

2020-0086

**Rodgers, Kristin W.**

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**From:** Sanders, Barbara H.  
**Sent:** Thursday, May 28, 2020 4:44 PM  
**To:** Rodgers, Kristin W.; Brown, Chenay  
**Subject:** FW: REVISED and CORRECTED SUBSITUTE Conditions N5 SLUP 20-1243754 1250 Moreland  
**Attachments:** Dunkin Final Site Moreland SLUP SP-1 2020-05-12.pdf

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**From:** Fox, Davis  
**Sent:** Thursday, May 28, 2020 1:08 PM  
**To:** Webb, Dennis (Den) <DWEBB@sgrlaw.com>; Prince, Jahnee R. <jrprince@dekalbcountyga.gov>; Sanders, Barbara H. <bhsander@dekalbcountyga.gov>; McKenzie, Dionne M. <dmmckenzen@dekalbcountyga.gov>; Johnson, Larry L. <larryjohnson@dekalbcountyga.gov>; Gannon, Kathie <kgannon@dekalbcountyga.gov>  
**Subject:** REVISED and CORRECTED SUBSITUTE Conditions N5 SLUP 20-1243754 1250 Moreland

My apologies. Attached are revised conditions for the above case on tonight's agenda that Commissioner Gannon intends to include in her motion. The revised conditions are marked as substitute and dated May 28<sup>th</sup>. They refer to the attached site plan dated May 12, which also be part of the motion.

Please discard the previous conditions dated May 21<sup>st</sup> and sent to you at 11:20 this morning. The changes are reflected in condition 8.

Again, if there are any questions, please let me know.

Davis

SUBSITUTE CONDITIONS  
SLUP-20-1243754  
May 28 2020

1. The Property shall be developed in substantial compliance with the attached site plan dated May 12, 2020 and prepared by the Foresite Group (the "Site Plan").
2. Subject to any necessary approvals, the Property shall be limited to one (1) right-in/right-out only access point on Moreland Avenue and one (1) full access point on Lynwyn Lane, as reflected on the Site Plan.
3. As shown on the Site Plan, a minimum 10-foot wide planted buffer strip shall be located between the edge of the rear parking lot and the floodplain and said buffer shall be planted with Nellie Stevens Holly. Further, there shall be a landscape bed adjacent to and west of the patio, as reflected on the Site Plan.
4. As reflected on the Site Plan, a three-foot tall hedge shall be planted along the Lynwyn Lane frontage, except that the height of said hedge shall be increased to 6 feet east of the Lynwyn Lane curb cut and said hedge shall extend to the eastern property line.
5. The sidewalk on the Lynwyn frontage shall run from Moreland to the curb-cut on Lynwyn.
6. Subject to any necessary approvals, invasive species shall be removed from the floodplain area identified on the Site Plan.

7. Applicant shall reduce existing impervious surface on the Property as shown on the Site Plan. This reduction in impervious surface is considered a Better Site Design Practice under the Georgia Stormwater Management Manual and will provide required water quality for the proposed development. Further, the areas of disturbance created by (a) the removal of and/or any modification to the existing curb cuts to create the configuration required by paragraph 2 herein and shown on the Site Plan and (b) the installation of sidewalks in the public right-of-way shall not be counted when calculating the creation, addition or replacement of impervious cover on the Property under sections 14-41 and 14-42 of the DeKalb County Code of Ordinances.

8. One monument sign is permitted near the entrance on Moreland including the base the sign shall not be taller than six feet from the street grade. The total area for each side of the sign facing shall not exceed 26 SF.

Davis Fox

Policy and Projects Manager

Commissioner Kathie Gannon

Super District 6

DeKalb County Board of Commissioners

[www.commissionerkathiegannon.com](http://www.commissionerkathiegannon.com)

**PROJECT DATA**  
 1250 MORELAND AVE SE  
 ATLANTA, DEKALB CO., GA 30318  
 EXISTING ZONING: C1 (GENERAL COMMERCIAL)  
 PARCEL ID: 15-144-02-004

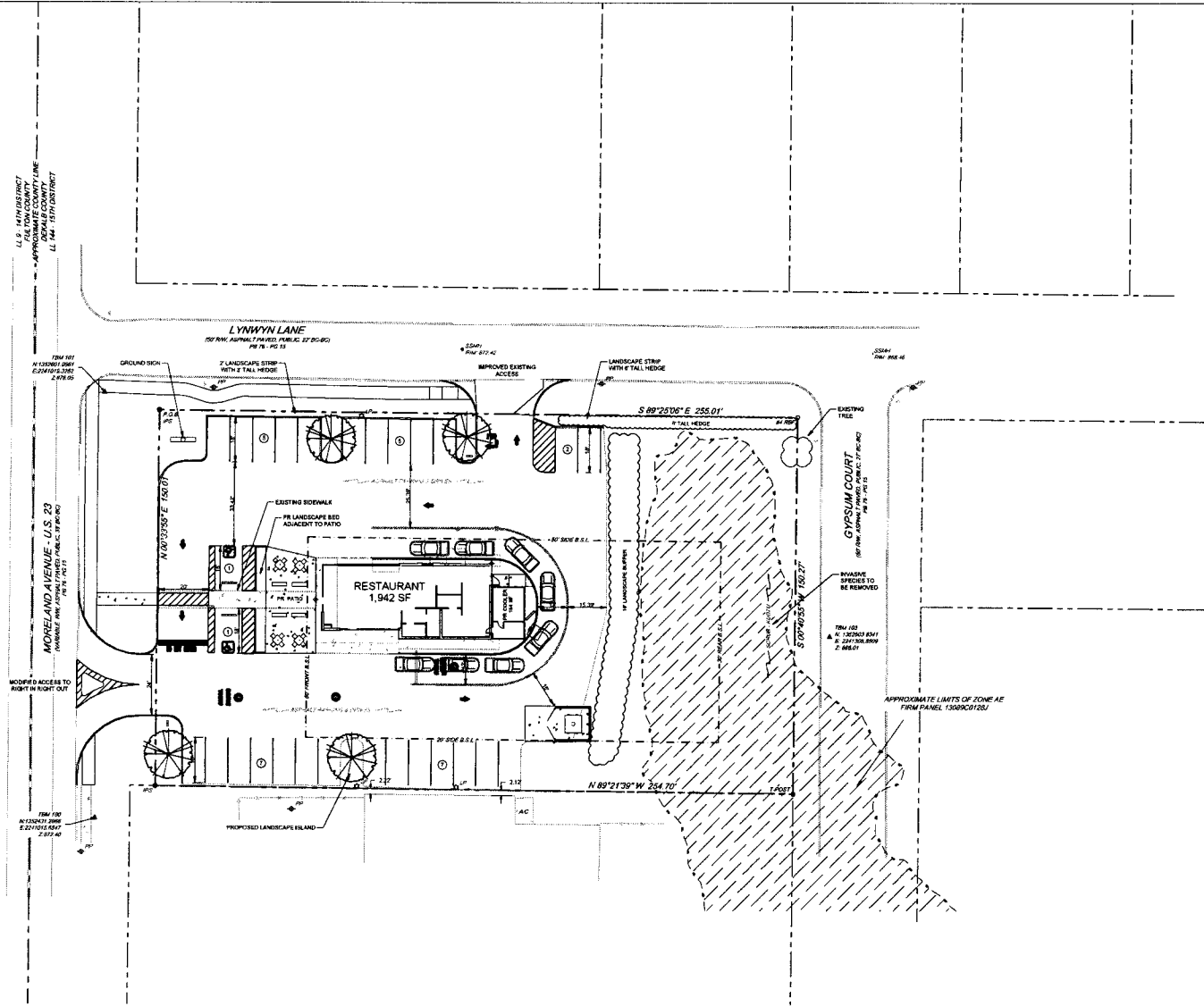
**SITE DATA**  
 TOTAL SITE AREA: 0.88 AC  
 MIN. OPEN SPACE (10% OF PROPERTY): 0.09 AC  
 PROPOSED OPEN SPACE: 0.31 AC

**BUILDING DATA**  
 TOTAL BUILDING AREA: 2,197 SF  
 PROPOSED BUILDING COVERAGE: 2.42%  
 EXISTING HEIGHT: 17.25 FT.

**PARKING DATA**  
 MINIMUM PARKING REQUIREMENT SPACES (110 SF): 22 SPACES  
 MAXIMUM PARKING ALLOWABLE (11 SPACES, 78 SF): 22 SPACES  
 TOTAL PARKING PROVIDED (PRE-EXISTING): 22 SPACES  
 EXISTING LOT COVERAGE: 0.81 AC (92.3%)  
 PROPOSED LOT COVERAGE: 0.57 AC (64.7%)

**NOTES**  
 1) PROPERTY LINES OBTAINED FROM SURVEY BY GEORGIA CIVIL DATED 01/15/2015  
 2) THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA PER FULTON COUNTY F.I.S.B. PANEL NO. 13308C128J, DATED 06/16/2013

LEGEND	
	EXISTING TRAFFIC SIGNAL
	NUMBER OF PARKING SPACES
	ACCESSIBLE PARKING SPACES
	TRANSFORMER BOX ON PAD
	ASPHALT PAVING
	CONCRETE PAVING
	DIRECTIONAL STRIPING



1250 MORELAND AVE SE - ATLANTA, DEKALB CO., GA 30318  
 SLUP SITE PLAN

**FORESITE**  
 group

