

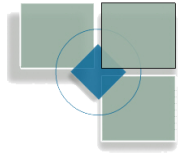


DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 500

Decatur, GA 30030

(404) 371-2155 / plandev@dekalbcountyga.gov



Michael Thurmond
Chief Executive Officer

Planning Commission Hearing Date: November 1, 2018, 6:30 P.M.
Board of Commissioners Hearing Date: November 13, 2018, 6:30 P.M.

STAFF ANALYSIS

Case No.:	SLUP-18-1235228	Agenda #: N10
Location/ Address:	5361 Covington Highway, Decatur, Georgia	Commission District: 5 Super District: 7
Parcel ID:	15-161-02-014	
Request:	For a Special Land Use Permit (SLUP) for major auto repair within Tier 1 of the Greater Hidden Hills Overlay District and the C-2 district.	
Property Owner:	Linda Wiggins Young & Duane Young	
Applicant/Agent:	Tycore Auto Services	
Acreage:	.6 acres	
Existing Land Use:	One vacant building	
Surrounding Properties:	Retail (Atlantic Fine Woods), Auto-Repair (Brake Stop), and an electric substation to the west; a pharmacy (Walgreens) to the east; a lodge (VFW), and two auto-repair establishments (Pep Boys and Tires & Brakes) to the north across Covington Highway; and a retail shopping center to the south.	
Adjacent Zoning:	North: C-2 South: C-1 East: C-2 West: C-2	
Comprehensive Plan:	NC	Consistent <input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/>
Proposed Density:	NA	Existing Density: NA
Proposed Units/Square Ft.:	Major auto-repair within an existing building containing 4,900 square feet	Existing Units/Square Feet: One vacant building
Proposed Lot Coverage:	NA	Existing Lot Coverage: NA

ZONING HISTORY

The property has been zoned C-2 since the initial adoption of the DeKalb County Zoning Ordinance in 1956. The property was designated within Tier 1 of the Greater Hidden Hills Overlay District on November 15, 2011.

PROJECT ANALYSIS

The project site contains a 10,000 square foot vacant building, and the proposed request is to use a 4,900 square foot portion of that building for a major auto-repair establishment. Based on information from the applicant, it is not known what land uses will occupy the tenant spaces in the remainder of the building. Based on county records, it appears that a major auto repair business (Impact Collision) operated in the existing building for approximately twenty years (1998- 2017). However, the business appears to have lost its grandfather status since the major auto-repair business stopped operating for six continuous months after December 31, 2017. The new property owner, Tycore Auto Services, has made significant façade improvements to the front of the building and continues to renovate the building. There are two driveways to the property off of Covington Highway. Covington Highway is a four-lane major thoroughfare with a center turn lane and sidewalks, curb, and gutter. Field investigation of the project site indicates there are currently no striped parking spaces. Based on visual inspection, there may or may not be room on the site to accommodate the minimum 12 parking spaces required by the Zoning Ordinance. Retail (Atlantic Fine Woods), Auto-Repair (Brake Stop), and an electric substation to the west; a pharmacy (Walgreens) to the east; a lodge (VFW), and two auto-repair establishments (Pep Boys and Tires & Brakes) to the north across Covington Highway; and a retail shopping center to the south (unnamed).

Section 4.2.14 of the Zoning Ordinance requires the follow Supplemental Regulations for Major Auto Repair Establishments:

Automobile repair, major, and paint shops. Major automobile repair and paint shops shall not be permitted on property located within three hundred (300) feet of any property used for a school, park, playground or hospital. All activities shall be carried on entirely within an enclosed building, unless in M (Light Industrial) District. For purposes of determining whether a building is enclosed, the use of open overhead bay doors that can be closed shall be permitted. Cars awaiting service shall be stored inside an enclosed building or in the side or rear yard.

Based on county records, it appears that there is compliance with Section 4.2.14 as there are no schools, parks, playgrounds or hospitals within 300 feet of the subject properties. All auto repair activities will be required to be indoors.

IMPACT ANALYSIS

Section 7.4.6 of the DeKalb County Code states that the following criteria shall be applied in evaluating and deciding any application for a Special Land Use Permit.

- A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located:**

Based on the submitted information, as well as field investigation of the project site, it appears that the size of the site is adequate for the use contemplated. Based on county records, it appears that this building was used as a major auto repair establishment for several years until December 2017. While the subject site does not currently conform to the minimum lot area, side and rear yard building setbacks, and minimum required striped parking spaces, the site is a nonconforming site constructed circa 1966.

- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district:**

The properties are surrounded by similar C-2 zoning to the east and west, with auto-repair as the predominant land use along this stretch of Covington Highway including the Brake Stop to the west, and Pep Boys and Tires and Brakes to the north across Covington Highway. Therefore, it appears that the zoning proposal demonstrates compatibility.

C. Adequacy of public services, public facilities, and utilities to serve the contemplated use:

Based on the submitted information, it appears that public transportation facilities are adequate to service the use contemplated. There will no impact on schools since the proposed use is nonresidential. There is no burdensome impact anticipated on public utilities since the proposed use will be located in an established commercial building. Per comments from the Department of Public Works, due to the high volume of development in the area causing increased flows, sanitary sewer capacity cannot be guaranteed at the time the development comes on line.

D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic carrying capacity for the proposed use, so as not to unduly increase traffic or create congestion in the area:

Based on the submitted site plan and information, as well as field investigation of the project site, the public street on which the proposed use is to be located is adequate and will not unduly increase traffic congestion since the auto repair will be located in established commercial buildings and access a major arterial road (Covington Highway).

E. Whether or not existing land uses located along access routes to the site would be adversely affected by the character of the vehicles or the volume of traffic to be generated by the proposed use:

Based on the submitted site plan and information, as well as field investigation of the project site, it appears that the existing land uses located along access routes to the site would not be adversely affected by the character of the vehicles or the volume of traffic generated since the proposed use will be located within an established commercial building along a major arterial road (Covington Highway).

F. Ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency:

Based on the submitted site plan and information, as well as field investigation of the project site, it appears that ingress and egress to the subject property is adequate since the proposed use will be located in an established commercial building with a curb cut on a major arterial road (Covington Highway).

G. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration that would be generated by the proposed use:

Given the predominant C-2 zoning pattern and auto-repair businesses along this stretch of Covington Highway, it does not appear that the zoning proposal would adversely affect adjacent and surrounding properties.

H. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use:

See "G" above.

- I. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use:**

See criteria "H".

- J. Whether or not the proposed plan is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located:**

See criteria "A".

- K. Whether or not the proposed use is consistent with the policies of the comprehensive plan:**

While NC policy does not allow heavy commercial C-2 zoning, the C-2 zoning on the subject property and along this stretch of Covington Highway is pre-existing. Auto-repair is not a "neighborhood commercial use" called for by NC policy. However, with the proposed building façade improvements completed by the applicant and Planning Staff's recommended condition of providing landscaping within any grassy areas of the subject property along Covington Highway, it appears that the proposed request would not adversely impact this NC character area.

- L. Whether or not the proposed plan provides for all buffers and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located:**

Since the site does not abut any residentially-zoned properties, no transitional buffers are required by the zoning ordinance.

- M. Whether or not there is adequate provision of refuse and service areas:**

Based on the submitted information, refuse and service areas appear to be ample and adequate since the proposed use is located within an established commercial building.

- N. Whether the length of time for which the special land use permit is granted should be limited in duration:**

Given the predominant auto-repair uses to the east and west, it does not appear that the proposed SLUP should be limited in duration.

- O. Whether or not the size, scale, and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale, and massing of adjacent and nearby lots and buildings:**

There are no new buildings proposed as the request is only to allow major auto repair within the two existing buildings. Therefore, there are no impacts on the size, scale, and massing of adjacent and nearby lots and buildings.

- P. Whether the proposed plan would adversely affect historic building sites, districts, or archaeological resources:**

Based on the submitted site plan and information, as well as field investigation of the project site, it does not appear that the proposed plan would adversely affect historic buildings, sites, districts, or archaeological resources.

- Q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit:**

Based on county records, it appears that there is compliance with Section 4.2.14 as there are no schools, parks, playgrounds or hospitals within 300 feet of the subject properties. All auto repair activities will be required to be indoors.

R. Whether or not the proposed building as a result of its proposed height , would create a negative shadow impact on any adjoining lot or building:

There are no new buildings proposed as the request is only to allow major auto repair within the existing building. Therefore, there should not be a negative shadow impact on any adjoining lot or building.

S. Whether the proposed use would result in a disproportional proliferation of that or similar uses in the subject character area:

Based on the submitted information and field observation, there are other auto-repair establishments along this stretch of Covington Highway.

T. Whether the proposed use would be consistent with the needs of the neighborhood or of the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan:

While NC policy does not allow heavy commercial C-2 zoning, the C-2 zoning on the subject property and along this stretch of Covington Highway is pre-existing. Auto-repair is not a “neighborhood commercial use” called for by NC policy. However, with the proposed building façade improvements completed by the applicant and Planning Staff’s recommended condition of providing landscaping within any grassy areas of the subject property along Covington Highway, it appears that the proposed request would not adversely impact this NC character area.

COMPLIANCE WITH C-2 (LOCAL COMMERCIAL) DISTRICT STANDARDS PER ARTICLE 27-TABLE 2.2

STANDARD	REQUIRED	EXISTING/PROVIDED	COMPLIANCE
LOT WIDTH Sec.27-186(a)	100 Feet	110 feet	Yes
LOT AREA Sec.27-186(b)	30,000 Square Feet	26,136 s.f.	No (non-conforming lot, buildings constructed circa 1966..)
FRONT SETBACK Sec.27-186(c)(4)	60 Feet	32 Feet	No (non-conforming lot, buildings constructed circa 1966..)
INTERIOR SIDE YARD SETBACK Sec.27-186(d)	20 Feet	0 Feet (west p/l) 25 Feet (east p/l)	No (non-conforming lot, buildings constructed circa 1966..) Yes
REAR SETBACK Sec.27-186(e)	30 Feet	0 Feet	No (non-conforming lot, buildings constructed circa 1966..)

TRANS. BUFFERS	No buffer required since does not abut residential zoning	None	Yes
BUILDING HEIGHT Sec.27-187	Maximum 2 stories	One story	Yes
PARKING Sec. 27-150 (e)	12 spaces	No striped parking spaces	<i>Undetermined. Based on field investigation, it appears that there may be room to accommodate the min. spaces required by the Code. However, the lot is non-conforming, building constructed circa 1966.</i>

Staff Recommendation: APPROVE WITH CONDITIONS

The proposed SLUP is required to allow Major Auto Repair within the proposed C-2 zoning district and Tier 1 of the Greater Hidden Hills Overlay District. The proposed request is consistent with the predominant auto-related development pattern and C-2 zoning along this stretch of Covington Highway. At the November 1st Planning Commission public hearing, the Planning Commission recommended an additional Condition #7 to require that the SLUP not be transferable. Therefore, it is the recommendation of the Planning Department that the application be "Approved Conditionally", subject to the following conditions :

1. All auto repair work to be completely indoors.
2. All overnight parking of vehicles awaiting service shall be completely indoors.
3. Any outdoor storage areas shall be at least fifty (50) feet from the street right-of-way.
4. Should a new sign be constructed, it shall be a monument sign with a brick base not to exceed ten (10) feet in height or 48 square feet in size.
5. All refuse areas shall be completely screened from view of public right-of-way, parking and pedestrian areas.
6. Landscaping within any grassy areas along Covington Highway on the subject property subject to approval of the County Arborist and the Planning Department.
7. The Special Land Use Permit shall be issued to Linda Wiggins Young and Duane Young for operation of a major auto repair establishment and shall not be transferrable.

Attachments:

1. Departmental Comments
 - a. Land Development Division
 - b. Traffic Engineering Division

- c. Watershed Management
- d. Board of Health
- 2. Application
- 3. Site Plan
- 4. Zoning Map
- 5. Aerial Photograph
- 6. Location Photographs

NEXT STEPS: *Following an approval of this action, one or several of the following approvals or permits may be required:*

- **Land Disturbance Permit** *(Required for of new building construction on non-residential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.)*
- ✓ **Building Permit** *(New construction or renovation of a building (interior or exterior) may require full plan submittal or other documentation. zoning, site development, watershed and health department standards will be checked for compliance.)*
- ✓ **Certificate of Occupancy** *(Required prior to occupation of a commercial space and for use of property for any business type. The issuance follows the review of submitted plans if required based on the type occupancy.)*
- **Plat Approval** *(Required if any parcel is being subdivided, re-parceled, or combined. Issued “administratively”; no public hearing required.)*
- **Sketch Plat Approval** *(Required for the subdivision of property into three lots or more. Requires a public hearing by the Planning Commission.)*
- **Historic Preservation Certificate of Appropriateness** *(Required for any proposed changes to building exteriors or improvements to land when a property is located within the Druid Hills Historic District or the Soapstone Geological Historic District. Historic Preservation Committee public hearing may be required.)*
- **Variance or Special Exception** *(Required to seek relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)*
- **Major Modification** *(Required if there are any changes to zoning conditions approved by the Board of Commissioner on a prior rezoning.)*
- **Business License** *(Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations).*
- ✓ **Alcohol License** *(Required permit to sell alcohol for consumption on-site or packaged for off-site consumption. Signed and sealed distance survey is required. Background checks will be performed.)*

Each of the approvals and permits listed above require submittal

DEPARTMENT OF PLANNING & SUSTAINABILITY CRITERIAS

A. Adequacy of the size of the site for use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located;

A1. The proposed business will be located in an pre-existing building that is of adequate size for the site use contemplated and has adequate land area available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements.

B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district;

B1. The proposed use is compatible with adjacent properties and land uses and with other properties and land uses in the district; as the proposed property is zoned C-2 and the adjacent properties are zoned C-1 and C-2.

C. Adequacy of public services, public facilities, and utilities to serve the use contemplated;

C1. The property is being serviced by public water and sewage, gas and electric.

D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area;

D1. There is sufficient traffic carry capacity for proposed use. The property currently enjoys the traffic count of 36,000+. The proposed business seeks to take advantage of traffic and will not create an unduly increase in traffic.

E. Whether or not existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use.

E1. The character of the vehicles or the volume of traffic generated by the proposed use; as the proposed business will not increase traffic volume, will not adversely affect the existing land uses located along access routes to the site.

F. Ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular references to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency;

F1. Ingress and egress to the subject property and to all proposed buildings, structures and the uses thereon is sufficient to all buildings. The property in questions has two entrances on Covington Hwy.

G. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use.

G1. The proposed use will not create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use. The equipment to be use has a relatively low decibel level.

H. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.

H1. The proposed use will not create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed hours of operation are in line with surrounding businesses. The proposed business hours of operation will be Mon-Fri. 8:00am-6:00pm and Sat. 8:00am-3:00pm.

I. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.

I1. The proposed use will not create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use. The proposed property will have adequate privacy fencing to maintain obscurity of the businesses operation.

J. Whether or not the proposed plan is consistent with all of the requirements of the zoning district classification in which the use is proposed to be located.

J1. The proposed plan is consistent with all of the requirements of the zoning district classification in which the use is proposed to be located. The proposed property is currently zoned as C-2.

K. Whether or not the proposed use is consistent with the policies of the Comprehensive Plan.

K1. The proposed use is consistent with the policies of the Comprehensive Plan.

L. Whether or not the proposed plan provides for all required buffer zones and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located;

L1. The proposed plan provides for all required buffer zones and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located; the proposed location has an easement that is lined with mature trees on the east side of the lot.

M. Whether or not there is adequate provision of refuse and service areas;

M1. There is adequate provision of refuse and service areas.

N. Whether the length of time for which the special land use permit is granted should be limited in duration;

N1. There should be no limitations as to duration of time. Property was purchased and owners intend to continue to build business year to year.

O. Whether or not the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of the adjacent and nearby lots and buildings;

O1. The size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of the adjacent and nearby lots and buildings;

P. Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources.

P1. The proposed plan will not adversely affect historic buildings, sites, districts, or archaeological resources. There are no known historic buildings, sites, districts, or archaeological resources.

Q. Whether the proposed use satisfies the requirements contained within the Supplemental Regulations for such special land use permit.

Q1. The proposed use satisfies the requirements contained within the Supplemental Regulations for such special land use permit.

R. Whether or not the proposed building as a result of its proposed height will create a negative shadow impact on any adjoining lot or building.

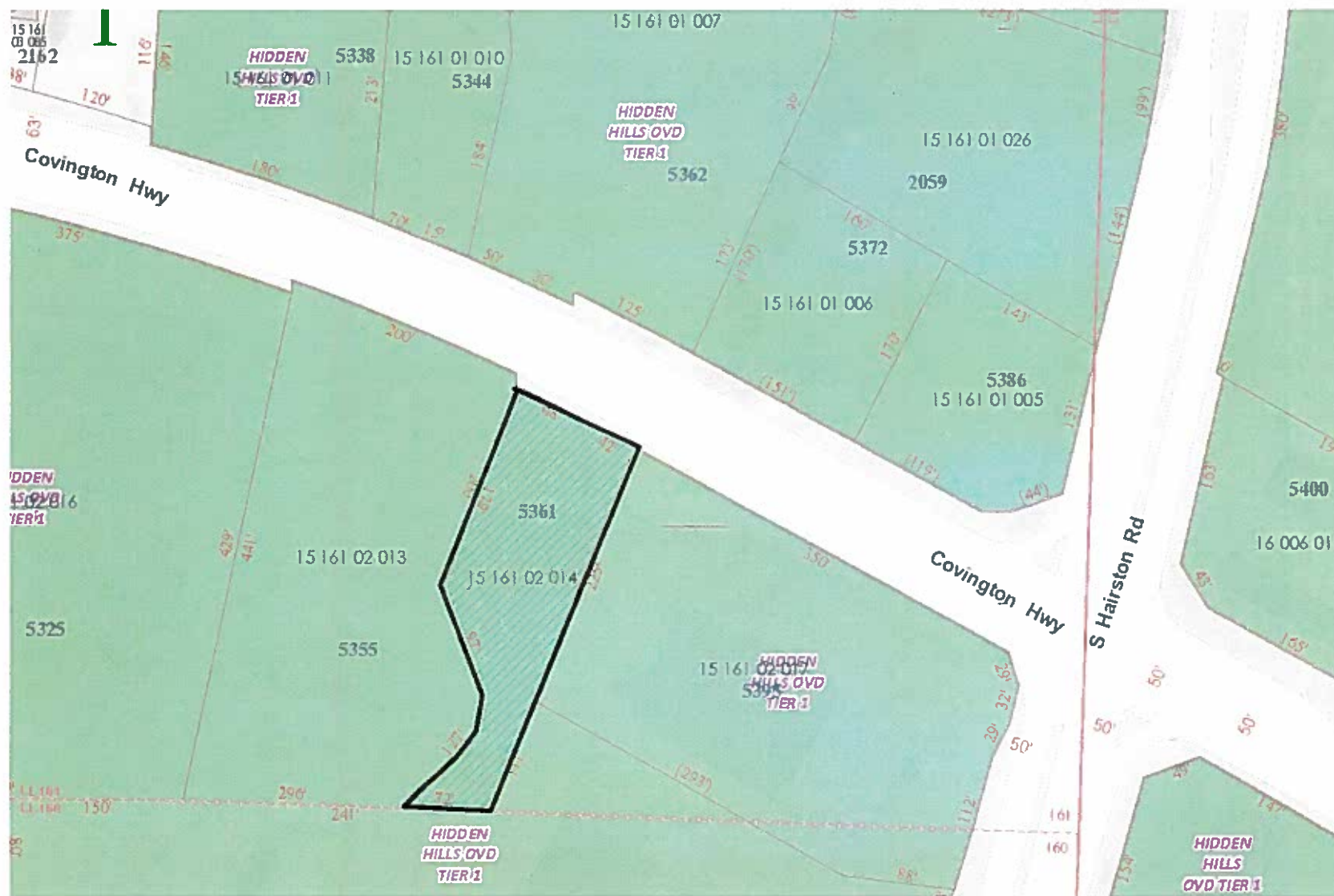
R1. The proposed building as a result of its proposed height will not create a negative shadow impact on any adjoining lot or building.

S. Whether the proposed use would result in a disproportional proliferation of that or similar uses in the subject character area.

S1. The proposed use would not result in a disproportional proliferation of that or similar uses in the subject character area. The services provided will highly differ from the similar business in the area. The front profile is comparable to the adjacent Walgreens and adds a

T. Whether the proposed use would be consistent with the needs of the neighborhood or of the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan.

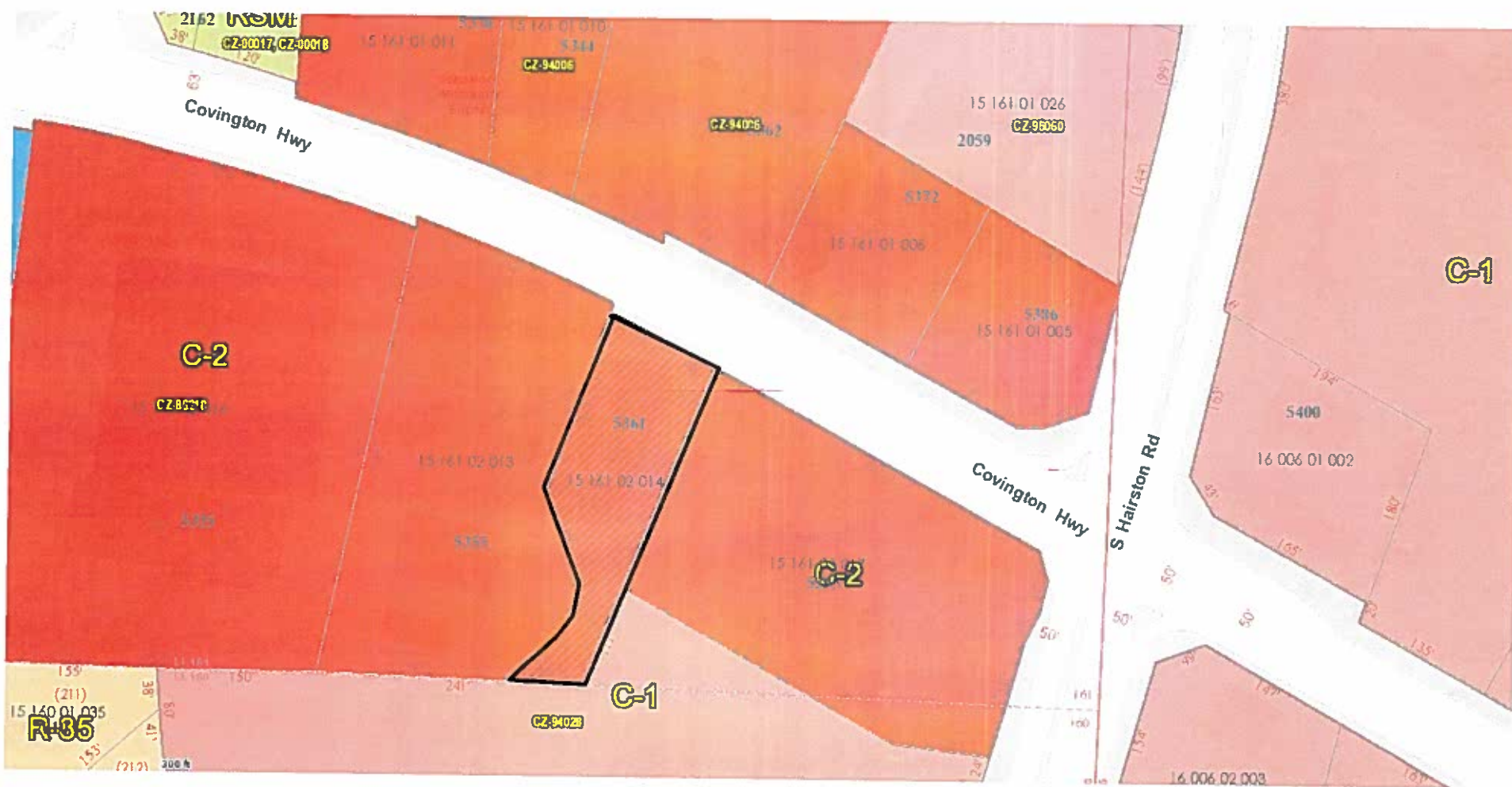
T1. The proposed use would be consistent with the needs of the neighborhood or of the community as a whole, it will be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan. The services provided by the proposed business will highly differ from the automotive businesses in the adjacent area. The proposed business offers pickup and drop-off services for senior customers and all customers, loaner vehicles to customers if necessary and a clean and upscale lounging area for those who prefer to wait.

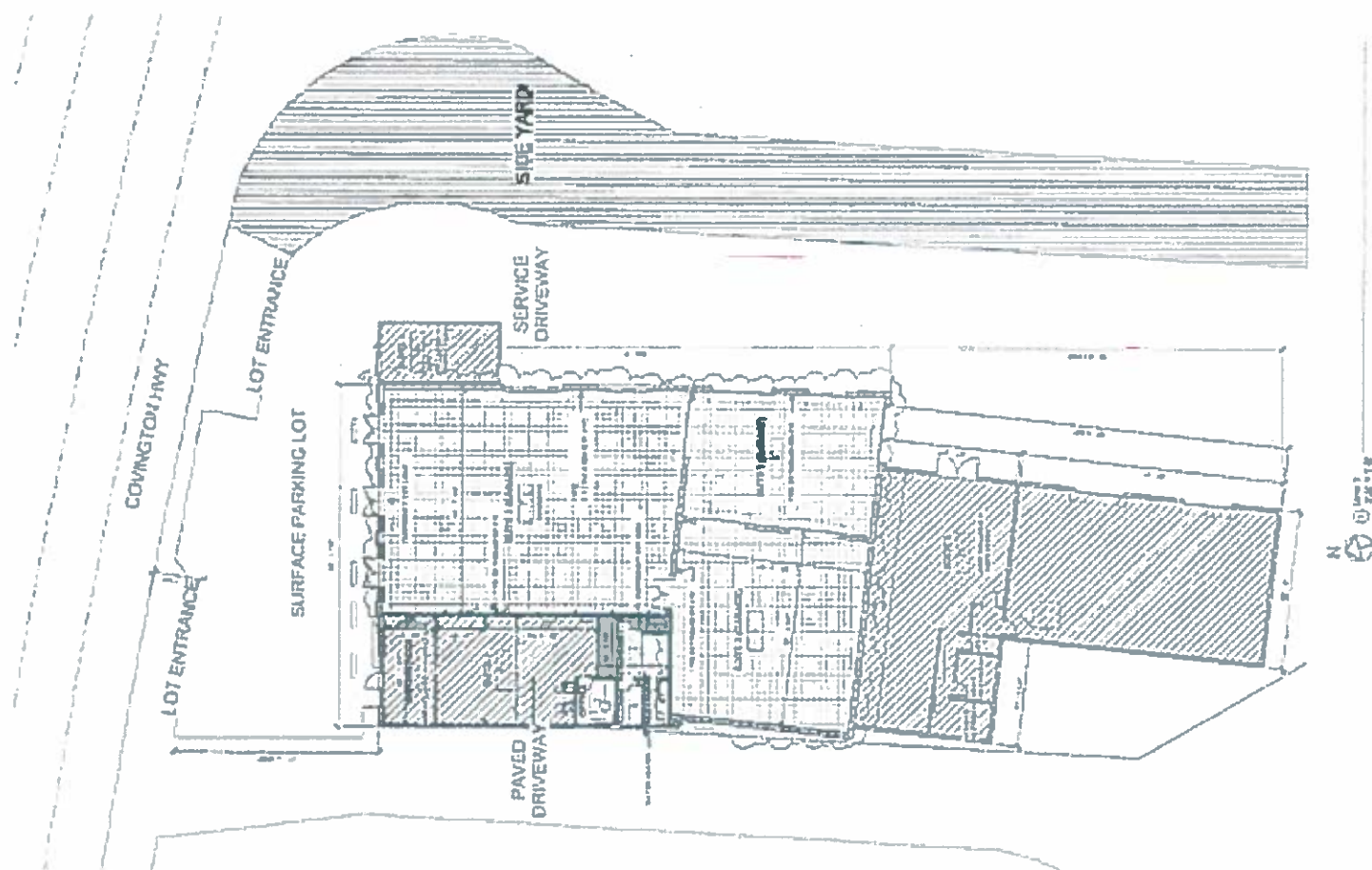


N.10

SLUP 18 1235228

Zoning Map





N.10 SLUP 18 1235228

Aerial



N.130 SLUP 18 1235228
Photo

Site





DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

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

COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER

Case No.: SLUP-18-1235228

Parcel I.D. #: 15-161-02-014

Address: 5361 Covington Highway

Decatur, Georgia

WATER:

Size of existing water main: 6" CI & 16" CS Water Main (adequate/inadequate)

Distance from property to nearest main: Adjacent to Property

Size of line required, if inadequate: N/A

SEWER:

Outfall Servicing Project: Upper Snapfinger Creek Basin

Is sewer adjacent to property: Yes () No (X) If no, distance to nearest line: Approximately 35 feet South of Property

Water Treatment Facility: Snapfinger WTF () adequate () inadequate

Sewage Capacity: * (MGPD)

Current Flow: 21.77 (MGPD)

COMMENTS:

* Please note that the sewer capacity has not been reviewed or approved for this project. A Sewer Capacity Request (SCR) must be completed and submitted for review. This can be a lengthy process and should be addressed early in the process.

Signature: 

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

10/16/2018



SLUP-18-1235228 2018-2777 15-161-02-014

5361 Covington Highway

☐ Amendment

- A septic system was installed on 11/27/2001. At the time septic installation the company name was Car Care Paint and Collision.
- Please review general comments.

N.11

Z-18-1235229 2018-2794 18-053-02-027

1526 North Decatur Road, Atlanta, GA 30307

☐ Amendment

- See general comments.

N.12

TA-18-1235230 2018-2796

ALL DISTRICTS

☒ Amendment

- Application of Application of the DeKalb County Board of Commissioners for a text amendment to adopt the 2019 Rezone Calendar and Resolution.

Lawrenceville Hwy within the current right of way to the intersection of Harrington Dr (+/- 200 feet), including any necessary ADA ramps. Restripe Orion Drive from Lawrenceville Hwy to the bridge. Upgrade the traffic signal at the intersection of Orion Drive and Lawrenceville Hwy to include pedestrian features. Street Lights required.

N7- No Comment

N8- Flake Mill Road is a minor arterial. Requires right of way dedication of 40 feet from centerline of roadway, 6 foot sidewalks, 5 foot landscape strip, streetlights on back of sidewalk and bike lanes. Line up future access points with Boxwood Lane or the required offset of 245 feet centerline to centerline, as required in Section 14-200 (6) of the land development code. Build sidewalk from Catalpa Lane to River Road on west side of road.

N9. No Comment

N10. Covington Hwy is State Route 10. GDOT review and approval is required prior to any land development permits by DeKalb County. Add sidewalks along the frontage. No parking vehicles within the state right of way.

N11. No Comment

From: Hill, LaSondra

Sent: Friday, October 5, 2018 2:26 PM

To: Cushnie, Donovan <dcushnie@dekalbcountyga.gov>; Pelton, David <dwpelton@dekalbcountyga.gov>; Ross, David <dmross@dekalbcountyga.gov>; David Yoke <david_s_yoke@dekalbschoolsga.org>; Evangeline Reaves <Evangeline.Reaves@dph.ga.gov>; Laguaitte, Francis K. <flaguaitte@dekalbcountyga.gov>; Greg Floyd <gfloyd@itsmarta.com>; Hans Williams <hans_g_williams@dekalbschoolsga.org>; Holmes, Jessica L. <jilholmes@dekalbcountyga.gov>; Jones, Ebonique D. <edjones@dekalbcountyga.gov>; MARTA (arhein@itsmarta.com) <arhein@itsmarta.com>; Keeter, Patrece <pgkeeter@dekalbcountyga.gov>; Allen, Peggy <pvalen@dekalbcountyga.gov>; Richard Slaton, MARTA <rslaton@itsmarta.com>; Weaver, Sandra Z <SZWEAVER@dekalbcountyga.gov>; Baugh, Shauna S. <ssbaugh@dekalbcountyga.gov>

Cc: Alexander, Michelle M. <mmalexander@dekalbcountyga.gov>

Subject: Request for Inter-Departmental Comments

Importance: High

Please find attached the November 2018 Rezone agenda (with Staff case assignment) and request for comments on Rezoning and Special Land Use Permit applications.

Here is the link for the cases:

<https://www.dropbox.com/sh/us7n7muappa6g0o/AADr3et1G-KDZpDEzseZabfFa?dl=0>

Please submit your comments/questions no later than **Monday, October 15, 2018**. Please use the comment forms that are provided in this email.

Please do not wait to open this link, as it expires. Please open and save the files for when you're ready to review.

If you have problems with the link, please let me know and I will send them in PDF in several emails.

Thank you.

LaSondra H. Hill

Administrative Specialist,
DeKalb County Planning & Sustainability Department

Reid, John

From: Hill, LaSondra
Sent: Tuesday, October 16, 2018 7:24 AM
To: Furman, Melora L.; Hill, Karen F.; Reid, John; Brewer, Brian N.; McNeil, Jeremy P.
Cc: Alexander, Michelle M.
Subject: FW: Request for Inter-Departmental Comments
Attachments: 2820_Decatur Landing_NOD Exp with Cond_executed_20180905.pdf

From: Keeter, Patrece
Sent: Monday, October 15, 2018 5:52 PM
To: Hill, LaSondra <lahill@dekalbcountyga.gov>
Cc: Eisenberg, Marian <meisenberg@dekalbcountyga.gov>; Furman, Melora L. <mlfurman@dekalbcountyga.gov>
Subject: RE: Request for Inter-Departmental Comments

I am having another surgery on the 26th. Everything is looking good- just need to go thru it... I will be out from Oct 26th to Nov. 5th- and maybe more based on my recovery. So if anything is hot- hit me up before then! Thanks!

D1 & @2- Meet all the requirements of the DRI Notice of Decision. See Attached. No left turns out of Oak Tree Road onto North Druid Hills Road. No left turns out of the existing access point on Lawrenceville Hwy. These roads are restricted to left in/right in/ right out. Lawrenceville Hwy is a state route. GDOT must review and approve the site plans prior to submitting for a land development permit. Provide a 25 foot access easement for a future 10 foot multiuse path on the north side of South Fork Peachtree Creek- outside of the 50 foot stream buffer at a location approved by DeKalb County. Easement to be dedicated at the time of permitting. Provide a connection from the development to the South Fork Peachtree Multiuse Path. Provide a multiuse path along Mistletoe Road connecting the neighborhood to the development via the traffic signal. The developer requires a right of way swap for Sweet Briar Road. The County recommends an abandonment, instead of a swap, as this road is really an interior road for use by the development. Ensure that the curves on Sweet Briar Road meet the minimum standards for a road open to the public, including sight distance requirements for existing and future driveways. Fill in the sidewalk gap (+/- 50 feet) along Lawrenceville Hwy in front of 2148 Lawrenceville Hwy, including any ADA ramps. Fill in the sidewalk gap (+/- 80 feet) in front of 3873 North Druid Hills Rd, including any necessary ADA ramps. Install sidewalks/fill in sidewalk gaps and install pedestrian scale lighting on all public roads leading into the development. Pay Georgia Power to install pedestrian scale lighting on North Druid Hills from the deceleration lane at Birch to Lawrenceville Hwy and along Lawrenceville Hwy to the southern property line. DeKalb County will pay the monthly energy charge for areas that do not directly abut the development. Provide meaningful pedestrian/bike connections interior to the development to each destination, including lighting and bike racks to all destinations. Extend the left turn lane northbound on Lawrenceville Hwy at the intersection of North Druid Hills by modifying the median.

General Concern with the site plan: Mistletoe will be one of two full access entrances to the site. It has a direct connection to North Druid Hills and the neighborhood. Yet the sight plan has the entrance feeding the traffic into what appears to be the loading docks and back doors of the box stores. I understand there is a grade change, but there has got to be a way to design this better.

N1. No Comment

N2 & N3- Dedicate 27.5 feet of right of way from the centerline of Pine Mountain Road. Bring road up to current county standards at time of any land disturbance permits from the intersection of Bruce Street to northern property line.

N4, N5 & N6- Lawrenceville Hwy is state route 8. All access points on Lawrenceville Hwy are require GDOT review and approval required prior to submitting any land development permits to DeKalb County. Extend sidewalks along

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing deadline.

SEP 06 2018

Date Received: _____

Application No: _____

APPLICANT NAME: Tycore Auto Services, Inc.

Daytime Phone: 404-409-5563 E-Mail: linda@tycoreconsulting.com

Mailing Address: P.O. Box 941981, Atlanta, GA 31141

Owner Name: Linda Wiggins-Young and Duane Young
(If more than one owner attach contact information for each owner)

Daytime Phone: 404-409-5563 / 404-944-2258 E-Mail: linda@tycoreconsulting.com

Mailing Address: P.O. Box 941981, Atlanta, GA 31141

SUBJECT PROPERTY ADDRESS OR LOCATION: 5361 Covington Hwy
Decatur DeKalb County, GA, 30035

Parcel ID: 516102014 Acreage or Square Feet: 0.6 Commission District 5

Existing Zoning: C-2 Proposed Special Land Use (SLUP) C-2

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

Owner: ☒ Agent: _____ Signature of Applicant: Linda Wiggins-Young

Printed Name of Applicant: _____

Notary Signature and Seal: _____

5361 COVINGTON HWY.
DECATUR, GA 30035
(SUITE 3)

TABLE 1. Demographic Characteristics of the Study Population

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DUANE YOUNG AND LINDA WIGGINS-YOUNG

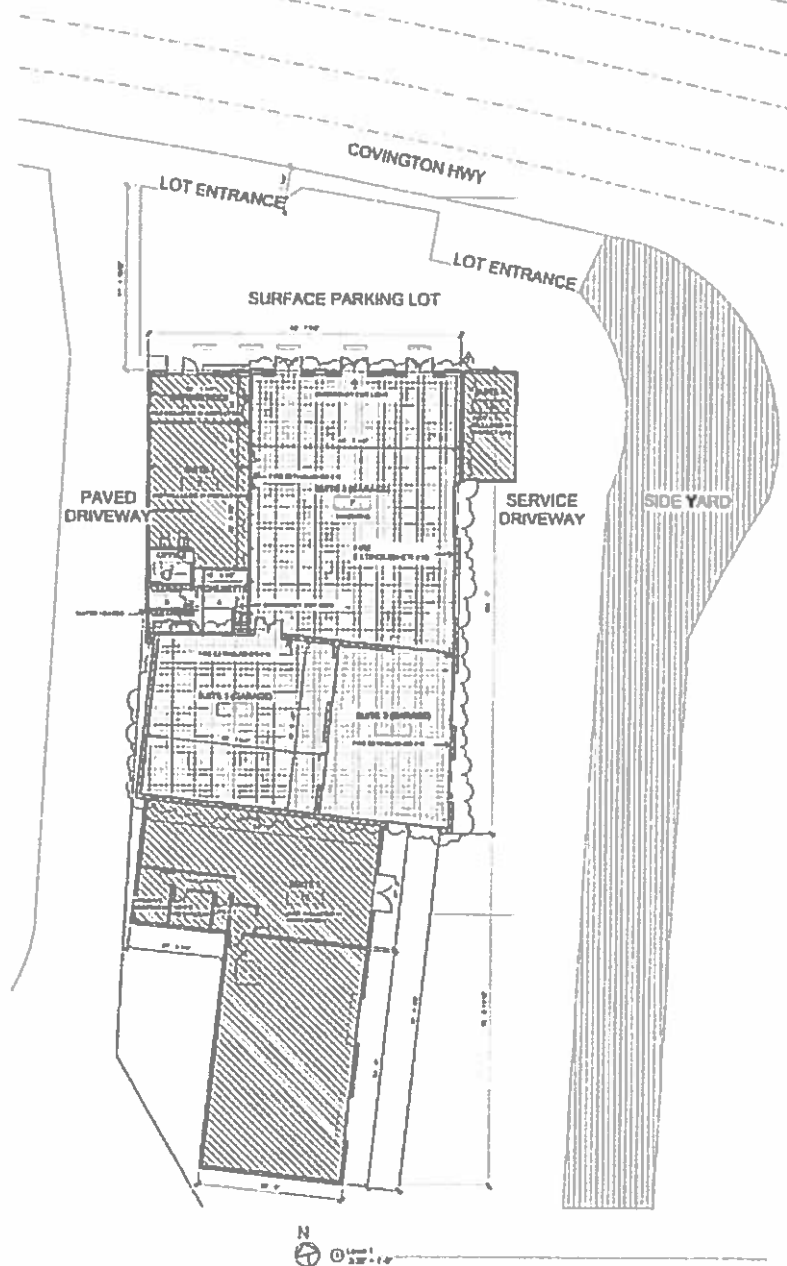
**TYCORE AUTO
SERVICES, INC
FLOOR PLAN**

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Project Number	
Issue Date	
Author	
Checker	

A101

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Tycore Auto Services Impact Analysis

Submitter: Duane Young & Linda Wiggins-Young

Committee: Board of Commissioner

Summary Statement:

Our goal is to provide excellent customer service and quality auto service repair. Honesty is at the forefront of our approach to business and we value the opportunity to service our customers.

Impact Analysis:

The proposed use of the property meets the requirement outlined for it's current zoning of C2. The previous business functioned as a collision service center while Tycore Auto Service will focus on vehicle repair. Expected business activities are inline with standard auto service repair centers providing a full compliment of repair services.

Business Parameters:

Property Scale:	Four suites totaling 10,000 SQFT
Business Usage:	4,900 SQFT of 10,000 SQFT dedicated
Number of Employees:	Six
Hours of Operation:	8 AM To 6 PM, Mon - Sat

Implication:

The proposed use of the property does not differ greatly from its previous use over the last twenty years. There will be no undue or un-necessary burden placed on surrounding businesses or residents. When compared to industry standard, services to be provided are considered routine and do not require special consideration.

Community Impact:

The property located at 5361 Covington Hwy Decatur, GA is much improved when compared to its state under previous ownership. The addition of brick façade,

exterior paint, plants/flowers, new gates and rubbish removal has drastically improved curb appeal. Our commitment to providing a quality environment in which to services our customers is evident in our current efforts as well as our past and continued support of Keep DeKalb Beautiful. While there are numerous auto repair facilities located on Covington Hwy none offer a complimentary suite of services such as Tycore. Offerings such as vehicle loaner, Pickup and drop-off of vehicle (Seniors) and free residential jump-start service (Current customers) are unique to our business. The introduction of Tycore Auto Services to the area should be viewed as a positive.