



**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: May 6, 2021**  
**Board of Commissioners Hearing Date: May 27, 2021**

**STAFF ANALYSIS**

**Case No.:** SLUP-21-1244574 **Agenda #:** N18

**Location/Address:** 1923 Clairmont Road, Decatur, GA 30033 **Commission District:** 02 **Super District:** 06

**Parcel ID:** 18-103-05-022

**Request:** Special Land Use Permit (SLUP) request to allow an increase in building height to four stories for a self-storage facility.

**Property Owner(s):** Urban Retail, LLC

**Applicant/Agent:** Urban Retail, LLC c/o Battle Law P.C.

**Acreage:** 1.00 acres

**Existing Land Use:** Single-Family Residential

**Surrounding Properties:** To the north of the subject property is North Williamsburg Dr., to the south is commercial, to the west is Clairmont Drive, and to the east is commercial.

**Adjacent Zoning:** North: C-1 South: C-1 East: O-I West: O-I

**Comprehensive Plan:** Commercial Redevelopment Corridor (CRC)    
Consistent Inconsistent

<b>Proposed Density:</b> N/A	<b>Existing Density:</b> N/A
<b>Proposed Square Ft.:</b> 110,000 Sq. Ft.	<b>Existing Units/Square Feet:</b> 1,808 Sq. Ft.
<b>Proposed Lot Coverage:</b> N/A	<b>Existing Lot Coverage:</b> N/A

## **Subject Property**

The subject property is a one acre site located on the southeast corner of Clairmont Road and North Williamsburg Drive. The property is currently occupied by an existing gas station and convenience store zoned C-1 (Local Commercial). Bordering the eastern property line is an existing garden-style office park and parking lot zoned OI (Office Institutional). Bordering the southern property line is an existing restaurant zoned C-1 (Local Commercial). Bordering the northern property line is North Williamsburg Drive and an existing one-story commercial building zoned C-1 (Local Commercial). Across Clairmont Road from the subject property are various existing commercial and institutional buildings such as a family therapist office and a pre-school zoned OI (Office Institutional). The closest multi-family units are located about 350 feet east of the subject property on North Williamsburg Drive. The next closest residential units are located slightly over 350 feet southwest of the subject site and are classified as senior housing units. The Goddard School of Decatur is located across the street from the subject property. The closest natural waterway is Burnt Fork Creek about 1900 feet east of the subject property.

## **Zoning History**

Based on DeKalb County records, it appears that the C-1 (Local Commercial) zoning of the property has not changed since adoption of the first zoning ordinance and map in 1956. The *DeKalb County 2035 Comprehensive Plan* designates the subject property's future land use as Commercial Redevelopment Corridor (CRC). The CRC (Commercial Redevelopment Corridor) future land use designation has a preferred building height of 1-3 stories.

## **Project Analysis**

Per the submitted Special Land Use Permit application, the applicant is requesting an increase in allowed building height from two stories to four stories for the development of an 110,000 square feet self-storage facility. The proposed use, mini-warehouse, is permitted by-right, subject to a 2-story/35-foot maximum height limitation. On April 13<sup>th</sup> 2021 the applicant submitted revised plans reflecting the change in design from 4-stories to 3-stories.

## **Impact Analysis**

- 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.

The proposed self-storage facility has adequate land available for the use and meets all required yard, open space, and parking provisions from the Dekalb County code.

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

The proposed self-storage facility is comparable with the adjacent properties and land uses. The adjacent uses consist of various office and educational uses.

**C. Adequacy of public services, public facilities, and utilities to serve the proposed use.**

The proposed use at the subject site has adequate public services, public facilities, and utilities to meet County requirements and the proposed uses demand.

**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.**

The proposed use has its main entrance and exit located off North Williamsburg Drive in the same location as the existing entrance and exit and will not hinder current traffic conditions on North Williamsburg Drive, nor will it contribute negatively to current traffic patterns on North Williamsburg Drive. The proposed use will have a designated loading area in the rear of the building that will have the capacity to accept moving trucks and other vehicles, further reducing the use's impact on traffic conditions. This loading area will bring trucks and vehicles into the building where customers can effectively park and unload without hindering traffic. The proposed use has no entrance or exit on Clairmont Road therefore limiting the impacts on the current traffic conditions. In most instances self-storage facilities generate very few trips which contribute to minimal impacts on traffic conditions. The Dekalb County Transportation Department requires that the proposed use have safe vehicular circulation and paved off street parking.

**E. Whether 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.**

The existing uses located along the access route to the site will not be adversely affected by the character of vehicles or volume of traffic generated by the proposed use. The self-storage facility will attract various types of vehicles such as cars, SUVs, and vehicles designated for moving purposes. It is not expected that the use of the site will generate excessive traffic that will adversely affect any of the surrounding existing uses.

**F. Adequacy of 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.**

The subject property has adequate ingress and egress off of North Williamsburg Road that has a marked pedestrian crossing with clear sight triangles for automotive safety and convenience. The site has adequate ingress and egress to allow for safe and efficient access of emergency vehicles such as fire safety vehicles, medical emergency vehicles, and public safety vehicles.

- G.** Whether 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.

The proposed use will create no adverse environmental effects on the adjoining land uses. The proposed self-storage facility will not generate any noises or vibrations that are abnormal for any commercial use.

- H.** Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.

The proposed use will not serve as a 24-hour establishment, rather it will be accessible to customers during standard business hours and extended evenings. The benefits of self-storage hours of operation is that they allow customers to safely access the building during hours that are in alignment with the hours of activity in the surrounding community.

- I.** Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.

The proposed self-storage use within the C-1 (Local Commercial) district will have no adverse impact on the adjoining uses by reason of manner of operation. The self-storage use being proposed at the subject property will enhance the surrounding uses and improve the aesthetic of the area by incorporating a building design that emulates an office building, which is similar to other surrounding commercial structures. The proposed use also incorporates existing and new landscaping elements into its design.

- J.** Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.

The self-storage use being proposed is consistent with and meets the requirements of the C-1 (Local Commercial) zoning district classification. Per the Dekalb County Code self-storage facilities are permitted in the C-1 (local commercial) zoning district.

- K.** Whether the proposed use is consistent with the policies of the comprehensive plan.

Per the comprehensive plan the future land use designated is CRC (Commercial Redevelopment Corridor). The proposed use is consistent with the Dekalb County Comprehensive Plans future land use objective to “promote the redevelopment of declining commercial corridors and improve the function and aesthetic appeal of more stable commercial corridors”. In its current condition, the use at the site does not contribute to the objective mentioned, however, the proposed use will make the site viable and usable once again. The proposed use will have a design incorporated that is meant to enhance the aesthetic appeal of the commercial corridor and contribute to the future redevelopment of commercial corridor.

- L.** Whether the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located.

The proposed use meets the C-1 (local commercial) code buffer requirements per Article 5 Section 5.4 of the Dekalb County Code.

- M.** Whether there is adequate provision of refuse and service areas.

The proposed use has 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.

The Special Land Use request should not be limited in duration due to this permit allowing for the increase in height for a structure that will be existing for a long term basis.

- O.** Whether 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.

The proposed building will consist of 3-4 floors of self-storage space that is appropriate in relation to the size, scale, and massing of the adjacent lots and buildings. The adjacent buildings range in height from 1-4 floors and are commercial uses. The Goddard School located across Clairmont Road has a height of 2-floors, and across Clairmont Road from the subject property is an existing 2-story office building which is home to various medical services. Within a 1-mile radius of the subject property there are a number of buildings with heights above 3-floors. About 350 feet southwest of the subject property on Clairmont Road is the Holbrook of Decatur which is 5-stories and shares the same future land use (CRC) as the subject property. Clairmont Crest which is located about 400 feet south of the subject property on Clairmont Road is 5-stories and also shares the same future land use (CRC) as the subject property. Also south of the subject property is the Overlook at Clairmont which are 3-4 story townhomes. Just beyond the Overlook at Clairmont is the Atlanta VA Medical Center which consists of a number of buildings ranging in heights from 4 to 15 stories. Another building within a 1-mile radius is Clairmont Place which is 7-stories. In response to community concerns and requests, the building is set back from the street in order to address scale and massing.

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

There are no know historic building, sites, districts or archeological resources in the immediate area that will be adversely effected by the proposed use.

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

The proposed use meets the requirements of the supplemental regulations for the Special Land Land Use Permit. The proposed use has sufficient buffering by distance and landscaping from nearby uses and nearby residential uses. The proposed use also has sufficient architectural and design quality to be in harmony with the existing aesthetic of the surrounding neighborhood. The exterior of the building is designed to emulate an office building in order to fit into the existing built environment and improve aesthetic flow of the corridor. The proposed use aligns with the DeKalb County Comprehensive Plan which promotes the redevelopment of declining commercial corridors and improve the function and aesthetic appeal of more stable commercial corridors.

- R.** Whether the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height.

The proposed self-storage use has sufficient distance from adjoining lots preventing any negative shadow impacts.

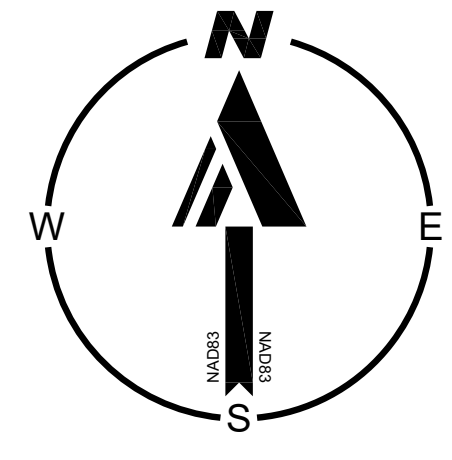
- S.** Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objective of the comprehensive plan.

The proposed self-storage use shows consistency with the needs of the neighborhood and aesthetically meets the compatibility of the surrounding community. The proposed use shows consistency with the *Comprehensive Plan* and meets the requirements of a Commercial Redevelopment Corridor (CRC). Although self-storage facilities are auto-dependent, the proposed site plan seeks to conceal and funnel vehicular traffic from Clairmont Road to the rear of the facility; remove parking spaces from the front of the site; while including an enhanced streetscape to make the redevelopment more pedestrian friendly; and preserve a few existing trees along Clairmont Road.

### **Staff Recommendation**

Based on the impact analysis and land use analysis above, the Special Land Use Permit request is consistent with the following intent of the *2035 Comprehensive Plan*: “promote the redevelopment of declining commercial corridors and improve the function and aesthetic appeal of more stable commercial corridors”. Per the impact analysis above, the Special Land Use request meets the standards and adequacies of the design and aesthetic of the surrounding community. The request presents limited negative impacts on current traffic conditions and on the natural environment. The size, scale, and massing of the proposed use corresponds with some existing buildings in the vicinity and does not create a negative impact on the built environment. Per the impact analysis, the Special Land Use request will not adversely affect the existing use or usability of adjacent or nearby properties. The Department of Planning and Sustainability recommends approval with conditions.

1. The subject property shall be developed in substantial conformity with the following site plans: “Variance Site Plan”, prepared by Bohler, dated 12-18-20 and with the building elevation attached to the SLUP application.
2. The Special Land Use Permit shall be issued to Urban Retail, LLC for the increase in building height from two stories to four stories.
3. Incorporate a public seating area with at least one bench in the shaded space under new or existing trees along Clairmont Road.
4. The Special Land Use Permit issued to Urban Retail, LLC for the increase in building height from two stories to four stories shall not be transferrable.
5. The approval of this Special Land Use 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 entities whose decision should be based on the merits of the application under review by such entity.



**LOCATION MAP**  
SCALE: 1"=2000'

**VARIANCES:**

- A VARIANCE FROM DEKALB COUNTY ZONING ORDINANCE SECTION 2.24.1 IS REQUIRED TO DECREASE THE MINIMUM FRONT BUILDING SETBACK ALONG CLAIRMONT ROAD FROM 60 FEET TO 7 FEET.
- A VARIANCE FROM DEKALB COUNTY ZONING ORDINANCE SECTION 2.24.1 IS REQUIRED TO DECREASE THE MINIMUM FRONT BUILDING SETBACK ALONG NORTH WILLIAMSBURG DRIVE FROM 50 FEET TO 7 FEET.
- A VARIANCE FROM DEKALB COUNTY ZONING ORDINANCE SECTION 2.24.1 IS REQUIRED TO DECREASE THE MINIMUM SIDE BUILDING SETBACK TO THE SOUTH FROM 20 FEET TO 10 FEET.
- A VARIANCE FROM DEKALB COUNTY ZONING ORDINANCE SECTION 6.1.4 IS REQUIRED TO DECREASE BELOW THE MINIMUM PARKING SPACES REQUIRED FROM 11 SPACES TO 8 SPACES.
- A VARIANCE FROM DEKALB COUNTY ZONING ORDINANCE SECTION 6.1.4 IS REQUIRED TO DECREASE BELOW THE MINIMUM LOADING SPACES REQUIRED FROM 3 SPACES TO 2 SPACES.

**SPECIAL LAND USE PERMIT:**

- A SPECIAL LAND USE PERMIT IS REQUIRED FOR THIS SITE PLAN TO INCREASE THE MAXIMUM ALLOWABLE BUILDING HEIGHT FROM 35 FEET TO 55 FEET 4 INCHES.

**BULK REQUIREMENTS:**

CURRENT ZONING: C-1 LOCAL COMMERCIAL  
 PROPOSED USE: MINI-WAREHOUSE (SELF-STORAGE) IS PERMITTED BY RIGHT

	ALLOWED/REQUIRED	PROVIDED
A. MIN. LOT AREA	20,000 SF	± 44,326 SF
B. MIN. BUILDING SETBACK		
FRONT SETBACK (CLAIRMONT ROAD)	60'	7' (V)
FRONT SETBACK (NORTH WILLIAMSBURG DRIVE)	50'	7.1' (V)
SIDE SETBACK (SOUTH)	20'	11.3' (V)
REAR SETBACK (EAST)	30'	60.5'
C. MIN. STREETScape AND LANDSCAPE STRIPS		
FRONT STREETScape (CLAIRMONT ROAD)	4' LANDSCAPE ZONE, 6' SIDEWALK ZONE, & 6' LANDSCAPE ZONE	4' LANDSCAPE ZONE, 6' SIDEWALK ZONE, & 6' LANDSCAPE ZONE
FRONT STREETScape (NORTH WILLIAMSBURG DRIVE)	4' LANDSCAPE ZONE, 6' SIDEWALK ZONE, & 6' LANDSCAPE ZONE	4' LANDSCAPE ZONE, 6' SIDEWALK ZONE, & 6' LANDSCAPE ZONE
SIDE LANDSCAPE STRIP (SOUTH)	5' PERIMETER LANDSCAPE STRIP	>5'
REAR LANDSCAPE STRIP (EAST)	5' PERIMETER LANDSCAPE STRIP	>5'
D. MIN. PARKING REQUIREMENTS		
STORAGE FACILITIES (MINI WAREHOUSE) (1 SPACE/ 8000 SF OF FLOOR AREA)	11 SPACES	7 SPACES (V)
E. MAX. PARKING REQUIREMENTS		
STORAGE FACILITIES (MINI WAREHOUSE) (1 SPACE/ 5000 SF OF FLOOR AREA)	17 SPACES	8 SPACES
F. MIN. PARKING SPACE DIMENSIONS	9' X 18'	9' X 18'
G. MIN. DRIVE AISLE	24'	>24'
H. MIN. LOADING SPACES REQUIRED	3 SPACES	2 SPACES (V)
I. MIN. LOADING SPACE DIMENSIONS	12' X 35'	15' X 35'
J. MAX. BUILDING HEIGHT	2 STORIES (35 FT)	55' 4" (SLUP)
K. MIN. OPEN SPACE REQUIREMENTS	20%	20.1%

(SLUP) = SPECIAL LAND USE PERMIT REQUIRED

NIF PROPERTY OF WILLIAMSBURG PROFESSIONAL CENTER LLC DEED BOOK 10586 / PAGE 320

NIF PROPERTY OF WAN-LEE PARTNERSHIP DEED BOOK 6011 / PAGE 27

**BOHLER**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

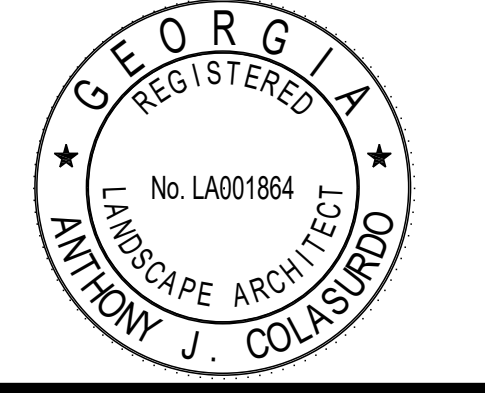
**811**  
 Know what's below.  
 Call before you dig.  
 ALWAYS CALL 811  
 It's fast. It's free. It's the law.

**NOT APPROVED FOR CONSTRUCTION**

PROJECT No.: GA203068  
 DRAWN BY: DW  
 CHECKED BY: AUC  
 DATE: 12/18/2020  
 CAD ID:  

**PROPOSED MULT-LEVEL SELF STORAGE FACILITY**  
 FOR  
 URBAN RETAIL, LLC.  
 LOCATION OF SITE  
 1923 CLAIRMONT ROAD,  
 DECATUR, GA 30033

**BOHLER**  
 211 PERIMETER CENTER PKWY NE, SUITE 425  
 ATLANTA, GEORGIA 30346  
 Phone: (678) 695-6800  
 GA@BohlerEng.com



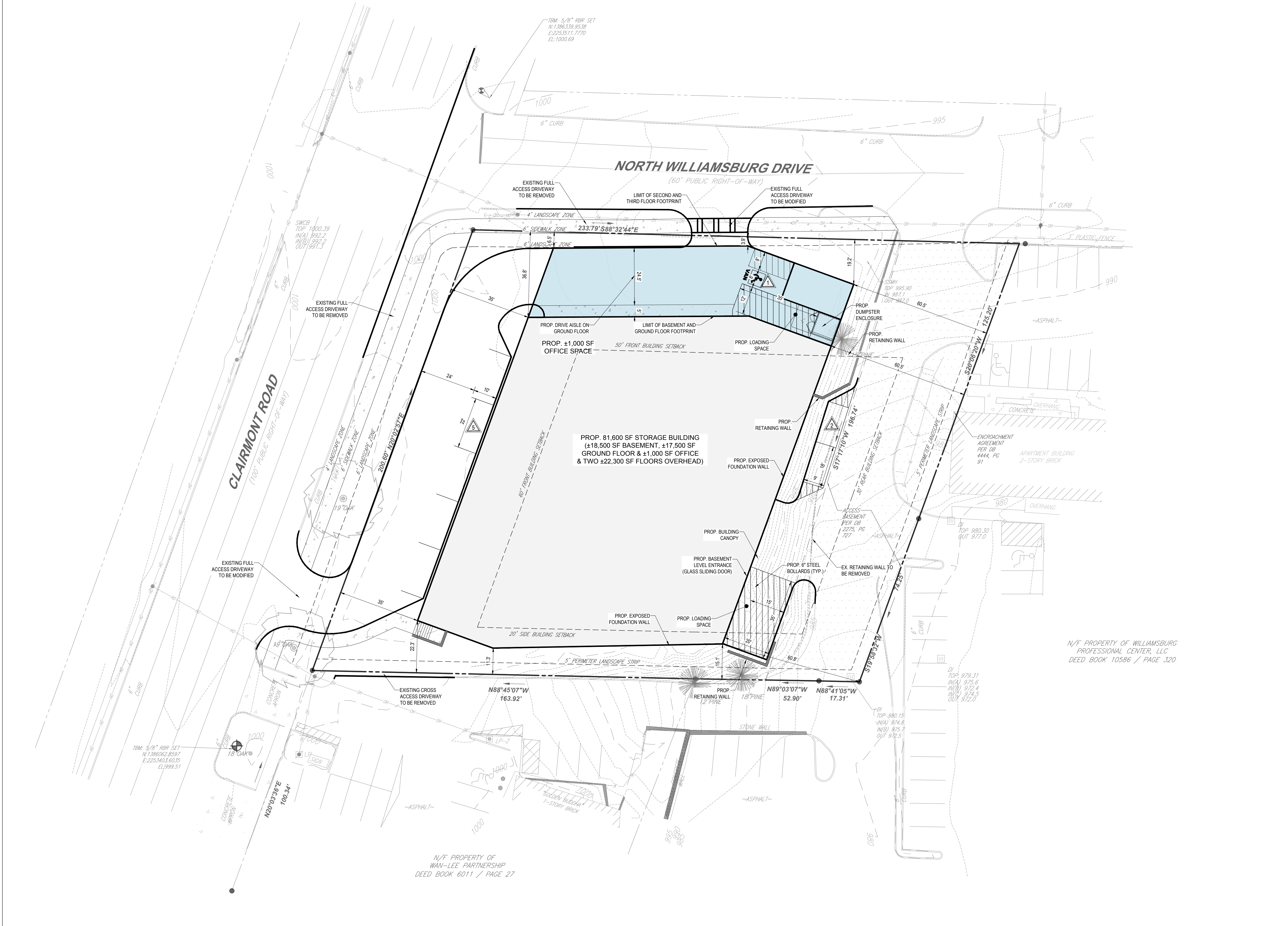
SHEET TITLE:  
**VARIANCE SITE PLAN**

SHEET NUMBER:  
**1 of 1**

ORG. DATE - 12/18/2020

12/21/2020 10:00 AM BOHLER ENG NET\SHAMES GA\PROJECTS\2020\GA203068\DRAWINGS\EXHIBITS\VARIANCE PLAN (M.COLOR)\GA203068.MCR.dwg - LAYOUT - VARIANCE SITE PLAN





**BULK REQUIREMENTS:**

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	ALLOWED/REQUIRED	PROVIDED
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J. MAX. BUILDING HEIGHT	2 STORIES (35 FT)	3 STORIES (SLUP)
K. MIN. OPEN SPACE REQUIREMENTS	20%	20%

**CONCEPT PLAN NOTES**

1. THIS CONCEPT WAS PREPARED STRICTLY AND SOLELY BASED UPON AN ALTA SURVEY PERFORMED BY GEOSURVEY, LTD., DATED NOVEMBER 3RD, 2014.
2. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING SOLELY FROM LAYOUT PREFERENCES AND GUIDANCE DICTATED AND IDENTIFIED SOLELY BY THE CLIENT. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED, AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF APPLICABLE REQUIREMENTS AND THE PROCUREMENT OF ALL NECESSARY JURISDICTIONAL APPROVALS.
3. THIS CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES, ONLY, AND IS NOT INTENDED TO AND SHOULD NOT BE UTILIZED AS A ZONING AND CONSTRUCTION DOCUMENT.
4. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO THE ENGINEER BY THE OWNER AND OTHERS NOT UNDER ENGINEER'S CONTROL. AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON PERFORMANCE OF ADDITIONAL DUE DILIGENCE AND/OR FIELD SURVEY.
5. IT IS STRONGLY RECOMMENDED THAT A ZONING CONFORMANCE ANALYSIS BE PERFORMED TO DETERMINE AND EVALUATE IF THERE ARE ANY RESTRICTIONS AND/OR ZONING ISSUES, CONCERNS OR RESTRICTIONS THAT MAY OR COULD IMPACT THE FEASIBILITY OF THIS PROJECT AS THE OWNER HAS DESCRIBED IT.

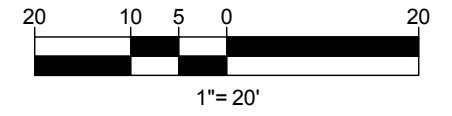


211 PERIMETER CENTER PKWY NE,  
SUITE 425  
ATLANTA, GEORGIA 30346  
Phone: (678) 695-6800  
[GA@BohlerEng.com](mailto:GA@BohlerEng.com)

**PROPOSED MULTI-LEVEL SELF STORAGE FACILITY**

URBAN RETAIL, LLC

1923 CLAIRMONT ROAD, DECATUR, GA 30033 | CONCEPT D-0



May 03, 2019

VIA E-MAIL

Usman Gandhi  
3905 Lavista Road, Suite C  
Tucker, Georgia 30084

**RE: DeKalb County Variance Application for 1923 Clairmont Road, Decatur, GA 30033**

Dear Mr. Gandhi:

Attached is a copy of your DeKalb Variance Application (A-19-1243276), which was filed on May 2, 2019 for the above referenced property. Please review the application to verify that all of the information contained therein is true and accurate. If you find any discrepancies, please let me know and I will amend the application appropriately.

Currently we are scheduled to be heard on the following dates:

June 12 <sup>th</sup>	DeKalb County Public Hearing
1:00pm	Manuel Maloof Auditorium
	1300 Commerce Drive
	Decatur, GA 30030

While you are not required to attend the public hearing, I find that it is helpful for the Applicant to be present and prepared to answer questions that may arise concerning the project. Please feel free to contact me if you have any questions regarding the enclosed.

Sincerely,

  
Michèle L. Battle



DeKalb County Department of Planning & Sustainability

Hon. Michael Thurmond
Chief Executive Officer

Andrew Baker, AICP,
Director

ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING
(VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)

BOA No. A-19-1243276

Applicant and/or
Authorized Representative Urban Retail LLC. (Usman Gandhi) c/o Battle Law, P.C.

Mailing Address: One West Court Square, Suite 750

City/State/Zip Code: Decatur, GA 30030

Email: mlb@battlelawpc.com

Telephone Home: (404) 601.7616 Business: Fax No.:

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Urban Retail LLC.

Address (Mailing): 3905 Lavista Road, Suite C

City/State/Zip Code: Tucker, GA, 30084

Email: gandhiu@bellsouth.net

Telephone Home: (404) 630-4761 Business: Fax No.:

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 1923 Clairmont Road City: Decatur State: GA Zip: 30033

District(s): 18th Land Lot(s): 103 Block: Parcel: 18 103 05 022

District(s): Land Lot(s): Block: Parcel:

District(s): Land Lot(s): Block: Parcel:

Zoning Classification: C-1 Commission District & Super District: 04 - Unincorporated

CIRCLE TYPE OF HEARING REQUESTED

- VARIANCE (From Development Standards causing undue hardship upon owners of property.)
SPECIAL EXCEPTIONS (To reduce or waive off-street parking or loading space requirements.)
OFFICIALS APPEALS OF ADMINISTRATIVE DECISIONS.

TO BE COMPLETED BY PLANNING AND SUSTAINABILITY DEPARTMENT

Date Received:

Fee Paid:



330 West Ponce de Leon Avenue - Suites 100-500 - Decatur, Georgia - 30030 [voice]
404.371.2155 - [Planning Fax] (404) 371-4556 [Development Fax] (404) 371-3007
Web Address http://www.dekalbcountyga.gov/planning
Email Address: planninganddevelopment@dekalbcountyga.gov



## ZONING BOARD OF APPEALS APPLICATION AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals  
To inspect the premises of the Subject Property

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property subject to the application.

DATE: 4-23-19

Applicant:  
Signature

DATE: 5-01-2019

Applicant:  
Signature

## PROPERTY DESCRIPTION

*All that tract or parcel of land lying and being in Land Lot 103 of the 18th District, DeKalb County, Georgia, and being more particularly described as follows:*

*BEGINNING at 5/8-inch rebar set at the intersection of the eastern right-of-way of Clairmont Road (100' right-of-way) with the southern right-of-way of North Williamsburg Drive (60' right-of-way); Thence along said right-of-way of North Williamsburg Drive, South 88 degrees 32 minutes 44 seconds East a distance of 233.79 feet to a PK nail set on the division line between N and L Investment Properties (Deed Book 23165, Page 25) and Williamsburg Professional Center, LLC (Deed Book 10586, Page 320); Thence leaving said right-of-way, along said division line, South 20 degrees 06 minutes 20 seconds West a distance of 125.20 feet to a PK nail set; Thence South 19 degrees 58 minutes 32 seconds West a distance of 74.25 feet to a PK nail set; Thence North 88 degrees 41 minutes 05 seconds West a distance of 17.31 feet to a PK nail set; Thence North 89 degrees 03 minutes 07 seconds West a distance of 52.90 feet to a 5/8-inch rebar set; Thence North 88 degrees 45 minutes 07 seconds West a distance of 163.92 feet to a 1/2-inch rebar found on the eastern right-of-way of Clairmont Road; Thence along said right-of-way, North 20 degrees 02 minutes 57 seconds East a distance of 200.60 feet to a 5/8-inch rebar set at the intersection of the eastern right-of-way of Clairmont Road with the southern right-of-way of North Williamsburg Drive; Said 5/8-inch rebar set being the TRUE POINT OF BEGINNING.*

*Said tract of land contains 1.018 Acres.*

VARIANCE  
CONSTITUTIONAL ALLEGATIONS  
Urban Retail, LLC

The portions of the Zoning Resolution of DeKalb County as applied to the Subject Property which classify or may classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph 1 and 2 of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

In addition, the development of the Subject Property subject to the present standards set forth in the Zoning Ordinance is unconstitutional in that it renders this property unusable and destroys its marketability. Therefore, the Zoning Ordinance constitutes a taking of applicant's property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the United States Constitutional and in violation of Article I, Section I, Paragraph 1 and Article I, Section III, Paragraph 1(a) of the Constitution of Georgia.

A denial of this Application would constitute an arbitrary and capricious act by the DeKalb County without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the DeKalb County Board of Zoning Appeals to grant the variances as proposed by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any variances or special exceptions granted with respect to the subject Property that are subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting the Applicant's utilization of the subject Property would also constitute an arbitrary, capricious and discriminatory act and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

April 29<sup>th</sup> 2019

DeKalb County  
330 W. Ponce De Leon Ave, Suite 500  
Decatur, GA 30030  
404.371.6283

Re: Letter of Intent  
Variance Application  
Clairmont Carwash – 1923 Clairmont Road, Decatur, GA

The subject property contains 1.01 acres and lies on the southwest corner of Clairmont Road and North Williamsburg Drive. The property has 200.60 linear feet of road frontage on Clairmont Road and 233.79 linear feet of road front on North Williamsburg Drive. The property is currently developed and is occupied with a vacant 1,808 square foot convenience store. The owner intends to redevelop the property and construct a new tunnel carwash. In order to redevelop the property, the owner is seeking the following variances from the Zoning Ordinance of DeKalb County.

**Article 2 ~ 27-2.24.1 Dimensional Requirements:**

- 1) Request to reduce the Front Arterial Building Setback from sixty feet (60') to thirty-five feet (35').**
- 2) Request to reduce the Side Building Setback from twenty feet (20') to ten feet (10').**

**Article 5 ~ 27-5.4.7 Walls, Fences and Retaining Walls, Table 5.3 Fence and Wall Standards:**

- 1) Request to increase the height of a non-tiered wall from twelve feet (12') feet to seventeen feet (17').**
- 2) Request to reduce the required wall setback from ten feet (10') to zero feet (0').**

Please consider the following criteria for the variance request:

1. By reason of exceptional narrowness, shallowness, or shape of a specific lot, or by reason of exceptional topographic and other site conditions (such as, but not limited to, floodplain, major stand of trees, steep slope), which were not created by the owner or applicant, the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district.

**The subject property contains an access easement along the rear of the property causing the useable area of the parcel to be an irregularly shaped for development. The property has 19 feet of grade difference from Clairmont Road to the existing access drive in the rear requiring a retaining wall along the rear and side. Due to the shallowness and narrowness of the**

**site, the building for the tunnel carwash can only be positioned as currently proposed to allow proper circulation of vehicles within the development.**

2. The requested variance does not go beyond the minimum necessary to afford relief and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located.

**The requested variance is the minimum necessary to afford relief and does not constitute special privilege within the zoning district. The reduction of the side building setback is consistent with other developments within the district and surrounding areas.**

3. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located.

**Approval of the variance will not materially be detrimental to the public welfare or be injurious to surrounding properties. The 10' setback for the proposed building will be landscaped along the side property line buffering the neighboring property.**

4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship.

**The literal interpretation and strict application would prevent the owner from redeveloping the property for the intended use and would cause an undue and unnecessary hardship.**

5. The requested variance would be consistent with the spirit and purpose of this chapter and the DeKalb County Comprehensive Plan text.

**The requested variance would be consistent with the spirit and purpose of this chapter and the DeKalb County Comprehensive Plan by allowing the property to be revitalized within a commercial district.**

Please do not hesitate to call me should you or the staff require any further information or documentation prior to the formulation of your analysis and recommendations to the Zoning Board of Appeals. Thank you for your time and consideration of this variance application.

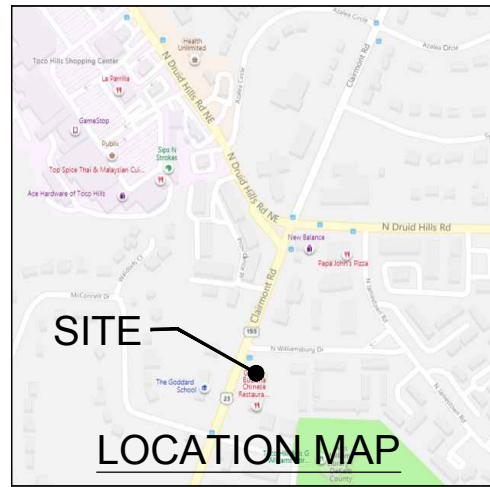
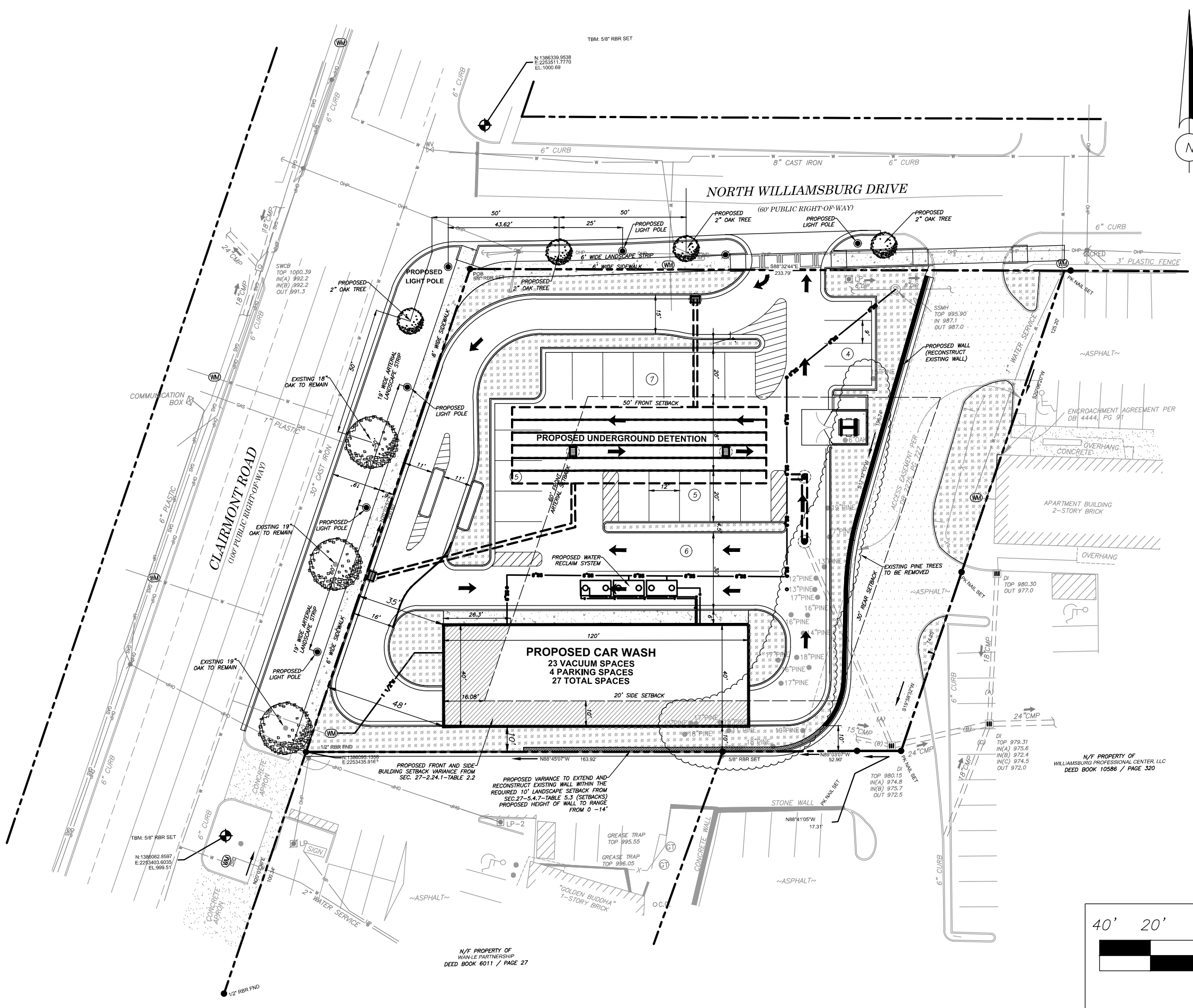
Sincerely,

**INTEGRITY ENGINEERING & DEVELOPMENT SERVICES, INC.**



Waylon Hoge, PE  
Principal





**PROJECT NOTES:**

**OWNER/DEVELOPER:**  
Urban Retail LLC  
3905 Lavista Road, Suite C,  
Tucker, Georgia 30084  
Phone: (404) 630-4761  
Contact: Usman Gandhi

**ENGINEER:**  
Integrity Engineering & Development Services, Inc.  
Certificate of Authorization # PEF005669  
3615 Braselton Highway, Suite 201  
Dacula, Georgia 30019  
PHONE: (770) 601-6879  
CONTACT: Waylon Hoge, P.E.  
E-MAIL ADDRESS: waylon@integrityeng.net

Property located at 1923 Clairmont Road Decatur, GA DeKalb County, Parcel No. 18.103.05.022.

Zoning: C-1

Building Setbacks:  
Front Arterial- 20'  
Front - 10'  
Side - 15'  
Rear - 20'

Proposed use is McDonald's Restaurant.

Proposed building height 23'-4".

Total tract contains 1.01 acres/disturbed area = 0.99 acres ±.

Boundary information obtained from survey by GeoSurvey, Ltd.

Topographical information obtained from survey by GeoSurvey, Ltd.

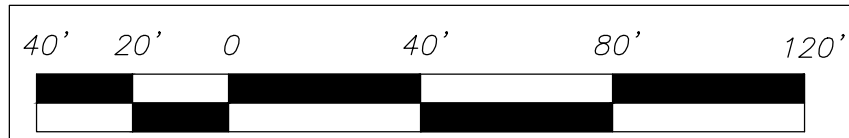
Vertical datum for topography is mean sea level based on NAVD88.

Contour interval is one (1) feet.

This property is shown on F.I.R.M. panel number 13089C 0066 J, dated May 16, 2013 and is not located within a special flood hazard zone.

**OPEN SPACE AND LOT COVERAGE REQUIREMENTS**

	REQUIRED	PROPOSED
OPEN SPACE	10%	20%
LOT COVERAGE	20%	20%



NO.	DATE	DESCRIPTION	REVISIONS
1	4/25/19		

NO.	DATE	DESCRIPTION	REVISIONS
1	4/25/19		

**INTEGRITY**  
ENGINEERING & DEVELOPMENT SERVICES, INC.  
3615 Braselton Highway, Suite 201 Dacula, GA 30019  
(678) 346-0446

**DRAWING TITLE:** BUILDING SETBACK VARIANCE PLAN  
**PROJECT NAME:** CLAIRMONT CARWASH  
**CLIENT:** URBAN RETAIL LLC

**PROJECT NO.:** GAN-1703  
**PROJ. MGR.:** DWH  
**DATE:** 4/25/19  
**DRWN. BY:** JWH  
**SCALE:** 1"=40'  
**CHKD. BY:** DWH  
**DRAWING NO.:** GAN-1703  
**SHEET NO.:** C-1

GRID NORTH - GA. WEST ZONE

UTILITY CONTACT LIST

Gas: AGL, Atlanta Gas Light Company... Water: DeKalb County Water & Sewer Dep. Power: Georgia Power Company... Communication: AT&T, Ken Reclor

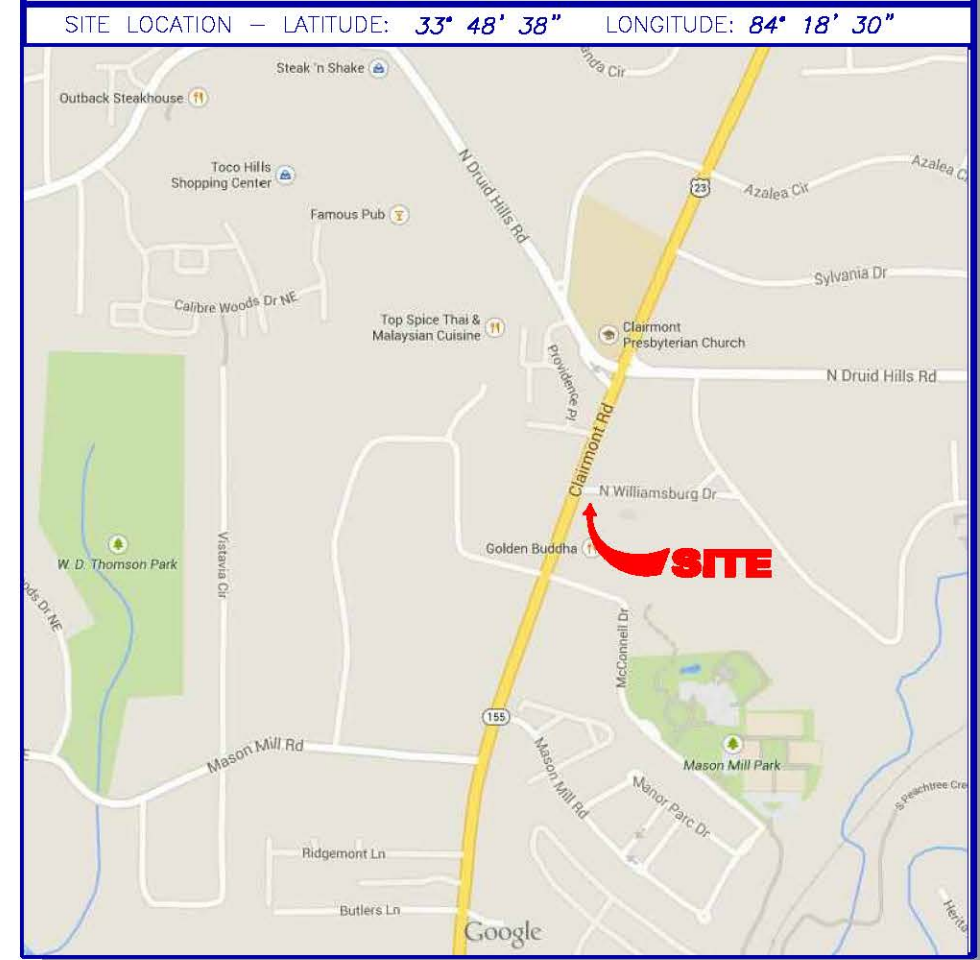
UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY: UTILISURVEY, LLC... THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES...

PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 103 of the 18th District, DeKalb County, Georgia, and being more particularly described as follows: BEGINNING at 5/8-inch rebar set at the intersection of the eastern right-of-way of Clairmont Road (100' right-of-way) with the southern right-of-way of North Williamsburg Drive (60' right-of-way);

VICINITY MAP



GENERAL NOTES

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IF YOU DIG

GEORGIA 811 Utilities Protection Center, Inc. Know what's below. Call before you dig. Dial 811 Or Call 800-282-7411

LEGEND

Table with two columns: STANDARD ABBREVIATIONS and STANDARD SYMBOLS. Lists symbols for AC, BH, CI, CMP, CMF, CO, CPED, CTR, DIP, DWP, FNC, FND, GM, INV, JB, MH, OHP, OTP, PM, POC, RCP, RFR, RBS, SS, SWCB, etc.

TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 2-31629, EFFECTIVE DATE SEPTEMBER 12, 2014.

SURVEYOR CERTIFICATION

To: Cronos Development, LLC and Chicago Title Insurance Company... This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys...



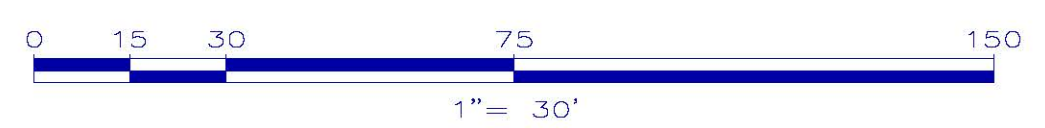
SITE PHOTOGRAPHS



N/E PROPERTY OF WILLIAMSBURG PROFESSIONAL CENTER, LLC DEED BOOK 10586 / PAGE 320

SITE AREA 1.018 Acres 44,326 sf

GRAPHIC SCALE



CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 22,102... AND WAS ADJUSTED USING THE LEAST SQUARES METHOD...



Land Surveying • 3D Laser Scanning 1660 Barnes Mill Road Marietta, Georgia 30062 Phone: (770) 795-9900 Fax: (770) 795-8880

Table with columns for CS JOB NO., FIELD WORK, PROJ MGR, REVIEWED, DWG FILE, DRAWING SCALE, CITY, COUNTY, STATE, SURVEY DATE, REVISIONS, and DISTRICT.

May 03, 2019

VIA E-MAIL

Usman Gandhi  
3905 Lavista Road, Suite C  
Tucker, Georgia 30084

**RE: DeKalb County Variance Application for 1923 Clairmont Road, Decatur, GA 30033**

Dear Mr. Gandhi:

Attached is a copy of your DeKalb Variance Application (A-19-1243276), which was filed on May 2, 2019 for the above referenced property. Please review the application to verify that all of the information contained therein is true and accurate. If you find any discrepancies, please let me know and I will amend the application appropriately.

Currently we are scheduled to be heard on the following dates:

June 12 <sup>th</sup>	DeKalb County Public Hearing
1:00pm	Manuel Maloof Auditorium
	1300 Commerce Drive
	Decatur, GA 30030

While you are not required to attend the public hearing, I find that it is helpful for the Applicant to be present and prepared to answer questions that may arise concerning the project. Please feel free to contact me if you have any questions regarding the enclosed.

Sincerely,

  
Michèle L. Battle



DeKalb County Department of Planning & Sustainability

Hon. Michael Thurmond  
Chief Executive Officer

Andrew Baker, AICP,  
Director

ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING  
(VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)

BOA No. A-19-1243276

Applicant and/or  
Authorized Representative Urban Retail LLC. (Usman Gandhi) c/o Battle Law, P.C.

Mailing Address: One West Court Square, Suite 750

City/State/Zip Code: Decatur, GA 30030

Email: mlb@battlelawpc.com

Telephone Home: (404) 601.7616 Business: \_\_\_\_\_ Fax No.: \_\_\_\_\_

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Urban Retail LLC.

Address (Mailing): 3905 Lavista Road, Suite C

City/State/Zip Code: Tucker, GA, 30084

Email: gandhiu@bellsouth.net

Telephone Home: (404) 630-4761 Business: \_\_\_\_\_ Fax No.: \_\_\_\_\_

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 1923 Clairmont Road City: Decatur State: GA Zip: 30033

District(s): 18th Land Lot(s): 103 Block: \_\_\_\_\_ Parcel: 18 103 05 022

District(s): \_\_\_\_\_ Land Lot(s): \_\_\_\_\_ Block: \_\_\_\_\_ Parcel: \_\_\_\_\_

District(s): \_\_\_\_\_ Land Lot(s): \_\_\_\_\_ Block: \_\_\_\_\_ Parcel: \_\_\_\_\_

Zoning Classification: C-1 Commission District & Super District: 04 - Unincorporated

CIRCLE TYPE OF HEARING REQUESTED

- VARIANCE (From Development Standards causing undue hardship upon owners of property.)
- SPECIAL EXCEPTIONS (To reduce or waive off-street parking or loading space requirements.)
- OFFICIALS APPEALS OF ADMINISTRATIVE DECISIONS.

TO BE COMPLETED BY PLANNING AND SUSTAINABILITY DEPARTMENT

Date Received: \_\_\_\_\_

Fee Paid: \_\_\_\_\_



330 West Ponce de Leon Avenue – Suites 100-500 – Decatur, Georgia – 30030 [voice]  
404.371.2155 -- [Planning Fax] (404) 371-4556 [Development Fax] (404) 371-3007  
Web Address <http://www.dekalbcountyga.gov/planning>  
Email Address: [planninganddevelopment@dekalbcountyga.gov](mailto:planninganddevelopment@dekalbcountyga.gov)



## ZONING BOARD OF APPEALS APPLICATION AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals  
To inspect the premises of the Subject Property

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property subject to the application.

DATE: 4-23-19

Applicant:  
Signature

DATE: 5-01-2019

Applicant:  
Signature

## PROPERTY DESCRIPTION

*All that tract or parcel of land lying and being in Land Lot 103 of the 18th District, DeKalb County, Georgia, and being more particularly described as follows:*

*BEGINNING at 5/8-inch rebar set at the intersection of the eastern right-of-way of Clairmont Road (100' right-of-way) with the southern right-of-way of North Williamsburg Drive (60' right-of-way); Thence along said right-of-way of North Williamsburg Drive, South 88 degrees 32 minutes 44 seconds East a distance of 233.79 feet to a PK nail set on the division line between N and L Investment Properties (Deed Book 23165, Page 25) and Williamsburg Professional Center, LLC (Deed Book 10586, Page 320); Thence leaving said right-of-way, along said division line, South 20 degrees 06 minutes 20 seconds West a distance of 125.20 feet to a PK nail set; Thence South 19 degrees 58 minutes 32 seconds West a distance of 74.25 feet to a PK nail set; Thence North 88 degrees 41 minutes 05 seconds West a distance of 17.31 feet to a PK nail set; Thence North 89 degrees 03 minutes 07 seconds West a distance of 52.90 feet to a 5/8-inch rebar set; Thence North 88 degrees 45 minutes 07 seconds West a distance of 163.92 feet to a 1/2-inch rebar found on the eastern right-of-way of Clairmont Road; Thence along said right-of-way, North 20 degrees 02 minutes 57 seconds East a distance of 200.60 feet to a 5/8-inch rebar set at the intersection of the eastern right-of-way of Clairmont Road with the southern right-of-way of North Williamsburg Drive; Said 5/8-inch rebar set being the TRUE POINT OF BEGINNING.*

*Said tract of land contains 1.018 Acres.*

VARIANCE  
CONSTITUTIONAL ALLEGATIONS  
Urban Retail, LLC

The portions of the Zoning Resolution of DeKalb County as applied to the Subject Property which classify or may classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph 1 and 2 of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

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A denial of this Application would constitute an arbitrary and capricious act by the DeKalb County without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the DeKalb County Board of Zoning Appeals to grant the variances as proposed by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any variances or special exceptions granted with respect to the subject Property that are subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting the Applicant's utilization of the subject Property would also constitute an arbitrary, capricious and discriminatory act and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

April 29<sup>th</sup> 2019

DeKalb County  
330 W. Ponce De Leon Ave, Suite 500  
Decatur, GA 30030  
404.371.6283

Re: Letter of Intent  
Variance Application  
Clairmont Carwash – 1923 Clairmont Road, Decatur, GA

The subject property contains 1.01 acres and lies on the southwest corner of Clairmont Road and North Williamsburg Drive. The property has 200.60 linear feet of road frontage on Clairmont Road and 233.79 linear feet of road front on North Williamsburg Drive. The property is currently developed and is occupied with a vacant 1,808 square foot convenience store. The owner intends to redevelop the property and construct a new tunnel carwash. In order to redevelop the property, the owner is seeking the following variances from the Zoning Ordinance of DeKalb County.

**Article 2 ~ 27-2.24.1 Dimensional Requirements:**

- 1) Request to reduce the Front Arterial Building Setback from sixty feet (60') to thirty-five feet (35').**
- 2) Request to reduce the Side Building Setback from twenty feet (20') to ten feet (10').**

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- 1) Request to increase the height of a non-tiered wall from twelve feet (12') feet to seventeen feet (17').**
- 2) Request to reduce the required wall setback from ten feet (10') to zero feet (0').**

Please consider the following criteria for the variance request:

1. By reason of exceptional narrowness, shallowness, or shape of a specific lot, or by reason of exceptional topographic and other site conditions (such as, but not limited to, floodplain, major stand of trees, steep slope), which were not created by the owner or applicant, the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district.

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**The requested variance is the minimum necessary to afford relief and does not constitute special privilege within the zoning district. The reduction of the side building setback is consistent with other developments within the district and surrounding areas.**

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**Approval of the variance will not materially be detrimental to the public welfare or be injurious to surrounding properties. The 10' setback for the proposed building will be landscaped along the side property line buffering the neighboring property.**

4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship.

**The literal interpretation and strict application would prevent the owner from redeveloping the property for the intended use and would cause an undue and unnecessary hardship.**

5. The requested variance would be consistent with the spirit and purpose of this chapter and the DeKalb County Comprehensive Plan text.

**The requested variance would be consistent with the spirit and purpose of this chapter and the DeKalb County Comprehensive Plan by allowing the property to be revitalized within a commercial district.**

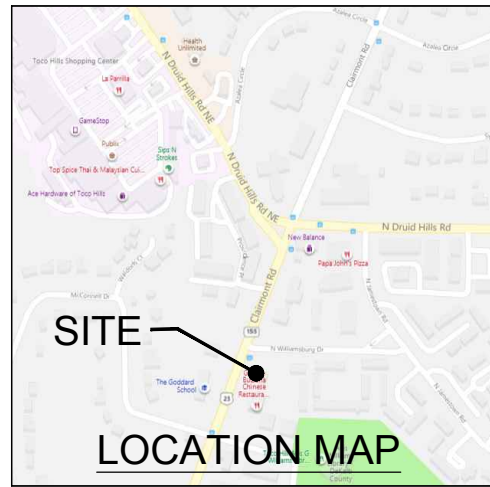
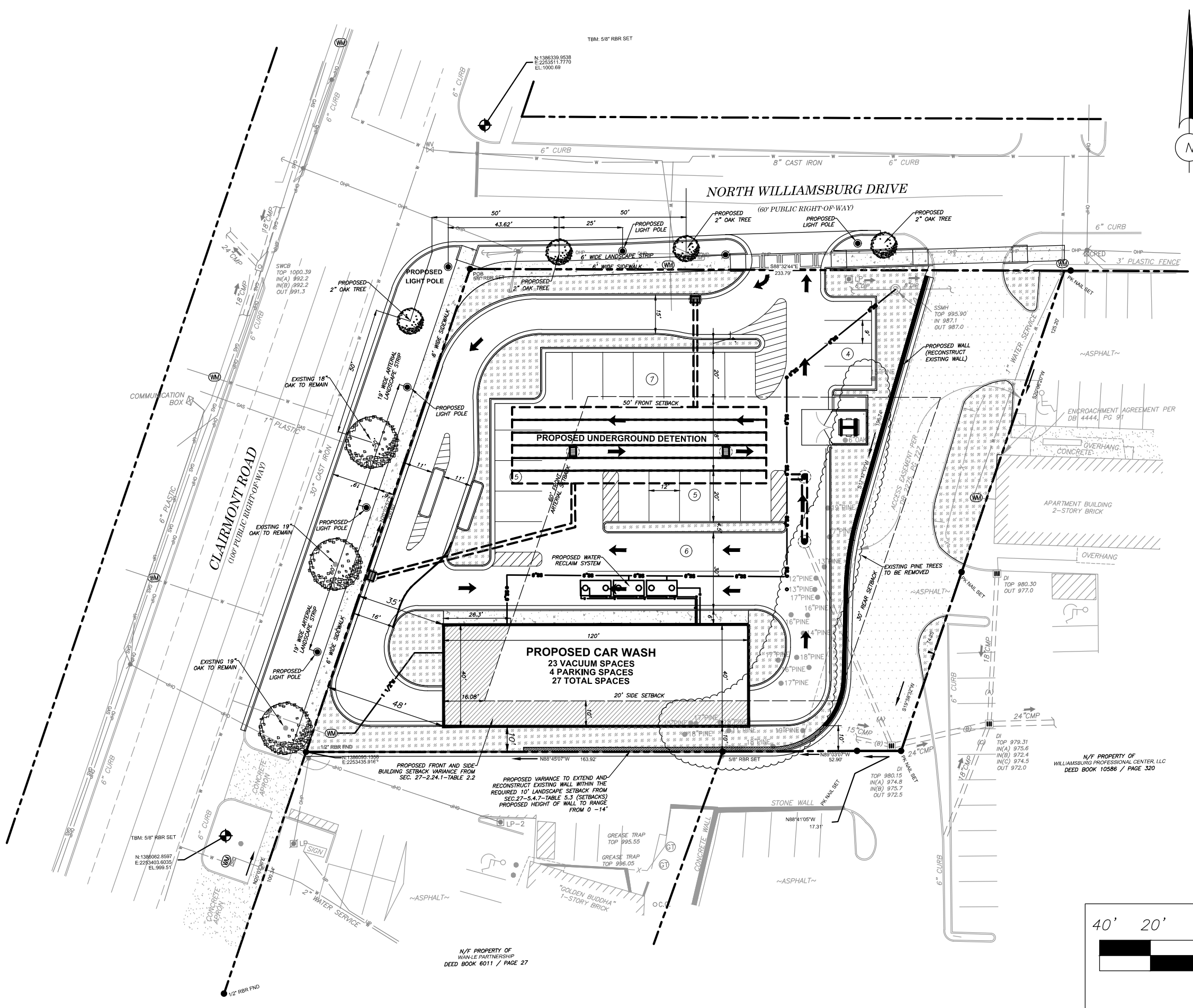
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Sincerely,

**INTEGRITY ENGINEERING & DEVELOPMENT SERVICES, INC.**



Waylon Hoge, PE  
Principal



**PROJECT NOTES:**

**OWNER/DEVELOPER:**  
Urban Retail LLC  
3905 Lavista Road, Suite C,  
Tucker, Georgia 30084  
Phone: (404) 630-4761  
Contact: Usman Gandhi

**ENGINEER:**  
Integrity Engineering & Development Services, Inc.  
Certificate of Authorization # PEF005669  
3615 Braselton Highway, Suite 201  
Dacula, Georgia 30019  
PHONE: (770) 601-6879  
CONTACT: Waylon Hoge, P.E.  
E-MAIL ADDRESS: waylon@integrityeng.net

Property located at 1923 Clairmont Road Decatur, GA DeKalb County, Parcel No. 18.103.05.022.

Zoning: C-1

Building Setbacks:  
Front Arterial- 20'  
Front - 10'  
Side - 15'  
Rear - 20'

Proposed use is McDonald's Restaurant.

Proposed building height 23'-4".

Total tract contains 1.01 acres/disturbed area = 0.99 acres ±.

Boundary information obtained from survey by GeoSurvey, Ltd.

Topographical information obtained from survey by GeoSurvey, Ltd.

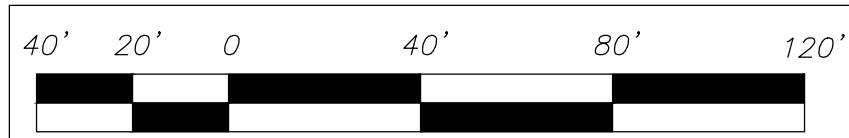
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	REQUIRED	PROPOSED
OPEN SPACE	10%	20%
LOT COVERAGE	20%	20%



GRAPHIC SCALE  
SCALE 1" = 40'

NO.	DATE	DESCRIPTION	REVISIONS
1	4/25/19		

NO.	DATE	DESCRIPTION	REVISIONS
1	4/25/19		

**INTEGRITY**  
ENGINEERING & DEVELOPMENT SERVICES, INC.  
3615 Braselton Highway, Suite 201 Dacula, GA 30019  
(678) 346-0446

DRAWING TITLE:	BUILDING SETBACK VARIANCE PLAN
PROJECT NAME:	CLAIRMONT CARWASH
CLIENT:	URBAN RETAIL LLC

PROJECT NO.:	GAN-1703	PROJ. MGR.:	DWH
DATE:	4/25/19	DRWN. BY:	JWH
SCALE:	1"=40'	CHKD. BY:	DWH
DRAWING NO.:	GAN-1703		
SHEET NO.:	C-1		

GRID NORTH - GA. WEST ZONE

UTILITY CONTACT LIST

Gas: AGL, Atlanta Gas Light Company... Water: DeKalb County Water & Sewer Dep. Power: Georgia Power Company... Communication: AT&T, Ken Reclor

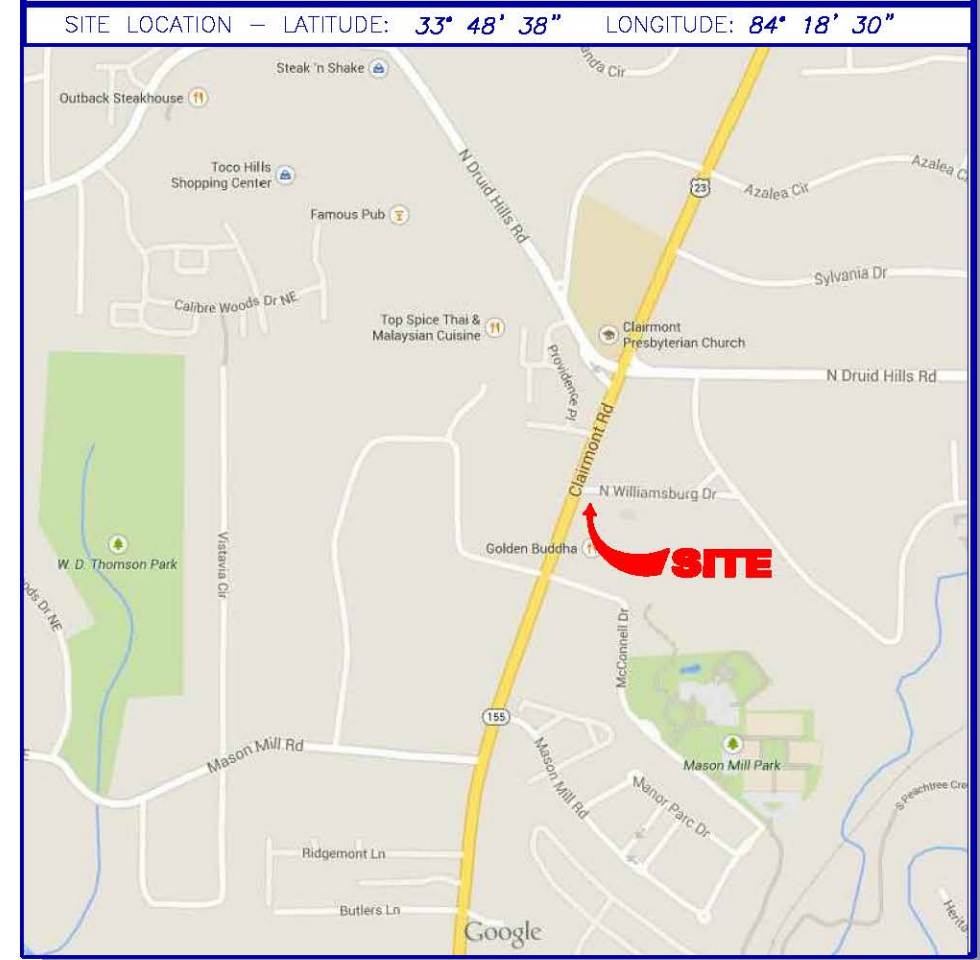
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VICINITY MAP



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LEGEND

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THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 2-31629, EFFECTIVE DATE SEPTEMBER 12, 2014.

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To: Cronos Development, LLC and Chicago Title Insurance Company... This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys...

David L. Hester, Georgia Registered Land Surveyor # 3042



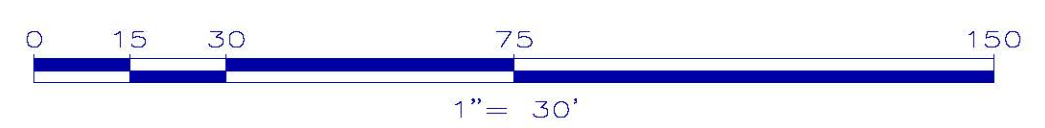
SITE PHOTOGRAPHS



N/E PROPERTY OF WILLIAMSBURG PROFESSIONAL CENTER, LLC DEED BOOK 10586 / PAGE 320

SITE AREA 1.018 Acres 44,326 sf

GRAPHIC SCALE



CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 22,102. AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-6 ROBOTIC TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.



Land Surveying • 3D Laser Scanning 1660 Barnes Mill Road Marietta, Georgia 30062 Phone: (770) 795-9900 Fax: (770) 795-8880

Table with columns for CS JOB NO., FIELD WORK, PROJ MGR, REVIEWED, DWG FILE, DRAWING SCALE, CITY, COUNTY, STATE, SURVEY DATE, REVISIONS, and DESCRIPTION.



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**N.4**

**Commission District: 2 Super District: 6**

**Parcel ID:** 18-103-05-022

**Applicant No:** A-19-1243276

**Applicant:** Urban Retail LLC. (Usman Gandhi) c/o Battle Law, P.C.  
One West Court Square, Suite 750  
Decatur, GA 30030

**Owner:** Same as Above

**Project Name:** 1923 Clairmont Road

**Location:** The property is located on the southeast corner North Williamsburg Drive and Clairmont Road, at 1923 Clairmont Road, Decatur, Georgia 30033.

**Request:** Variances from Section 27-2.24.1 of the DeKalb County Zoning Ordinance to reduce the front yard setback from (1) 60 feet to 35 feet and (2) reduce the side building setback from 20 feet to 10 feet; and (3) variance from Section 27-5.4.7 of the DeKalb County Zoning Ordinance to increase the height of a non-tiered wall from 12 feet to 17 feet, and reduce the required wall setback from 10 feet to 0 feet.

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**THIS IS TO ADVISE YOU THAT THE ZONING BOARD OF APPEALS AT ITS REGULARLY SCHEDULED PUBLIC HEARING ON WEDNESDAY, JUNE 12, 2019 REACHED THE FOLLOWING DECISION ON THE ABOVE REFERENCED APPLICATION:**

**BOA Action:**

Approved based on the submitted site plan received May 2, 2019. The motion was made by K. Saunders, III and seconded by D. Wright to approve variances from Section 27-2.24.1 of the DeKalb County Zoning Ordinance to reduce the front yard setback from (1) 60 feet to 35 feet and (2) reduce the side building setback from 20 feet to 10 feet; and (3) variance from Section 27-5.4.7 of the DeKalb County Zoning Ordinance to increase the height of a non-tiered wall from 12 feet to 17 feet, and reduce the required wall setback from 10 feet to 0 feet.. The motion was approved 4-1. K. Saunders, III, D. Wright, A. Bussey, N. Rivers-Johnson, P. Speaks vote to approve the motion. M. Goldman vote against the motion and J. Chatman was not present for the vote.







## DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

### DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

Consult the Georgia DOT as well as the DeKalb County Transportation Department prior to land development permit. Verify widths from the centerline of the roadways to the property line for possible right-of-way dedication. Improvements within the right-of-way may be required as a condition for land development application review approval. Safe vehicular circulation is required. Paved off-street parking is required.

- **Storm Water Management**

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site. Recommend Low Impact Development features/ Green Infrastructure be included in the proposed site design to protect as much as practicable the statewaters and special flood hazard areas.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area **was not** indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations.

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 and are subject to approval from the County Arborist.

- **Tributary Buffer**

State water buffer **was not** reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.

- **Fire Safety**

Plans for land development permit must comply with Chapter 12 DeKalb County Code for fire protection and prevention.





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](mailto:mmalexander@dekalbcountyga.gov) OR JOHN REID [JREID@DEKALBCOUNTYGA.GOV](mailto:JREID@DEKALBCOUNTYGA.GOV)

COMMENTS FORM:  
PUBLIC WORKS WATER AND SEWER

Case No.: SLUP-21-1244574

Parcel I.D. #: 18-103-05-022

Address: 1923 Clairmont Road

Decatur, Georgia

WATER:

Size of existing water main: 8" CI and 30" CI Water Main (~~adequate~~ inadequate) *S-D*

Distance from property to nearest main: Adjacent to Property

Size of line required, if inadequate: N/A

SEWER:

Outfall Servicing Project: South Fork Peachtree Creek Basin

Is sewer adjacent to property: Yes (X) No ( ) If no, distance to nearest line: \_\_\_\_\_

Water Treatment Facility: R. M. Clayton WTF ( ) adequate ( ) inadequate

Sewage Capacity; \* (MGPD)

Current Flow: 127 (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.

*Capacity Restricted Area*  
*S-D*

Signature: *[Signature]*



N-18

# 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

Case No.: SCUP-21-1244574 Parcel I.D. #: 18-103-05-022

Address: 1923  
Clammitt Rd  
Decatur, GA 30033

### 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:

Reviewed, found no problems that would interrupt traffic flow.

Signature: [Handwritten Signature]

N1. No Comment

N2 & N3. Coordinate and provide the required right of way for the GDOT Managed Lanes I-285 East Project prior to permitting. GDOT PM: Tim Matthews at [TMatthews@dot.ga.gov](mailto:TMatthews@dot.ga.gov). Rockbridge Road is classified as a minor arterial. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 40 from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 10- foot landscape strip, 6-foot sidewalk, bike lanes, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for 35 mph and presented (signed and sealed by a professional engineer)with the land development permit documents.

N4 & N5. Covington Hwy is a state route. Review and approval by GDOT District 7 (Justin Hatch at [Juhatch@dot.ga.gov](mailto:Juhatch@dot.ga.gov)) required prior to issuance land development permit. Covington Hwy is classified as a major arterial. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 50 from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required at a minimum (GDOT may have additional requirements): 10- foot landscape strip, 6-foot sidewalk, bike lanes or multiuse path, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer)with the land development permit documents.

N6 & N7. Pine Mountain Road is classified as a local residential. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 27.5 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 6- foot landscape strip, 5-foot sidewalk, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer)with the land development permit documents.

Please note that we received complaints about truck traffic on this street and it is posted no trucks. Consideration should be given to how to handle truck access and traffic. Limit all truck access to SR 124 Turner Hill Road. No truck access on Pine Mountain Rd.

N8. No Comment

N9. This development requires a traffic study (337 units) be presented to identify required improvements prior to zoning. I recommend deferral until a traffic study is submitted so that we can incorporate the result of the traffic study into the zoning conditions. Traffic study should address requirements for left turning lanes and right turn lane on North Druid Hills at the Mount Moriah Road and the need for a potential traffic signal. Please confirm the existing right of way on Mount Moriah Road. The county records show a 60 foot right of way and it appears that the development is encroaching on the right of way. The study should also address the lanes needed to accommodate the traffic exiting Mount Moriah Rd at the intersection. Direct pedestrian access is to be provided from the public sidewalks to the proposed development. North Druid Hills Road is classified as a major arterial. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 50 from centerline or such that all public infrastructure

(sidewalks/streetlights) are within right of way, whichever greater. Required at a minimum: 10- foot landscape strip, 6-foot sidewalk, bike lanes or multiuse path, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer)with the land development permit documents. Mount Moriah Road is classified as a local road. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 27.5 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required at a minimum: 6- foot landscape strip, 5-foot sidewalk, streetlights. Mount Moriah Road must be brought up to minimum county standards to include at least 22 feet of pavement along entire property frontage. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer)with the land development permit documents.

N10 & N11. Pine Mountain Road is classified as a local. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 27.5 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 6- foot landscape strip, 5-foot sidewalk, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer) with the land development permit documents.

N12. Requesting a traffic study be completed prior to zoning to determine the impacts of the development on the intersection of Rockbridge Road at Mountain Park Trail and the proposed driveway on Rockbridge Road. Only one access point of Mountain Park Trail. The access point on Mountain Park Trail must be shifted to the rear property line away from Rockbridge Road. Please note the minimum driveway/street separation required in Section 14-200 (6). Remove acceleration lane from Rockbridge Road frontage. Provide direct pedestrian access from public right of way to the proposed destinations. Rockbridge Road is classified as a minor arterial. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 40 from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 10- foot landscape strip, 6-foot sidewalk, bike lanes, streetlights. Mountain Park Trail is classified as a local. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 27.5 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 6- foot landscape strip, 5-foot sidewalk, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for 35 mph and presented (signed and sealed by a professional engineer)with the land development permit documents.

N13. Northern Ave is classified as a collector road. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 35 from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 10- foot landscape strip, 6-foot sidewalk, bike lanes or multiuse path, streetlights. . All access points must meet minimum intersection and stopping sight

distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer)with the land development permit documents.

N14. No comment.

N15, N16 and N17. Panola Road is classified as a major arterial. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 50 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required at a minimum: 10- foot landscape strip, 6-foot sidewalk, bike lanes or multiuse path, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer)with the land development permit documents. Young Road is classified as a collector road. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 35 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 10- foot landscape strip, 6-foot sidewalk, bike lanes, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for 35 mph and presented (signed and sealed by a professional engineer)with the land development permit documents. Please note the minimum driveway/street separation required in Section 14-200 (6). Applies to driveways on the opposite side of the road also. Access point on Young Road needs to be relocated away from the traffic signal. The developer is required to upgrade the pedestrian features of the traffic signal at Panola Road at Young Road, as needed, as identified by the Transportation Division of Public Works. A pedestrian connection must be provided from the public sidewalk to the building entrances.

N18. Clairmont Road is a state route. Review and approval by GDOT District 7 required prior to issuance land development permit. Clairmont Road is classified as a major arterial. Only one access point allowed on Clairmont Road located away from the intersection with N Williamsburg Dr. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 50 from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required at a minimum (GDOT may have additional requirements): 10- foot landscape strip, 6-foot sidewalk, bike lanes or multiuse path, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer)with the land development permit documents. N. Williamsburg Drive is classified as a local road. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 27.5 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required at a minimum: 6- foot landscape strip, 5-foot sidewalk, streetlights. Only one access point allowed on N Williamsburg Road located away from the intersection on Clairmont Road. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer) with the land development permit documents.

N19. No Comment

N20. Clifton Springs Road is classified as a minor arterial. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 40 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required at a minimum: 10-foot landscape strip, 6-foot sidewalk, bike lanes or multiuse path, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer) with the land development permit documents. If interior roads are to public. They will need to meet the requirements for a local road. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 27.5 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 6-foot landscape strip, 5-foot sidewalk, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer) with the land development permit documents.



Board of Health

02/15/2021

To: 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. Recommendation: Provide trash can with liner at each bus stop with bench and monitor for proper removal of waste.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

Board of Health

- N.1 **TA-21-1244539 2021-2108**  
**County-Wide (All District)**  
**36**
- N.2 **LP-21-1243933 2021-2109/18-011-06-001,18-011-06-004,18-011-06-005,18-011-06-006,18-011-06-007**  
 District 04 Super District 06  
 3581 Rockbridge Road, Stone Mountain, GA 30083  
 3605 Rockbridge Road, Stone Mountain, GA 30083  
 3611 Rockbridge Road, Stone Mountain, GA 30083  
 3599 Rockbridge Road, Stone Mountain, GA 30083  
 3593 Rockbridge Road, Stone Mountain, GA 30083  
 3581 Rockbridge Road, Stone Mountain, GA 30083  
 - **Please review general comments**  
 - **Septic system installed on September 23, 1960 for property 3605**  
 - **Septic system installed on September 23, 1960 for property 3611**  
 Total acres 4.8
- N.3 **Z-21-1243934 2021-2110 / 18-011-06-001, 18-011-06-004,18-011-06-005,18-011-06-006,18-011-06-007**  
 District 04 Super District 06  
 3581 Rockbridge Road, Stone Mountain, GA 30083  
 3605 Rockbridge Road, Stone Mountain, GA 30083  
 3611 Rockbridge Road, Stone Mountain, GA 30083  
 3599 Rockbridge Road, Stone Mountain, GA 30083  
 3593 Rockbridge Road, Stone Mountain, GA 30083  
 3581 Rockbridge Road, Stone Mountain, GA 30083  
 - **Please review general comments**  
 - **Septic system installed on September 23, 1960 for property 3605**  
 - **Septic system installed on September 23, 1960 for property 3611**  
 Total acres 4.8
- N.4 **LP-21-1244555 2021-2111 / 15-162-04-008** District 05 Super District 07  
 5011 Covington Highway, Decatur, GA 30035  
 - Please review general comments  
 Total acres 0.61
- N.5 **Z-21-1244408 202102112 / 15-162-04-008** District 05 Super District 07  
 5011 Covington Highway, Decatur, GA 30045  
 - Please review general comments  
 Total acres 0.61
- N.6 **LP-21-1244580 2021-2113 / 16-168-01-008** District 05 Super District 07  
 2346 Pine Mountain Street, Lithonia, GA 30058  
 - Please review general comments  
 Total acres 1.2





Board of Health

- N.7    **Z-21-1244581 2021-2114 / 16-168-01-008**    District 05 Super District 07  
2346 Pine Mountain Street, Lithonia, GA 30058  
- Please review general comments  
Total acres 1.2
- N.8    **TA-21-1244599 2021-2115**    District 02 Super District 06  
North Druid Hills Briarcliff Node, Atlanta, GA 30329  
- Please review general comments  
Total acres (not stated)
- N.9    **Z-21-1244535 2021-2116 / 18-152-01-005, 18-152-01-006, 18-152-01-054**  
District 02 Super District 06  
2490 North Druid Hills Road, Atlanta, GA 30329  
- Please review general comments  
- Several surrounding properties with septic system installed  
Total acres 5.6
- N.10    **LP-21-1244541 2021-2117 / 16-167-08-010**    District 05 Super District 07  
2328 Pine Mountain Street, Lithonia, GA 30058  
- Please review general comments  
- Several surrounding properties with septic system installed  
Total acres 0.79
- N.11    **Z-21-1244542 2021-2118 / 16-167-08-010**    District 05 Super District 07  
2328 Pine Mountain Street, Lithonia, GA 30058  
- Please review general comments  
- Several surrounding properties with septic system installed  
Total acres 0.79

## NEXT STEPS

**Following an approval of this zoning 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 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** *(Certificate of Appropriateness 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 seeking 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 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 of application, fees and supporting documents. Please consult with the appropriate department/division.**