

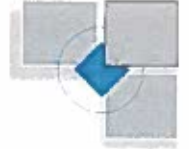


DeKalb County Department of Planning & Sustainability

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

STAFF ANALYSIS

Case No.: SLUP-17-21842 **Agenda #:** N7

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 redevelop the site to allow a 3,277 square foot convenience store with gas pumps 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 gas pumps require the following: 2) The primary building shall conform to all primary building setbacks; 3) Gas canopies shall be at least 15 feet from the street right-of-way; 4) Gas canopies shall be consistent with the overall color and building materials of the primary building; 5) Canopy lighting shall not extend beyond the area beneath the canopy and all lighting fixtures shall be recessed; 6) Gas pumps shall be

designed and located to store one car per bay (area in front of the pump) so as to not interfere with ingress and egress; 7) Minimum 30 feet is required between a property line and the nearest gas pump.

The request does not comply with the Supplemental Regulations due to the following: 1) No information has been provided regarding the gas canopy height; 2) the primary building does not comply with the maximum building setbacks; 3) No information has been submitted regarding the color and building materials of the gas canopy; and 4) No information has been submitted regarding the canopy lighting. 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:

T. 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.

U. 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 along Redan Road and planted at one tree for every 30 feet.	None provided	NO (A variance would be required by 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 (compliance will need to be demonstrated upon submittal of plans for a Land Disturbance Permit, or 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 (compliance will need to be demonstrated upon submittal of plans for a Land Disturbance Permit, or 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 fuels pumps in association with a proposed convenience store and alcohol outlet 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



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 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 is required as a condition of land development permit approval.

- **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.

- **Landscaping/Tree Preservation**

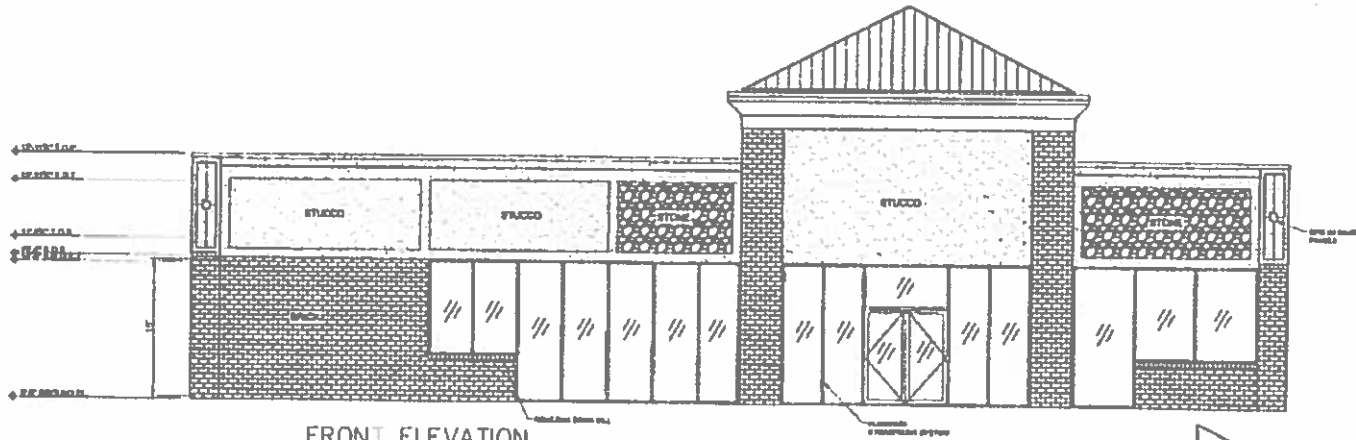
Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 and are subject to approval by the County Arborist.

- **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.

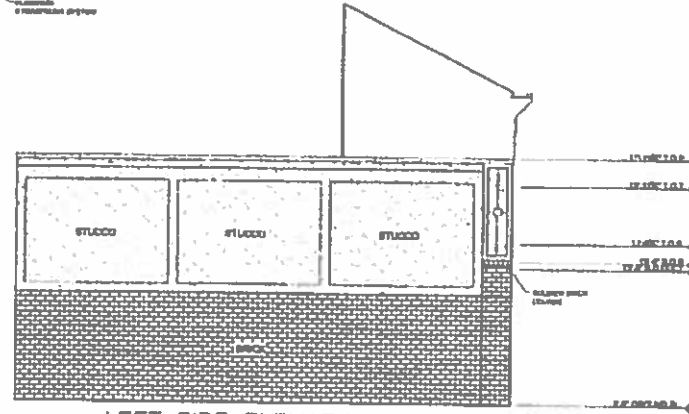
- **Fire Safety**

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



FRONT ELEVATION

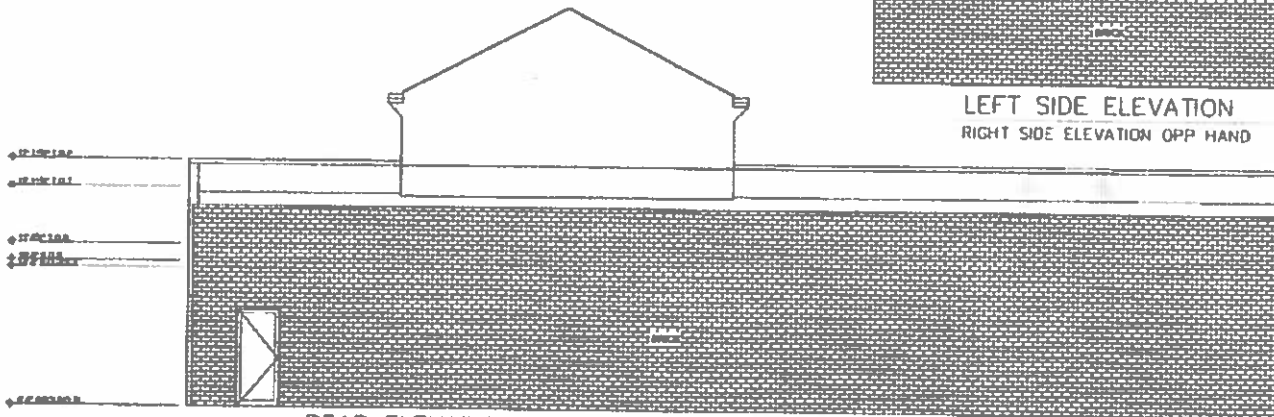
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

RIGHT SIDE ELEVATION OPP HAND

SCALE: 1/4" = 1'-0"

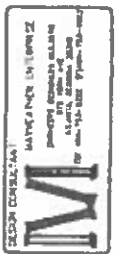


REAR ELEVATION

SCALE: 1/4" = 1'-0"

RELEASED FOR CONSTRUCTION 05/31/2015

REVISIONS
 NO. DATE BY
 1 05/31/15 JLS
 2 06/01/15 JLS
 3 06/01/15 JLS
 4 06/01/15 JLS
 5 06/01/15 JLS



DEVELOPER
 MIMSTON PROPERTY LLC
 4736 REDAN RD
 STONE MOUNTAIN, GA 30083

PROJECT DESCRIPTION
 A NEW DEVELOPMENT
 4736 REDAN RD
 STONE MOUNTAIN, GA 30083

DESCRIPTION
 ELEVATIONS

SHEET NUMBER
 A-3

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.

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

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;

A review of the site plan indicates that this property sits at the intersection of Redan Road and Ashton Oak Circle. There is already an existing sidewalk along Redan Road. The property has 2 entrances on Redan Road for an easy traffic control and in and out.

- 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.

- 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;

SPECIAL LAND USE
4736 Redan Rd
Stone Mountain, GA

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.

- 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 shaw will be createdon 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

SPECIAL LAND USE
4736 Redan Rd
Stone Mountain, GA

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.



DeKalb County

404.371.2155 (e)
404.371.4556 (f)

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

DEPARTMENT OF PLANNING AND DEVELOPMENT

SPECIAL LAND USE PERMIT APPLICATION

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

Date Received: SEP 13 2017 Application No.: SLUP-17-21842

APPLICANT NAME: SMZ JONESBORO, LLC

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

Mailing Address: 1550 NORTH BROWN RD STE 130

LAWRENCEVILLE, GA 30043 E-mail: Gillani404@gmail.com

OWNER NAME: ~~Zainabodi Gillani~~ Patricia Crowe, Wanda Farmer, Sidney Walker
more than one owner, attach contact information for each owner

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

Mailing Address: 555 Burg Road, Locust Grove, GA 30248

E-mail: Ethan.Armertrout@marcusmillichap.com

SUBJECT PROPERTY ADDRESS OR LOCATION: 4736 Redon Rd

STONE MOUNTAIN, DeKalb County, GA, 30083

District(s): 15 Land Lot(s): 224 Block(s): 02 Parcel(s): 001

Acreage or Square Feet: 41,159 sq ft Commission District(s): 4,7 Existing Zoning: C-1

Proposed Special Land Use (SLUP): Convenience store w/ fuel pumps, sale of beer & wine

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

Owner: _____ Agent: Signature of Applicant: [Signature]
(Check One)

Printed Name of Applicant: ZAIN'ULABDIN GILLANI

Notary Signature and Seal

[Signature] 9/17/17



Zainab Gillani

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

**PRE-APPLICATION
REZONES, LAND USE AND SPECIAL LAND USE**
(Pre-application required by appointment prior to filing; submit copy at filing)

Property Frontage/Address: 4736 Redan Road

Parcel I.D.: 15-224-02-001 Acreage: _____

Proposed Development Name: _____ DRI? Yes No

Existing Development/Use: Vacant Conv/gas

Proposed Use: Fuel Pumps Alcohol Outlet Proposed Density/#Units: _____

Existing Zoning: C-1 Proposed Zoning: SLUP

Existing Plan Designation: Neighborhood Cor Consistent Inconsistent

Current Land Use: Vacant Proposed Land Use: Conv/gas

Proposed Access: Redan Rd

SLUP Request: Fuel Pumps + Alcohol Outlet Art. 27: _____

Contact Person: Zain Gillani Phone: 404-513-7866
Address: 1970 Embassy Walk NW Atlanta GA Email: Gillani4040@gmail.com

Reviewed Required Submittals/ Schedule/DRI

Reviewed Zoning Standards/Reference Chapter 14

Reviewed Site Plan Check list

Discussed Consistency with Plan and Surrounding Zoning/Uses

SLUP Requirements/Supplemental Regs

Process explained to applicant:

Staff Comments: _____

Planner [Signature]

Date 7/5/17

****Community Meeting****

- ✓ **Location:** 4736 Redan Road, Stone Mountain, GA 3 0083
- ✓ **Date:** Wednesday, September 6th, 2017
- ✓ **Time:** 6:00 PM
- ✓ **Call 678-665-1221 if you have any questions**

Please Attend!

SURVEYORS NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PLACED OR COVERED SINCE THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATION WORK WAS DONE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, CALL THE UTILITIES PROTECTION CENTER FOR ADDITIONAL INFORMATION.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A THOROUGH TITLE SEARCH MAY REVEAL.
3. THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAN DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECOGNITION OF THE SURVEYOR MAKING SUCH PERSON, PERSONS OR ENTITY.
4. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

FLOOD STATEMENT:

NO PORTION OF THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.E.A. OFFICIAL FLOOD HAZARD MAP PANEL # 1309000001 DATE 8/19/2013

INSTRUMENT USED:

NEOM DIM-330 TOTAL STATION
REFERENCE USE PLAT BOOK 113 PAGE: 00

LEGEND:

- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- O.A.P. OVERHEAD POWER LINE
- P.P. POWER POLE
- L.L.L. LAND LOT LINE
- L.P.F. 1/2" IRON PIN FOUND
- L.P.S. 1/2" IRON PIN SET
- O.T. OPEN TOP FOUND
- T.L.P. TRAFFIC LIGHT POLE
- C.L. CENTER LINE
- ⊙ LOT NUMBER
- ⊕ WATER METER
- C.B. CABLE BOX
- E.M. ELECTRIC METER
- G.M. GAS METER
- T.B. TELEPHONE BOX
- O.T. OPEN TOP FOUND

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	208.89	1268.89	S70°36'46"E	208.63

NOTE:

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 100,000 FEET AND AN ANGULAR ERROR OF 60 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1: 103,343 FEET

IT IS HEREBY CERTIFIED THAT THIS PLAN IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.



N/E
GREEN BASFORD H.
PARCEL ID: 15 224 02 013
DR: 18633 PG. 183
PG: 113 PG. 120
ZONING: R-50
4754

THE SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 100-7 OF RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-87

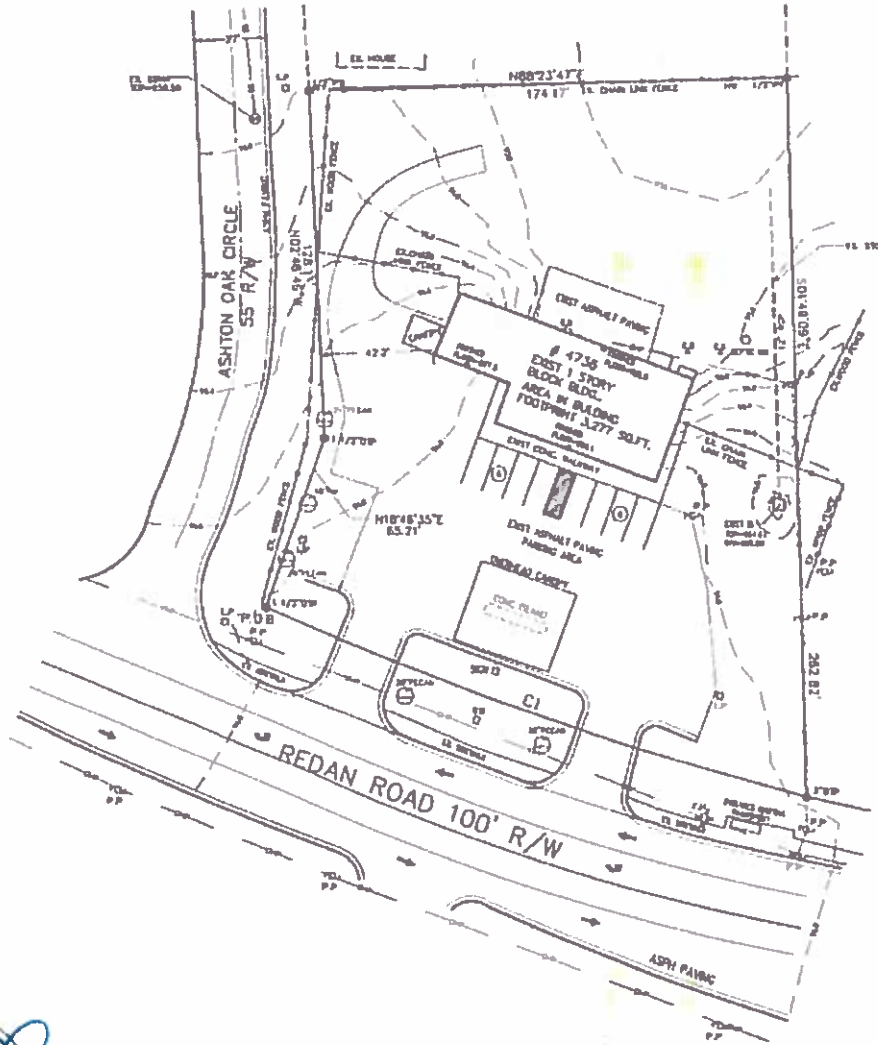
N/E
LAND PROPERTIES 2 LLC
PARCEL ID: 15 274 02 002
DR: 20734 PG. 834
ZONING: C1
4754

LOT AREA
41,150 sq. ft.
0.944 acres
ZONING: C1

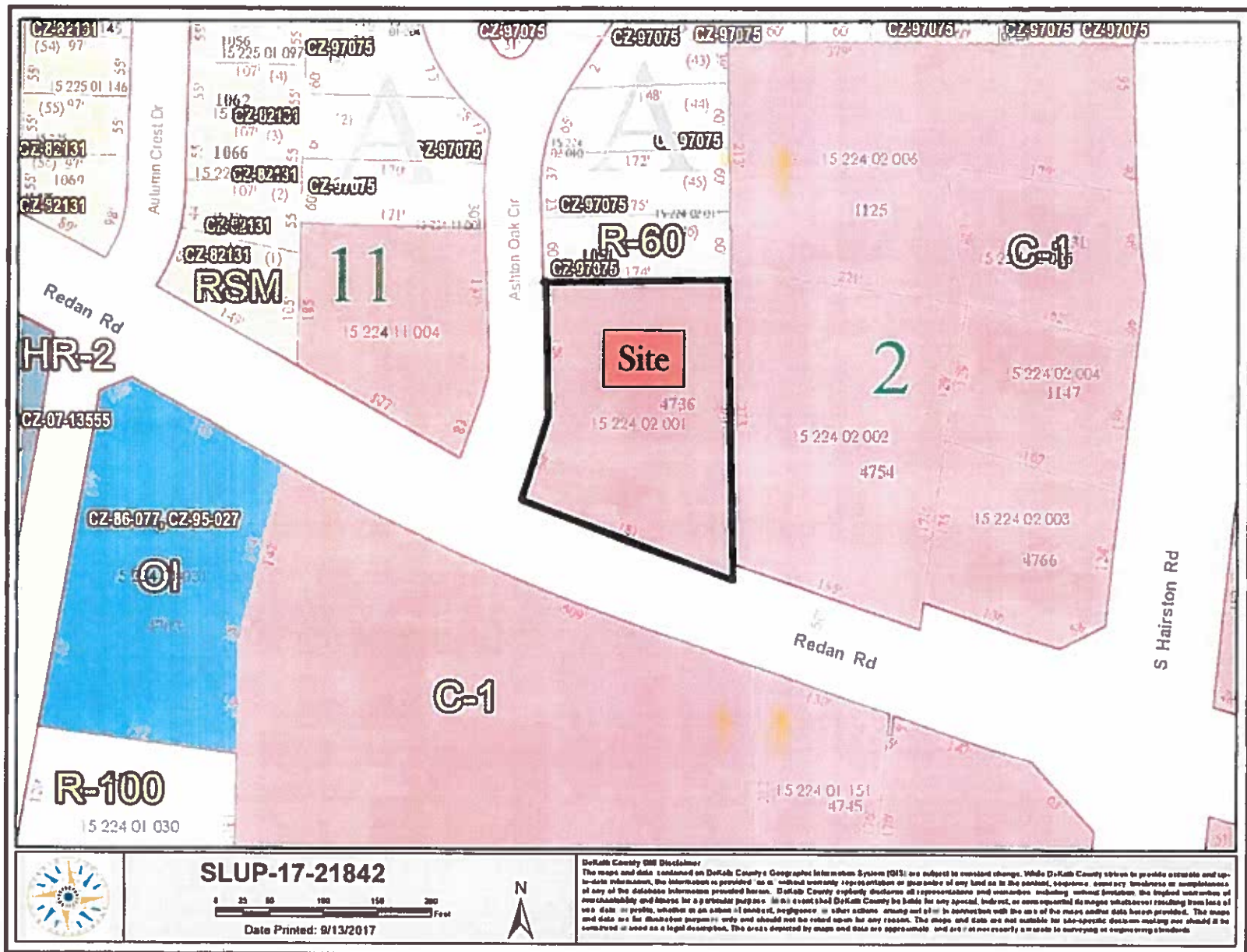
BOUNDARY SURVEY FOR:
WINSTON PROPERTY VENTURES LLC
4736 REDAN ROAD
STONE MOUNTAIN, GA. 30083
PARCEL ID: 15 224 02 001
LAND LOT: 224 15TH DISTRICT
CITY: STONE MOUNTAIN
DEKALB COUNTY, GEORGIA
SCALE 1"=30' JULY 6, 2017

HURD PRINCE & ASSOCIATES, INC.
"Consulting Engineers & Surveyors"
110 North Berry Street
Stockbridge, Georgia 30281-3424
Phone (404) 372-7304 Fax (770) 474-7487

GRAPHIC SCALE







SLUP-17-21842



Date Printed: 9/13/2017



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7-1817-11-21842

