



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030

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

Planning Commission Hearing Date: January 08, 2019, 6:30 P.M.

Board of Commissioners Hearing Date: January 22, 2019, 6:30 P.M.

STAFF ANALYSIS

Case No.: 2018-3074/ Z-19-1235327 **Agenda #:** N.15

Location/Address: The north side of Covington Highway beginning at the northwest intersection of Covington Highway and Porter Road at 3780, 3770, 3764, 3762 and 3756 Covington Highway, Decatur, Georgia. **Commission District:** 4 **Super District:** 6

Parcel ID: 15-219-01-007 through 15-219-01-011

Request: To rezone from R-75 (Residential Medium Lot) District to MU-1 (Mixed Use Low Density) District to develop 58 attached townhome units with a community center and amenity area and approximately 34,780 square feet of retail development.

Property Owners: Quality International Corporation

Applicant/Agent: Ralston George

Acreage: 11 Acres

Existing Land Use: One (1) vacant single-family residence & accessory structure

Surrounding Properties: A mixture of non-residential uses front on Covington Highway. Further west is a place of worship. Single-family detached residences are east of Porter Road across from the site. North is apartments.

Adjacent & Surrounding Zoning: North & Southeast: MR-2 (Medium Density Residential-2) District
East: R-75 (Residential Medium Lot) District
South & West: C-1 & C-2 (Commercial) Districts

Comprehensive Plan: Suburban (SUB) Consistent X

Proposed Residential Units: 58 attached townhomes	Existing Residential Units: 1
Proposed Lot Coverage: 50%	Existing Lot Coverage: N/A



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DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

Date Received: _____ Application No: 1235327

Applicant Name: RALSTON GEORGE

Applicant E-Mail Address: Ralstongeorge@hotmail.com

Applicant Mailing Address: 4274 Wood Cove Dr Snellville Ga 30039

Applicant Daytime Phone: 404-304-9968 Fax: 404-289-1423

Owner Name: Quality International Corporation
If more than one owner, attach list of owners.

Owner Mailing Address: 3703 Coumington Hwy Decatur Ga 30032

Owner Daytime Phone: 404-304-9968

Address of Subject Property: 3770 Coumington Hwy Decatur Ga 30032

Parcel ID#: 15219 01007 15219 01008 15219 01009 15219 01010 15219 01011

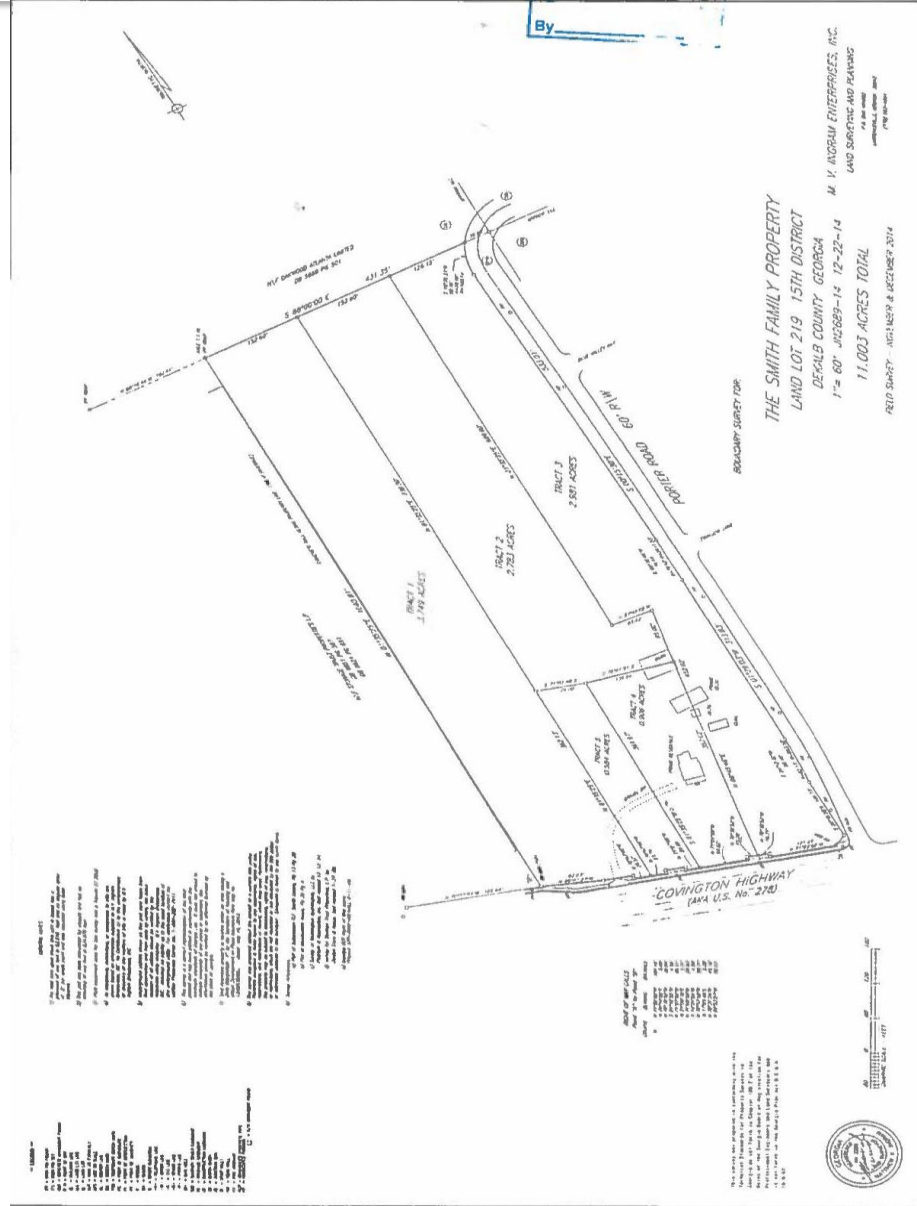
Acreage: 11 Commission District: 4

Present Zoning District(s): R-75

Proposed Zoning District: ~~MU-1~~ MU-1

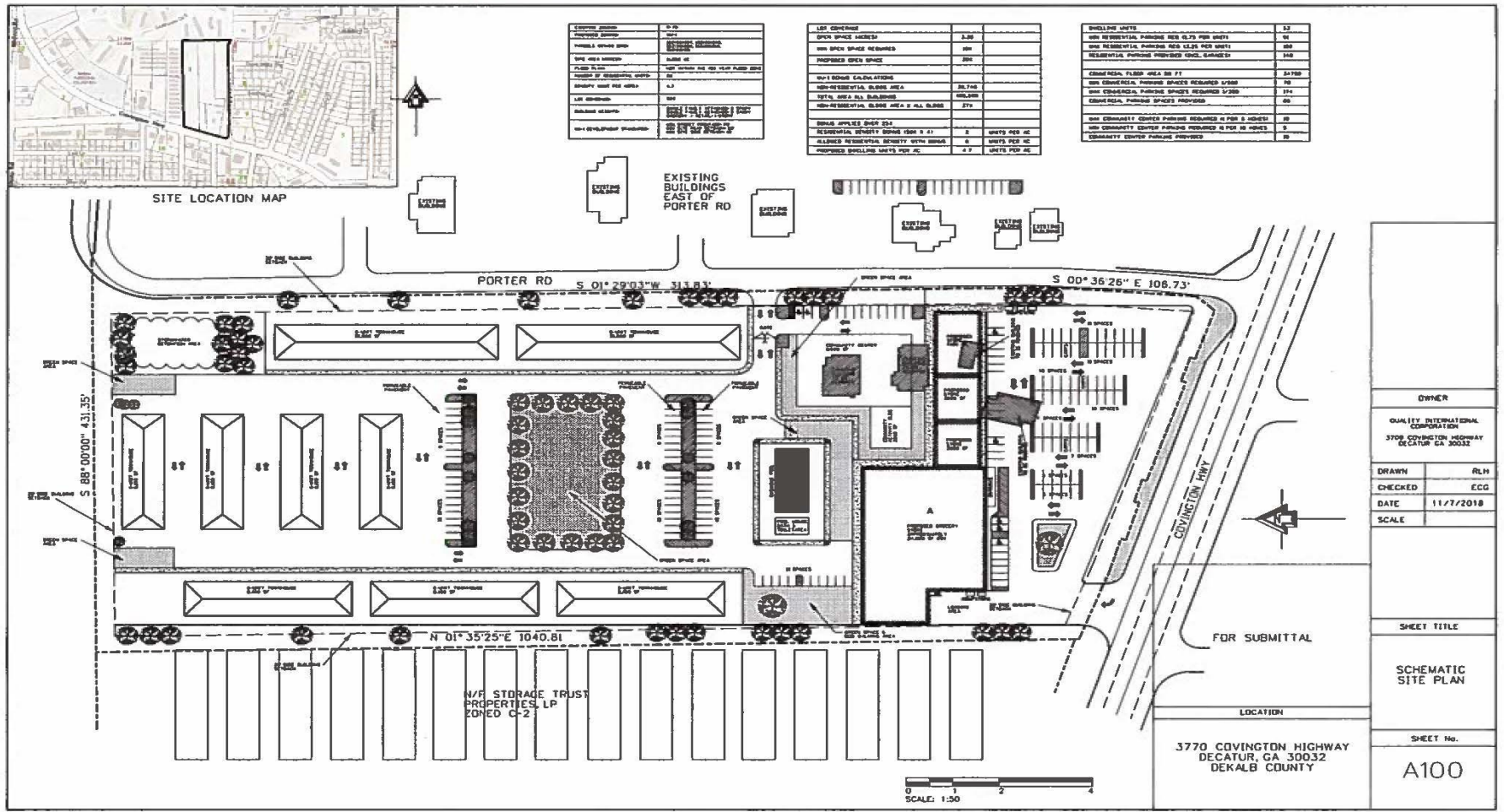
Present Land Use Designation: RTS SUB

Proposed Land Use Designation (if applicable): MIX USE MU1/SUB



REVISED
11-28-18

Submitted 11-28-18

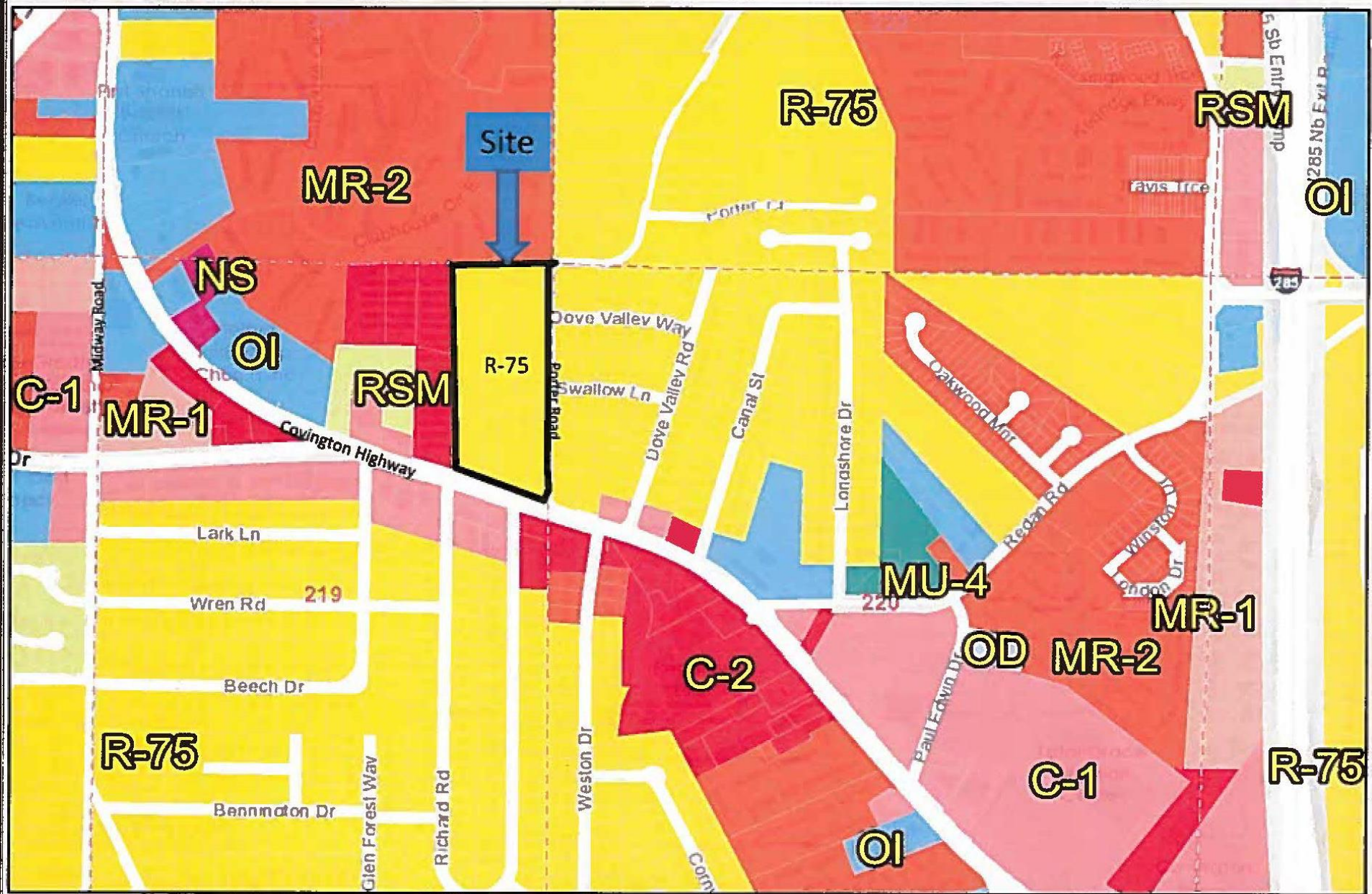


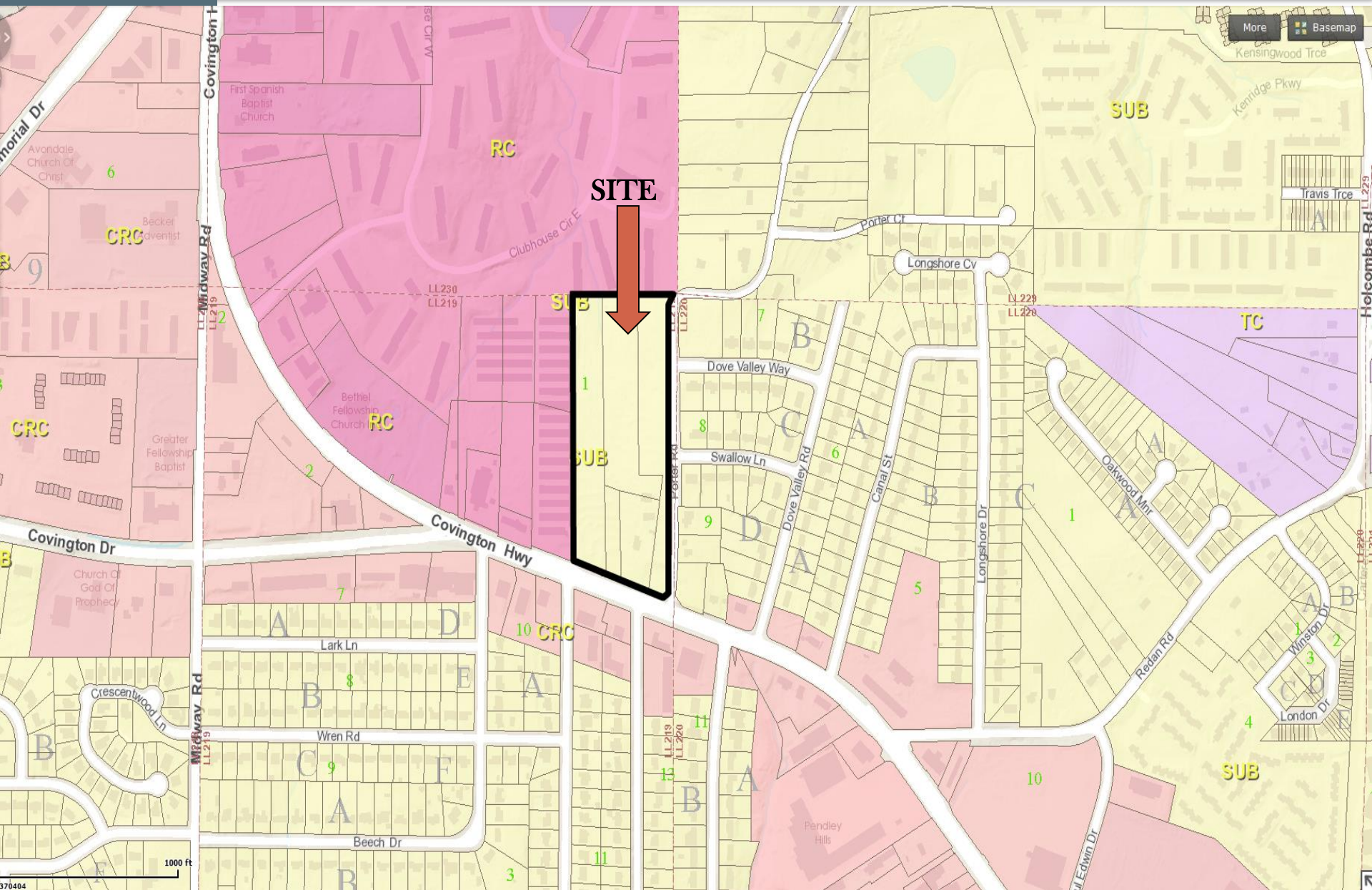
OWNER	N/F STORAGE TRUST PROPERTIES, LP
PROJECT	COMMERCIAL DEVELOPMENT
DATE	11-28-18
DESIGNER	QUALITY INTERNATIONAL CORPORATION
SCALE	AS SHOWN

LEP COVERAGE	
OPEN SPACE REQUIRED	1.20
PROPOSED OPEN SPACE	204
NET 1' BENCH CALCULATION	
COMMERCIAL BLDG AREA	28,748
OFFICE BLDG AREA	60,200
NON-RESIDENTIAL BLDG AREA	279
MINIMUM OPEN SPACE	
RESIDENTIAL DENSITY BONUS	2
ALLOWED RESIDENTIAL DENSITY WITH BONUS	0
PROPOSED DENSITY	4.7

SHEDDING UNITS	53
MIN RESIDENTIAL PARKING PER 575 PER UNIT	90
MIN RESIDENTIAL PARKING PER 12.5 PER UNIT	100
RESIDENTIAL PARKING PROVIDED (IND. GARAGE)	140
COMMERCIAL FLOOR AREA 50 FT	24,789
MIN COMMERCIAL PARKING SPACES REQUIRED 1/1000	70
MIN COMMERCIAL PARKING SPACES REQUIRED 1/2000	174
COMMERCIAL PARKING SPACES PROVIDED	60
MIN COMMERCIAL COVERED PARKING REQUIRED 1 PER 5 UNITS	10
MIN COMMERCIAL COVERED PARKING PROVIDED 1 PER 10 UNITS	5
COMMERCIAL COVERED PARKING PROVIDED	10

OWNER	
QUALITY INTERNATIONAL CORPORATION 3770 COVINGTON HIGHWAY DECATUR, GA 30032	
DRAWN	RLH
CHECKED	ECG
DATE	11/7/2018
SCALE	
SHEET TITLE	
SCHEMATIC SITE PLAN	
LOCATION	
3770 COVINGTON HIGHWAY DECATUR, GA 30032 DEKALB COUNTY	
SHEET No.	A100







Public Storage

Site

Meadowlark
Acres S/D

Bethel Fellowship
Church

Porter Road

Covington Highway

