

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

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

Date Received: _____ Application No: _____

APPLICANT NAME: Brad and Marlis Cornett / Color Wheel Studio LLC

Daytime Phone: 404) ^{Brad}754.2791 / ^{Marlis}4)277.1049 E-Mail: cornett.brad@gmail.com

Mailing Address: 397 Glenn Circle Decatur, GA 30030

Owner Name: Steve Schneider Revocable Trust
(If more than one owner, attach contact information for each owner)

Daytime Phone: _____ E-Mail: _____

Mailing Address: 67 Dartmouth Ave. Avondale Estates, GA 30002

SUBJECT PROPERTY ADDRESS OR LOCATION: 203 Rio Circle

Decatur, GA 30030 DeKalb County, GA, _____

Parcel ID: 18 009 29 007 Acreage or Square Feet: 32,900 lot Commission Districts 4

Existing Zoning: M Proposed Special Land Use (SLUP) Art classes
for children and adults

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 _____

Printed Name of Applicant: BRAD CORNETT
[Signature]

Notary Signature and Seal: _____



**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 AND/OR LASONDRA HILL
lahill@dekalbcountyga.gov**

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

Case No.: SLUP-22-1245406
Parcel I.D. #: 18-009-29-007
Address: 203 RIO CIRCLE
DECATUR, GA 30030

WATER:

Size of existing water main: 6" CI (adequate/inadequate)
Distance from property to nearest main: ~ 50 ft.
Size of line required, if inadequate: 8"

SEWER:

Outfall Servicing Project: South Fork Peachtree Creek
Is sewer adjacent to property: Yes (x) No () If no, distance to nearest line: _____
Water Treatment Facility: Atlanta IGA (x adequate () inadequate)
Sewage Capacity: 40 (MGPD) Current Flow: 36.3 (MGPD)

COMMENTS:

Sewer capacity approval will be needed.

Signature: _____



2/7/2022

To: Mr. Brandon White, Planning Manager
From: Ryan Cira, Environmental Health Director
Cc: Alan Gaines, Technical Services Manager
Re: Rezone Application Review

General Comments:

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

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

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

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

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

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

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

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

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

2/7/2022



N.1 SLUP-22-124502 2022-1145/18-048-01-002

2773 North Decatur Road; Decatur, GA 30030

Amendment

- Please review general comments.

N.2 Z-22-1245405 2022-1168/15-151-01-006

2551 McAfee Road, Decatur, GA 30032

Amendment

- Please review general comments.
- Septic installed on property 03/28/1984

N.3 SLUP-22-1245406 2022-1170/18-009-29-007

203 Rio Circle, Decatur, GA 30030

Amendment

- Please review general comments.

N.4 Z-22-1245421 2022-1171/15-187-06-048

4226 Glenwood Road, Decatur, GA 30032

Amendment

Zoning Comments – Feb. 2022

- N1. No comment
- N2. McAfee Road is classified as a collector road. Miter right of way at corner to allow for ADA ramps. Please note that DeKalb Transportation has recently acquired right of way and easements for the construction of sidewalks along McAfee. Make sure the survey is updated with the changes to ensure no impacts future setback requirements.
- N3. No comment
- N4. Please see chapter 5 of the zoning code and chapter 14 of the land development code for required infrastructure improvements. Misty Valley Road is classified as a local road. Right of way dedication of 27.5 feet from centerline or such that all public infrastructure is within right of way, 6-foot landscape strip, 5-foot sidewalk, pedestrian scale street lighting required. Miter right of way to allow for ADA ramps at the corner of Misty Valley at Glenwood. Glenwood is classified as a minor arterial. Right of way dedication of 40 feet from centerline or such that all public infrastructure is within right of way, 10-foot landscape strip, 6-foot sidewalk with a 4-foot bike and OR a 10 for multiuse path (preferred), pedestrian scale street lighting required. No poles or utility obstructions (including guy wires) to remain within the pedestrian/bike facilities. Interior street must be private. Section 14-200(6)- watch required street spacing. Hard to tell if you have enough offset on the plans submitted but the offset may come up at the land development stage. Ensure intersection and stopping sight distance for the new road and Misty Valley during permitting.
- N5. Please see chapter 5 of the zoning code and chapter 14 of the land development code for required infrastructure improvements. Old Rockbridge Road is classified as a local road. Right of way dedication of 27.5 feet from centerline or such that all public infrastructure is within right of way, 6-foot landscape strip, 5-foot sidewalk, pedestrian scale street lighting required. Rockbridge Road is a minor arterial. Right of way dedication of 40 feet from centerline or such that all public infrastructure is within right of way, 10-foot landscape strip, 6-foot sidewalk with a 4-foot bike lane OR a 10-foot multiuse path (preferred), pedestrian scale street lighting required. If installing a gate, there needs to be a queueing area for entry and a place to turn around if entry is not granted. We cannot have cars backing out onto Rockbridge Road.
- N6. No Comment
- N7. No Comment
- N8. Please see chapter 5 of the zoning code and chapter 14 of the land development code for required infrastructure improvements. Panola Road is classified as a major arterial. Right of way dedication of 50 feet from centerline or such that all public infrastructure is within right of way, 10-foot landscape strip, 6-foot sidewalk with a 4-foot bike lane OR a 10-foot multiuse path (preferred), pedestrian scale street lighting required.
- N9. Please see chapter 5 of the zoning code and chapter 14 of the land development code for required infrastructure improvements. LaVista Road is state route 236. GDOT review and approval required prior to land development permitting. Lavista Road is classified as minor arterial. Right of way dedication of 40 feet from centerline or such that all public infrastructure is within right of way, 10-foot landscape strip, 6-foot sidewalk with a 4-foot bike lane OR a 10-foot multiuse path (preferred), pedestrian scale street lighting required. Only one access point will be allowed onto LaVista Road.
- N10. No Comment

- N11. Please see chapter 5 of the zoning code and chapter 14 of the land development code for required infrastructure improvements. Unable to comment about specifics without site plan. Shadowridge Drive is classified as a local road. Right of way dedication of 27.5 feet from centerline or such that all public infrastructure is within right of way, 6-foot landscape strip, 5-foot sidewalk, pedestrian scale street lighting required. Moreland Ave. is SR 42. GDOT review and permits required prior to land development permitting. Moreland Ave. is classified as minor arterial. Right of way dedication of 50 feet from centerline or such that all public infrastructure is within right of way, 10-foot landscape strip, 6-foot sidewalk with a 4-foot bike lane OR a 10-foot multiuse path (preferred), pedestrian scale street lighting required.
- N12. No Comment



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:

- **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. Low Impact Development features/ Green Infrastructure shall 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.



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MADOLYN SPANN MSPANN@DEKALBCOUNTYGA.GOV OR JOHN REID JREID@DEKALBCOUNTYGA.GOV

COMMENTS FORM: PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: SLUP 22-1245406 Parcel I.D. #: 18-009-.29-007

Address: 203 Rio circle
Decatur, Ga.
30030

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) 6/7TH 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:

<u>Plans and field reviewed, No problem that would interfere with Traffic flow</u>
<u>2-9-2022</u>

Signature: George White

Color Wheel Studio, LLC
397 Glenn Cir
Decatur, GA 30030

December 24, 2021

RE: Proposed Special Land Use Permit at 203 Rio Circle

Dear Property Owner:

We would like for you to join our Zoom Video Meeting January 11, 2022 from 6:00-7:00 PM to discuss a proposed Special Land Use at 203 Rio Circle. We are attempting to open an art studio that will host classes for adults and children as well as host an occasional event.

The current zoning classification of M does not allow for this type of usage, we are seeking your input on the matter.

The meeting instructions to join are below, you may join by phone or via your computer or mobile device. If you have questions or would like a recording of the meeting, contact me at cornett.brad@gmail.com.

Sincerely,

Brad & Marlis Cornett

Topic: Dekalb County Public Mtg

Time: Jan 11, 2022 06:00 PM Eastern Time (US and Canada)

Register in advance for this meeting:

https://kibocommerce.zoom.us/meeting/register/tJwlcOuupjgvGNWU7_Ej8XsnBUGs5fQcS9wn

After registering, you will receive a confirmation email containing information about joining the meeting.

SIGN-IN SHEET

NAME	ADDRESS OR AFFILIATION	PHONE#	EMAIL
Victoria Webb			(vic@furiousdreams.com)
Joe Arrington			(jarring55@gmail.com)
Matt Leatherman			(grammymix@gmail.com)

This document contains 2 separate emails from the mailing list that could not attend, but sent their support.

Dear Marlis and Brad,

I received your invitation to join a Zoom meeting supporting your request to DeKalb County for a Special Use Permit for 203 Rio Circle. I won't be able to attend the Zoom but want you to know I support your request whole heartedly. I don't think parking for your activities will present any problem on Rio Circle. Nor would I anticipate any other negative impact your business would make in the Laredo/Rio area There appears to be plenty of parking behind the building for your use as well.

I don't know what kind of use permit Mudfire Studio (175 Laredo Dr.) received but most likely what you would want. They teach classes there and periodically hold art openings. I would think their approval set a precedent for the type permit you would want.

Assuming you will receive the necessary permit to move Color Wheel into the Laredo/Rio area, please contact me when the pandemic cools down as I'd love to meet you. I have an appreciation for the creative, educational activities you've provided Decatur in the arts.

If this email does not suffice for my support please let me know.

One question: Did you purchase the building or will you be leasing?

Best regards,

Terry McGehee (owner/President)
218 Laredo Drive
Suite D
Decatur, GA 30030

Mobile: 404-281-0463

On Mon, Jan 3, 2022 at 10:24 AM Jay Young <jyoung@haileyrealty.com> wrote:
Brad – I received a notice about the upcoming variance hearing for your special use permit for 203 Rio Circle. I own the buildings at 262 Rio Circle and 185, 202 and 210 Laredo Drive. As I understand it you are trying to get the use permit to

operate an art studio/event space in the building. I am writing to voice our support of the special use permit for the art/event use.

Call with any questions.

Thanks

Jay

Jay Young
President
Hailey Realty Company
900 Circle 75 Parkway, Ste 525
Atlanta, Ga, 30339
O 404.355.9300
C 678.488.0187

George & Marlis Cornett

George & Marlis Cornett
397 Glenn Cir
Decatur, GA 30030

DEKALB COUNTY
1900 COMMERCE DR
DECATUR GA 30030

George & Marlis Cornett
397 Glenn Cir
Decatur, GA 30030

FRG X GA1 LP
6283 POPLAR AVE STE 535

George & Marlis Cornett
397 Glenn Cir

George & Marlis Cornett
397 Glenn Cir
Decatur, GA 30030

OCR LAREDO LLC
PO BOX 881
SCOTTDALE GA 30079

George & Marlis Cornett
397 Glenn Cir
Decatur, GA 30030

S AND L MANAGEMENT CORP
P.O. BOX 450233
ATLANTA GA 31145

George & Marlis Cornett
397 Glenn Cir
Decatur, GA 30030

FRG X GA1 LP
4283 POPLAR AVE STE 535
MEMPHIS TN 38119

Color Wheel Studio, LLC
Brad & Marlis Cornett
397 Glenn Cir

December 22, 2021

RE: Letter of Application for Special Land Use Permit at 203 Rio Cir

Color Wheel Studio, LLC proposes to use the property at 203 Rio Cir for a non-conforming use to the current Zoning Classification of M. Our proposed use is to operate art programs and classes for adults and children. We also intend to host an occasional art focused event for local artists to promote and show their work.

The business classifies as a Specialty School in accordance with Dekalb County Zoning Regulations (“A School specializing in teaching martial arts, dance, music, visual arts and similar fields”) which requires a SLUP to operate in The M Zoning Use Classification. Events Facility is currently allowed per the M classification per previous discussions with Dekalb County Planning.

Operating hours of the business will be approximately 9 AM-6 PM, with an occasional event in the evening that would wrap up no later than 10 PM.

There will be no exterior structural impact to the current building, so no change in floor area, height of building or number of units. We propose making minor exterior modifications, including addition of a 5-6 ft fence adjacent to the building towards Rio Circle for an outdoor picnic/recreation area. We also propose building a small, removable deck in front of the loading dock.

Color Wheel Studio will have approximately 5 employees and host up to 70 people in the building at peak operating capacity. There is ample parking with at least 20 available spaces in several locations on the property.

Sincerely,

Brad & Marlis Cornett

Impact Analysis

for Color Wheel Studio
203 Rio Circle Decatur, GA 30030

A:

The size of the property and buildings at 203 Rio Circle is more than adequate space for conducting the art programs planned for Color Wheel. The 5,636 sf will adequately fit the maximum number of students, which is approximately 75 or less. This allows for more than the 35sqft per child ratio, which is the guideline for childcare.

The parking areas in the front and rear of the building are more than sufficient for the drop off nature of the children's programs as well as any community adult classes that will be offered. There are 2 parking areas in the front and a large parking area in the back. Street parking will not be necessary.

Color Wheel will also seek to fence a portion of the grass area for an enclosed outdoor area for children's recreation.

B:

The nature of Color Wheel's business is compatible with surrounding businesses. Mudfire and Tsunami are both on Laredo and offer classes to children and adults. Other businesses on Rio Circle offer services for the community such as Barking Hound (pet boarding for families) and Southern Sweets Bakery. The creative nature of the Interior Design showrooms also gives a sense of compatibility with offering creative solutions to homes and businesses.

C:

Color wheel will not need any additional public services other than what is already offered. We have consulted an architect to examine and verify that the bathrooms, handicap entrances and fire codes will be adequate for our needs.

D:

Traffic flow will not be negatively impacted. Buses will be utilized to bring children to afternoon classes, then children will be picked up in the evenings. Other morning, evening or weekend classes will be small in size, with approximately 50 students present.

E:

Other streets such as Laredo or E. Ponce will not be negatively affected. The volume of traffic will be reduced based on the buses bringing students in around 3:30 in the afternoon. Then late afternoon and evening pick ups will be scattered over at least an hour timeframe, thus spreading out incoming traffic.

F:

There will be 2 areas for entrance and exit - the front and rear of the building. Both areas have adequate space and access. With 2 entrances and exits, there is ample room for emergency exits in both directions.

G:

Color Wheel classes will not create loud noises, odors, vibrations or dust that will affect other businesses.

H:

Color Wheel hours of operation should not have an adverse impact on neighboring businesses. Our traffic flow will be low and our hours are within normal class hours; morning, afternoon and evening. Weekend hours will be similar to neighbors, Barking Hound and Southern Sweets and could be considered as support to their business.

I:

The manner of our operations should not impact our neighbors businesses and the majority of activities will be conducted inside. There will be some outdoor activities, but they will be contained and not disruptive.

J, K, L:

Color Wheel will not negatively impact the community and is aligned with the current comprehensive plan. Color Wheel will be a positive impact on the community.

M:

Color Wheel will not require any additional needs for refuse and services other than what is normally provided.

N:

We will not need for the limit of time to be limited in duration.

O:

We are not proposing additional buildings to the site.

P:

This site is not in an Historic District.

Q:

Staff informed us that there are no special regulations that apply.

R:

We are not changing building elevation.

S:

We will support the local businesses in bringing more community members to the area, thus benefitting their businesses and services. Color Wheel will be a positive source of creativity and community that will contribute to the neighborhood. Color Wheels business will support the overall objectives of the comprehensive plan.

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lots 8 and 9 of the 18th District of DeKalb County, Georgia and being more particularly described as follows:

To find the point of Beginning, begin at a point located at the intersection of the northerly right-of-way (R/W) of Rio Circle (60'R/W) with the westerly R/W of Laredo Drive (60'R/W); thence westerly along the northerly R/W of Rio Circle for a distance of 285.66' to a point and the Point of BEGINNING; thence continue along said R/W on a curve to the right an arc distance of 6.53', said arc being subtended by a chord bearing N 59°40'17"W and a chord distance of 6.53', to a point; thence continue along said R/W N 57°45'27"W for a distance of 210.75' to a point; thence continue along said R/W on a curve to the right an arc distance of 32.39', said arc being subtended by a chord bearing N 44°13'27"W and a chord distance of 32.21', to a point; thence continue along said R/W on a curve to the right an arc distance of 85.04', said arc being subtended by a chord bearing N 22°38'52"W and a chord distance of 84.27', to a point; thence continue along said R/W N 09°20'12"W for a distance of 17.85' to a Nail Found; thence leaving said R/W S 42°17'02"E for a distance of 24.33' to a point; thence N 81°05'08"E for a distance of 176.31' to a point; thence S 09°18'29"E for a distance of 79.14' to a point; thence N 80°59'55"E for a distance of 10.91' to a point; thence S 12°30'01"E for a distance of 186.13' to a point on the northerly R/W of Rio Circle and the Point of Beginning.

Said property contains 32,903 square feet more or less.

Color Wheel Studio, LLC
Brad & Marlis Cornett
397 Glenn Cir

December 22, 2021

RE: Campaign Disclosure Statement

The Principals of Color Wheel Studio, LLC (Brad & Marlis Cornett) have made no contributions to any Dekalb County elected official nor to any candidates that we not elected.

Sincerely,

Brad & Marlis Cornett

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 1-3-2022

TO WHOM IT MAY CONCERN:

(I), (WE) Stephen Schnader
Name of owners(s) (If more than one owner, attach a separate sheet)

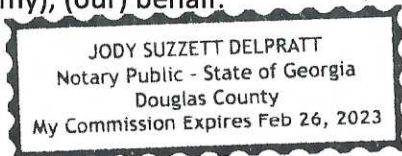
Being (owner) (owners) of the subject property described below or attached hereby delegate authority to

Markus Cornett

Name of Agent or Representative

to file an application on (my), (our) behalf.

Jody Suzzett Delpratt
Notary Public



[Signature]
Owner

Notary Public

Owner

Notary Public

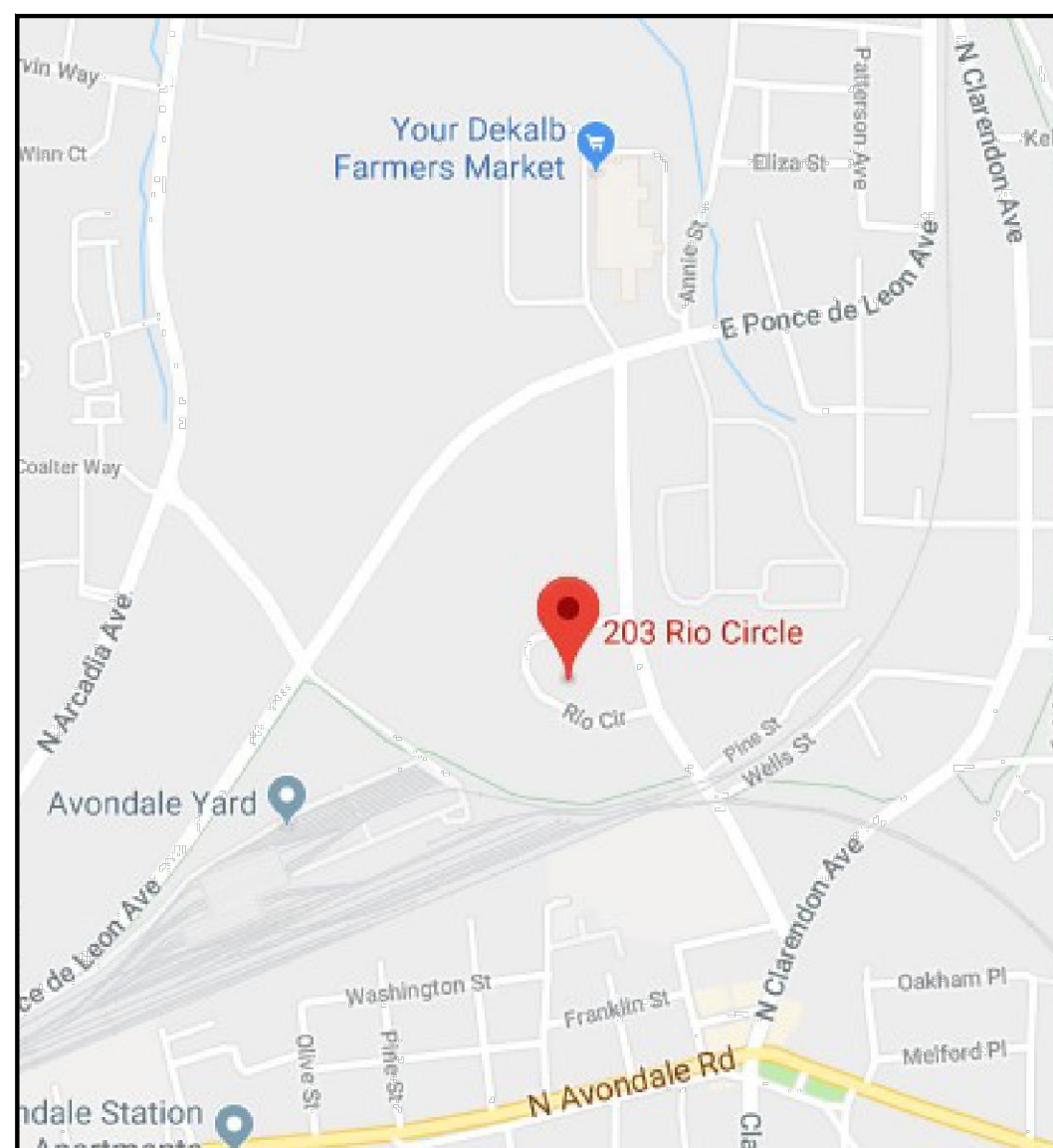
Owner

Notary Public

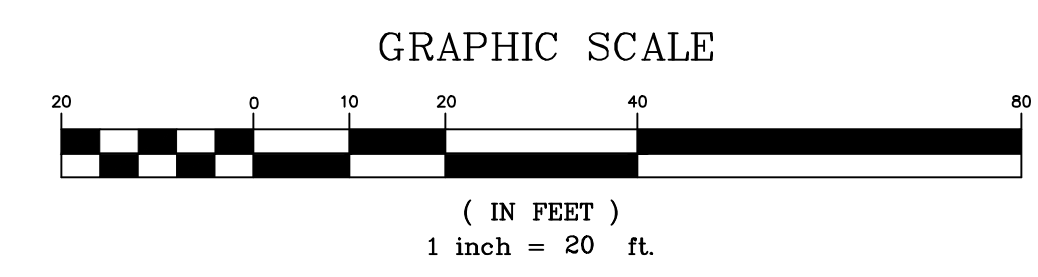
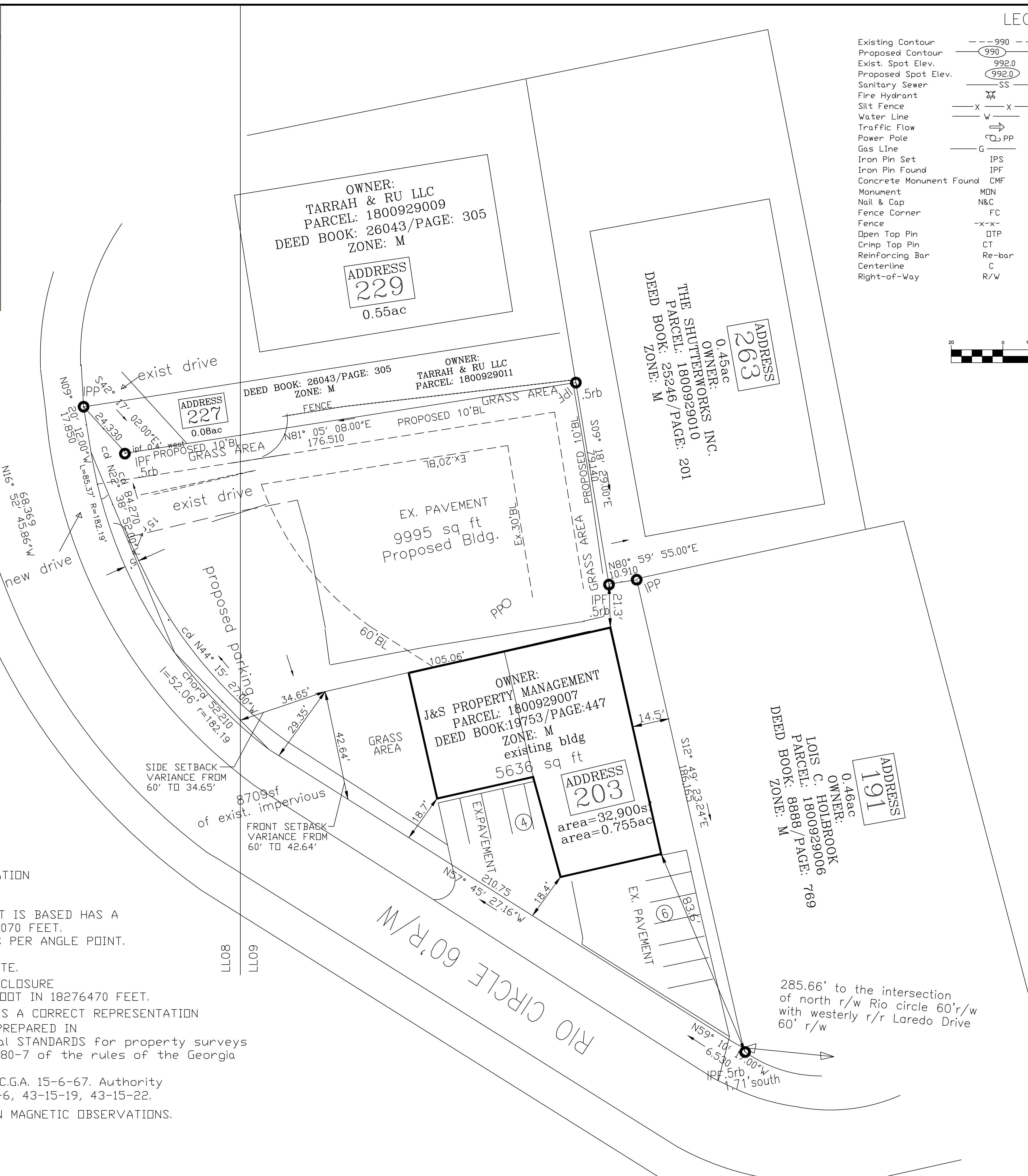
Owner

Notary Public

Owner



VICINITY MAP

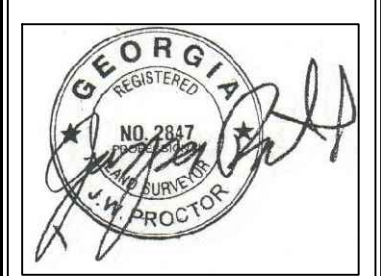


EQUIPMENT USED FOR MEASUREMENTS:
 ANGULAR - TOPCON GTS-300 TOTAL STATION
 LINEAR - EDM

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 31070 FEET. AND AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT. THIS PLAT SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY PUBLIC AND PRIVATE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND ACCURATE WITHIN ONE FOOT IN 18276470 FEET. IN MY OPINION THIS PLAT OR SURVEY IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA

set forth in the Georgia Plat Act O.C.G.A. 15-6-67. Authority O.C.G.A. Secs 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22. BEARINGS SHOWN HEREON ARE BASED ON MAGNETIC OBSERVATIONS. Field work completed 10-4-18 ALL PINS PLACED IPP .5" REBAR

ENGINEER/SURVEYOR:
 Acme American llc lsf776
 J. WAYNE PROCTOR
 319 ATLANTA STREET, SE
 SUITE 240
 MARIETTA, GA 30060
 (770)425-6890



revisions:
 2-01-19

date: 10-23-18
 dwg. by: AWT
 chkd. by: JWP

sheet:
 DM1

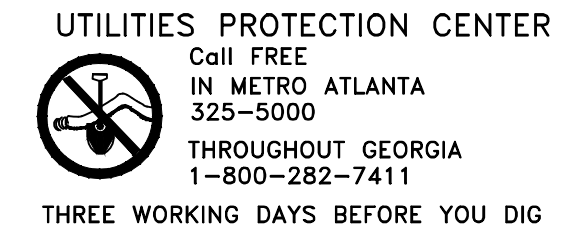
707 Whitlock Ave., S.W. Suite H-12, Marietta, Georgia 30064
ACME AMERICAN, L.L.C.
 Architects, Construction Managers, Engineers
 voice (770) 425-6890 - fax (770) 425-5777

PROJECT# 20180907

Pre developed Drainage Plan
 title:
 project: 203 Rio Circle Decatur Ga. 30030
 DEKALB COUNTY L.L. 8&9, 18th DIST.

seal

seal: 11-02-18



Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

PRE-APPLICATION FORM
REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE
(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name(s): Brad Cornett

Phone: (404) 754-2791 Email: cornett.brad@gmail.com

Property Address: 203 Rio Circolo

Tax Parcel ID: 18-009-29-007 Comm. District(s): 4 & 6 Acreage: 1.79 ac.

Existing Use: packaging co. in existing bldg. Proposed Use: specialized school

Supplemental Regs: do not apply Overlay District: No DRI: No

Rezoning: Yes No

Existing Zoning: M Proposed Zoning: (Light Industrial) Square Footage/Number of Units: _____

Rezoning Request: _____

Land Use Plan Amendment: Yes No

Existing Land Use: _____ Proposed Land Use: _____ Consistent Inconsistent

Special Land Use Permit: Yes No

Special Land Use Request(s) specialized school ("Art Camp" - previously operated as The Color Wheel for approx 18 yrs. - inside bldg outdoor picnic area for breaks, etc.)

Major Modification: Yes No

Existing Case Number(s): _____

Condition(s) to be modified: _____

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: Review Calendar Dates: PC: BOC:
 Letter of Intent: Impact Analysis: Owner Authorization(s): Campaign Disclosure:
 Zoning Conditions: Community Council Meeting: Public Notice, Signs:
 Tree Survey, Conservation: N.A. Land Disturbance Permit (LDP): N.A. Sketch Plat: N.A.
 Bldg. Permits: Fire Inspection: Business License: State License:
 Lighting Plan: NA Tent Permit: NA Submittal Format: NO STAPLES, NO BINDERS PLEASE

Review of Site Plan

In existing bldg. - survey can be used for site plan

Density: _____ Density Bonuses: _____ Mix of Uses: _____ Open Space: _____ Enhanced
 Open Space: _____ Setbacks: front _____ sides _____ side corner _____ rear _____ Lot Size: _____
 Frontage: _____ Street Widths: _____ Bicycle Lanes: _____ Landscape Strips: _____ Buffers: _____
 Parking Lot Landscaping: _____ Parking - Auto: Parking - Bicycle: _____ Screening: _____
 Streetscapes: _____ Sidewalks: _____ Fencing/Walls: _____ Bldg. Height: _____ Bldg.
 Orientation: _____ Bldg. Separation: _____ Bldg. Materials: _____ Roofs: _____ Fenestration: _____
 Façade Design: _____ Garages: _____ Pedestrian Plan: _____ Perimeter Landscape Strip: _____

Possible Variances: N.A. Re: parking: ratio for elementary or middle school applies. Existing plans may exceed allowed maximum.

Comments: Pre-application mtg. may be held after application submittal, until January 14, 2022

Planner: Melora Furman Date 12/20/21

Filing Fees

REZONING:	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
	RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
	OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
LAND USE MAP AMENDMENT		\$500.00
SPECIAL LAND USE PERMIT		\$400.00