

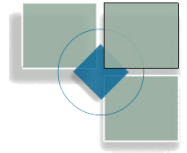


DeKalb County Department of Planning & Sustainability

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: July 7, 2020
Board of Commissioners Hearing Date: July 30, 2020

STAFF ANALYSIS

Case No.: SLUP-20-1243957 **Agenda #:** N-8

Location/Address: 386 feet east of Moreland Avenue (no property frontage) and 527 feet south of Cedar Grove Road at 3468 Moreland Avenue in Conley, Georgia **Commission District: 3 Super District: 6**

Parcel ID: 15 015 04 013

Request: For a Special Land Use Permit (SLUP) to allow a Minor Truck Repair establishment within Tier 2 of the Bouldercrest Overlay District and the underlying Light Industrial (M) District in accordance with Section 27 -4.2.14.C (Minor Auto Repair Supplemental Regulations) and Section 27-3.39.3 (Permitted Uses) of the Bouldercrest Overlay District.

Property Owner: G & W PROPERTIES GROUP, LLC

Applicant/Agent: Harold McGlothlin

Acreage: 2.24

Existing Land Use: Vacant building

Surrounding Properties: A drug testing center (24/7 Drug & Alcohol Treatment Center) and vacant buildings to the north; a railroad to the east; a truck repair business to the south (Southern Truck Parts); and a truck body shop (JCS Paint and Body Shop), propane distributor (Ferrell Gas), truck terminal & transportation storage business (Fepco Container), and tractor trailer sales establishment (AAA Truck Sales) to the west.

Adjacent Zoning: **North:** Tier 2 Bouldercrest OVD/M **South:** Tier 2 Bouldercrest OVD/M **East:** NA-Railroad **West:** Tier 2 Bouldercrest OVD/M

Comprehensive Plan: LIND (Light Industrial) **Consistent** **Inconsistent**

Proposed Density: NA **Existing Density:** NA
Proposed Units/Square Ft.: Minor Truck Repair within existing building **Existing Units/Square Feet:** Vacant Building.
Proposed Lot Coverage: NA **Existing Lot Coverage:** NA

Staff Recommendation: APPROVAL WITH CONDITIONS

The proposed request for Minor Truck Repair is required to obtain a Special Land Use Permit (SLUP) in Tier 2 of the Bouldercrest Overlay District. The subject property has access to a four-lane major highway (Moreland Avenue) via an access easement, and Moreland Avenue has access to Interstate 285 approximately one mile away from the subject property. Therefore, the proposed use is consistent with the policies and strategies of the 2035 Comprehensive Plan to locate industrial centers in areas with good access to highways (LIND Policy #9). Given the predominant Light Industrial (M) zoning pattern and truck related businesses (including tractor trailer sales, truck repair, and truck terminal establishments) along this stretch of Moreland Avenue, it appears that the proposed use is compatible with adjacent and surrounding properties. Since variances from some of the standards of the Bouldercrest Overlay District are required, approval cannot be based on the submitted site plan. It is the recommendation of the Planning & Sustainability Department that the SLUP application be "Approved" with the following conditions:

1. Restricted to Minor Truck Repair only, Major Truck Repair activities are prohibited. Minor Truck Repair may include the repair, replacement, or servicing of tires, ignitions, hoses, spark plugs, and other minor vehicle parts as part of the regular upkeep of vehicles, and regular maintenance such as brake repair and replacement, lubrication, or replacement of small or incidental truck parts. Minor Truck Repair may also, as an accessory function, include detailing, including the application of paint protectors, the cleaning or polishing of a vehicles interior, exteriors, or engine, and the installation of aftermarket parts and accessories such as tinting, alarms, sound systems, spoilers, sunroofs or headlight covers. Minor automobile repair and maintenance does not include the dismantling and repair of engines, transmissions, or drive shafts, the provision of collision repair services including body frame straightening and body part replacement, or the painting or re-painting of passenger vehicles.
2. All truck repair work shall be completely indoors.
3. All refuse areas shall be completely screened from view of the Moreland Avenue right-of-way, parking, and pedestrian areas.
4. Vehicles awaiting service shall be parked on-site. If stored overnight, they shall be stored inside an enclosed building or in the side or rear yard enclosed with an opaque fence at least six (6) feet in height.
5. Outdoor displays of merchandise shall be prohibited beyond ten (10) feet from the building and shall only be displayed during business hours.
6. Overnight outdoor storage of any materials, equipment, tires, or rims is prohibited.
7. Junk vehicles shall not be stored on the property.
8. The approval of this SLUP application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by each entity.

ZONING HISTORY

The subject property has been zoned M (Light Industrial) since the initial adoption of the DeKalb County Zoning Ordinance in 1956. The property was zoned "Tier 2, Bouldercrest Overlay District" by the Board of Commissioners on March 26, 2013.

PROJECT ANALYSIS

The subject property comprises 2.24 acres and contains a vacant 17,500 square foot building and a paved but unstriped parking lot. The applicant is proposing to use the existing building for Minor Truck Repair activities (see attached conceptual elevations). The proposed request for Minor Truck Repair is required to obtain a Special Land Use Permit (SLUP) in Tier 2 of the Bouldercrest Overlay District.

While this property has no property frontage along Moreland Avenue, the property gains access to Moreland Avenue via an access easement through the adjacent property at 3458 Moreland Avenue (see attached survey and site plan). Moreland Avenue is a four-lane major thoroughfare with a center turn lane. This stretch of Moreland Avenue has curb and gutter but no sidewalks. The property is flat, and the existing building is below grade and hidden from view by the adjacent buildings having frontage along Moreland Avenue (3458 Moreland Avenue and 3476 Moreland Avenue).

The property is surrounded by a drug testing center (24/7 Drug & Alcohol Treatment Center) and vacant buildings to the north; a railroad to the east; a truck repair business to the south (Southern Truck Parts); and a truck body shop (JCS Paint and Body Shop), a propane distributor (Ferrell Gas), truck terminal & transportation storage business (Fepco Container), and tractor trailer sales establishment (AAA Truck Sales) to the west

Supplemental Requirements: The proposed request will be required to comply with the following Minor Auto Repair Supplemental Regulations of the Zoning Ordinance.

Section 27-4.2.14.C requires the following for Minor Auto Repair:

1. Upon the minor redevelopment of existing structures or buildings, as defined by Section 8.1.16, that also requires a land development permit or building permit, the director or his/her designee may require additional improvements to landscaping, signage, parking lot, sidewalks, or building facades. Any minor redevelopment of existing structures, buildings, and physical appurtenances is permitted by right if such changes result in greater conformity with the specifications of this sections.
2. Operations, including the servicing of vehicles, storage of materials and similar activities connected with the use, must be contained entirely within an enclosed building. For the purpose of determining whether a building is enclosed, the use of open overhead bay doors that can be closed after business hours shall be permitted.
3. Vehicles awaiting service shall be parked on-site. If stored overnight, they shall be stored inside an enclosed building or in the side or rear yard enclosed with an opaque fence at least six (6) feet in height.
4. Outdoor displays of merchandise shall be prohibited beyond ten (10) feet from the building and shall only be displayed during business hours.
5. Overnight outdoor storage of any materials, equipment, tires, or rims is prohibited.
6. New facilities must be designed with automobile bays facing away from the primary street frontage.
7. Junk vehicles shall not be stored on the property.
8. No automobile sales or curb stoning, which is the sale of used vehicles by unlicensed dealers, shall be permitted on the property.

9. All parking located in front of the primary building shall be limited to customers seeking service only.

LAND USE AND ZONING ANALYSIS

Section 27-7.4.6 of the DeKalb County Zoning Ordinance, "Special land use permit; criteria to be applied" states that the following criteria shall be applied in evaluating and deciding any application for a Special Land Use Permit. No application for a Special Land Use Permit shall be granted unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application.

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:

Based on the submitted site plan and information, as well as field investigation of the project site, it appears that the size of the site is adequate for the use contemplated. The Zoning Ordinance requires a minimum site size of 30,000 square feet, and the site contains 97,574 square feet. The Bouldercrest Overlay District (BOD) requires a maximum Floor Area Ratio (FAR) of 1.0, and the FAR of the existing development complies at .18. The minimum side yard building setback required by the BOD is 10 feet, and the north side yard building setback is 175 feet and the south building setback is 35 feet which complies with the zoning ordinance.

Since the subject property has no frontage along Moreland Avenue, it does not comply with the 100 foot minimum lot frontage requirement by the zoning ordinance. Based on the submitted site plan, the development does not comply with the maximum front building setback (Zoning Ordinance requires that the building be a maximum of 95 feet from the Moreland Avenue right-of-way and the existing building is approximately 511 feet away from Moreland Avenue), and it cannot be determined if there is compliance with the minimum number of parking spaces (70 parking spaces required) since the parking lot does not show striped parking spaces. However, the existing building appears to be legally nonconforming since it was constructed circa 1970.

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

The property is surrounded by similar Light Industrial (M) zoned properties within Tier 2 of the Bouldercrest Overlay District, with truck related businesses (including tractor trailer sales, truck repair, and truck terminal businesses) as the predominant land use along this stretch of Moreland Avenue. Therefore it appears that the proposed use is compatible with adjacent and surrounding properties.

C. Adequacy of public services, public facilities, and utilities to serve the contemplated use:

Based on the submitted information, it appears that public transportation facilities are adequate to service the use contemplated. There will be no impact on schools since the proposed use is nonresidential. There is no burdensome impact anticipated on public utilities since the proposed use will be located within an established commercial building.

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 proposed use, so as not to unduly increase traffic or create congestion in the area:

Based on the submitted site plan and information, as well as field investigation of the project site, the public street on which the proposed use is to be located is adequate and will not unduly increase traffic congestion since the truck repair will be located within an established commercial building that access a major arterial road (Moreland Avenue) via an access easement.

E. Whether or not existing land uses located along access routes to the site would be adversely affected by the character of the vehicles or the volume of traffic to be generated by the proposed use:

Based on the submitted site plan and information, as well as field investigation of the project site, it appears that the existing land uses located along access routes to the site would not be adversely affected by the character of the vehicles or the volume of traffic generated since the proposed use will be located within an established commercial building along a major arterial road (Moreland Avenue) via an access easement.

F. 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:

Based on the submitted site plan, as well as field investigation of the project site, it appears that ingress and egress to the subject property are adequate as access to Moreland Avenue will be via an access easement through the adjacent property at 3458 Moreland Avenue. While there are no internal sidewalks on the site nor public sidewalks along Moreland Avenue, the site is nonconforming since the existing building was constructed circa 1970.

G. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration that would be generated by the proposed use:

Given the predominant Light Industrial (M) zoning and truck related businesses (including tractor trailer sales, truck repair, and truck terminal businesses) along this stretch of Moreland Avenue, it does not appear that the proposed use would adversely affect adjacent and surrounding properties.

H. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use:

Based on the submitted information and elevations, it appears that the proposed use would not create adverse impacts on the adjoining land use by reason of the hours of operation.

I. Whether or not the proposed use would create adverse impacts upon adjoining land use by reason of the manner of operation of the proposed use:

See criteria "H".

J. Whether or not the proposed plan is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located:

See criterial "A".

K. Whether or not the proposed use is consistent with the policies of the comprehensive plan:

The subject property has access to a four-lane major highway (Moreland Avenue) via an access easement, and Moreland Avenue has access to Interstate 285 approximately one mile away from the subject property. Therefore, the proposed use is consistent with the policies and strategies of the 2035 Comprehensive Plan to locate industrial centers in areas with good access to highways (LIND Policy #9).

L. Whether or not the proposed plan provides for all buffers and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located:

No transitional buffers are required since the subject property does not abut residentially zoned property. The property is surrounded by light industrial (M) zoning.

M. Whether or not there is adequate provision of refuse and service areas:

Based on the submitted information, ample refuse and service areas will be provided.

N. Whether the length of time for which the special land use permit is granted should be limited in duration:

This is a permanent development and should not be limited in duration.

O. Whether or not 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:

There are no new buildings proposed as the request is only to allow minor truck repair within the existing building. Therefore, there are no impacts on the size, scale, and massing of adjacent and nearby lots and buildings.

P. Whether the proposed plan would adversely affect historic building sites, districts, or archaeological resources:

Based on the submitted site plan and information, as well as field investigation of the project site, it does not appear that the proposed plan would adversely affect historic buildings, sites, districts, or archaeological resources.

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

Based on the submitted information, it appears that there is and will be compliance with the supplemental regulations for minor auto repair.

R. Whether or not the proposed building as a result of its proposed height , would create a negative shadow impact on any adjoining lot or building:

There are no new buildings proposed as the request is only to allow minor truck repair within the existing building. Therefore, there should be no negative shadow impact on any adjoining lot or building.

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

Based on the submitted information, it appears that the SLUP request is consistent with the policies and strategies of the 2035 Comprehensive Plan to locate industrial centers in areas with good access to highways (LIND Policy #9). Given the predominant Light Industrial (M) zoning and truck related businesses (including tractor trailer sales, truck repair, and truck terminal businesses) along this stretch of Moreland Avenue, it appears that the proposed use would be consistent and compatible with the needs of the neighborhood.

Planning and Sustainability Department Recommendation: APPROVAL WITH CONDITIONS

Attachments:

1. Public Works Department Comments
 - a. Land Development Division
 - b. Traffic Engineering Division
2. Watershed Management Department Comments
3. Board of Health Comments
4. Board of Education Comments
5. Application
6. Site Plan
7. Zoning Map
8. Aerial Photograph
9. Photographs



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.

N1., N2 No comment

N3. No Comment

N4. Stephenson Rd is classified as a collector road. ROW dedication of 35 feet from centerline or to accommodate all public infrastructure, whichever greater. Bike lanes, 6-foot sidewalk, streetlights required. Add sidewalks across frontage of outparcel at 1451 Stephenson Road (16 162 05 001). Interior Streets residential: 55 right of way, 5 foot sidewalks, streetlights required. Contact Herman Fowler at hefowler@dekalbcountyga.gov for street lighting.

N5. Stephenson Rd is classified as a collector road. ROW dedication of 35 feet from centerline or to accommodate all public infrastructure, whichever greater. Bike lanes, 6-foot sidewalk, streetlights required. Alford is classified at a local road. ROW dedication of 27.5 feet from centerline or to accommodate all public infrastructure, whichever greater. 5-foot sidewalk, streetlights required. Provide an enhanced pedestrian crossing with a pedestrian refuge median and rectangular rapid flashing beacon for access to school. Add sidewalks across frontage of outparcel at 949 Stephenson Road (16 129 02 008). Contact Herman Fowler at hefowler@dekalbcountyga.gov for street lighting.

N6 & N7. Wesley Chapel Road is classified as a major arterial. ROW dedication of 50 feet from centerline or to accommodate all public infrastructure, whichever greater. Bike lanes, 6-foot sidewalk, streetlights required. Contact Herman Fowler at hefowler@dekalbcountyga.gov for street lighting.

N8. Parcel has no frontage to right of way. Verify access easements.

N9. Panola Industrial and Acuity Way are both classified as collectors. ROW dedication of 35 feet from centerline or to accommodate all public infrastructure, whichever greater. Bike lanes, 6-foot sidewalk, streetlights required on all public right of way frontages. Contact Herman Fowler at hefowler@dekalbcountyga.gov for street lighting. Access to interior road needs to meet at a 90-degree angle to the existing street to meet county code.

N10. Memorial Drive. GDOT review and permits required prior to LDP. The right of way falls within the jurisdiction of the City of Atlanta. Professional courtesy would allow COA a chance to comment. No comments.

N11. Bermuda Road is classified as a collector. ROW dedication of 35 feet from centerline or to accommodate all public infrastructure, whichever greater. Bike lanes, 6-foot sidewalk, streetlights required. Interior roads are shown as private. If public- ROW must be 55 feet, 5-foot sidewalks and streetlights required. Contact Herman Fowler at hefowler@dekalbcountyga.gov for street lighting.

N12. Columbia Drive is classified as a minor arterial. ROW dedication of 40 feet from centerline or to accommodate all public infrastructure, whichever greater. Bike lanes, 6-foot sidewalk, streetlights required. Watch required ROW dedication as it may impact offsets and # of lots. Contact Herman Fowler at hefowler@dekalbcountyga.gov for street lighting.



**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 OR JOHN REID REID@DEKALBCOUNTYGA.GOV

**COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER**

Case No.: SLUP-20-1243957

Parcel I.D. #: 15-015-04-013

Address: 3468 Moreland Avenue

Conley, Georgia

WATER:

Size of existing water main: 8" DI Water Main (adequate/inadequate)

Distance from property to nearest main: Adjacent to Property

Size of line required, if inadequate: N/A

SEWER:

Outfall Servicing Project: Conley Creek Basin

Is sewer adjacent to property: Yes () No (X) If no, distance to nearest line: Approximately 525 feet Northwest of property

Water Treatment Facility: Snapfinger WTF () adequate () inadequate

Sewage Capacity: * (MGPD)

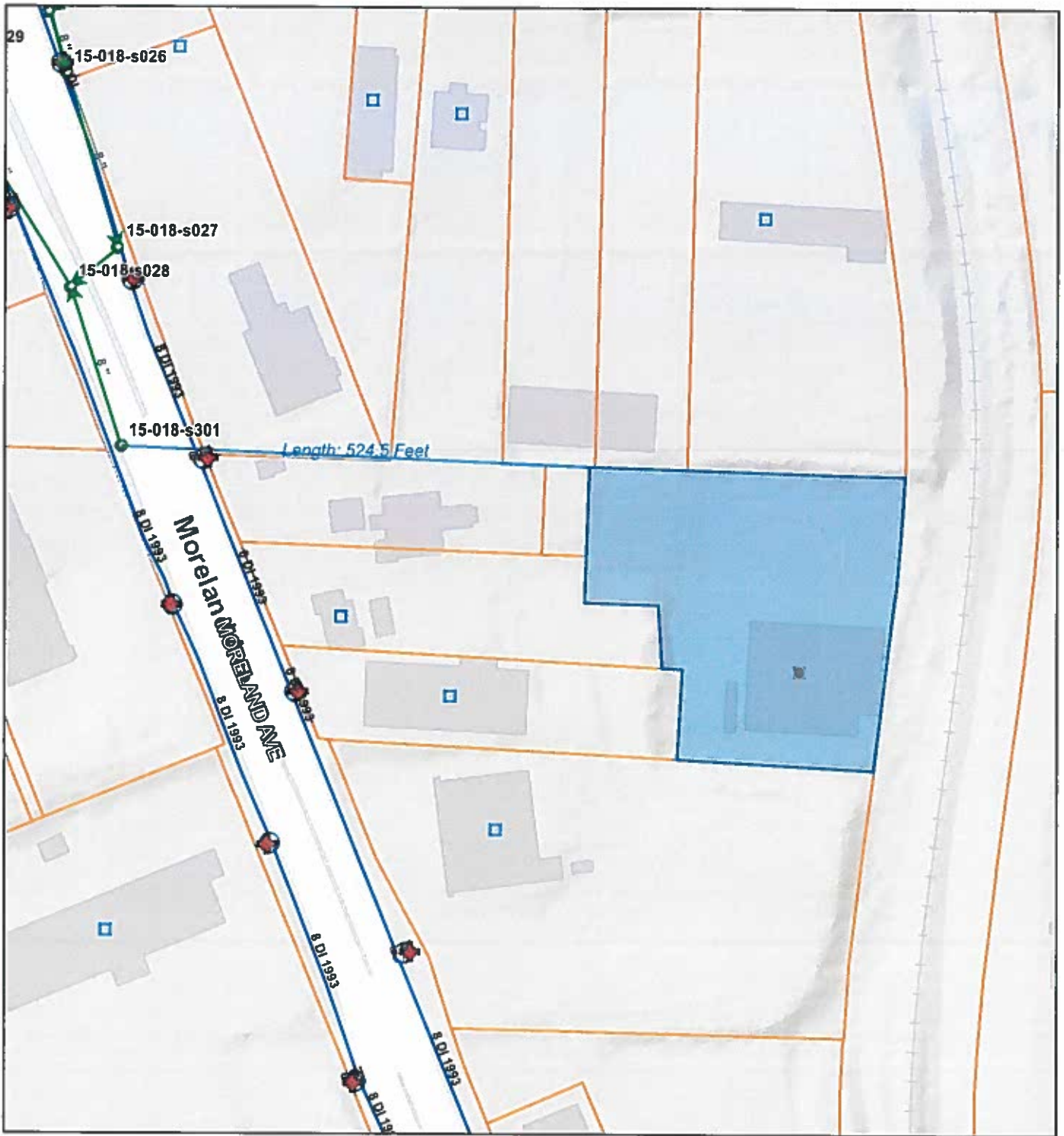
Current Flow: 21.77 (MGPD)

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.

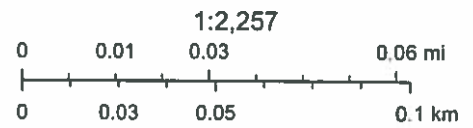
Signature: 

SLUP-20-1243957



6/8/2020 1:10:42 PM

- | | | |
|------------------|----------------|-------------|
| Manholes | ⊕ Water Valves | Streets |
| ● DEKALB | Water Fittings | ▭ Parcels |
| ➔ Sewer Mains | ● Tee | ▭ Land Lot |
| ➔ DEKALB | — Water Mains | ▭ Districts |
| ⊕ Water Hydrants | ▭ Water Meter | |





Board of Health

06/15/2020

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 Z-20-1243838 2020-0598 / 15-013-01, 15-013-01-018
4341 East Conley Road, Conley, GA 30288
- Please review general comments.
- N.2 Z-20-1243839 2020-0599 / 15-013-02-017
4388 East Conley Road, Conley, GA 30288
- Please review general comments.
- N.3 CZ-20-1243935 2020-0600 / 18-261-01-006, 18-261-01-062
4575 Chamblee Tucker Road, Tucker, GA 30084
- Please review general comments.
- N.4 Z-20-1243841 2020-0601/ 16-159-01-003, 16-162-05-002, 16-162-05-003
1503 Stephenson Road, Lithonia, GA 30058
- Please review general comments.
- N.5 Z-20-1243958 2020-0602 / 16-128-02-001, 16-128-02-003, 16-128-02-011, 16-129-02-009
800 Alford Road, Stone Mountain, GA 30087
- Please review general comments.
- N.6 Z-20-1243955 2020-0603 15-131-03-009, 15-131-03-001, 15-131-03-012, 15-131-03-013
2450 Wesley Chapel Road, Decatur, GA 30035
- Please review general comments.
- N.7 SLUP-20-1243956 2020-0604 15-131-03-009, 15-131-03-001, 15-131-03-012, 15-131-03-013
2450 Wesley Chapel Road, Decatur, GA 30035
- Please review general comments.
- N.8 SLUP-20-1243957 2020-0605 / 15-015-04-013
3468 Moreland Ave., Conley, GA 30288
- Please review general comments.
- N.9 CZ-2—1243960 2020-0606 16-009-01-001,18-024-06-001
2620 Shell Bark Road, Decatur, GA 30035



Board of Health

- N.10 Z-20-1243968 2020-0607 / 15-179-11-025
2017 Memorial Drive, Atlanta, GA 30317
 - Please review general comments.

- N.11 Z-20-1243972 2020-0608 /18-083-01-010
1347 Bermuda Road, Stone Mountain, GA 30087
 - Please review general comments.

- N.12 Z-20-1243977 2020-0609 15-154-12-003
2043 Columbia Drive, Decatur, GA 30032
 - Septic system installed on this property on June 24, 1975
 - Please review general comments.

- N.13 TA-20-1244029 2020-0610
DeKalb County, GA
 - Please review general comments.

- N.14 RE: Public Art 2020-0611 / 16-071-09-001
2387 Wellborn Road, Lithonia, GA 30058
 - Please review general comments.



DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing deadline.

Date Received: 4-28-2020 Application No: _____

APPLICANT NAME: HAROLD L. MCGLOTHIN

Daytime Phone: 404-453-4201 E-Mail: Haroldlmcglothn@gmail.com

Mailing Address: 5620 WINDWOOD RD. ATLANTA, GA. 30349

Owner Name: G & W PROPERTIES GROUP, LLC.

(If more than one owner, attach contact information for each owner)

Daytime Phone: 770-480-6626 E-Mail: _____

Mailing Address: 3474 MORELAND AVE, CONLEY, GA 30288

SUBJECT PROPERTY ADDRESS OR LOCATION: 3468 MORELAND AVE
CONLEY, GA 30288 DeKalb County, GA, _____

Parcel ID: 15 015 09 013 Acreage or Square Feet: 2.24 Ac Commission Districts _____

Existing Zoning: M Proposed Special Land Use (SLUP) TRUCK REPAIR MINOR

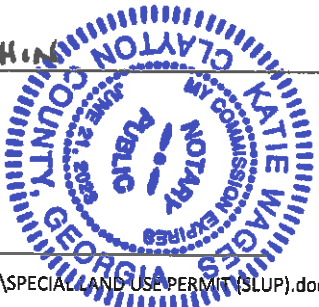
I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

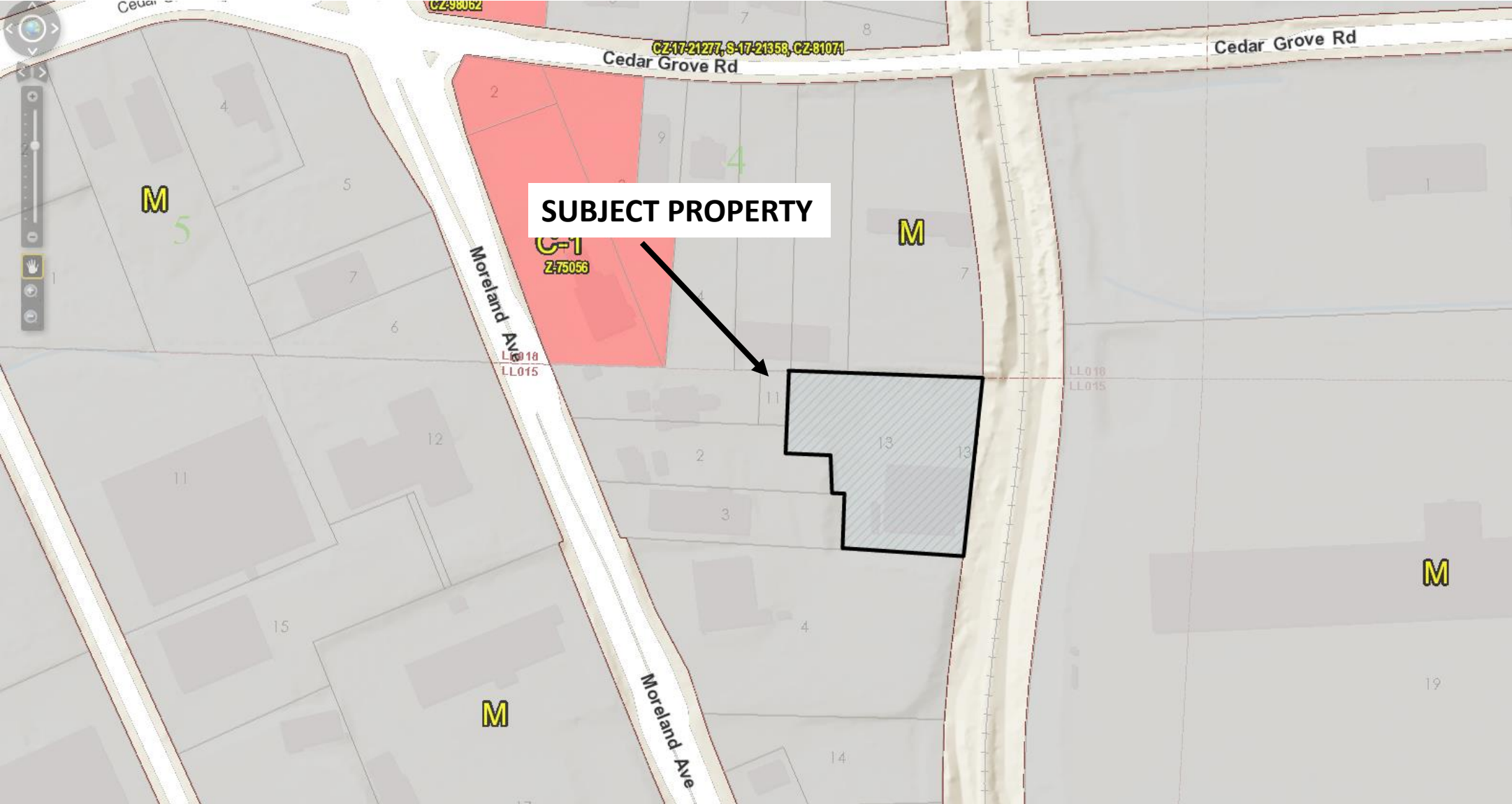
Owner: _____ Agent: Signature of Applicant HMcGloth

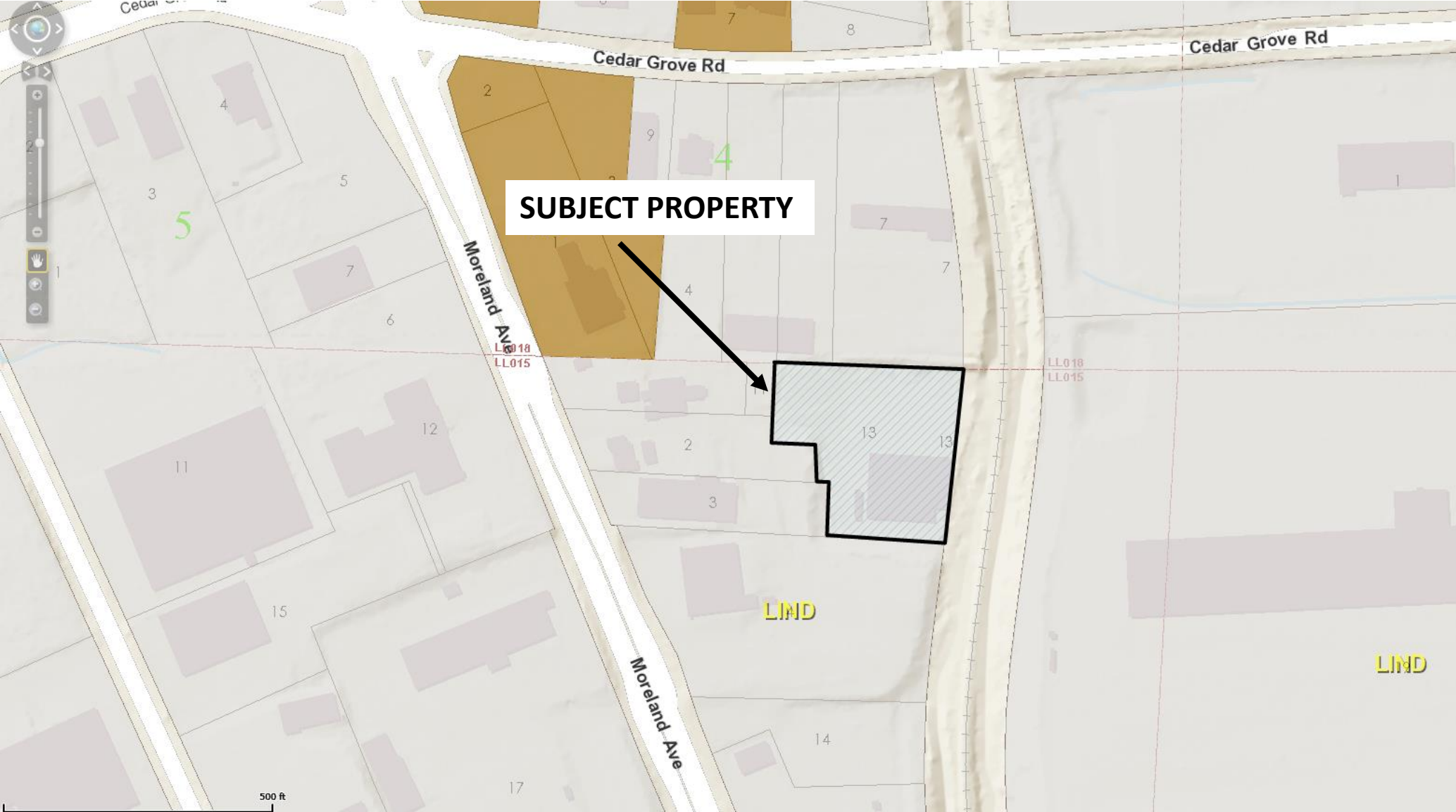
Printed Name of Applicant:
HAROLD L. MCGLOTHIN

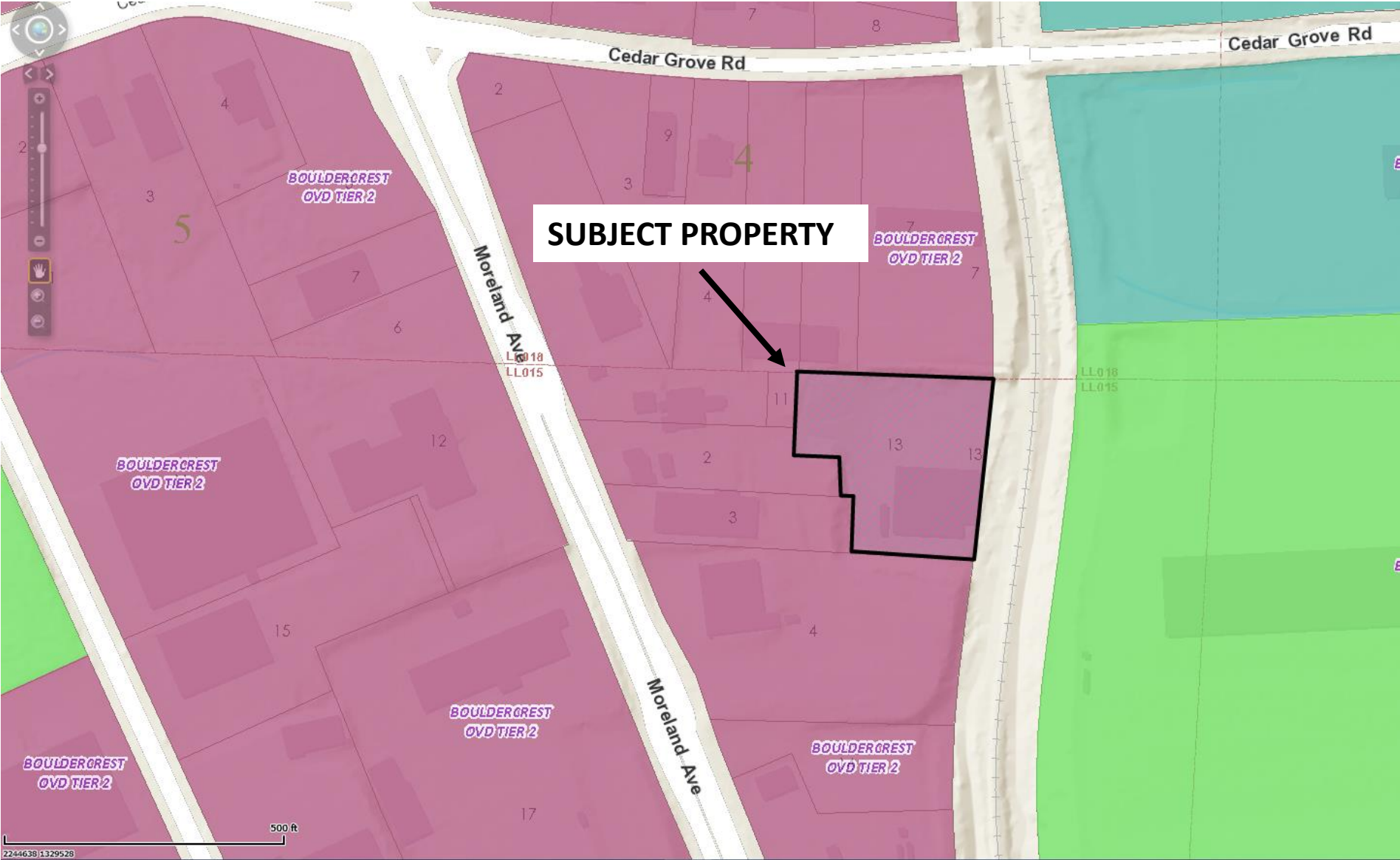
Notary Signature and Seal:

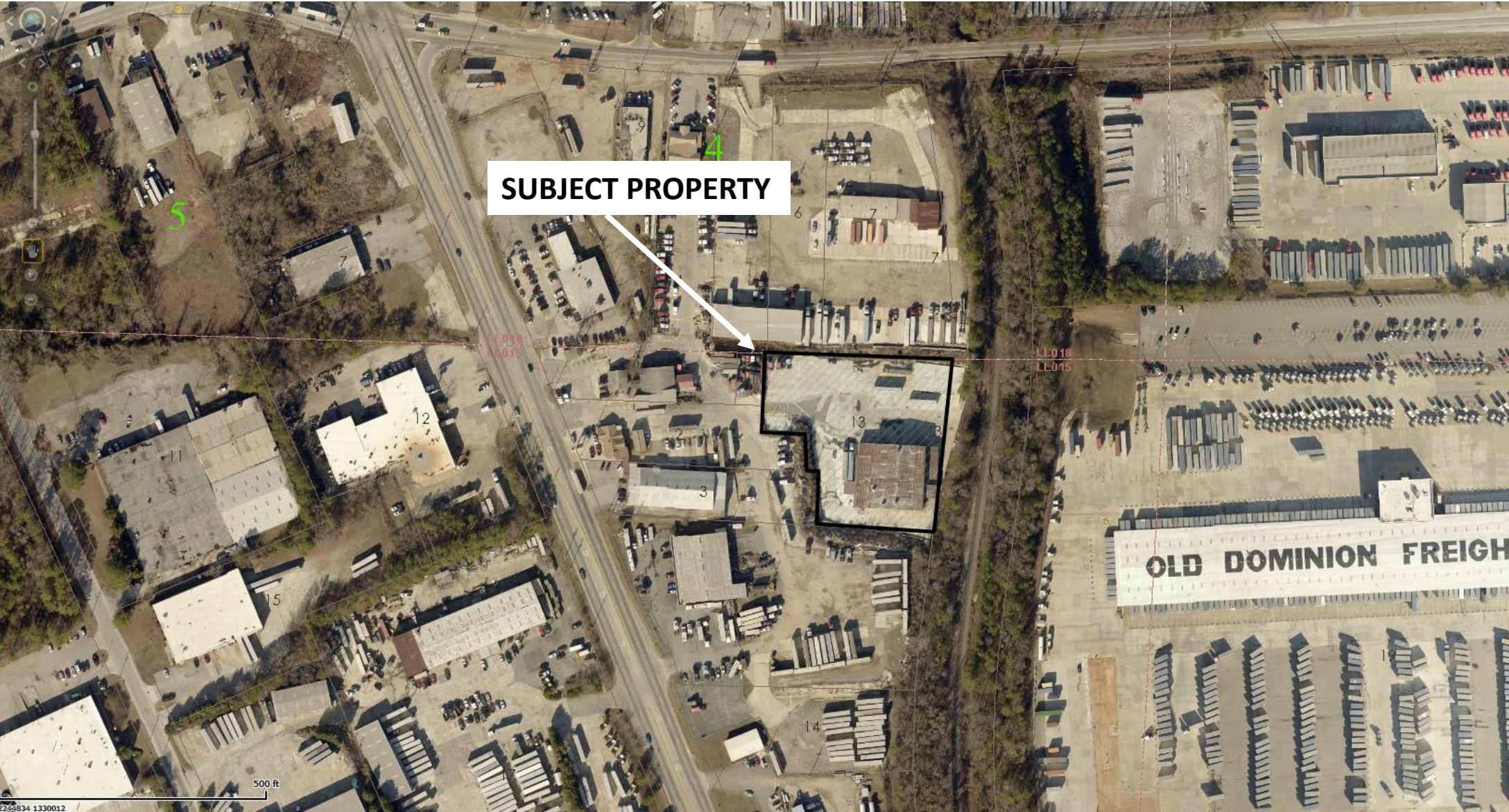
Katie Wages









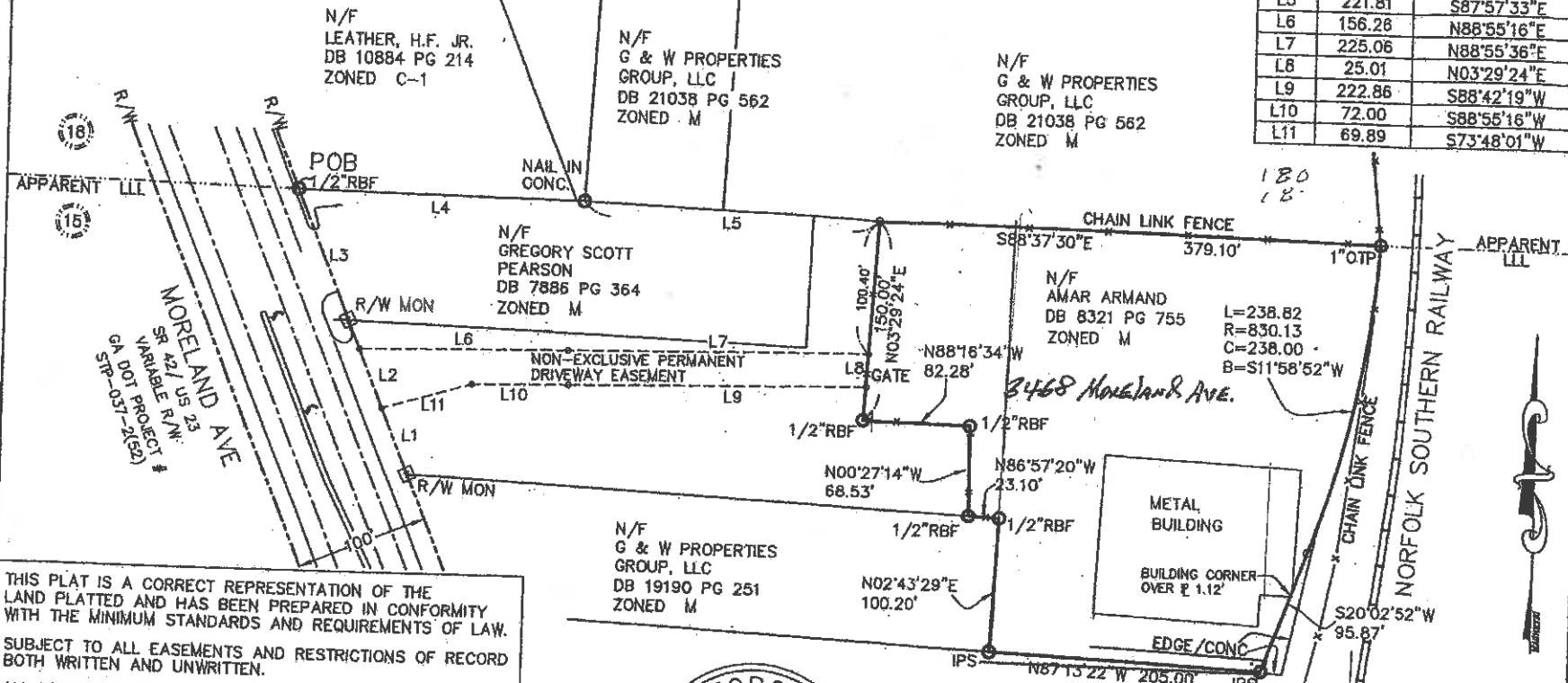


THIS PLAT DOES NOT REQUIRE ANY FURTHER APPROVAL
 NO NEW ROADS/STREETS WERE CREATED
 NO NEW UTILITY IMPROVEMENTS REQUIRED
 NO NEW SANITARY SEWER OR SEPTIC TANK
 APPROVAL REQUIRED

REFERENCES:

PLAT FOR H.F. LEATHERS, JR BY McCLESKEY LAND SURVEYING DTD 8-14-96
 PLAT FOR BILL HERNDON BY SOUTHERN SURVEYORS DTD 4-16-07
 PLAT FOR G & W PROPERTIES GROUP, LLC BY SOUTHERN SURVEYORS DTD 12-22-2008
 PLAT FOR JAMES FELTON PEARSON BY DELTA ENGINEERS & SURVEYORS INC DTD 2-20-76

LINE	LENGTH	BEARING
L1	53.93	N22°12'25"W
L2	47.19	N22°12'25"W
L3	105.40	N22°12'25"W
L4	214.30	S89°01'15"E
L5	221.81	S87°57'33"E
L6	156.28	N88°55'16"E
L7	225.06	N88°55'36"E
L8	25.01	N03°29'24"E
L9	222.86	S88°42'19"W
L10	72.00	S88°55'16"W
L11	69.89	S73°48'01"W



BURTON & ASSOCIATES LLC

1740 Hudson Bridge Rd
 Suite 1226
 Stockbridge, Ga. 30281
 Tel (404) 867-8332
 bdoinc@bellsouth.net

PROJECT
 SURVEY OF
 3468 MORELAND AVE
 PARCEL ID #
 15 015 04 013

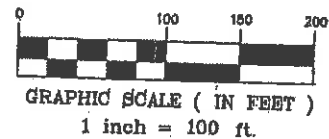
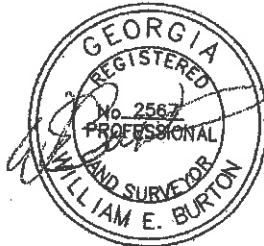
CLIENT
 G & W PROPERTIES
 GROUP LLC

LAND LOT(S) 15
 DISTRICT(S) 15
 CITY
 COUNTY(S) DEKALB
 REVISIONS

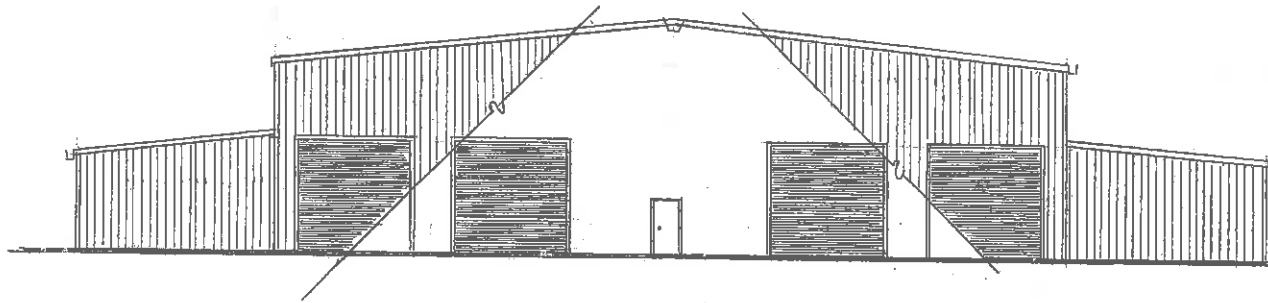
TOTAL AREA
 97,869 SF
 2.24 AC

DATE 6-11-13
 JOB NUMBER 60813gw
 SCALE 1"=100'
 DRAWN BY DEKALB
 CHECKED BY

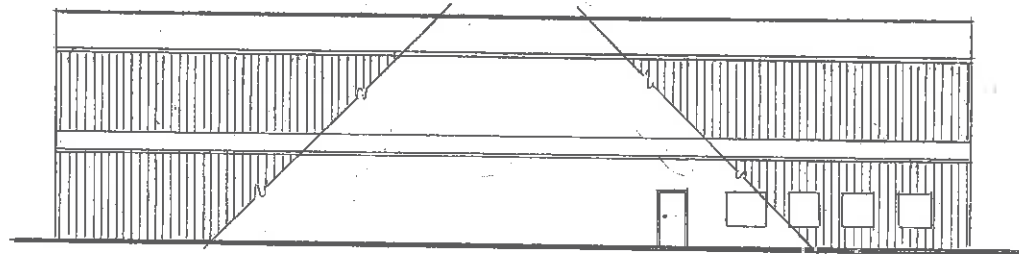
THIS PLAT IS A CORRECT REPRESENTATION OF THE
 LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY
 WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.
 SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD
 BOTH WRITTEN AND UNWRITTEN.
 ALL UNDERGROUND UTILITIES ARE NOT SHOWN HEREON.
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS
 FOUND TO BE ACCURATE WITHIN ONE FOOT IN 537,180 FEET
 THE FIELD DATA ON WHICH THIS PLAT WAS ACQUIRED
 WITH AN OPEN END TRAVERSE CLOSURE PRECISION
 NOT APPLICABLE
 FIELD MEASUREMENTS OBTAINED USING TOPCON-GTS
 FIELD WORK COMPLETED 5-08-13



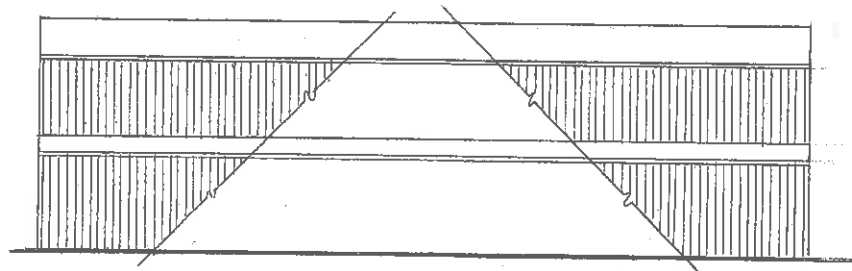
6-13-13



EXISTING FRONT ELEVATION



EXISTING RIGHT SIDE ELEVATION



EXISTING LEFT SIDE ELEVATION

REVISIONS	BY

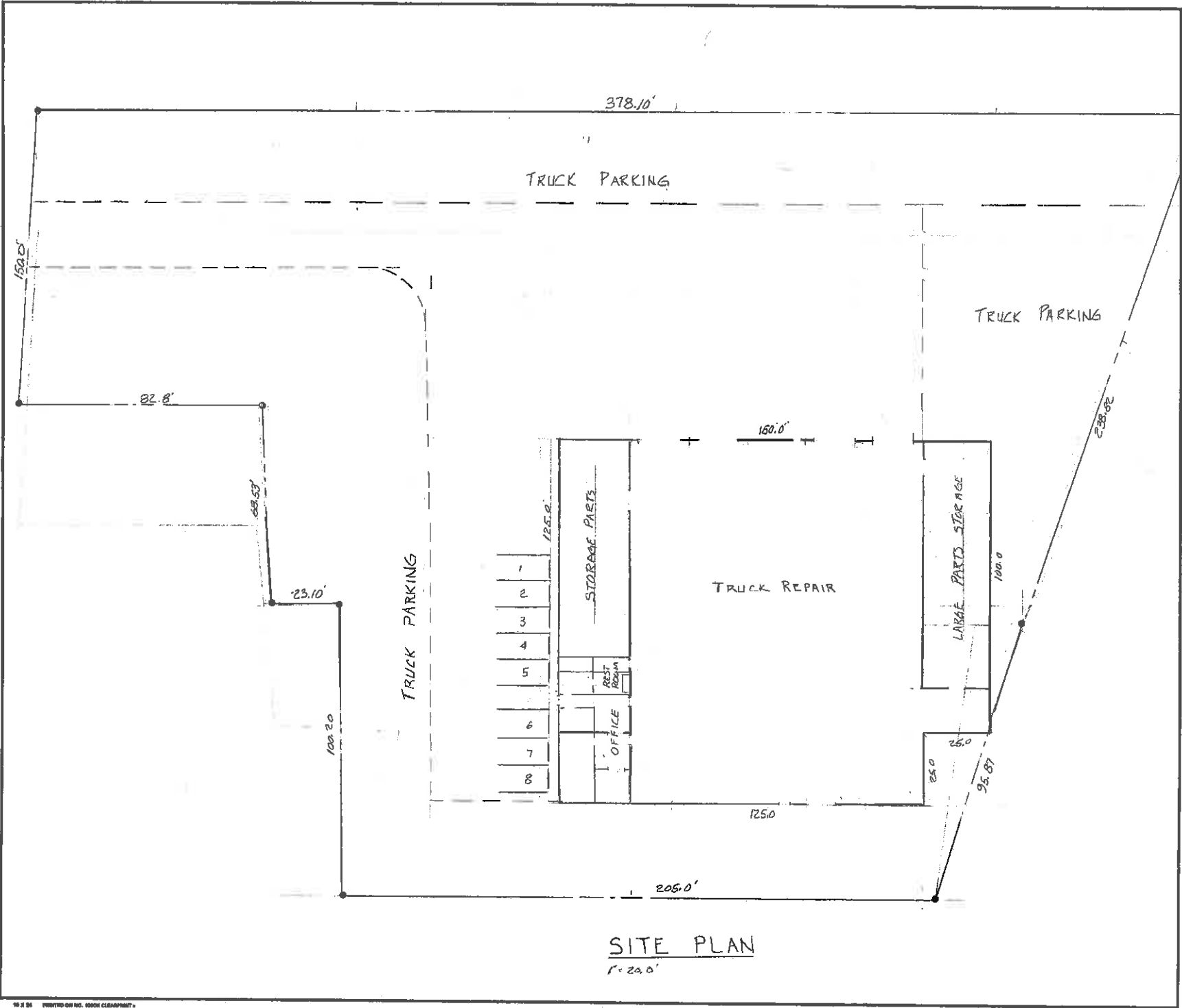
REPAIR
 EXISTING ELEVATIONS
 SKS TRUCK & TRAILER
 3468 MORELAND AVE.
 CONLEY GA. 30288

Date	
Scale	
Drawn	
Job	
Sheet	
Of	

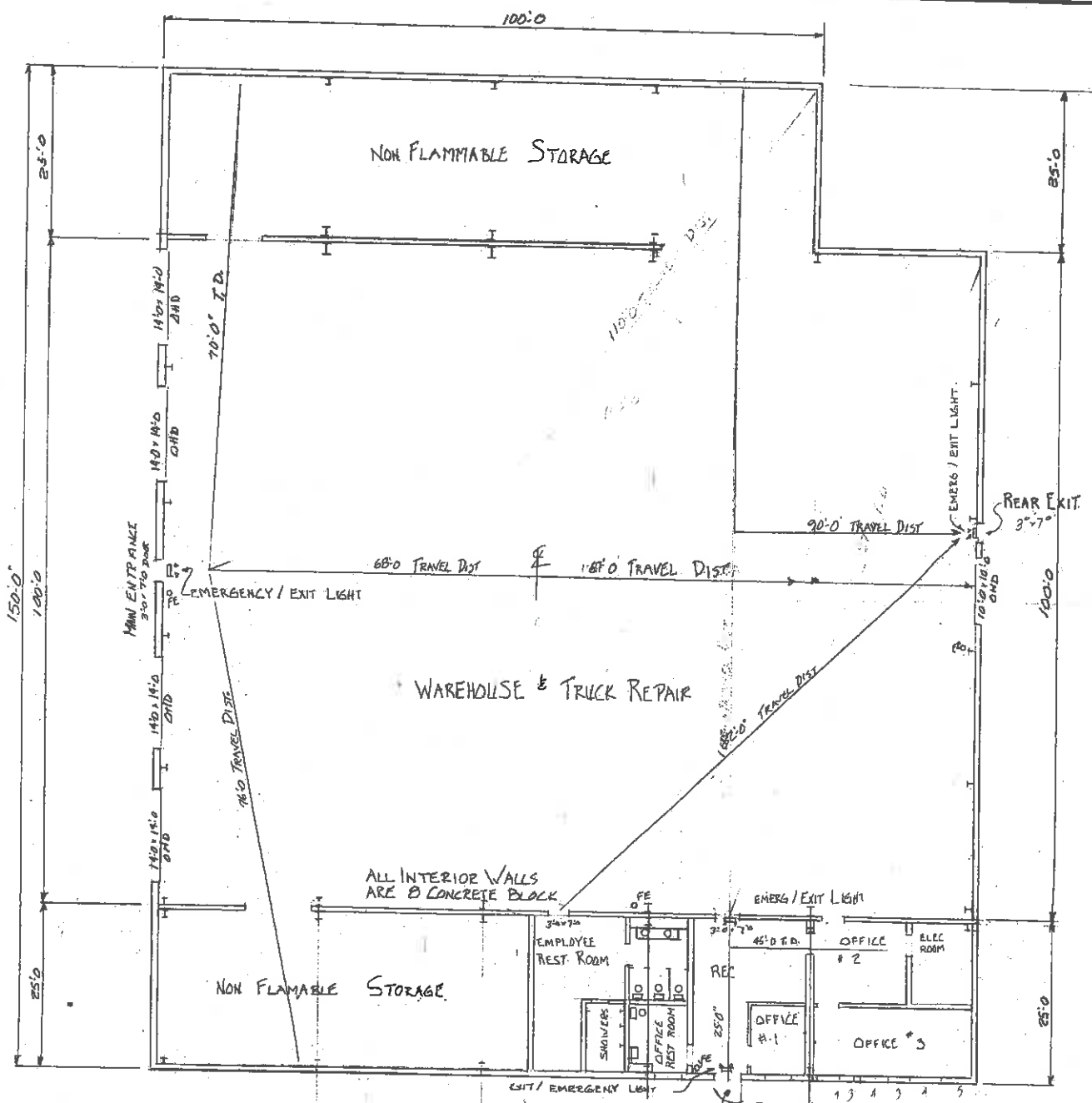
REVISIONS	BY

SKS TRUCK & TRAILER REPAIR
SITE PLAN

Date
Scale
Drawn
Job
Sheet
Of Sheets



SITE PLAN
1" = 20.0'



FLOOR PLAN

REVISIONS	BY

SKS TRUCK & TRAILER REPAIR, INC
 3488 MORELAND AVE
 CONLEY GA

Date 01-31-20

Scale 3/32" = 1'-0"

Drawn MAC

Job 20-10

Sheet

1 / Sheets