DEKALB COUNTY

BOARD OF COMMISSIONERS

ZONING AGENDA / MINUTES

ACTION TYPE: ORDINANCE

MEETING DATE: March 28, 2017

SUBJECT: Special Land Use Permit, Z-17-21282 Titan Tennis Academy

COMMISSION DISTRICTS: 5 & 7

DEPARTMENT: Planning & Sustainability

PUBLIC HEARING: x YES NO

ATTACHMENT: x YES NO

PAGES: 20

INFORMATION CONTACT: Marian Eisenberg, Zoning Admin. (404) 371-2155

PETITION NO: Z-17-21282

PROPOSED USE: Tennis Training Facility with Clubhouse

LOCATION: 4742 Covington Highway, Decatur, GA

PARCEL No.: 15-190-05-012

PURPOSE: To rezone from C-1 (Local Commercial) to C-2 (General Commercial) to allow the development of a tennis training facility with club house in accordance with Chapter 27, Table 4.1 of the DeKalb County Code. The property is located on the east side of Covington Highway, approximately 790 feet north of Glenwood Road at 4742 Covington Highway in Decatur, Georgia. The property has approximately 198 feet of frontage along Covington Highway and contains 5.4 acres.

RECOMMENDATIONS:

PLANNING COMMISSION: APPROVAL WITH CONDITIONS

COMMUNITY COUNCIL: OTHER (NO QUORUM)

PLANNING STAFF: APPROVAL CONDITIONAL

PLANNING COMMISSION MEETING (03/08/17): On March 8, 2017, the Planning Commission voted to approve the applicant’s request.
PLANNING STAFF ANALYSIS:

The applicant is requesting to rezone the property from the C-1 (Local Commercial) District to the C-2 (General Commercial) District to develop a tennis training facility with club house on the subject site. The proposed rezoning to C-2 (Commercial) is consistent with the following comprehensive plan policies: Provide well, designed and versatile recreational opportunities (FSP5); Increase the amount of park and recreational facilities throughout the county (FSP6); and Develop innovative policies and programs to improve county health (PHP2). Compliance to required transitional buffers will lessen any anticipated impacts of noise and lights on adjacent residential properties. The C-2 District is consistent with the pattern of commercial zoning near and south of the subject site. The proposed use is consistent with other institutional and commercial uses in the area. Planning and Sustainability recommends “APPROVAL CONDITIONAL” of the rezoning request subject to the following attached conditions:

PLANNING COMMISSION VOTE: Approval With Conditions 6-0-0. V. Moore moved, M.K. Woodworth seconded for approval as recommended and conditioned by staff.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: 4-0-0. No quorum. Of the 4 CC members present, 4 voted in favor of the petition.
March 15, 2017

Z-17-21282
RECOMMENDED CONDITIONS

1. Allow a tennis training facility with a club house not to exceed 16,000 total square feet and 11 tennis courts in compliance with the revised conceptual site plan submitted to the Planning and Sustainability Department on February 9, 2017.

2. Access shall be limited to one curb cut from Covington Highway subject to Georgia Department of Transportation (GDOT).

3. Outdoor lighting shall be oriented away from residential zoned properties and shall not be lighted beyond 9:00 p.m.

4. All refuse containers shall be screened from public view with fencing or similar building materials to match the existing structure.

5. Provide landscaping along the entrance and frontage along Covington Highway subject to approval by the Planning & Sustainability Department.

6. Allow one (1) monument sign with brick base not to exceed eight (8) feet in height and thirty-two (32) square feet of sign area per street frontage. Business identification wall signage is prohibited.

7. The 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 Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.
DeKalb County Department of Planning & Sustainability
330 Ponce De Leon Avenue, Suite 300
Decatur, GA  30030
(404) 371-2155 / plandev@dekalbcountyga.gov

Planning Commission Hearing Date: Wednesday, March 8, 2017, 6:30 P.M.
Board of Commissioners Hearing Date: Tuesday, March 28, 2017, 6:30 P.M.

STAFF ANALYSIS

Case No.: Z-17-21282
Agenda #: N.18

Location/Address: The east side of Covington Highway, approximately 148 feet south of Lamar Street and 790 feet north of Glenwood Road at 4742 Covington Highway, Decatur, Georgia.

Commission District: 5  Super District: 7

Parcel ID: 15-190-05-012

Request: To rezone from C-1 (Local Commercial) to C-2 (General Commercial) to allow the development of a tennis training facility with clubhouse in accordance with Chapter 27-Article 4.1 Use Table of the DeKalb County Code.

Property Owner: REO Funding Solutions

Applicant/Agent: Titan Tennis Academy

Acreage: 5.5 Acres

Existing Land Use: Undeveloped property

Surrounding Properties: Single-family residences; various commercial & institutional uses

Adjacent & Surrounding Zoning:
- North & East: R-85 (Residential Medium Lot) District
- West & South: C-1 (Local Commercial) District
- South: C-2 (General Commercial) District

Comprehensive Plan: Commercial Redevelopment Corridor Consistent: X

<table>
<thead>
<tr>
<th>Proposed Building Square Feet: 15,150 Square Feet</th>
<th>Existing Building Square Feet: N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Lot Coverage: 45%</td>
<td>Existing Lot Coverage: N/A</td>
</tr>
</tbody>
</table>

Prepared 3/15/2017 by: KFHILL
**SUBJECT PROPERTY**

The subject site located at 7260 Covington Highway is on the east side of Covington Highway, a four-lane major thoroughfare and south of Lamar Street, a local street. It is north of the intersection of Covington Highway and Glenwood Road adjacent to the Chevrolet Dealership. The 5.4 acre site is a long rectangular shaped undeveloped parcel consisting of mature dense vegetation. A stream is located in the rear of the site.

Immediate surrounding properties include a mixture of residential and commercial uses. North and adjacent to the site is an established neighborhood consisting of single-family detached residences. Adjacent to the site along the south property line is Superior Chevrolet Dealership. Family Dollar and other commercial are located around the intersection of Covington Highway and Glenwood Road. Other commercial uses in the immediate area along Covington Highway include auto body and tire shops, Parkwood Hills Baptist Church and Diamond retail shopping plaza. East of the site are single-family detached residences on large lots.

**ZONING HISTORY**

The property is zoned C-1 (Local Commercial) District. It appears that this zoning has been in place since the adoption of the DeKalb County Zoning Ordinance in 1956.

**PROJECT ANALYSIS**

The subject application requests an amendment to the Official Zoning Map pursuant to Chapter 27, Article 7.3 of the DeKalb Code of Ordinances to rezone the 5.5 acre site from the C-1 (Local Commercial) District to the C-2 (General Commercial) District. Per the submitted Letter-of-Intent, the applicant seeks to develop an approximately 16,000 square foot tennis training facility with club house and tennis courts.

The submitted site plan depicts ten (10) outdoor lighted tennis courts, two (2) indoor tennis courts in a covered facility consisting of 12,850 square feet, a 2,700 square foot pavilion area and a 2,300 square foot club house. Access is shown from one (1) curb cut along Covington Highway. Required 50 foot transitional buffers are depicted along the north and east property lines adjacent to residential zoned properties. Buffer is mature and consists of dense vegetation. Stormwater detention is not shown however, the site depicts required 75-foot stream buffer in the rear of the site. A total of 41 parking spaces (including 8 handicapped spaces) are proposed.

Staff has recommended conditions to address site development concerns that may impact the adjoining residential uses. Planning Staff proposes that lighting be oriented away from the adjacent residential properties. The applicant indicated to Staff that a pedestrian bridge will be erected over the stream to access the three (3) tennis courts in the rear of the site. Staff notes that the parking is short 10 spaces per the requirements for 51 spaces. A variance will needed unless the spaces can be provided.

**ZONING ANALYSIS**

The applicant is requesting to rezone the subject site from the C-1 (Local Commercial) District to the C-2 (General Commercial) District where a tennis training facility and club house is permissible as an outdoor recreational use. The C-1 District is intended to provide convenient local retail shopping and service areas within the county for all residents. The intent of the C-2 District is to assure authorized uses are designed to provide commercial and service needs to neighborhood groups and the county. The request to rezone the site to C-2 (General Commercial) District is consistent with existing commercial zonings and uses (Superior Chevrolet, Diamond Plaza & Family Dollar) along Covington Highway. Immediate south and further south of the site along Covington Highway is zoned C-2. Northwest of the site is zoned C-1 (Local Commercial) District. The proposed C-2 District is also compatible with existing institutional uses west of the site along Covington Highway and nearby on Glenwood Road (Glen Haven Methodist Church & Parkwood Hills Baptist Church).
LAND USE PLAN CONSISTENCY

The Comprehensive Plan designates this site within a Commercial Redevelopment Corridor (CRC) Character Area. The CRC designation within the 2025 Comprehensive Plan identifies the project area as suitable for commercial, office and recreational facilities, public and civic facilities, and institutional uses. The proposed rezoning to the C-2 (General Commercial) District is consistent with the following Plan policies and strategies: Provide well, designed and versatile recreational opportunities (FSP5); Increase the amount of park and recreational facilities throughout the county (FSP6); and Develop innovative policies and programs to improve county health (PHP2).

Chapter 27-Article 7.3.5. Standards and factors governing review of proposed amendments to the Official Zoning Map. The following standards and factors are found to be relevant to the exercise of the county’s zoning powers and shall govern the review of all proposed amendments to the Official Zoning Map:

A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.

Located on a major arterial (Covington Highway) and within a Commercial Redevelopment Corridor Character Area designated by the 2025 Comprehensive Plan, the rezoning request to the C-2 (General Commercial) District will allow recreational opportunities and reflect consistency with the following Comprehensive Plan Policy: Provide well, designed and versatile recreational opportunities (FSP5).

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

The rezoning request to C-2 (General Commercial) District will permit a use that is suitable in view of existing commercial uses at the intersection of Panola and Covington Highway.

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

The request may have a reasonable economic use as currently zoned C-1 (Local Commercial) District.

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

The rezoning request will not adversely affect the existing use or usability of adjacent and nearby properties along Covington Highway. The requirement of transitional buffers will lessen the impact on adjacent residents along Lamar Street north of the site and in the rear of the site.

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

The existing C-1 zoning on the site give supporting grounds commercial uses. In addition the site is undeveloped and the proposed tennis academy will provide recreational opportunities and improve health for county residents.

F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.

The proposed rezoning request should not have an adverse effect on historic buildings, sites, districts, or archaeological resources.

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

The site is located on a four-lane major arterial and state highway (Covington Highway). Road improvements imposed by GDOT (Georgia Department of Transportation) should mitigate any traffic related issues. The proposed use will have no impact on school enrollment.
H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.

The rezoning proposal to the C-2 District for retail uses should not adversely impact the environment or surrounding natural resources.

**COMPLIANCE WITH DISTRICT STANDARDS**

Per the chart below, it appears the proposed use and building on the site can comply with minimum development standards of the C-2 (General Commercial) District per Table 2.2 of the DeKalb County Zoning Ordinance.

<table>
<thead>
<tr>
<th>STANDARD</th>
<th>REQUIREMENT</th>
<th>PROPOSED</th>
<th>COMPLIANCE</th>
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</thead>
<tbody>
<tr>
<td>LOT WIDTH (C-2)</td>
<td>A minimum 100 feet of lot width on a public street frontage</td>
<td>198 Feet on Covington Hwy.</td>
<td>Yes</td>
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<tr>
<td>LOT AREA (C-2)</td>
<td>30,000 Square Feet</td>
<td>5.4 acres or 242,000 Square Feet</td>
<td>Yes</td>
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<tr>
<td>FRONT (C-2)</td>
<td>Max 60 Feet</td>
<td>60 Feet on Covington Hwy</td>
<td>Yes</td>
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<tr>
<td>INTERIOR SIDE YARD</td>
<td>15 Feet south adjacent to Superior Chevrolet</td>
<td>15 Feet</td>
<td>Yes</td>
</tr>
<tr>
<td>TRANS. BUFFERS</td>
<td>50 feet required where abuts residential zoned property along north and east property lines</td>
<td>50 along north property line &amp; 60 along east property line</td>
<td>Yes</td>
</tr>
<tr>
<td>HEIGHT</td>
<td>Up to 2 stories</td>
<td>Up to 2-Stories</td>
<td>Yes</td>
</tr>
<tr>
<td>PARKING</td>
<td>Minimum 1 parking space per 300 square feet of floor area. 51 spaces required</td>
<td>41 parking spaces</td>
<td>No. Will need to add at least 10 more parking spaces or file for a variance.</td>
</tr>
<tr>
<td>PARKING LOT LANDSCAPING</td>
<td>10% total parking lot in landscape space applicable for 20 or more spaces.</td>
<td>Not shown on submitted site plan</td>
<td>Will need to show compliance</td>
</tr>
</tbody>
</table>

**Staff Recommendation:** APPROVAL CONDITIONAL

The applicant is requesting to rezone the property from the C-1 (Local Commercial) District to the C-2 (General Commercial) District to develop a tennis training facility with club house on the subject site. The proposed rezoning
to C-2 (Commercial) is consistent with the following comprehensive plan policies: Provide well, designed and versatile recreational opportunities (FSP5); Increase the amount of park and recreational facilities throughout the county (FSP6); and Develop innovative policies and programs to improve county health (PHP2). Compliance to required transitional buffers will lessen any anticipated impacts of noise and lights on adjacent residential properties. The C-2 District is consistent with the pattern of commercial zoning near and south of the subject site. The proposed use is consistent with other institutional and commercial uses in the area. Planning and Sustainability recommends “APPROVAL CONDITIONAL” of the rezoning request subject to the following conditions:

1. Allow a tennis training facility with a club house not to exceed 16,000 total square feet and 11 tennis courts in compliance with the revised conceptual site plan submitted to the Planning and Sustainability Department on February 9, 2017.

2. Access shall be limited to one curb cut from Covington Highway subject to Georgia Department of Transportation (GDOT).

3. Outdoor lighting shall be oriented away from residential zoned properties and shall not be lighted beyond 9:00 p.m.

4. All refuse containers shall be screened from public view with fencing or similar building materials to match the existing structure.

5. Provide landscaping along the entrance and frontage along Covington Highway subject to approval by the Planning & Sustainability Department.

6. Allow one (1) monument sign with brick base not to exceed eight (8) feet in height and thirty-two (32) square feet of sign area per street frontage. Business identification wall signage is prohibited.

7. The 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 Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.

Attachments:

1. Department Comments
2. Application
3. Site Plan
4. Zoning Map
5. Future Land Use Plan Map
6. Aerial
7. Site Photographs
NEXT STEPS

Following an approval of this application, one or several of the following may be required:

√ Land Disturbance Permit  (Required for 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.)

Overlay Review  (Required review of development and building plans for all new construction or exterior modification of building(s) located within a designated overlay district.)

Historic Preservation  (A Certificate of Appropriateness is required for any proposed changes to building exteriors or improvements to land when located within the Druid Hills or the Soapstone Geological Historic Districts. 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.)

Minor Modification  (Required if there are any proposed minor changes to zoning conditions that were approved by the Board of Commissioners. The review is administrative if the changes are determined to be minor as described by Zoning Code.)

√ Major Modification  (Required submittal of a complete zoning application for a public hearing if there are any proposed major changes to zoning conditions that were approved by the Board of Commissioner for 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 requires submittal of application and supporting documents, and payment of fees. Please consult with the appropriate department/division.
MARCH 2017 TRANSPORTATION COMMENTS

From: Keeter, Patrece
Sent: Friday, February 24, 2017 12:32 PM
To: Spann, Madolyn; Hill, LaSondra
Cc: Pelton, David; Brown, Ledrous
Subject: Zoning Comments March 2017

1. N1- Flowers Rd is a collector. Require the addition of sidewalks along entire property frontage. Add pedestrian features at the signalized intersection of Flowers Rd and Mercer University Drive.
2. N2- same as N.1
3. N3- GDOT review and Permits required. Lawrenceville Hwy (SR 8) is a major arterial. Linkwood is a local road. See Section 14-190 of the land development code and Chapter 5 of the Zoning Code for required transportation infrastructure improvements, including right of way dedications which may impact set back requirements. All public infrastructure must be on right of way. On Linkwood, a professional engineer is required to verify all sight distance requirements per AASHTO for access point in curve. If requirement are not met, the access point may not be permitted or mitigation improvements will be required. Add ADA ramps with truncated domes at Linkwood, with a level landing pad beyond ramp on the southern side of intersection. 6 foot sidewalk, 5 foot planting strip require. Line driveway up with median end on Lawrenceville Hwy- subject to GDOT approval. Raise granite curb on Linkwood.
4. N4- No Comment.
5. N5- GDOT review and permits required. Lavista Road (SR 236) is a minor arterial. See Section 14-190 of the land development code and Chapter 5 of the Zoning Code for required transportation infrastructure improvements, including right of way dedications which may impact set back requirements. All public infrastructure must be on right of way. Extend curb/gutter, drainage and sidewalks to the east to Hampton Glen Apts Driveway and to the west to Nalley Circle.
6. N6- GDOT review and permits required. Right of way is within City of Atlanta- infrastructure requirements need COA approval also. Memorial Drive is a major arterial. See Section 14-190 of the land development code and Chapter 5 of the Zoning Code for required transportation infrastructure improvements, including right of way dedications (50 feet from centerline required) which will impact set back requirements. All public infrastructure must be on right of way. All public infrastructure must be on right of way. Current access point does not meet the county code- must line up with Campbell Street or be offset based on speed limit- see County Code 14-200 (6) measured from centerline to centerline of driveway.
7. N7- Bouldercrest Road is a Major arterial. See Section 14-190 of the land development code and Chapter 5 of the Zoning Code for required transportation infrastructure improvements, including right of way dedications which may impact set back requirements. All public infrastructure must be on right of way. Provide a multiuse path connection to the existing multiuse path in lieu of sidewalk and bike lanes requirements along frontage.
8. N8- Bouldercrest Road is a Major arterial. See Section 14-190 of the land development code and Chapter 5 of the Zoning Code for required transportation infrastructure improvements, including right of way dedications which may impact set back requirements. All public infrastructure must be on right of way. Provide a multiuse path connection to the existing multiuse path in lieu of sidewalk and bike lanes requirements along frontage.
9. N9- No comment
10. N10- No comment
11. N11- Cedar Grove is a minor arterial. This falls within the Bouldercrest Overlay District Tier 2. Follow the required infrastructure improvements within the overlay. IF SILENT- See Section 14-190 of the land development code and Chapter 5 of the Zoning Code for required transportation infrastructure improvements, including right of way dedications which may impact set back requirements. All public infrastructure must be on right of way. Only one access point will be allowed on Cedar Grove Road. Add sidewalks from the property to the west (within right of way) to connect to existing sidewalks. Bring curb/gutter and ADA up to standards.

12. N12- North Arcadia and E. Ponce are both minor arterials. See Section 14-190 of the land development code and Chapter 5 of the Zoning Code for required transportation infrastructure improvements, including right of way dedications which may impact set back requirements. All public infrastructure must be on right of way. Traffic study required to determine number of access points and road improvements necessary. Left turn lanes and deceleration lanes may be required based on study. Five full access points are too many for this development. Limit one full access point on each road with one right in/right out on each road plus the truck access on North Acradia. Provide traffic signal warrant studies for full access points. The plan is very hard to read- do not zone to a site plan due to this. Plan assumes right of way abandonment. A professional engineer is required to verify all sight distance requirements per AASHTO for access points, especially in curves. If requirement are not met, the access point may not be permitted or mitigation improvements will be required. This property is just outside the Medline Study LCI area- but improvements should be consistent with the intent of the study. Projects falls partially within the City of Decatur. Coordination with both the City and the County is required.

13. N13- No Comment
14. N14- No Comment
15. N15- Rockbridge Road is a minor arterial. Right of way dedication of 40 feet from centerline required.

16. N16- GDOT review and permits required. No sight plan submitted for specific review. Covington Hwy is a major arterial. Porter Rd is a local road. See Section 14-190 of the land development code and Chapter 5 of the Zoning Code for required transportation infrastructure improvements, including right of way dedications which may impact set back requirements. All public infrastructure must be on right of way. Only right in/right out access on Covington Hwy due to driveway spacing requirements found in County Code 14-200 (6) measured from centerline to centerline of driveway/street.

17. N17- GDOT review and permits required. Covington Hwy (SR 12) is a major arterial. See Section 14-190 of the land development code and Chapter 5 of the Zoning Code for required transportation infrastructure improvements, including right of way dedications which may impact set back requirements. All public infrastructure must be on right of way. Extend sidewalks across 4722 to fill gap to the intersection at Lamar St.

18. N18- GDOT review and permits required. Covington Hwy (SR 12) is a major arterial. See Section 14-190 of the land development code and Chapter 5 of the Zoning Code for required transportation infrastructure improvements, including right of way dedications which may impact set back requirements. All public infrastructure must be on right of way.

19. N19- No Comment
20. N20- No Comment. No site plan provided

21. N21- GDOT review and permits required. Covington Hwy (SR 12) is a major arterial. See Section 14-190 of the land development code and Chapter 5 of the Zoning Code for required transportation infrastructure improvements, including right of way dedications which may impact set back
requirements. All public infrastructure must be on right of way. Transportation Division needs to review and approve the entire sight plan for driveway placement. Only two access points will be allowed on Covington Hwy for the site. It appears that three are proposed overall. Provide traffic study for the build out development. Provide traffic signal warrant study per GDOT standards for proposed traffic signal. Drive with traffic signal requires left turn lanes on both side streets and main line. If warranted, fund the construction of the traffic signal and convert the driveway between 6076 and 6056 to a right in/right out driveway. Construct the sidewalks along the frontage of 6024 Covington Hwy within the right of way with this permit. Construct sidewalks along frontages of 6144 Covington Hwy.
RECEIVED
JAN 06 REC'D

DeKalb County Department of Planning & Sustainability

Lee May
Interim Chief Executive Officer

Andrew A. Baker, AICP
Director

APPLICATION TO AMEND OFFICIAL ZONING MAP
OF DEKALB COUNTY, GEORGIA

Date Received: __________________________ Application No.: 2-17-21282

Applicant: Titan Tennis Academy E-Mail: TitanTennisacademy@gmail.com
Applicant's Mailing Address: 5521 Penneybrook Trail, Stone Mountain, GA 30083
Applicant's Phone No.: 404-545-2097 Fax: __________________________

Owner(s): REO FUNDING SOLUTIONS E-Mail: dedwards@turnstonegroup.com
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address: 1170 Peachtree Street NE, Atlanta GA
Owner(s) Phone No.: 404 477 6180 Fax: __________________________

Address/Location of Subject Property: 4742 Covington Highway, Decatur GA 30030
District(s): 5 Land Lot(s): LL 190 Block(s): 5 Parcel(s): 05-190-05-012
Acreage: 5.4
Commission District(s): __________________________

Current Zoning Category: C 2 Proposed Zoning Category: C 2
Current Land Use Category: Vacant / CRC Land Use Amendment Filed? Yes [ ] No

PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before the Planning Department accepts it. It must include the attachments and filing fees identified on the attachments. An application, which lacks any of the required attachments, shall be determined as incomplete and shall not be accepted. 20 collated copies must be submitted.

Disclosure of Campaign Contributions
In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following question must be answered: Have you the applicant made $250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? ______ Yes ______ No 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 the Board of Commissioners, DeKalb County, 1000 Commerce Drive, Decatur, Ga. 30030.

NOTARY SIGNATURE
April 13, 2020
EXPIRATION DATE / SEAL

SIGNATURE OF APPLICANT / DATE
Check One: Owner [ ] Agent [X] 1/5/2017

Page 2 of 5

Revised 1/14/13

Web Address: http://www.dekalbcountyga.gov/planning
Email Address: planninganddevelopment@dekalbcountyga.gov
Notice Date: Saturday, December 31, 2016

PUBLIC NOTICE

To

Request for a Special Land Use Permit

Filed by: Titan Tennis Academy
Located at: 4742 Covington Hwy
Decatur, GA

Current Use: Vacant Undeveloped 5 acre Site
Proposed Use: Tennis training facility & Club House
Hours of Operation: 7:00am-9:00pm

PRE-SUBMITTAL COMMUNITY MEETING TO TAKE PLACE AT:
Location: Glen Haven United Methodist Church
4862 Glenwood Road, Decatur, Ga 30035
Date & Time: January 11, 2017 from 6:00pm-7:30pm
Point of Contact: Connor Offutt 404-545-2097
<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
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<th>E-Mail</th>
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<tbody>
<tr>
<td>IRA L. CAMPBELL</td>
<td>PRESENTER</td>
<td>619 549 7876</td>
<td><a href="mailto:designs4living@gmail.com">designs4living@gmail.com</a></td>
</tr>
<tr>
<td>Ervin Mikell</td>
<td>1829 McLain Lane</td>
<td>404 217 6074</td>
<td><a href="mailto:ccmik2002@yahoo.com">ccmik2002@yahoo.com</a></td>
</tr>
<tr>
<td>Patricia Miller</td>
<td>1829 McLain LN</td>
<td>404 803 3220</td>
<td><a href="mailto:trishbhm@yahoo.com">trishbhm@yahoo.com</a></td>
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<td>Eric Nyantely</td>
<td>6252 Phillips Blvd</td>
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<td><a href="mailto:eric@shmdesigns.com">eric@shmdesigns.com</a></td>
</tr>
</tbody>
</table>
The Plan

Create a top of the line tennis academy built from the ground up to optimize for high performance training. This business will be a hub for high level tennis in Atlanta as well as create a social, trendy environment for all tennis enthusiasts to compete and improve their abilities.

Floor area: 5,400
Height of Bldg: 32'-0"
Number of Units: 1
Mix of unit types: 1
Hours of Operation: 7:00am - 9:00pm
There are no other conditions agreed upon by the applicant.
Titan Tennis Academy (TTA) will comply with all regulatory standards set forth by the comprehensive plan and the Dekalb County zoning ordinances. The following analysis will be in reference to sections 7.3.4 and 7.3.5 of the Dekalb County Code of Ordinances.

7.3.4

A. The proposed Land use for TTA will not interfere with the uses or development of adjacent properties.
B. TTA will positively affect the local area
C. TTA will provide adequate parking and traffic management without interfering with existing transportation
D. The proposed land use is consistent with the comprehensive plan. Specifically TTA will be environmentally friendly, encourage community activity and foster wholesome lifestyles. TTA will provide local jobs and create opportunities for youth to participate in competitive sports, paving the way for scholarships and career opportunity.
E. TTA will not be problematic for municipal boundary lines.
F. TTA will not affect any nearby developments negatively.
G. No historic items will be disrupted.

7.3.5

A. The proposal is in conformity with the comprehensive plan
B. Adjacent properties are in support of the proposal. Many personal testimonies have been gathered.
C. The current zoning of the property is extremely prohibitive in potential economic uses.
D. The proposal will not adversely affect the surrounding properties.
E. None
F. No historic items will be disrupted by the proposal
G. TTA will provide adequate parking and traffic management without interfering with existing transportation
H. The proposal will have a minimal impact on the environment and surrounding resources.
Proposed Tennis Training Facility

Subject Property Site

N.18 Z-17-21282
Site Frontage along Covington Highway

Adjacent Superior Chevrolet