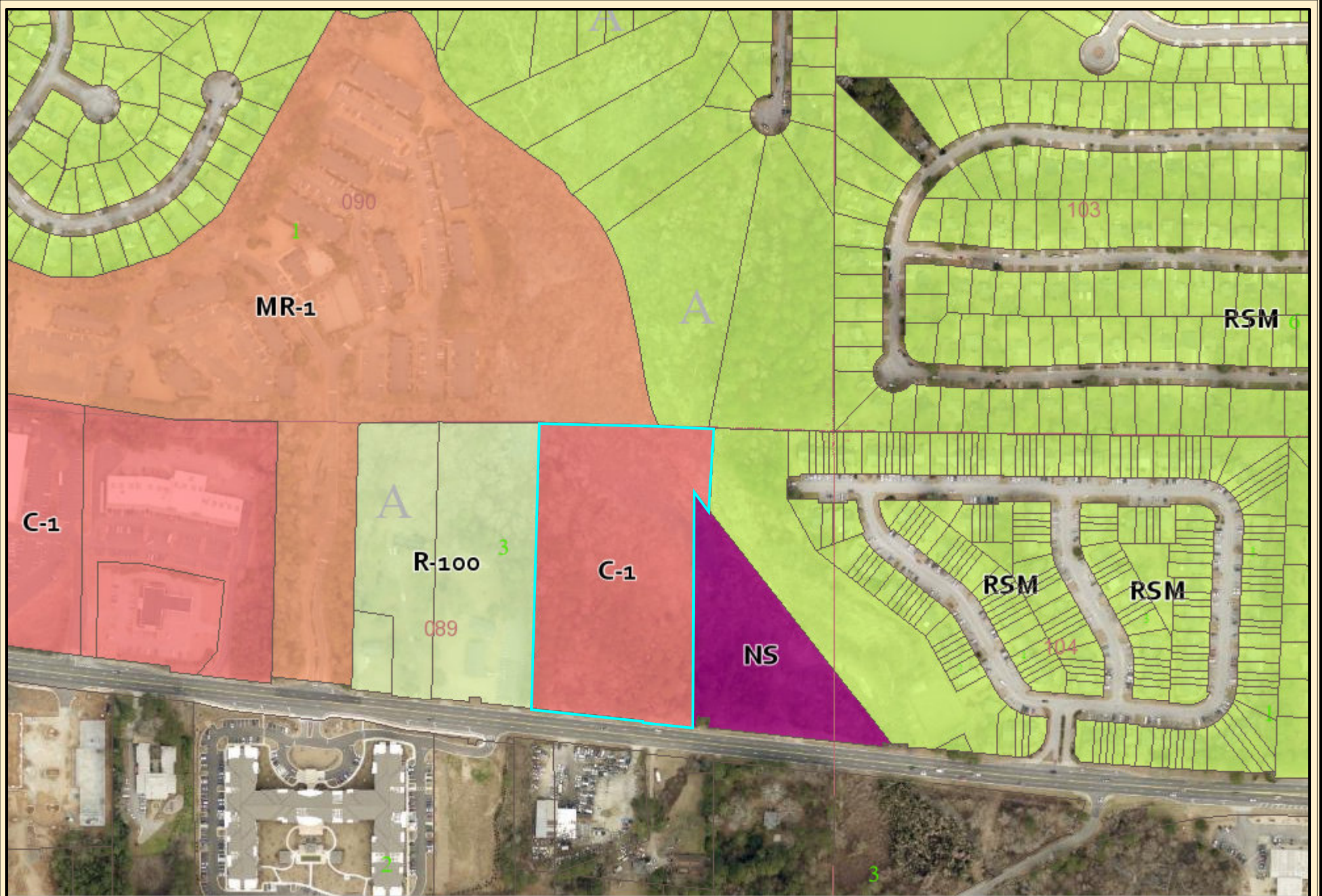
DATE	: 01.12.2022	REVISIONS
SCALE	: 1"=40'	
DRAWN BY	: JMK	
CHECKED BY	: COA	
PROJECT ID:	2023149	

LAND ENGINEERING & SURVEYING, INC.

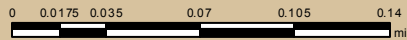
2040 Meyers Drive
Lawrenceville, Georgia 30045
Tel: (404) 396-0192
land_engineering@yahoo.com

PRELIMINARY PLAT FOR:
SINGLE FAMILY RESIDENCE SUBDIVISION
6826 COVINGTON HWY
LITHONIA, GA 30058

LOCATED IN LAND LOT 89, 16TH DISTRICT,
DEKALB COUNTY, GEORGIA
PARCEL ID: 16 089 03 012



Zoning

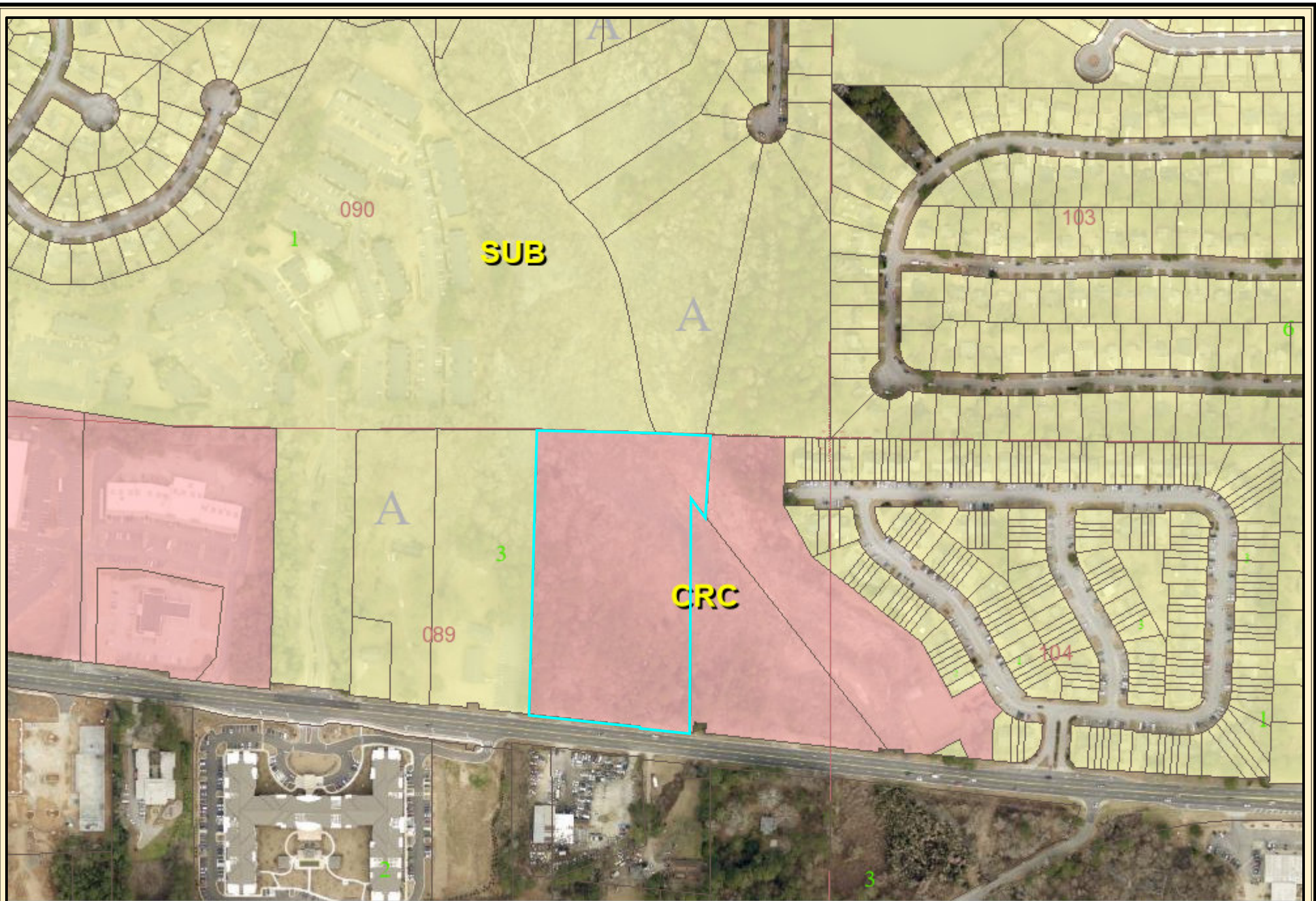


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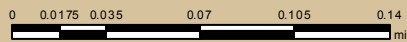


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Land Use



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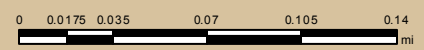


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Aerial



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