



DeKalb County Department of Planning & Sustainability

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Michael Thurmond
Chief Executive Officer

Planning Commission Hearing Date: November 2, 2017, 6:30 P.M.
Board of Commissioners Hearing Date: November 14, 2017, 6:30 P.M.

STAFF ANALYSIS

Case No.: SLUP-17-21888 **Agenda #:** N8

Location/Address: 4736 Redan Road, Stone Mountain, Georgia **Commission District:** 4 **Super District:** 7

Parcel ID: 15 224 02 001

Request: For a Special Land Use Permit (SLUP) to allow a 3,277 square foot convenience store with an alcohol outlet (beer and wine sales) within the Hidden Hills Overlay District (Tier 2) and the C-1 (Local Commercial) District in accordance with Section 27-4.1 Use Table of the DeKalb County Code.

Property Owner: Patricia Crowe, Wanda Famer, Sidney Walker, et al

Applicant/Agent: SMZ Jonesboro LLC

Acreage: .94 acres

Existing Land Use: Automobile Tire Shop

Surrounding Properties: Ashton Oak Crossing single-family subdivision to the north; a vacant lot to the west across Ashton Oak Circle; a Checkers drive-through restaurant, a Boston Market restaurant, and a Chevron gas station to the east; and the Hairston Square Shopping Center to the south across Redan Road.

Adjacent Zoning: North: R-60 South: C-1 East: C-1 West: C-1

Comprehensive Plan: Neighborhood Center **Consistent** **Inconsistent**

Proposed Density: NA **Existing Density:** NA

Proposed Units/Square Ft.: Alcohol Outlet **Existing Units/Square Feet:** 2,480 sf tire shop

Proposed Lot Coverage: NA **Existing Lot Coverage:** NA

ZONING HISTORY

The property has been zoned C-1 since the initial adoption of the DeKalb County Zoning Ordinance in 1956. The property was included in the "Hidden Hills Overlay District Tier 2" adopted November 15, 2011.

PROJECT ANALYSIS

The applicant is requesting a Special Land Use Permit pursuant to Section 27-4.1 of the DeKalb County Zoning Ordinance to allow an alcohol outlet and fuel sales within the C-1 district. The site is proposed for three fuel pump islands with six gas pumps and a 3,277 square foot convenience store with beer and wine sales. The site proposes two driveways off of Redan Road. The site appears to meet on-site parking requirements (25 spaces including pump spaces, 13 minimum spaces required by the Zoning Ordinance). The location of the proposed parking in front and to the side of the building does not comply with the Hidden Hills Overlay District which requires that parking be located behind the building. However, parking if provided behind the building could have adverse impacts on the adjacent single-family neighborhood with potential loitering, noise, and light impacts.

The property is surrounded by single-family residential and commercial uses and accesses a three-lane minor arterial thoroughfare road (Redan Road). Topography of the project site is flat. Surrounding uses include Ashton Oak Crossing single-family subdivision to the north; a vacant lot to the west across Ashton Oak Circle; a Checkers drive-through restaurant, a Boston Market restaurant, and a Chevron gas station to the east; and the Hairston Square Shopping Center to the south across Redan Road.

IMPACT ANALYSIS

Section 7.4.6 of the DeKalb County Code states that the following criteria shall be applied in evaluating and deciding any application for a Special Land Use Permit.

- 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 C-1 (Local Commercial) district is allowed within the Neighborhood Center designated by the 2035 Comprehensive Plan for the subject site. However, the proposed use is too intense given the site's location at a busy intersection that is in close proximity to single-family residences. The site is at the gateway to a single-family residential subdivision (Ashton Oaks Crossing), and the added traffic along Redan Road would further exacerbate existing traffic conditions in this single-family neighborhood. The proposed use is inconsistent with the following 2035 Comprehensive Plan principle: Neighborhood Compatibility—Commercial uses that would have a negative influence on adjacent residential neighborhoods or individual residences shall not be permitted.

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

The proposed site is located at the entrance to a single-family neighborhood. The proposed use is not compatible with adjacent and nearby properties due to hours of operation and potential negative impacts such as high traffic volumes, loitering, noise, and glare (during night time hours) that could have adverse impacts on the adjacent single-family area.

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

Given that the area along Redan Road and South Hairston Road are developed with various commercial uses, it appears that there are adequate public services, public facilities, and utilities to serve the proposed uses.

- 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:**

The proposed use will increase traffic in the area and cause traffic congestion at the intersection of Redan Road and South Hairston Road. While the proposed access is limited to Redan Road, the proposed use would generate additional traffic along Redan Road which would further exacerbate existing traffic conditions within the adjacent single-family neighborhood.

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:

The proposed use will increase traffic in the area and cause traffic congestion at the intersection of Redan Road and South Hairston Road. The proposed location is located away from the intersection at the entrance to a residential neighborhood. Due to the extended hours of operation of the proposed use, residents of nearby properties are likely to experience adverse impacts as a result of additional traffic and noise from customer traffic and delivery vehicles on Redan Road.

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 plan and information, as well as field investigation of the project site, it appears that ingress and egress to the subject property would not be adequate since neither of the proposed driveways off Redan Road align with the driveway access of the shopping center across the street to provide safer turning movements.

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:

The proposed site is located at the entrance to a single-family neighborhood. The proposed use would create adverse impacts on adjacent and nearby properties due to hours of operation and potential negative impacts such as high traffic volumes, noise from traffic moving in and out of the property, loitering, and glare (during night time hours).

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:

The proposed site is located at the entrance to a single-family neighborhood. The proposed use would create adverse impacts on adjacent and nearby properties due to hours of operation and potential negative impacts such as high traffic volumes, noise from traffic moving in and out of the property, loitering, and glare (during night time hours).

I. Whether or not the proposed use would create adverse impacts upon any 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:

The proposed plan does not comply with the policy and intent of the Hidden Hills Overlay District. There are also several requirements of the Hidden Hills Overlay District that are not addressed on the site plan including street trees, street lights, maximum building setback and internal pedestrian sidewalks. Refer to the compliance table for specific details.

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

Though located in a Neighborhood Center (NC) character area which calls for commercial type uses that support the surrounding community, the area is already served by three other gas stations around the Redan Road/South Hairston Road intersection within 185 to 700 feet of the subject property. The proposed location is located away from the intersection at the entrance to a residential neighborhood. The character of use and hours of operation would generate high traffic volumes, promoting loitering, noise, and glare (during night time hours) that could overflow and adversely impact the adjacent single-family area. Given these adverse impacts, the proposed SLUP request conflicts with the following Comprehensive Plan Policies: Preserve and enhance the integrity and quality of existing residential neighborhoods.

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:

It appears that the proposed plan's 80-foot wide buffer provides the required 30-foot undisturbed buffer along the northern property line abutting residentially-zoned properties.

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

The Hidden Hills Overlay District requires that dumpsters shall not be visible from any public street. Since no dumpsters are shown on the site plan, it cannot be determined if refuse and service areas are adequate as none have been shown on the submitted site plan.

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

Given the incompatibility of the proposed use with the adjacent single-family residential area, the SLUP would not be appropriate.

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:

Since the building height of the proposed gas canopy has not been provided, it cannot be determined if 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 Zoning Ordinance requires gas canopies to be no taller than the principal building or 20 feet, whichever is less.

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:

The Supplemental Regulations for alcohol outlets require minimum distance requirements from schools, churches, and other alcohol outlets. No such information was submitted with the application, so it cannot be determined if the proposed use satisfies the Supplemental Regulations.

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:

Since the building height of the proposed gas canopy has not been provided, it cannot be determined if the proposed building as a result of its proposed height would create a negative shadow effect. The Zoning Ordinance requires gas canopies to be no taller than the principal building or 20 feet, whichever is less.

S. Whether the proposed use would result in a disproportional proliferation of that or similar uses in the subject character area:

There are three gas stations/convenience stores in the immediate vicinity of the property which include the Chevron gas station at the northwest corner of Redan Road/North Hairston Road, the BP station at the northeast corner of Redan Road/North Hairston Road, and the Kroger gas station (accessory use) at the southeast corner of Redan Road/North Hairston Road.

T. 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 upon field investigation of the project site, it appears that the SLUP proposals to operate an alcohol outlet in association with a proposed convenience store and gas pumps would be incompatible with the existing residential uses of this area along Ashton Oak Circle. Though located in a Neighborhood Center (NC) character area which calls for commercial type uses that support the surrounding community, the proposed convenience store/alcohol outlet and fuel pumps is located in proximity to three other gas stations existing around the Redan Road/South Hairston Road intersection. The proposed site is located away from the major intersection of Redan and South Hairston and at the entrance to an established residential street. The character of use and hours of operation would generate high traffic volumes, promoting loitering, noise, and glare (during night time hours) that could overflow and adversely impact the adjacent single-family area. Given these adverse impacts, the proposed SLUP request conflicts with the following Comprehensive Plan Policies: Preserve and enhance the integrity and quality of existing residential neighborhoods. Furthermore, the application has failed to address many requirements of the Hidden Hills Overlay including street trees, street lights, internal pedestrian access, bike parking, exterior building colors, dumpster screening, and maximum building setback requirements. It appears that ingress and egress to the subject property would not be adequate since the proposed driveway access off Redan Road does not directly align with the driveway access of the shopping center across the street to provide safer turning movements. Therefore the proposed uses would not be consistent with the needs of the neighborhood or the community as a whole.

COMPLIANCE WITH DISTRICT STANDARDS:

STANDARD		REQUIREMENT (Hidden Hills Overlay District, Tier 2)	PROPOSED	COMPLIANCE
LOT WIDTH		No minimum required	181 feet	Yes
LOT AREA		No minimum required	652,529 sf (14.98 acres)	Yes
YARD SETBACKS	FRONT	Max 20 ft (Redan Road)	90 feet	NO (A variance would be required by the Board of Zoning Appeals)
		Max 20 ft (Ashton Oak Circle)	60 feet	NO (A variance would be required by the Board of Zoning Appeals)
	INTERIOR SIDE	20 feet	37 feet	NO (A variance would be required by the Board of Zoning Appeals)

	REAR	30 feet	100 feet	Yes
MAX FLOOR AREA RATIO	1		.08	Yes
TRANS. BUFFERS	30 feet along north p/l		80 feet	Yes
HEIGHT	3 stories		1 story	Yes
PARKING	13 spaces		25 spaces (includes gas pump parking spaces)	Yes
PARKING LOT LOCATION	All parking must be in side or rear yard and be screened so as not to be visible from a public street.		Parking is located in the side and front of the building.	Yes
BUILDING MATERIALS	Min. 80% brick, stone, glass, stucco		Submitted concept elevation appears to comply	Yes
EXTERIOR COLOR	Exterior facades must be painted in earth tones		No information has been submitted	NO (A variance would be required by the Board of Zoning Appeals)
FENCING	Must be brick, stone, wrought iron or wood		No information has been submitted	NO (A variance would be required by the Board of Zoning Appeals)
GAS CANOPY SETBACK	Must be at least 15 feet from street right-of-way		30 feet from ROW	Yes
GAS PUMP SETBACK	Must be at least 30 feet from any property line. Primary building of gas pumps must conform to all primary building setbacks.		Nearest property line is 30 feet away. Primary building does not conform to max. 20 ft setback off Redan Road and Max 20 ft setback off Ashton Oak Circle.	Yes NO (A variance would be required by the Board of Zoning Appeals)
GAS CANOPY HEIGHT	Cannot be taller than the principal building and in no case can be taller than 20 feet		No information provided.	NO (A variance would be required by the Board of Zoning Appeals)
MIN. DISTANCE BETWEEN CURB CUTS	Min. 100 feet from intersection of Redan Road/Ashley Oaks Circle		Western Redan Road driveway (approx 50 ft)	NO (A variance would be required by the Board of Zoning Appeals)
STREET TREES	Min. 10 ft wide strip		None provided	NO (A variance would be required by

	along Redan Road and planted at one tree for every 30 feet.		the Board of Zoning Appeals)
SIDEWALKS	10 ft along Redan Rd	5 ft wide along Redan Road	NO (A variance would be required by the Board of Zoning Appeals)
INTERNAL SIDEWALKS	Provide pedestrian routes from public right-of-way sidewalk to building	None Provided	NO (A variance would be required by the Board of Zoning Appeals)
DUMPSTERS	Shall not be visible from any public street	No information provided	NO (A variance would be required by the Board of Zoning Appeals)
CANOPY AWNINGS	Must be of compatible materials to the proposed structure	No information provided	NO (A variance would be required by the Board of Zoning Appeals)
LANDSCAPE STRIP	Min. 10 foot wide along Redan Road	No information provided	NO (A variance would be required by the Board of Zoning Appeals)
STREET LIGHTS	1 for every 90 feet along public right-of-ways	None shown	NO (A variance would be required by the Board of Zoning Appeals)p
PEDESTRIAN LIGHTS	1 for every 30 feet along public right-of-ways	None shown	NO (A variance would be required by the Board of Zoning Appeals)
BIKE PARKING	1 space for every 20 parking spaces with min. of 3 bike spaces		NO (A variance would be required by the Board of Zoning Appeals)

Staff Recommendation: DENIAL

Based upon field investigation of the project site, it appears that the SLUP proposals to operate an alcohol outlet in association with a proposed convenience store and gas pumps would be incompatible with the existing residential uses of this area along Ashton Oak Circle. Though located in a Neighborhood Center (NC) character area which calls for commercial type uses that support the surrounding community, the proposed convenience store/alcohol outlet and fuel pumps is located in proximity to three other gas stations existing around the Redan Road/South Hairston Road intersection. The proposed location is located away from the major intersection of Redan and South Hairston and at the entrance to an established residential street. The character of use and hours of operation would generate high traffic volumes, promoting loitering, noise, and glare (during night time hours) that could overflow and adversely impact the adjacent single-family area. Given these adverse impacts, the proposed SLUP request conflicts with the following Comprehensive Plan Policies: Preserve and enhance the integrity and quality of existing residential neighborhoods (Sec 7.4.6.K). Furthermore, the proposed plan does not comply with the policy and intent of the Hidden Hills Overlay District as there are several requirements of the Hidden Hills Overlay District that are not addressed on the site plan including street trees, street lights, maximum building setback and internal pedestrian sidewalks (Section 27-7.4.6.B & G). It appears that ingress and egress to the subject property would not be adequate since the proposed driveway access off Redan Road does not directly align with the driveway access of the shopping center across the street to provide safer turning movements (Sec. 7.4.6.F). Given that the proposed use is incompatible with the adjacent residential area along Ashton Oaks Circle and would have adverse impacts on traffic flow, it is the recommendation of the Planning Department that the application be "Denied".

Attachments:

1. Departmental Comments
 - a. Land Development Division
 - b. Traffic Engineering Division
 - c. Watershed Management
 - d. Board of Health
2. Application
3. Site Plan
4. Zoning Map
5. Aerial Photograph
6. Location Photographs

NEXT STEPS: *Following an approval of this action, one or several of the following approvals or permits 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.)*
- **Historic Preservation Certificate of Appropriateness** *(Required for any proposed changes to building exteriors or improvements to land when a property is located within the Druid Hills Historic District or the Soapstone Geological Historic District. Historic Preservation Committee public hearing may be required.)*
- **Variance or Special Exception** *(Required to seek relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)*
- **Major Modification** *(Required if there are any 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

LETTER OF INTENT

SMZ JONESBORO, LLC

Redan Rd Service Station

4736 REDAN RD,

STONE MOUNTAIN, GA

SMZ Jonesboro, LLC intends to renovate the existing convenience store at 4736 Redan Rd Stone Mountain, GA 30083. This property is presently zoned C-1 and their once was a c-store with fuel islands that sold gasoline to the public. SMZ Jonesboro, LLC intends to renovate the existing structure and the existing fuel island. It is also SMZ Jonesboro, LLC's intent to sell gasoline thru fuel pumps. In addition, Hillcrest Trail, LLC intends to sell beer and wine at this location.

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The property located at 4736 Redan Rd contains one (1) acre and currently is zoned C-1. Because the property is zoned C-1, commercial and has been closed for some time, the zoning regulations require a Special Land Use Permit to sell gasoline thru fuel pumps and another Special Land Use Permit to be an alcohol outlet, retail sales or a primary outlet. It is for this reason SMZ Jonesboro, LLC is asking for these Special Land Use Permits.

SMZ Jonesboro, LLC intends to renovate a quality store, both inside and out. It intends to adhere to the site development requirements for both land disturbances and the Building Department. It intends to fully comply with the parking requirements and the other land disturbance requirements. It intends to meet the architectural overly requirements for the exterior appearance as required by DeKalb County.

The building will be a single story building with complementary percentages of brick, stucco and glass. The building will be no more than 35 ft at its highest point. The hours of operation for the business will be between 18 and 24 hours.

SMZ Jonesboro, LLC looks forward to opening a new store in the area and it also intends to closely work with the neighborhood to minimize any adverse effect the new store will have on the neighborhood. There will be plenty of lighting around the store, and constant monitoring thru cameras will be employed to record activities both inside and outside the store. There will be a constant cleanup of debris around the store as to keep the appearance what the neighborhood expects.

SPECIAL LAND USE
4736 Redan Rd
Stone Mountain , GA

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B. Criteria: Sec. 27-873. Special land use permits; criteria to be applied. The following criteria shall be applied by the Department of Planning and Sustainability, the Planning Commission, and the Board of Commissioners in evaluating and deciding any application for a special land use permit. No application for a special land use permit shall be granted by the Board of Commissioners 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 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;

Yes, as indicated on the attached site plan for this application, there is adequate land area available for the proposed use.

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

Yes, a review of the adjacent and land uses the proposed use for this property is compatible.

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

A review of the existing public facilities, revealed they are adequate for the proposed use.

- 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,

Yes, as indicated on the attached site plan for this application, there is sufficient carrying capacity of any increases due to traffic that may be attributable to the proposed use.

- E. Whether or not 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;

It is our belief that no adverse effect will be created to the existing land uses along the access routes to the site.

- F. Ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular references to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency;

- G. Whether or not 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;

There will be no adverse impact on the adjacent property due to noise, smoke, odor, dust, or vibration as a result of the proposed plan.

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

There will be no adverse impact on the adjacent property due to the hours of operation.

SPECIAL LAND USE
4736 Redan Rd
Stone Mountain , GA

- I. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use;

There will be no adverse impact on the adjacent property due to the manner of operation.

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

The proposed plan is consistent with all the requirements of the zoning district in which the use is proposed.

- K. Whether or not the proposed use is consistent with the policies of the Comprehensive Plan;

The proposed plan is consistent with all the requirements of the zoning district in which the use is proposed

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

The proposed plan is provides for all required buffer zones and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located.

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

Yes, there is adequate provision for refuse and service area

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

The length of time the special land use permit 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 the adjacent and nearby lots and buildings;

Yes, 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 the adjacent and nearby lots and buildings.

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

No, the proposed plan will not adversely affect the historic building site, district, and archeological resources.

- Q. Whether the proposed use satisfies the requirements contained within the Supplemental Regulations for such special land use permit.

Yes the proposed plan satisfies the requirements contained within the supplemental regulations for such special land use permit.

SPECIAL LAND USE
4736 Redan Rd
Stone Mountain , GA

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

As a result of the proposed height of the building no negative shadow will be created on the adjoining lot or building.

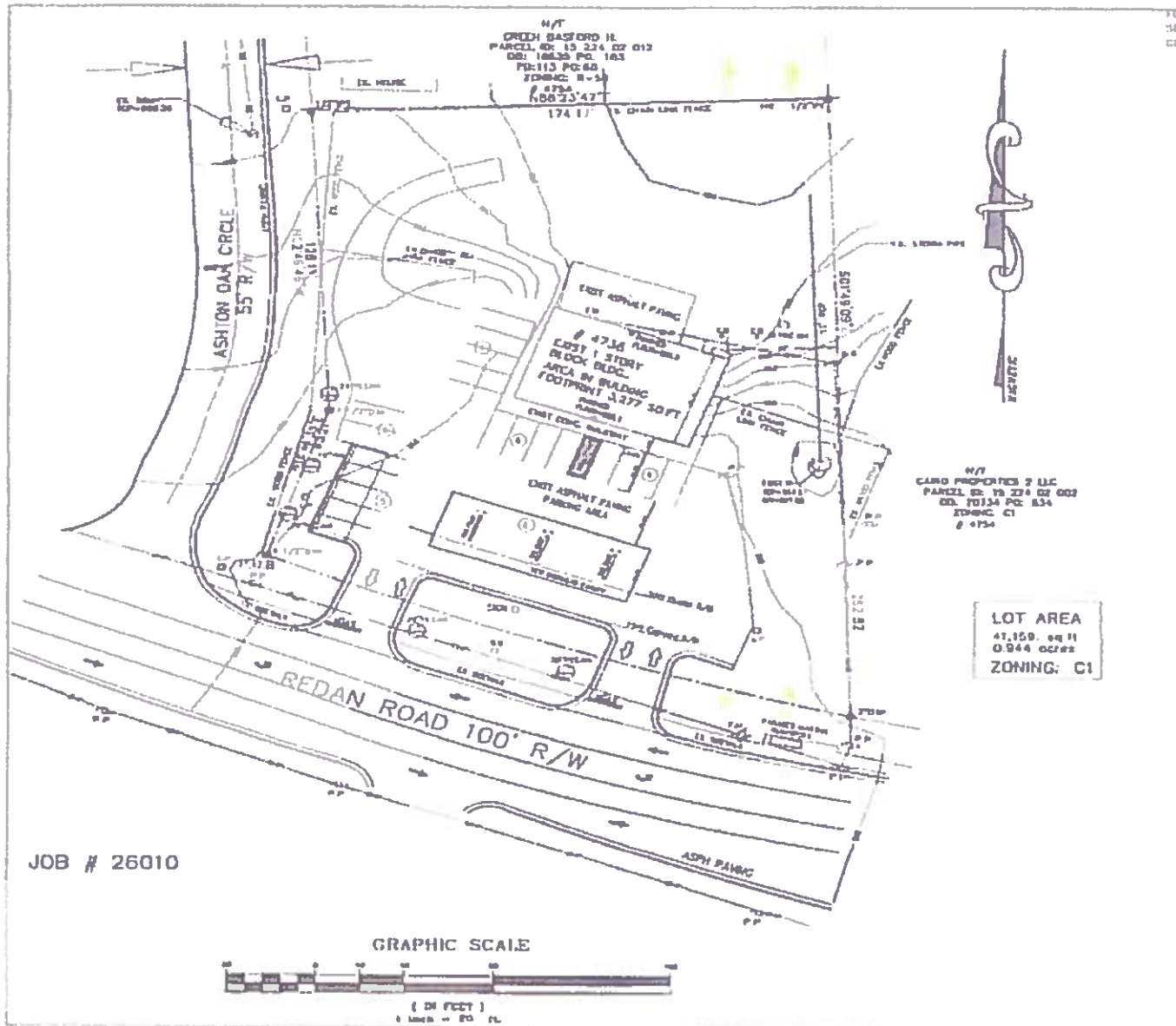
- S. Whether the proposed use would result in a disproportional proliferation of that or similar uses in the subject character area.

The proposed plan will not result in a disproportional proliferation of that or similar uses in the subject character area.

- T. 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.

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

SEP 14 2017

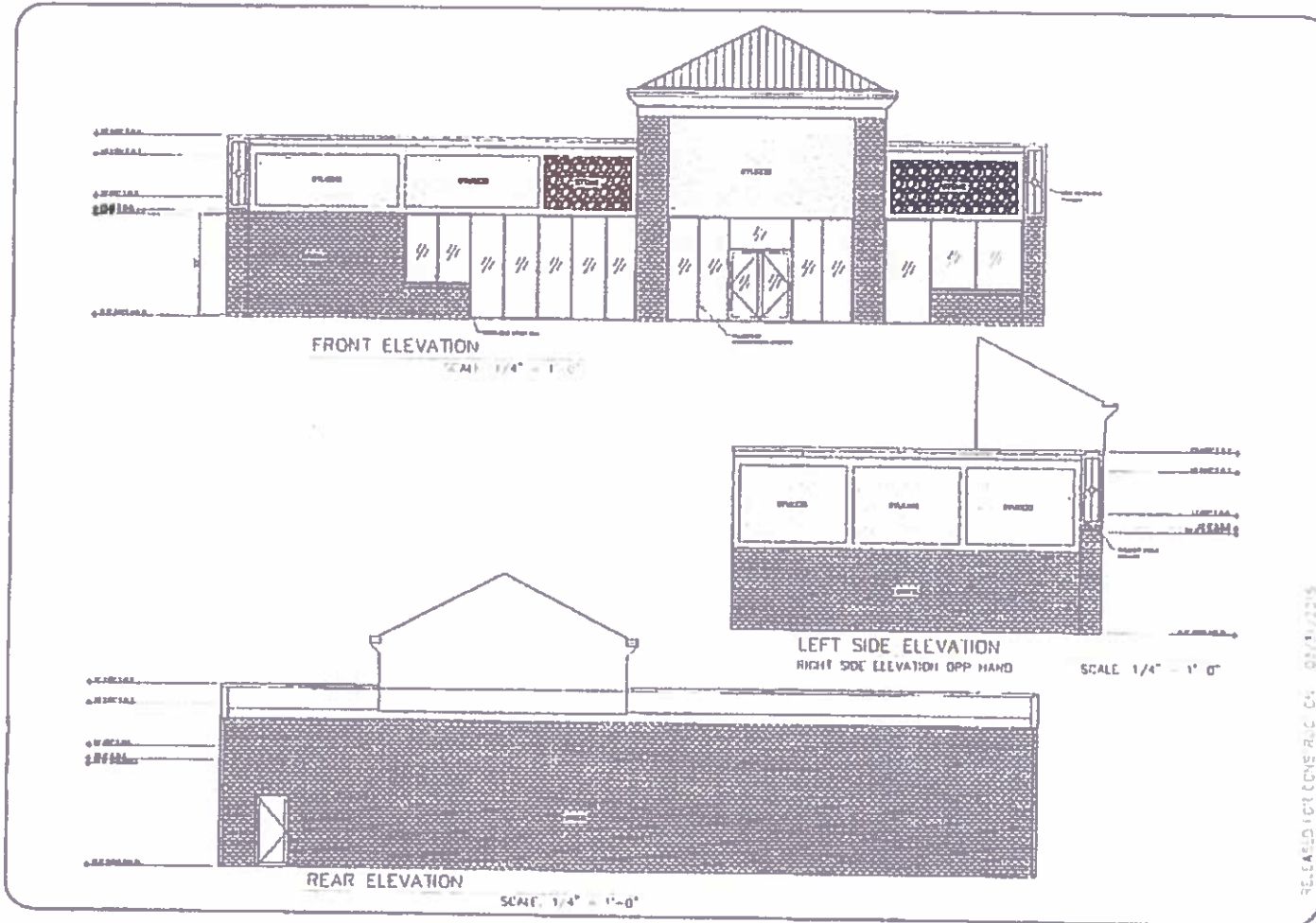




N. 8

SLUP-17-21888

Site Elevation



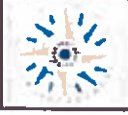
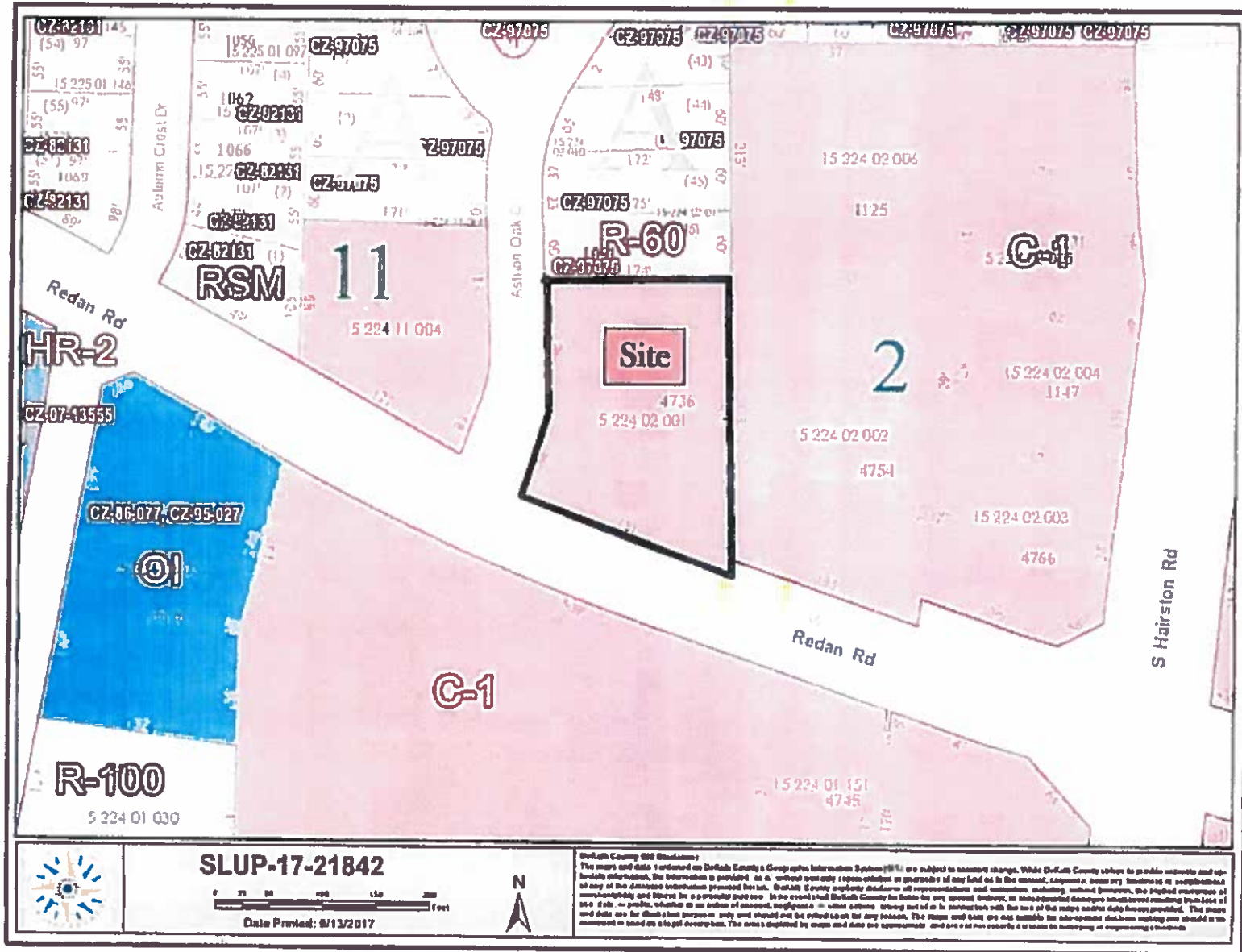
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PROJECT PROPERTY:
M
MOUNTAIN PROPERTY LLC
4728 REDDAN RD
STONE MOUNTAIN, GA 30087

PROJECT PROPERTY:
A NEW DEVELOPMENT
4728 REDDAN RD
STONE MOUNTAIN, GA 30087

ELEVATION
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SLUP-17-21842



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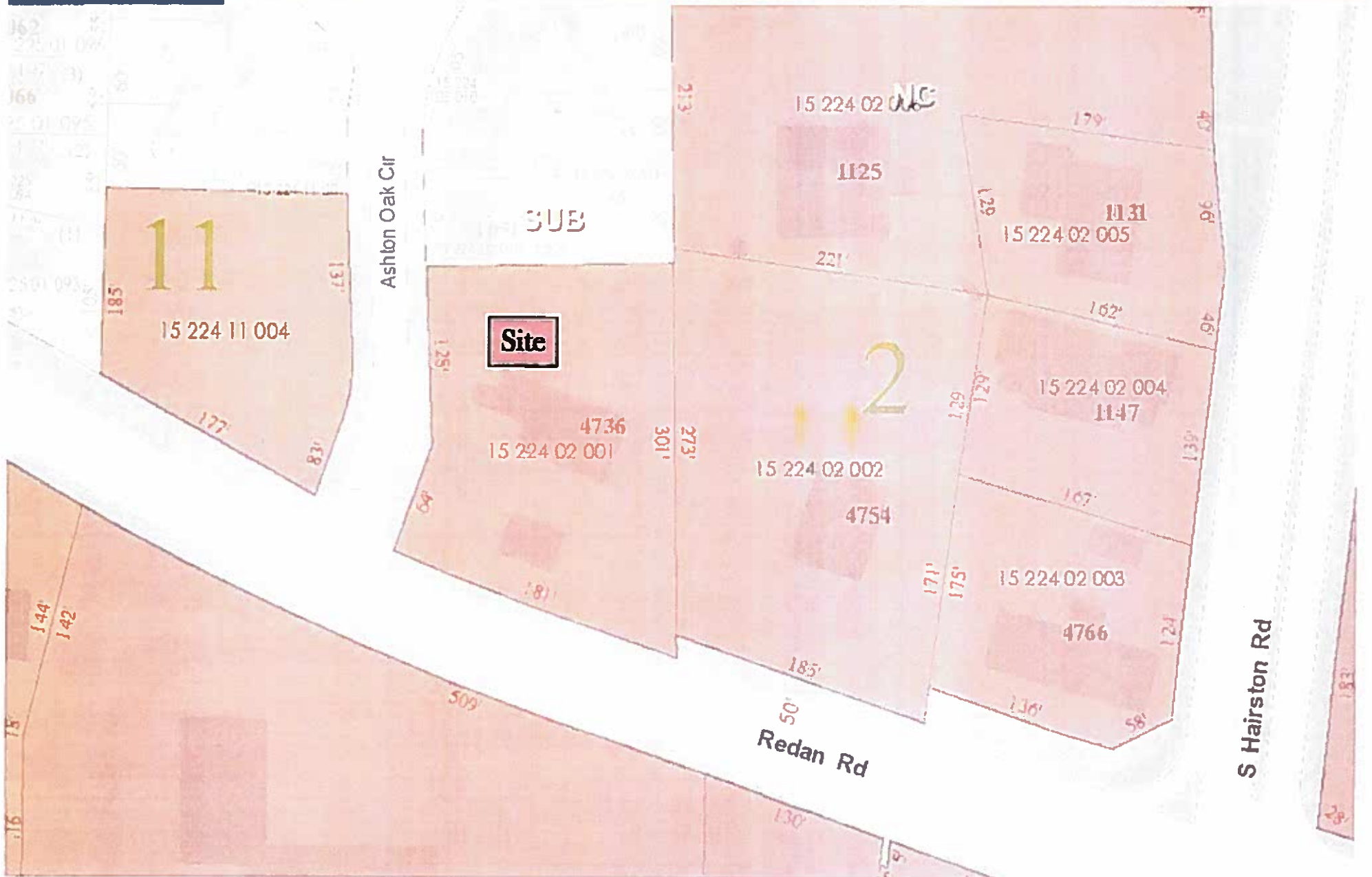


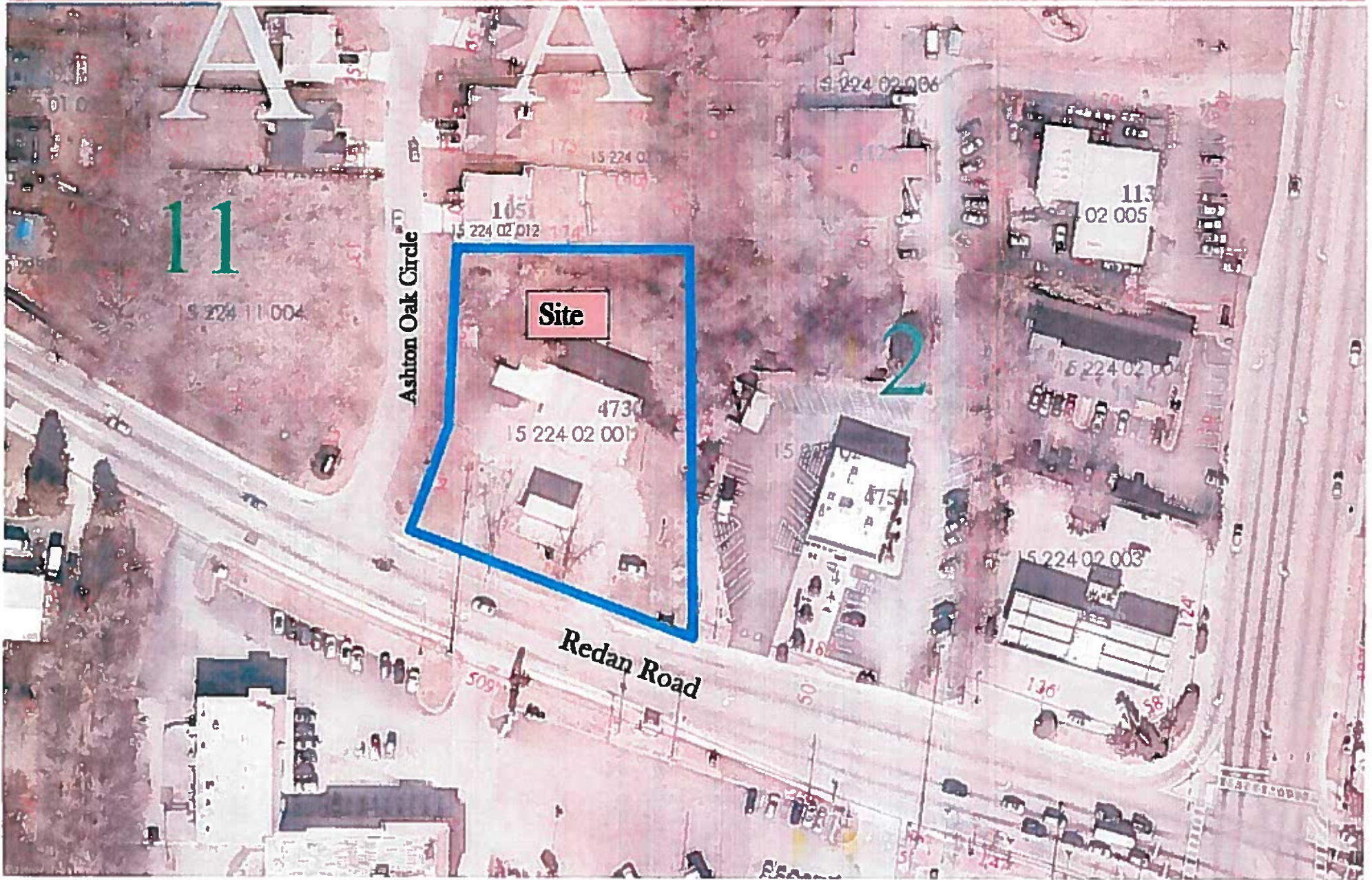
DeKalb County GIS Disclaimer:
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N.8

SLUP- 17-21888

Future Land Use Map
Neighborhood Center





SURVEYOR'S NOTES:

1. THIS IS AN ADJUSTED PLAT OF THE LAND AND THE SURVEY IS BASED ON THE LOCALITY OF THE PROPERTY AS SHOWN ON THE SURVEY MAPS AND RECORDS AND RECORDS OF THE COUNTY AND RECORDS OF THE COUNTY AND RECORDS OF THE COUNTY AND RECORDS OF THE COUNTY.
2. THE SURVEYOR HAS MADE THE SURVEY AND HAS FOUND THAT THE PROPERTY IS LOCATED IN A FLOOD PLAIN AS INDICATED BY THE FEDERAL FLOOD INSURANCE MAP (FIRM) OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PROPERTY OWNERS AND IS NOT TO BE USED FOR ANY OTHER PURPOSES, INCLUDING THE CONVEYANCE OF THE PROPERTY TO ANY OTHER PARTY.
4. ALL DISTANCES WERE COMPUTED FROM ANGLES TAKEN FROM A SINGLE STATION BY THE SURVEYOR.

FLOOD STATEMENT:

NO PORTION OF THE PROPERTY IS LOCATED IN A FEDERAL FLOOD PLAIN AS INDICATED BY THE FEDERAL FLOOD INSURANCE MAP (FIRM) OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

INSTRUMENT USED:

Leica 380-500 Total Station
 REFERENCE TO PLAT 15-11-00-111 PAGE 60

LEGEND:

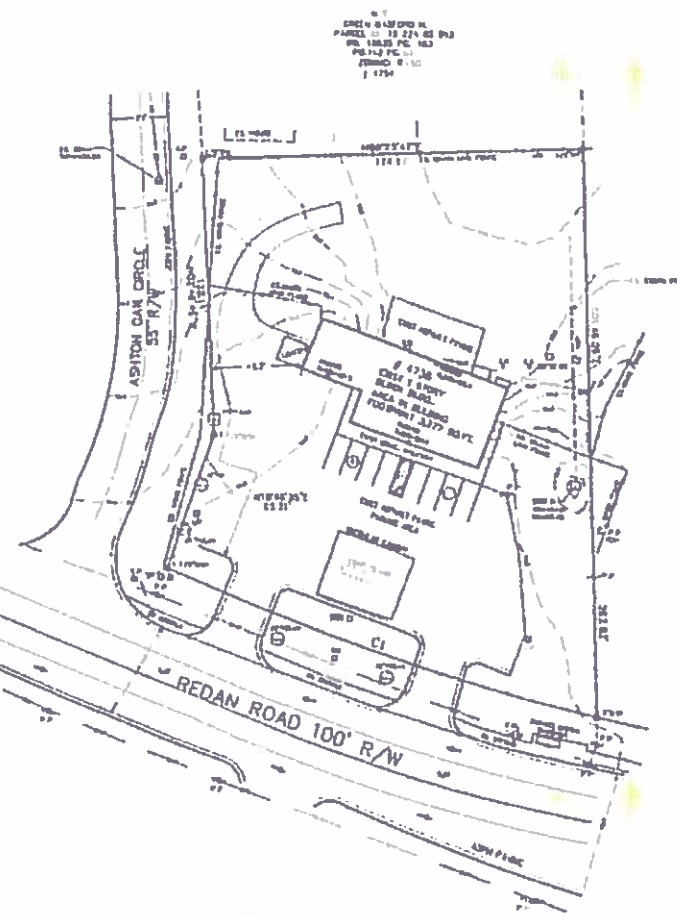
- P.S.C. POINT OF BEGINNING
- P.D.A. POINT OF BEGINNING
- D.A.P. DITCH OR POWER LINE
- P.P. POWER POLE
- S.L.L. LAND SURVEY LINE
- L.P.T. 1/2" IRON PIN FLAG
- L.P.A. 1/2" IRON PIN SET
- O.P. OPEN END PILE
- L.P.P. LEAST SQUARE POINT
- C.L. CENTER LINE
- ① LOT NUMBER
- 40 40 SET MARK
- S.P. SPLIT
- C.S. CLOSING METHOD
- S.A. SET MARK
- T.O. TYPICAL SIGN
- C.T. CURB TOP FLAG

CURVE TABLE			
CURVE NO.	LENGTH (FEET)	RADIUS (FEET)	BEARING (FROM CURVE CENTER)
C1	120.00	117.18	113.04

NOTE:

THE FIRM DATA WERE OBTAINED FROM THE FEDERAL FLOOD INSURANCE MAP (FIRM) OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE SURVEYOR HAS MADE THE SURVEY AND HAS FOUND THAT THE PROPERTY IS LOCATED IN A FLOOD PLAIN AS INDICATED BY THE FEDERAL FLOOD INSURANCE MAP (FIRM) OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

IF A NECESSARY CORRECTION TO THIS PLAT IS MADE, THE SURVEYOR HAS MADE THE SURVEY AND HAS FOUND THAT THE PROPERTY IS LOCATED IN A FLOOD PLAIN AS INDICATED BY THE FEDERAL FLOOD INSURANCE MAP (FIRM) OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).



THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 130-9 OF THE RULES OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT (O.C.G.A. 47-6-6).

LAND SURVEYOR'S 2 ME
 PARCEL NO. 15-224-03-001
 15-224-03-001
 1774

LOT AREA
 41,116 sq. ft.
 0.934 acres
 ZONING: C1

BOUNDARY SURVEY FOR:
 WINSTON PROPERTY VENTURES LLC
 4736 REDAN ROAD
 STONE MOUNTAIN, GA. 30083
 PARCEL NO. 15-224-03-001
 LAND LOT 224 15TH DISTRICT
 CITY STONE MOUNTAIN
 DEKALB COUNTY, GEORGIA
 SCALE 1"=30' JULY 6, 2017

HURD PRINCE & ASSOCIATES, INC.
 'Consulting Engineers & Surveyors'
 188 North Berry Street
 Stone Mountain, Georgia 30081-3474
 Phone: (404) 312-7304 Fax: (770) 474-7487

SEP 14 2017

SPECIAL LAND USE PERMIT APPLICATION

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

Date Received: _____ Application No: SLUP-17-21888

APPLICANT NAME: SMZ. JONESBORG LLC

Daytime Phone #: 404 513-7866 Fax #: _____

Mailing Address: 1550 NORTH BRAUN RD STE 130

LAWRENCEVILLE GA 30043 E-mail: Emillan400@gmail.com

OWNER NAME: _____
more than one owner, attach contact information for each owner

Daytime Phone #: 770-914-1388 Fax #: _____

Mailing Address: 555 Burg Pond, Louisa Grove, GA 30248

E-mail: Ethan.Armentrout@newusmilltech.com

SUBJECT PROPERTY ADDRESS OR LOCATION: 4736 Redon Rd

STONE MOUNTAIN DeKalb County, GA 30083

District(s): 15 Land Lot(s): 224 Block(s): C-2 Parcel(s): C-1

Acreage or Square Feet: 41,154 ^{Sq Ft} Commission District(s): 4, 7 Existing Zoning: C-1

Proposed Special Land Use (SLLUP): _____

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

Owner: _____ Agent: Signatures of Applicant: [Signature]

Printed Name of Applicant: ZAIN ULABDIN GILLANI

Notary Signature and Seal: _____

U. Dayani 9/9/17



Sidney Walker

Sale of beer & wine (alcohol outlet)

****Community Meeting****

✓ **Location:** 4736 Redan Road, Stone Mountain, GA 3 0083

SEP 14 2017

✓ **Date:** Wednesday, September 6th, 2017

✓ **Time:** 6:00 PM

✓ **Call 678-665-1221 if you have any questions**

Please Attend!

Welcome!

Please Sign In

Community meeting for 4736 Redan Road, Stone Mountain, GA 30083
Thank you for coming. Please leave your name and contact information.

DATE	NAME	EMAIL	PHONE
9/6/17	Sean Lambert	slambert@earthlink.net	754-765-754
9/6/17	Victoria Luebs	Victoria.Luebs@comcast.net	770-566-3767
9/6/17	Jamie Curtis	Commencement Council	770-713-7017
9/6/17	Victoria Luebs	"	404-484-6242
9/6/17	Amberette White	Amberette@comcast.net	678-973-6850
9/6/17	Luette Jackson	Luettejackson@att.net	404-803-3051
9/6/17	Larry Rucker	larryrucker@earthlink.net	404-556-156
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