



Michael Thurmond
Chief Executive Officer

DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 500
Decatur, GA 30030
(404) 371-2155 / plandev@dekalbcountyga.gov

Planning Commission Hearing Date: November 07, 2019, 6:30 P.M.
Board of Commissioners Hearing Date: November 21, 2019, 6:30 P.M.

STAFF ANALYSIS

Case No.: Z-19-1243508 **Agenda #:** N.4

Location/Address: 6540 and 6556 Covington Highway **Commission District:** 05 **Super District:** 07
2314 and 2338 Wellborn Road

Parcel ID: 16-072-01-001, 16-072-01-002, 16-071-05-006, 16-071-02-105

Request: To rezone properties from C-1 and RSM to RSM to allow for the development of 72 single family attached townhomes.

Property Owner/Agent: Dean Cowart

Applicant/Agent: Ken Wood

Acreage: 9.03 acres

Existing Land Use: Wooded Lot(s)

**Surrounding Properties/
Adjacent Zoning:** The properties to the north and east are zoned RSM (Small Lot Residential Mix) District containing single family detached homes. The property to the west is zoned C-1 (Local Commercial) District and is a wooded lot. The property to the south, across Covington Road, is the DeKalb Southeast Athletic Complex and is zoned MR-1 (Medium Density Residential-1) District.

Comprehensive Plan: **Commercial Redevelopment Corridor (CRC)** ☒ **Suburban (SUB)** ☐
Consistent **Inconsistent**

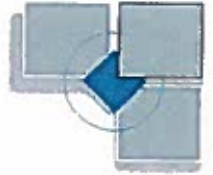
Proposed Density: 7.97 units per acre	Existing Density: N/A
Proposed Square Ft.: N/A	Existing Units/Square Feet: N/A
Proposed Lot Coverage: 33%	Existing Lot Coverage: N/A



DeKalb County Department of Planning & Sustainability

Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director



APPLICATION TO AMEND OFFICIAL ZONING MAP OF DEKALB COUNTY, GEORGIA

Z/CZ No. 2-19-1243508
Filing Fee: _____

Date Received: _____ Application No.: _____

Applicant: Ken Wood E-Mail: kwood@pecatl.com

Applicant Mailing Address:
350 Research Court, Suite 200, Peachtree Corners, GA 30092

Applicant Phone: 770-451-2741 Fax: _____

Owner(s): Dean Cowart E-Mail: dean@cowartresidential.com
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address:
1370 Center Drive, Suite 102, Dunwoody, GA 30338

Owner(s) Phone: 678-367-0443 (Ext 311) Fax: _____

Address/Location of Subject Property: 6540, 6556 Covington Highway & 2314, 2338 Wellborn Road

District(s): 16 Land Lot(s): 71, 72 Block: _____ Parcel(s): 16-072-01-001, 16-072-01-002, 16-071-05-006, 16-071-02-105

Acreage: 9.03 Commission District(s): C: 5, SC: 7

Present Zoning Category: C-1 and RSM Proposed Zoning Category: RSM

Present Land Use Category: CRC

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.

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions 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, 1300 Commerce Drive, Decatur, Ga. 30030.

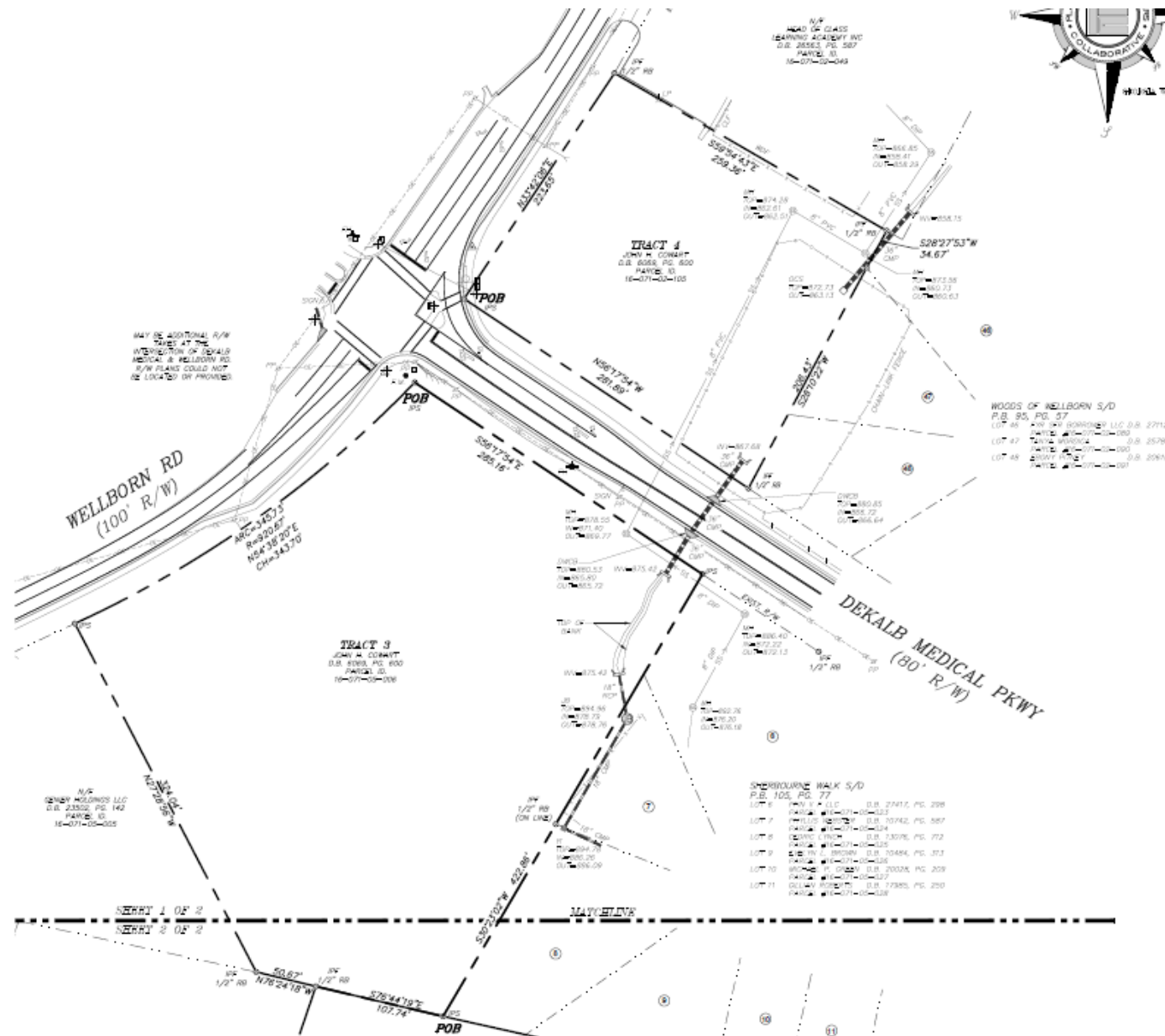
NOTARY

03-28-2023
EXPIRATION DATE / SEAL



SIGNATURE OF APPLICANT / DATE

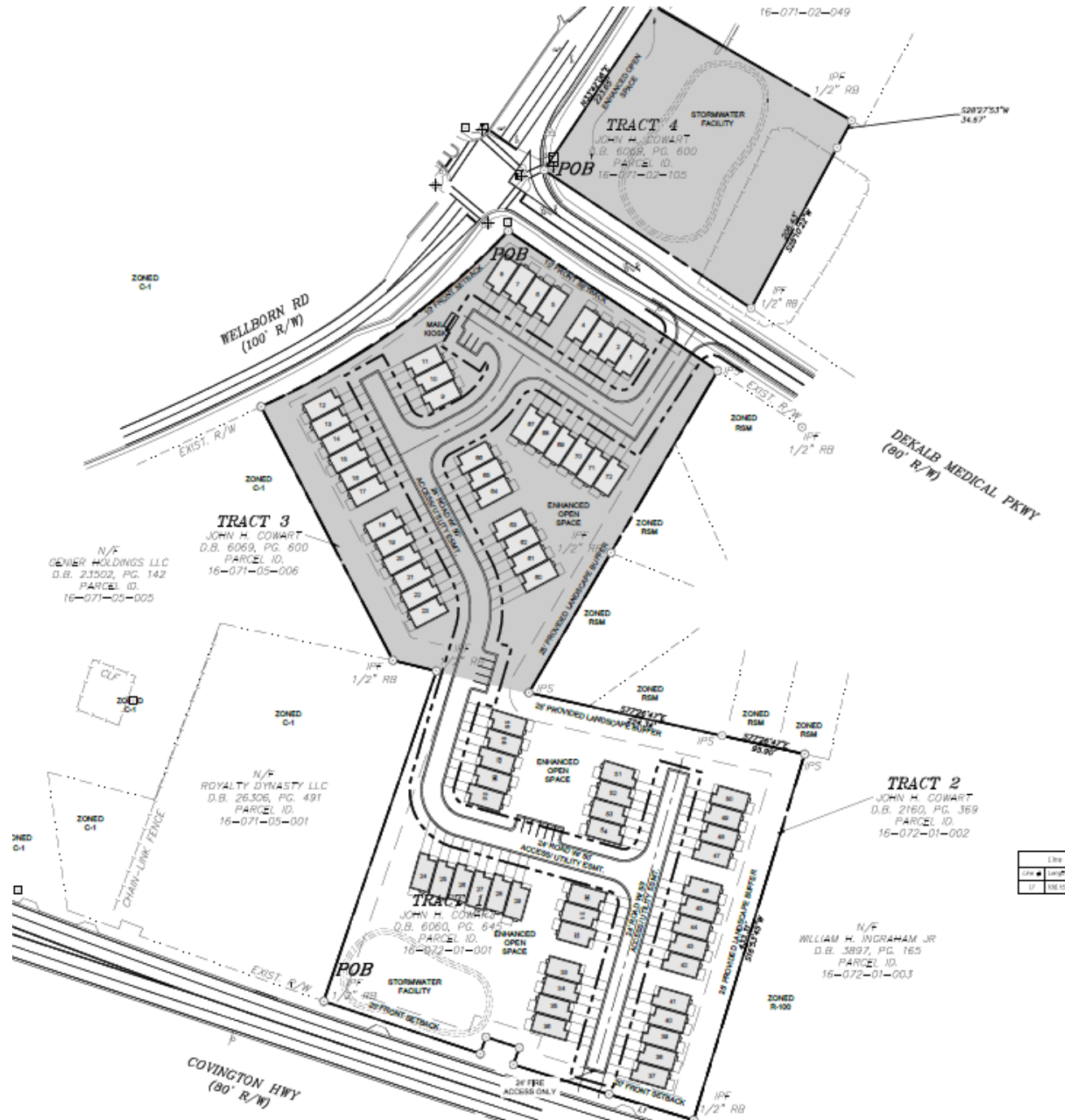
Check One: Owner _____ Agent ☒



2314 and 2338 Wellborn Road

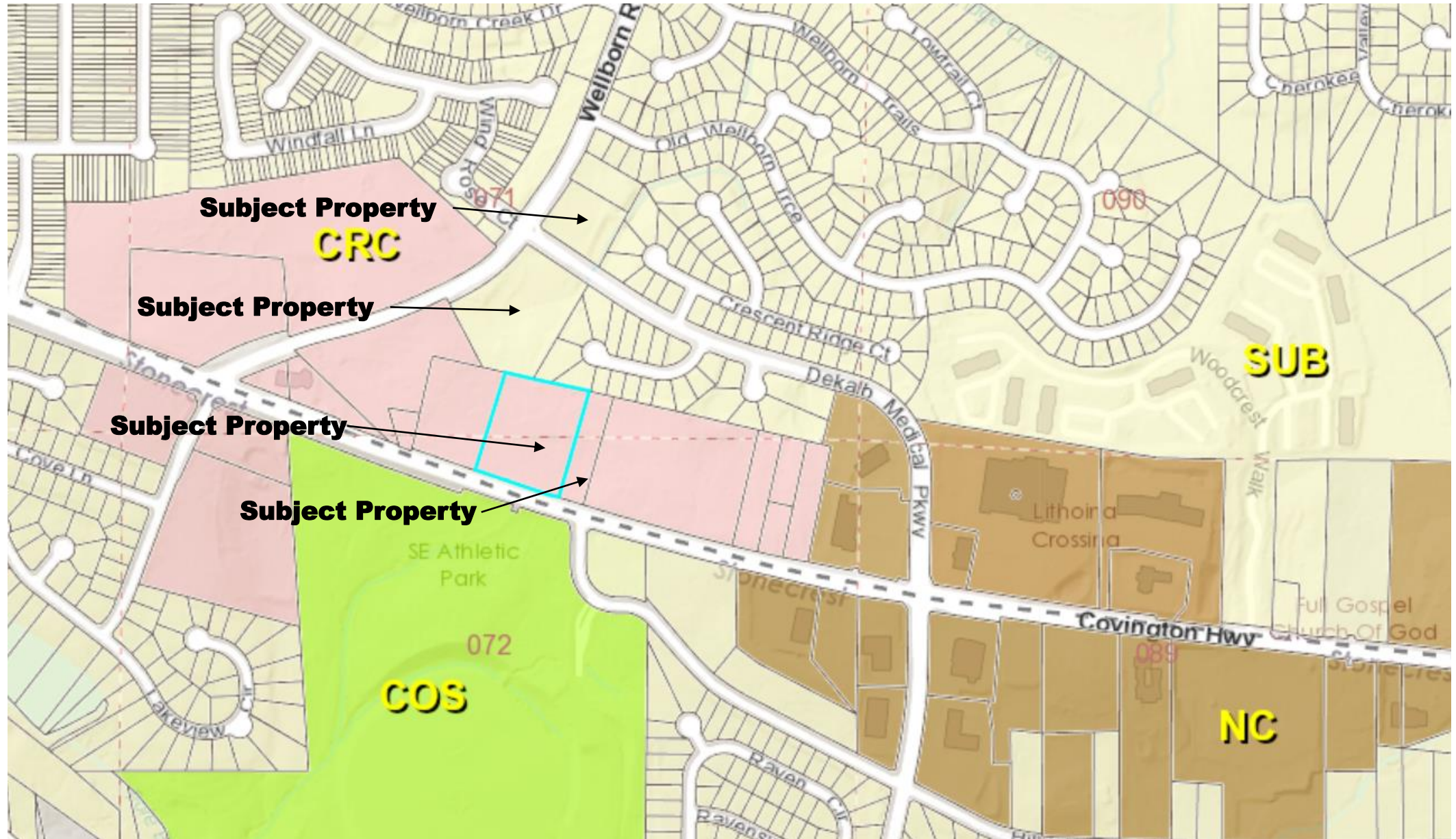
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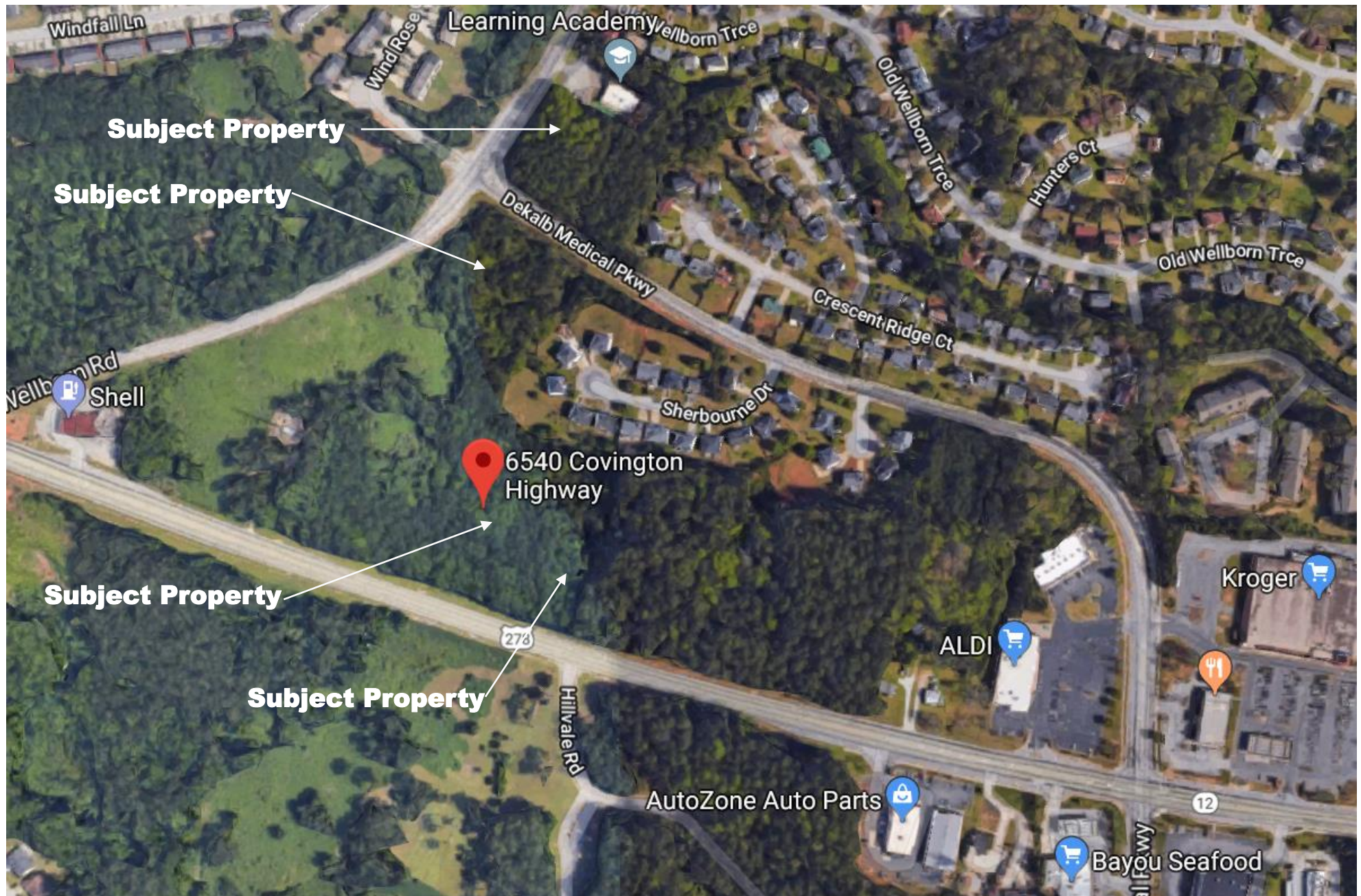
6540 and 6556 Covington Highway

















View of subject properties from Covington Highway



View of subject property at Wellborn Road



View at Wellborn Road and DeKalb Medical Parkway