



## **DeKalb County Department of Planning & Sustainability**

**330 Ponce De Leon Avenue, Suite 300**

**Decatur, GA 30030**

**(404) 371-2155 / [plandev@dekalbcountyga.gov](mailto:plandev@dekalbcountyga.gov)**

**Planning Commission Hearing Date: March 05, 2019, 6:30 P.M.**

**Board of Commissioners Hearing Date: March 26, 2019, 6:30 P.M.**

### **STAFF ANALYSIS**

**Case No.:** 2018-3074/ Z-19-1235327 **Agenda #:** D.2

**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 60 attached townhome units with an amenity area and approximately 40,000 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

<b>Proposed Residential Units:</b> 60 attached townhomes	<b>Existing Residential Units:</b> 1
<b>Proposed Lot Coverage:</b> 50%	<b>Existing Lot Coverage:</b> N/A

## **ZONING HISTORY:**

The subject 11-acre site is an assemblage of properties along the north side of Covington Highway at the northwest intersection of Covington Highway and Porter Road. The site combines properties located at 3780, 3770, 3764, 3762 and 3756 Covington Highway, Decatur, Georgia. The 11-acre site is primarily wooded with large mature trees. There are two (2) vacant and dilapidated residential dwellings with accessory structures on the site. The site has been zoned R-75 (Residential Medium Lot District) since the adoption of the DeKalb County Ordinance. Multi-family apartment units abut the property along the north (rear) property line. Public storage abuts the site along the west property line. Along the east side of Porter Road are several detached single-family detached residences and a cemetery.

## **PROJECT ANALYSIS:**

Per the submitted application, the applicant is requesting to rezone the site from the R-75 (Residential Medium Lot) District to MU-1 (Mixed Use Low Density) District. The MU-1 District is a permitted zoning district within the Suburban Character Area with a base maximum density of 4 units per acre. A density bonus achieved by amenities, location or other provisions allow up to 8 units per acre in a suburban character area. Per the revised Letter-of-Intent submitted on 12/19/2018, the intent is to develop 60 attached townhomes on 11 acres at a density of 5.45-units per acre. The applicant intends to achieve the density by meeting requirements for public improvements, amenity and transit proximity per Table 2.19 of the DeKalb County Zoning Code.

The revised site plan submitted on January 18, 2019 depicts 40,000 square feet of proposed retail space located along the Covington Highway frontage. Parking for the retail component is provided in the rear of the buildings. A pocket park, playground and mail kiosk with additional parking separates the retail component from the attached townhouse units. Crosswalks for pedestrian connectivity is only depicted at the property entrance on Covington Highway and within the parking lot behind the retail development. Per Article 5.7.6.5 of the DeKalb Zoning Code, sidewalks and pedestrian ways shall provide a continuous network that connects each dwelling unit with adjacent public streets and all on-site amenities designed for use by residents of the development. Stormwater detention is depicted along the south property line near Covington Highway and in the rear of the site.

The townhouse units are in the rear of the site. Article 5.7.6.C.8 states that single-family attached buildings shall be no more than two hundred (200) feet in length. It appears that the revised site plan complies with this standard. Two sets of 5 attached townhome units (10 total) are located along the Porter Road property frontage. The front door entrance faces Porter Road with parking in the rear. Fifty proposed units do not have any public road frontage. Eighteen (18) units are depicted along the south property line adjacent to the existing public storage facility and the remaining thirty-two (32) units are interior to the site. Each townhome unit is 1,080 square feet.

Per the revised submitted site plan, access to the development is proposed via one (1) full access curb cut on Covington Highway and three (3) access points on Porter Road. The townhouse portion of the development would be accessed via two (2) curb cuts from Porter Road. Given that Covington Highway is a state route (SR12) and major arterial, Georgia Department of Transportation (GDOT) will determine the number of access points from Covington Highway. Per GDOT, a preliminary calculation using the ITE Trip Generation Manual (10<sup>th</sup> edition) indicates that the proposed commercial portion of the development (40,000 square feet) could generate as many as 3,224 daily trips. The projected number of trips would require a right-turn deceleration lane on Covington Highway. A traffic impact study is required for any site that is expected to generate more than 500 gross daily trips.

**COMPLIANCE WITH DISTRICT STANDARDS: Per Chapter 27 -Table 2.17 Mixed-Use Zoning District**

<b>MU-1 STANDARD</b>	<b>REQUIREMENT</b>	<b>PROPOSED</b>	<b>COMPLIANCE</b>
Dwelling Units Per Acre With Bonus	4-8 Units Per Acre	5.45 Units Per Acre	Yes, if site can show compliance to density bonus requirements per Table 2.19 of the DeKalb County Code.
MIN. OPEN SPACE	10%	12.3 % Open Space	Yes
MIN. LOT WIDTH Single-Family Attached	20 feet	Appears 20 feet	Yes
MIN. UNIT SIZE (MF)	Min. 850 square feet	1,080 square feet	Yes
FRONT SETBACKS ALONG MAJOR ARTERIAL (Covington Highway)	Min. 10 feet, Max 20 feet	20 feet	Yes
SIDE CORNER SETBACK ALONG PUBLIC STREET (Porter Road)	Min. 10 feet, Max 20 feet	20 feet	Yes
REAR SETBACK	20 feet	>20 feet	Yes
MAX. BLDG. HEIGHT	3 stories with density bonus	3	Yes
PARKING – Article 6			
Attached SF	Min. 1.5 parking spaces per unit plus .25 per unit for guest = 105 spaces	107 parking spaces	Yes
Retail	Min 3 spaces per 1,000 square feet =120 spaces	140 retail parking spaces on site plan	Yes

**ZONING ANALYSIS**

The applicant is requesting to rezone the subject site from R-75 (Residential Medium Lot) District to MU-1 (Mixed Use Low Density) District at a density of 5.6 units per acre. The intent of the R-75 District is to provide protection of neighborhoods within the county where lots have a minimum of 10,000 square feet at a density of 4.35 units per acre. Mixed Use Districts permit flexible and compatible arrangements of residential, commercial, office institutional, and civic uses. Adjacent zonings and existing developments in the area support the proposed MU-1 district on the site. There is a mixture of commercial, residential multi-family zoning districts and uses along Covington Highway in the immediate area of the site. North are multi-family apartment units zoned MR-2. Adjacent along the west property line is a public storage facility zoned C-2 (General Commercial). East of the site on the other side of Porter Road is zoned R-75 (Residential Medium Lot) District. Further west is zoned C-1 (Local Commercial) and developed with Supreme Auto Repair and Collision. Creative Image Learning Center is adjacent to the auto repair and is also zoned C-1. Further west

is zoned RSM (Small Lot Residential Mix) and approved for 28 townhome units on 4.3 acres at a density of 6.51 units per acre pursuant to CZ-05-069. The townhouse units have not been developed, but a small portion of the site fronting on Covington Highway is developed with a residential structure used by Creative Image Learning Center. The O-I (Office-Institutional) District abuts the approved RSM and is developed with the Bethel Fellowship church. South of the site along Covington Highway is zoned C-1 and C-2 and is developed with various retail and commercial uses.

The east property line fronting on Porter Road serves as the line of demarcation between the proposed mixed-use development and the existing single-family detached residences zoned R-75 (Residential Medium Lot) District. The proposed MU-1 district on the site would provide an appropriate transition of land use from C-2 to MU-1 to R-75 along Covington Highway. Given the site's location adjacent to public storage and multi-family units, development of single-detached residences on current R-75 zoned property may not provide the best economic use of the site. Compliance to site design and building form standards would provide an attractive and useable residential development that would blend in with the mixture of non-residential uses along Covington Highway. Therefore, given the proposed development's compatibility with existing institutional uses, commercial and multi-family residential developments in the area, the MU-1 zoning district would be appropriate for the site.

**Section 27-7.3.5 of the DeKalb County Code states that the following standards and factors 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:**

The site is located within a Suburban Character Area designated by the 2035 Comprehensive Plan which allows a maximum density of 8 units per acre. The request for the MU-1 zoning district is consistent with the following Plan policies: The non-residential development in suburban areas shall be limited to small-scale convenience goods/services to meet the needs of the surrounding residents. Small scale nonresidential development shall be limited to qualifying intersections (collector roadway and above); and Locate development and activities within easy walking distance of transportation facilities. Utilize the zoning code to provide a variety of housing opportunities and choices to better accommodate the needs of residents. Mixed use developments shall include a variety of home styles, densities and price ranges in locations that are accessible to jobs and services.

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

The rezoning request to the MU-1 (Mixed Use Low Density) District for 60 attached townhome units and 40,000 square feet of retail will permit a use that is suitable and compatible to adjacent uses (public storage units and multi-family residential units) and nearby properties (auto repair, learning center & single-family detached residences).

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

The property as currently zoned R-75 (Residential Medium Lot) District has a minimum lot size of 10,000 square feet which would equate to approximately 4.35 units per acre if developed for single family detached residences. However, given that the site is adjacent to a commercial use (public storage) along the west property line and multi-family units along the north property line, it appears that new single-family detached residences would be an economic risk on the subject site. The area along Covington Highway is a mixture of commercial and office uses. The subject site consists of the last few residential zoned parcels along that section of Covington Highway. The proposed attached single-family with retail development appears to be a more economically viable use.

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

The rezoning proposal for retail and attached single-family development on the site would add to existing traffic on Covington Highway during A.M. and P.M. peak hours. Potential traffic impact may be mitigated by road improvements required per Georgia Department of Transportation (GDOT).

**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:**

Recent redevelopment of properties along this section of Covington Highway (i.e. Race Trac at intersection of Redan Road and Covington Highway) supports a mixture of residential and commercial uses. The vacated property provides no economic value and no service value to the community. The 60 attached residences will provide housing for residents as well as retail uses for area shopping.

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

Field observation by Planning Staff noted an old cemetery on Porter Road across from the northeast quadrant of the site. Although the site is physically separated from the cemetery by Porter Road (a local street), Planning Staff shall recommend that no construction entrance shall be allowed on Porter Road. Comments from the Georgia Department of Natural Resources, Historic Preservation Division (HPD), state that the subject site is located within the historic Porter community which was established in 1902. HPD recommends an archaeology survey to establish the boundaries of the cemetery. No Land Disturbance Permit (LDP) be issued on the site until the completion of the archaeology study and the applicant has satisfied all requirements for the protection of the adjacent Porter Road cemetery as required by the Historic Preservation Division (HPD).

**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:**

There has been no indication from reviewing departments and agencies that the proposal will or could cause an excessive or burdensome use of existing streets, transportation facilities or utilities. This rezoning, if approved, would generate more students within the local DeKalb County School District (DCSD) schools.

**H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.**

The request for residential and retail uses on the site should not adversely impact the environment or surrounding natural resources if the proposal complies with development standards and the attached recommended conditions.

**STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS**

The zoning proposal to the MU-1 (Mixed Use Low Density) District is consistent with the following policies of the 2035 Comprehensive Plan: Utilize the zoning code to provide a variety of housing opportunities and choices to better accommodate the needs of residents. Mixed use developments shall include a variety of home styles, densities and price ranges in locations that are accessible to jobs and services. The development as proposed is suitable given it is nearby C-2 (General Commercial), C-1 (Local Commercial) and O-I (Office-Institutional) zoned districts west of the site along Covington Highway. The rezoning request to the MU-1 District provides an appropriate transition of land use

along Covington Highway from higher to lower density residential and from C-2 to MU-1 to R-75 (Residential Medium Lot) District on the east side of Porter Road. Transportation improvements as required by GDOT and DeKalb County Public Works Department will help mitigate the impact on traffic in the area. Adherence to site development standards for the MU-1 zoning district and Staff recommended conditions should provide an esthetically pleasing development for County residents on the vacated site and improve the visual appearance on Covington Highway. The Department of Planning and Sustainability recommends **"APPROVAL WITH CONDITIONS"** subject to the following conditions:

1. The property shall be developed for no more than 60 attached townhome units and 40,000 square feet of retail uses per the site plan dated January 15, 2019, submitted to the Planning and Sustainability Department on January 18, 2019. Site plan is conceptual and layout and building design shall be subject to approval of the Director of Planning and Sustainability Department.
2. Reverse driveway access on interior units such that access is from the private drive and interior is greenspace.
3. Provide outdoor amenity areas (pocket park, playground, gazebo and courtyard) in compliance with enhanced open space areas as defined per Chapter 27, Article 5 of the DeKalb County Code of Ordinances, in the areas shown on the submitted site plan.
4. Conduct a traffic study for Covington Highway and Porter Road based on the proposed development prior to the Planning and Sustainability Department to determine appropriate road improvements prior to the filing of a Land Disturbance Permit (LDP). Provide necessary road improvements that may result from the study and recommended by the Department of Public Works Transportation Division.
5. Vehicular ingress and egress and road improvements along Covington Highway shall be determined and subject to approval by Georgia Department of Transportation (GDOT).
6. No more than two (2) vehicular ingress and egress from Porter Road subject to review and approval by the DeKalb County Department of Public Works, Transportation Division. A deceleration lane shall be constructed in front of the property as required by Georgia Department of Transportation (GDOT).
7. Dedicate at no cost to DeKalb County 27.5 feet of right-of-way along Porter Road.
8. Improve Porter Road along entire property frontage (pavement and curb & gutter), 12 feet from center line to back of curb.
9. Provide 6-foot wide sidewalk with 5 feet offset from back of curb along entire property frontage of Porter Road. Include 2-foot wide grass lighting strip and 10-foot wide landscape strip from back of sidewalk.
10. Provide 6-foot wide sidewalk with 5 feet offset from back of curb along entire property frontage of Covington Highway. Include 2-foot wide grass lighting strip and 10-foot wide landscape strip from back of sidewalk. Five-foot offset will be planted with an evergreen hedge with a mature height not to exceed 30 inches, subject to approval by Georgia Department of Transportation (GDOT).
11. Provision of bike lanes or as may be required by the DeKalb County Department of Public Works, Transportation Division.
12. No truck loading access from Porter Road.

13. Construction access on Porter Road shall be prohibited. No Land Disturbance Permit (LDP) shall be issued on the site until the completion of an archaeology study and satisfaction of all requirements for the protection of the adjacent Porter Road cemetery as required by the Georgia Department of Natural Resources, Historic Preservation Division (HPD).
14. All building facades visible from Covington Highway and Porter Road shall consist of a minimum of 40% stone and/or brick. No vinyl or exposed concrete block is allowed.
15. Architectural accents, where utilized shall consist of non-reflective glass, natural stone, glass block, pre-cast concrete, brick, terra cotta, hardi-plank or wood.
16. Roof materials shall not consist of any reflective surface.
17. Provide a landscape plan for the entire development for approval by the Director of Planning and Sustainability. Landscape plan shall be implemented prior to the issuance of Certificate of Occupancy for apartment units.
18. Provide street lamps along Covington Highway and interior to the development.

**Attachments:**

1. Department and Division Comments
2. Application
3. Site Plan
4. Zoning Map
5. Land Use Plan Map
6. Aerial Photograph
7. Site Photographs

## NEXT STEPS

*Following an approval of this modification action, one or several of the following 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 & Final 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** *(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.**



## Zoning Comments (Jan 2019)

N1. No comment.

N2. Engineer must verify sight distance when placing driveways.

N3. No Comment.

N4 & N5. Rock Chapel Road is State Road 124. GDOT review and approval required prior to issuing any permits. GDOT Contact: Justin Hatch at [juhatch@dot.ga.gov](mailto:juhatch@dot.ga.gov) Minor Arterial. Refer to Section 14-190 of the Land Development Code and Chapter 5.4.3 of the Zoning Code for infrastructure requirements. No acceleration lane. Prefer deceleration lane. Verify driveway placement to ensure required sight distance requirements are met based on the speed limit and curvature of roadway. 6 foot sidewalk. Street lights required.

N6. No Comment.

N7. Refer to Section 14-190 of the Land Development Code and Chapter 5.4.3 of the Zoning Code for infrastructure requirements. Tilson Road is classified as a collector street. Right of way dedication of 35 feet from centerline, 6-foot sidewalks, street lights, bike lanes required. Verify driveway placement to ensure required sight distance requirements are met based on the speed limit and curvature of roadway. Interior streets to be local- 55 foot right of way, five foot landscape strip, 5 foot sidewalk, street lights required.

N8. Refer to Section 14-190 of the Land Development Code and Chapter 5.4.3 of the Zoning Code for infrastructure requirements. River Road is classified as a minor arterial. Right of way dedication of 35 feet from centerline, 6-foot sidewalks, street lights, bike lanes required. Verify driveway/roadway placement to ensure required sight distance requirements are met based on the speed limit and curvature of roadway. Interior streets to be local- 55 foot right of way, five foot landscape strip, 5 foot sidewalk, street lights required.

N9. Cook Road is within the GDOT I-20 Right of Way. GDOT review and approval for access is required prior to issuing any permits. GDOT Contact: Justin Hatch at [juhatch@dot.ga.gov](mailto:juhatch@dot.ga.gov) . Construct sidewalks up to Flat Shoals Road within the existing right of way.

N10. No comment.

N11. No comment.

N12. No comment.

N13. No comment.

N14. Candler Road is State Route 155. GDOT review and approval required prior to permitting. GDOT Contact: Justin Hatch at [juhatch@dot.ga.gov](mailto:juhatch@dot.ga.gov) GDOT review and approval for access is required prior to issuing any permits.

N15. Covington Hwy is a State Route. GDOT review and approval for access is required prior to issuing any permits. GDOT Contact: Justin Hatch at [juhatch@dot.ga.gov](mailto:juhatch@dot.ga.gov) . Refer to Section 14-190 of the Land Development Code and Chapter 5.4.3 of the Zoning Code for infrastructure requirements. Covington Hwy is classified as a major arterial. Right of way dedication of 50 feet from centerline, 6 foot sidewalks,

10 foot landscape strip, street lights, bike lanes required. Verify driveway/roadway placement to ensure required sight distance requirements are met based on the speed limit and curvature of roadway. Interior streets to be local- 55 foot right of way, five foot landscape strip, 5 foot sidewalk, street lights required. Porter Road is classified as a local street. Bring frontage of Porter up to local street standards, including right of way dedication, as needed, sidewalks and streetlights.

N16. Refer to Section 14-190 of the Land Development Code and Chapter 5.4.3 of the Zoning Code for infrastructure requirements. Pleasant Hill Trail is classified as a local road. Right of way of 27.5 feet from centerline, six foot landscape strip, 5 foot sidewalks, street lights requires. Pleasant Hill Road is classified as a minor arterial. Right of way 40 from centerline, 10 foot landscape strip, 6 foot sidewalks, street lights required. Right of way Verify driveway/roadway placement to ensure required sight distance requirements are met based on the speed limit and curvature of roadway. Interior streets to be local- 55 foot right of way, five foot landscape strip, 5 foot sidewalk, street lights required. All public road right of ways must be brought up to current standards.



N15

DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO  
MICHELLE ALEXANDER [MMALEXANDER@DEKALBCOUNTYGA.GOV](mailto:MMALEXANDER@DEKALBCOUNTYGA.GOV) OR JOHN REID  
[JREID@DEKALBCOUNTYGA.GOV](mailto:JREID@DEKALBCOUNTYGA.GOV)

COMMENTS FORM:  
**PUBLIC WORKS TRAFFIC ENGINEERING**

2018-3074  
Case No.: 2-19-1235327 Parcel I.D. #: 15-219-01-007, through 15-219-01-011  
Address: 3780-3770-3764-3762  
3756 COVINGTON Highway,  
Decatur, Ga.

Adjacent Roadway (s):

_____	_____
(classification)	(classification)

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

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7<sup>TH</sup> Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the \_\_\_\_\_ square foot place of worship building would generate \_\_\_\_\_ vehicle trip ends, with approximately \_\_\_\_\_ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the \_\_\_\_\_ (Single Family Residential) District designation which allows a maximum of \_\_\_\_\_ units per acres, and the given fact that the project site is approximately \_\_\_\_\_ acres in land area, \_\_\_\_\_ daily vehicle trip end, and \_\_\_\_\_ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS:

Plans and Field reviewed, NO problem that would
interfere with Traffic Flow.

Signature: Jerry White

12/21/2018

To: Ms. Madolyn Spann, Planning Manager  
Mr. John Reid, Senior Planner  
From: Ryan Cira, Environmental Health Manager  
Cc: Alan Gaines, Technical Services Manager  
Re: Rezone Application Review

General Comments:

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

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

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

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

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

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

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to 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

404.508.7900 • www.dekalbhealth.net

12/21/2018

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N.13

SLUP-19-1235315 2018-3072 15-040-05-018

3004 KENVILLE LN, DECATUR, GA 30034

☐ Amendment

- Please see general comments.

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N.14

SLUP-19-1235320 2018-3073 MLFURMAN Commission 03 Super District: 07  
15-151-05-017

2076 CANDLER RD, DECATUR, GA 30032

☐ Amendment

- Please review general comments.

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N.15

Z-19-1235327 2018-3074 04 15-219-01-007; 15-219-01-008; 15-219-01-009;  
15-219-01-010; 15-219-01-011

3756 COVINGTON HWY, DECATUR, GA 30032

☐ Amendment

- Septic installed on 08/25/1983. Review general comments.

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N.16

Z-19-1242964 2018-3075 16-197-03-015

1746 PLEASANT HILL TRL, LITHONIA, GA 30058

☐ Amendment

- Please review general comments.



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 Covington Hwy Decatur Ga 30032

Owner Daytime Phone: 404-304-9968

Address of Subject Property: 3770 Covington Hwy Decatur Ga 30032

Parcel ID#: 1521901007 1521901008 1521901009 1521901010 1521901011

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 MU-1/SUB



## **PUBLIC MEETING**

**For**

## **Rezoning Request**

**Subject:** The applicant seeks input on a New Neighborhood Structural Plan.  
All persons interested in this case are invited to attend.

**Location:** Covington Branch Dekalb County Library  
3500 Covington Highway Decatur, GA 30032

**Date /Time:** Wednesday, October 31, 2018 at 6:00 pm

A land use change request will be filed with Dekalb County to request rezoning of approximately 10 acres located at 3770 Covington Highway Decatur, GA 30032 from the current land use status of residential (R75) to mixed use (MU1). A public hearing will take place on Wednesday, October 31, 2018 at 6:00 pm at the Covington Branch Dekalb County Library located at 3500 Covington Highway Decatur, GA 30032.

**Please attend for more information and to state your views on the proposed plan.**

Community Meeting for Rezoning 3770 Covington Highway Decatur, GA 30032 from R75 to MU1

Name	Signature	Address	Email	Phone Number	Date
ED COMAR	[Signature]	34 43 WREN RD	OLIVCOMAR@yahoo.com	770-658 0017	10-31-18
Bertha Chah	[Signature]	1211 West	grelaw123@gmail.com	404-660-6132	10/31/18
William Sumner	[Signature]	3585 DOVE VALLEY WAY	Woody 1951a bell south.net	678-642 0288	10/31/18
Debbie VanSistine	[Signature]	3585 DOVE Valley Way Decatur 30032	Woody 1951a bell south.net	678-642-0333	10/31/18
JACKIE SANDERS	[Signature]	1188 West Decatur Ga. 30032	NONE	404-289-1988	10/31/18
DARLENE BROCKMAN	[Signature]	1197 WESTON DR DEC. GA 30032	NONE	404 284 7287	10/31/18
JOE STEPHENSON-SIMMONS	[Signature]	DOVE VALLEYWAY DECATUR, GA	josimmons@gmail.com		10/31/18
VICTORIA WEBB, DISTRICT 4 CCouncil	[Signature]	AVONDALE EST. GA	VIC@FURIOUSDREAMS.com	404-484-6246	10/31/18
Matt Leatherman		659 Farrar Ct. Decatur, 30032	grammymix@gmail.com	404-580-2195	
Thedus Moore	[Signature]	985 Porter Rd Dec, Ga 30032	YTMoore@Hotmail.com	404-545-8837	10/31/18
Joe Arrington	[Signature]	Control DTG	jarring55@gmail.com	4-308-0423	10/31/18



**REVISED**



LETTER OF APPLICATION  
AND  
IMPACT ANALYSIS  
OF  
QUALITY INTERNATIONAL CORPORATION  
FOR  
PROPOSAL TO REZONE 11.003 ACRES OF LAND  
LOCATED AT 3770 COVINGTON HIGHWAY  
DECATUR, GA 30032  
  
FROM R-75 TO MU-1

## **ZONING HISTORY:**

The subject 11 acre site is an assemblage of properties along the north side of Covington Highway at the northwest intersection of Covington Highway and Porter Road. The site combines properties located at 3780, 3770, 3764, 3762 and 3756 Covington Highway, Decatur, Georgia. The 11 acre site is primarily wooded with large mature trees. There are two (2) vacant and dilapidated residential dwellings with accessory structures on the site. The site has been zoned R-75 (Residential Medium Lot District) since the adoption of the DeKalb County Ordinance. Multi-family apartment units border the property along the north (rear) property line. Public storage borders the site along the west property line. East of Porter Road is single-family detached residences and a cemetery.

## **PROJECT ANALYSIS:**

Per the submitted application, the applicant is requesting to rezone the site from the R-75 (Residential Medium Lot) District to MU-1 (Mixed Use Low Density) District. The MU-1 (Mixed Use Low Density) is a permitted zoning district within the Commercial Redevelopment Corridor (CRC) Character Area with a base maximum density of 4 units per acre and 8 units per acre with proper bonus requirements met. The proposal is to develop a 60 attached townhomes at a density of 5.45 units per acre. A little over three acres will be utilized for the commercial property. Access is proposed via one full access curb cut from Covington Highway, a major arterial. A second and third access is proposed along Porter Road. Given that Covington Highway is a state route (SR12) and major arterial, Georgia Department of Transportation (GDOT) will determine the number of access points from Covington Highway.

## **LAND USE AND ZONING ANALYSIS**

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

The zoning proposal is consistent with the following policies and strategies of the 2035 Comprehensive Plan: "Enhance the County's existing supply of housing" (HP3) and "Improving Business climate." The siting of single-family detached homes along Porter Road, and the location of the development along a minor arterial is consistent with the policy to "Ensure that new development and redevelopment is compatible with existing residential areas." (LUP6)

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

While the density of the overall development is greater than that of the surrounding single family residential neighborhood, the single-family detached building form of the homes along the Porter Road frontage corresponds to the building form found in the neighborhood. The rezoning request to the MU-1 (Mixed Use Low Density) District for a mixed use commercial and residential will permit a use that is suitable and compatible to adjacent uses (public storage units and multifamily residential units) and nearby properties (auto repair, learning center & single-family detached residences). Adjacent zonings and existing developments in the area support the proposed MU-1 district on the site. There is a mixture of commercial, residential multi-family zoning districts and uses along Covington Highway in the immediate area of the site. North are multi-family apartment units zoned MR-2. Adjacent along the west property line is a public storage facility zoned C-2 (General Commercial). East of the site on the other side of Porter Road is zoned R-75 (Residential Medium Lot) District. Further west is zoned C-1 (Local Commercial) and developed with Supreme Auto Repair and Collision. Creative Image Learning Center is

adjacent to the auto repair and is also zoned C-1. Further west is zoned RSM (Small Lot Residential Mix) and approved for 28 townhome units on 4.3 acres at a density of 6.51 units per acre pursuant to CZ-05-069. The townhouse units have not been developed, but a small portion of the site fronting on Covington Highway is developed with a residential structure used by Creative Image Learning Center. The O-I (Office-Institutional) District abuts the approved RSM and is developed with the Bethel Fellowship church. South of the site along Covington Highway is zoned C-1 and C-2 and is developed with various retail and commercial uses.

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

The property to be affected by the zoning proposal has reasonable economic use as currently zoned for single-family detached homes and the business climate of Covington Highway correlates well with the proposed commercial property unit and will have a positive impact on economic growth.

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

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties.

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

Staff is unaware of any other conditions that would support either approval or disapproval of the zoning proposal.

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

There are no historic buildings, sites, districts, or archaeological resources on or near the subject property. Field observation by Planning Staff noted an old cemetery on Porter Road across from the northeast quadrant of the site. Although the site is physically separated from the cemetery by Porter Road (a local street), Planning Staff shall recommend that no construction entrance along Porter Road can be within 500 feet of the cemetery.

**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:**

There has been no indication from reviewing departments and agencies that the proposal will or could cause excessive or burdensome use of existing streets, transportation facilities or utilities. This rezoning, if approved, would generate more students within the local DeKalb County School District (DCSD) schools. The School District has indicated in its comments that there is adequate capacity for the number of elementary, middle, and high school students who are projected to live in the development.

**H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources:**

The 2035 Comprehensive Plan identifies shrinking green spaces due to development as a continuing trend. It asserts a goal to "Preserve trees and other natural resources to protect the environment." (Natural Resource Policy No. 4) Staff is working with the applicant to craft conditions that maintain the environmental and health benefits that result from preservation of the tree canopy.

Compliance with District Standards:

MU-1 Standard	REQUIRED/ALLOWED	PROVIDED/PROPOSED	COMPLIANCE
MAX D.U.s/ACRE	Base: 4; with bonuses: up to 8 d.u.s/acre	5.45 units/acre Base = 4 + 1.6 (Bonus) = 5.6 units/acre allowed  Bonuses: 1. Locate within ¼ mile from amenities = an increase of 0.8 d.u.s/acre 2. Public Improvements = an increase of 0.8 d.u.s/acre	YES
MIN. OPEN SPACE	20%	25%	YES
MIN. LOT AREA	Single family attached: (SFA) 1,000 sq. ft.	1080 sq. ft.	YES
MIN. LOT WIDTH	Single family attached: (SFA) 20 ft.	24 ft.	YES
MAX. LOT COVERAGE	70% of total parcel acreage	70%	YES
TOWNHOMES (FRONT)	MIN:10 ft. MAX: 50 ft.	20 ft.	YES
TOWNHOMES (SIDE)	Interior: None required Corner lot on public street: 20 ft.	20 ft. for corner lots	YES
TOWNHOME REAR W/ALLEY	15 ft. W/ Alley: 10 ft.	15 ft.	YES
MINIMUM UNIT SIZE	850 sq. ft.	2,160 sq. ft.	YES
MAX. BLDG. HEIGHT	Urban single-family detached: 35 feet Single-family attached: 45 feet or 3 stories	Single-family attached: 45 feet or 3 stories	YES
PARKING	Detached S-F: min. 2 spaces per d.u. = 92	Total: 120	YES

	<p>spaces; max. 4 spaces per d.u. = 184 spaces Attached S-F: min. 1.75 spaces per d.u. = 79 spaces; max. 3 spaces per unit = 135 spaces Total min. = 171 spaces Total max. = 319 spaces</p>		
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### LOCATION MAP

## VU-1 ZONING STANDARDS

SITE AREA	11.0± AC (4,69,750± SQ
TOTAL PROPERTY AREA	16.0±
DEVELOPABLE AREA	6.6± AC
FLOROUS AREA	4.4± AC

<b>ZONING CLASSIFICATION</b>	
APPLICABLE ZONING	URBAN COUNTY
EXISTING ZONING	R-75
ADJACENT PROPERTY ZONING	C-2 & R-85
<b>BUILDING SETBACKS</b>	
FRONT	25'
SIDE	25'
REAR	25'

BUILDING SUMMARY	
PROPOSED COMMERCIAL BUILDING AREA:	40,000 SF
PROPOSED RESIDENTIAL UNITS	60 UNITS
BUILDING AREA UNIT	60 UNITS (3.42 UNITS/AF)
BUILDING HEIGHT LIMIT	5-STORY

PARKING SUMMARY		
PARKING REQUIREMENTS	3 PER 1,000 SF BLDG	2 PER STALLING
TOTAL PARKING REQUIRED	120 SPACES + 127 SPACES = 247 TOTAL	
PARKING PROVIDED	145 SPACES + 104 SPACES = 250 TOTAL	

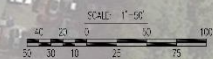
## LANDSCAPING SUMMARY

PAVING EDGES	13
FRONT LANDSCAPE BUILT-UP	10
SIDE LANDSCAPE BUILT-UP	10
RAW LANDSCAPE BUILT-UP	10

## DENSITY CALCULATIONS

1. ABILITY PROXIMATE = +0.8 U.S./ACIL  
2. PUBLIC IMPROVEMENTS = +0.8 U.S./ACIL  
K1-1 = 4 U.S./ACIL  
DENSITY = 1.8 U.S./ACIL  
TOTAL DENSITY ALLOWED = 6.6 U.S./ACIL

OPEN SPACL	
KV-1 EQUIGRAV	10% (4,918 S)
PXO-OSL OPEN SPACL	12.5% (5,267 S)







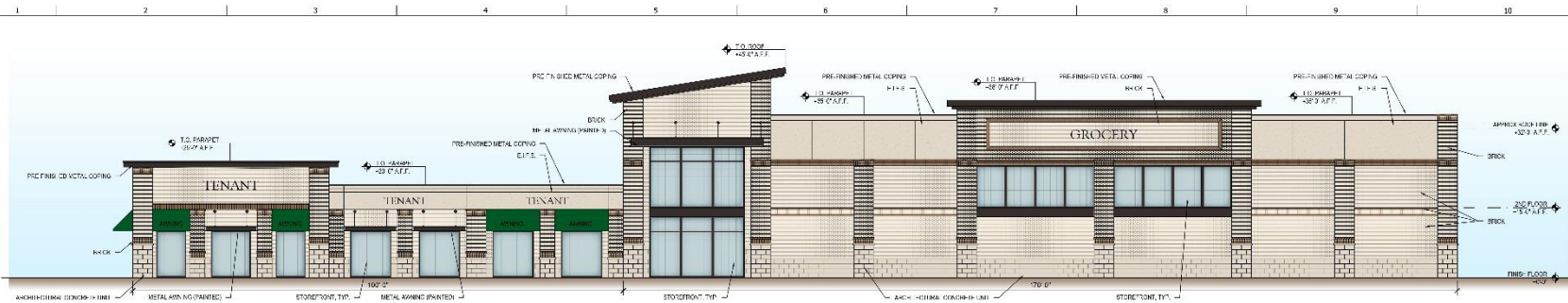


D.2

Z-19-1235327

Retail Elevation

1-18-19



**A** COVINGTON HWY. RETAIL ELEVATION  
SCALE: 3/32" = 1'-0"



**B** PARTIAL ENLARGED ELEVATION  
SCALE: 1/8" = 1'-0"



**C** PARTIAL ENLARGED ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION ZONING COMPLIANCE DATA:  
ARTICLE 5

5.7.4 Materials:

Proposed Primary Materials:  
Brick, Architectural Concrete Block, Glass

Proposed Secondary Materials (maximum 40% of total facade):  
Exterior Insulation and Finish System (EIFS)  
Total facade facing square footage = 8,316sf x 40% = 3,326sf permitted  
EIFS provided = 532sf < 3,326sf permitted

5.7.7.0.2.a

Windows and doorways. Structures built to the edge of the street right of way or located within mixed-use and non-residential districts shall have windows and/or doorways that occupy at least twenty-five (25) percent of the width of the first floor street-level front facade.

Total width of facade = 270' x 25% = 67'-6" min width of windows and/or doorways required.  
Provided = 71' of windows at first floor street-level

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REVISIONS	DATE	BY	DESCRIPTION

SEAL:

PROJECT TITLE

MIXED USED

CSC Design, Inc.  
135 P. Rickman Dr.  
Suite 100  
Canton, GA 30115  
(770) 345-2579

SHEET TITLE

EXTERIOR ELEVATIONS

DATE: 01/16/2019  
JOB: 19-003  
DRAWN: K.B.W.  
CHECKED: 777  
SHEET NUMBER

A-4.2

# Z-19-1235327 Townhome Elevations 1-18-19



**A** TOWNHOME FRONT ELEVATION A - 2 CAR  
SCALE: 3/16" = 1'-0"

ELEVATION ZONING COMPLIANCE DATA:  
ARTICLE 5

#### 5.7.4 Materials

Proposed Primary Materials:  
Brick, Fiber Cement Siding, Glass

Roof Material:  
Standing Seam Metal



**B** TOWNHOME FRONT ELEVATION B - 2 CAR TANDEM  
SCALE: 3/16" = 1'-0"

REVISIONS		COMMENTS
DATE	NUMBER	

SEAL:

20

MIXED USED

3770 COVINGTON HIGHWAY, GEORGIA

CSC Design, Inc  
1135 P. Rickman Dr  
Suite 100  
Canton, GA 30115  
(770) 345-2579

SHEET TITLE

### EXTERIOR ELEVATIONS

G	DATE:	01/16/201
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108:	19:00
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DRW:	K.B.W
CHK:	20

CHK:	??
CHECK NUMBER	

A-4 1



