

Agenda Item

File ID: 2021-3521

Substitute

2/22/2022

Public Hearing: YES NO

Department: Planning and Sustainability

COMMISSION DISTRICT(S): Commission District 03; Super District 06/07

SUBJECT:

Application of Deandre' B. Mathis for a Special Land Use Permit (SLUP) for a proposed boutique wine shop within the C-1 (Local Commercial) Zoning District and the I-20 Overlay District.

PETITION NO: SLUP-22-1245323 (2021-3521)

PROPOSED USE: retail wine shop

LOCATION: 1691 Candler Road, Decatur, GA 30032

PARCEL NO. : 15-183-05-015

INFO. CONTACT: Brandon White, Current Planning Manager

PHONE NUMBER: 404-371-4922

PURPOSE:

Application of Deandre' B. Mathis for a Special Land Use Permit (SLUP) for a proposed boutique wine shop within the C-1 (Local Commercial) Zoning District and the I-20 Overlay District.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval.

PLANNING COMMISSION: Full Cycle Deferral.

PLANNING STAFF: Approval with conditions (Revised 2/22/22).

STAFF ANALYSIS: The proposed request is to convert the existing office building into a boutique wine shop. As shown on the provided floor plan, the proposed wine shop will consist of several wine tasting rooms and a showroom to sell wine.

The proposed wine shop will be located on a nonconforming lot. Minimum lot width and minimum lot size for the C-1 (Local Commercial) Zoning District is 100 feet and 20,000 square feet, respectively. Additionally, the site contains a number of nonconforming development standards or zoning deficiencies (e.g., no designated parking, no transitional buffers, exceeds maximum lot coverage, etc.).

The proposed wine shop may be consistent with the retail and other commercial uses along this portion of Candler Road. There are various uses along Candler Road such as medical/doctors' offices, business offices, and retail stores in the vicinity of the subject property. Considering the small commercial lot sizes and nonexistent transition from Candler Road commercial properties to the residential area, low intensity commercial uses (e.g. tax office, law office, boutique shops, sandwich shop, etc.) would be recommended along this portion of the corridor. Alternatively, there are residential properties directly west of the subject property. The applicant's impact statement states "[t]he response I got from the neighborhood when I sent out letters was an overwhelming acceptance and anticipation."

Additionally, at the January 27, 2022 Board of Commissioners Zoning Meeting, a few people spoke in support of the request.

Based upon the impact analysis and land use analysis above, the special land use permit request appears to be consistent with the intent of the *2035 Comprehensive Plan Update*. The proposed use may be consistent with the policies and strategies of the Commercial Redevelopment Corridor (CRC) character area, which encourages redevelopment and revitalization of vacant and declining commercial corridors. Therefore, staff recommends approval of this request with the conditions.

PLANNING COMMISSION VOTE: Full Cycle Deferral 8-0-0. Vivian Moore moved, Jon West seconded for Full Cycle Deferral to the March 2022 zoning agenda, per Staff recommendation. Jana Johnson was not present for this vote.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 9-0-0. Applicant answered board members' questions re: nature of the proposed use, hours of operation, public notice for the community mtg., etc. to their satisfaction.

SUBSTITUTE

RECOMMENDED ZONING CONDITIONS

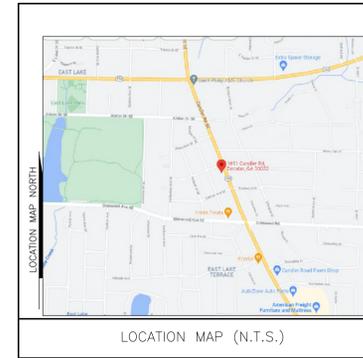
2021-3521

2-22-2022

1. Outdoor commercial activity shall be limited to the front yard, subject to applicable development standards. Additionally, the 1,259 square foot building shall not be enlarged or expanded without variance approval by the Zoning Board of Appeals.
2. Signage must adhere to the sign regulations of Sec. 3.33.19, I-20 Corridor Compatible Use Overlay District—Sign Regulations, unless a variance is granted by the Zoning Board of Appeals.
3. Should the establishment require more parking than the subject property can provide, a shared parking agreement, in compliance with the *DeKalb County Zoning Ordinance*, must be provided and approved prior to issuance of a certificate of occupancy.
4. The principal use, as approved by the Board of Commissioners, shall be a “retail wine shop.” The following uses shall be prohibited: night club, liquor store, and late-night establishment. Hours of operation shall not be earlier than 9am and no later than 9pm.
5. The applicant shall install sufficient vehicular signage or other features (e.g., mirror) to facilitate safe ingress/egress.
6. The approval of this special land use permit application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authorities, whose decision should be based on the merits of the application before said authority.
7. This Special Land Use Permit (SLUP) shall be issued to Deandre’ B. Mathis. Expiration and transfer of this SLUP are subject to Sec. 7.4.12 of the *Zoning Ordinance*.

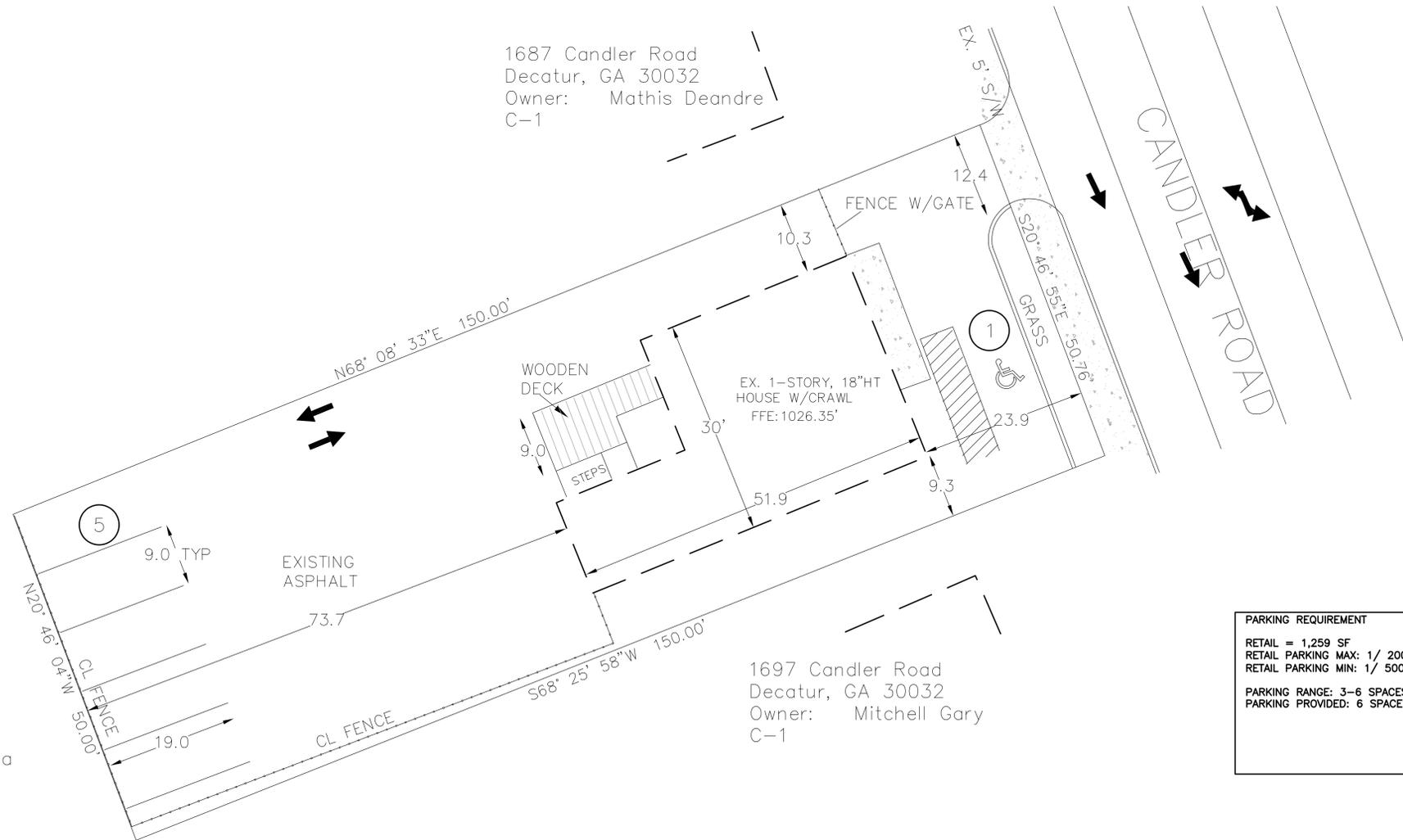
LAND AREA:
7,405 SF
0.17 AC
ZONING: C-1
60' FRONT S/B
20' SIDE S/B
30' REAR S/B

IMPERVIOUS AREA:
EX ASPHALT: 5,910 SF
EXISTING HOUSE: 1,259 SF
EX. FRONT STEPS: 84 SF
COVERAGE/IMPERVIOUS= 7,253 SF=97.9%



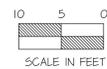
OWNER
DeANDRE MATHIS

1687 Candler Road
Decatur, GA 30032
Owner: Mathis Deandre
C-1



400 Morgan Place
Atlanta, GA 30317
Owner: Cooper Tabitha
R-75

PARKING REQUIREMENT
RETAIL = 1,259 SF
RETAIL PARKING MAX: 1/ 200 SF = 6
RETAIL PARKING MIN: 1/ 500 SF = 3
PARKING RANGE: 3-6 SPACES
PARKING PROVIDED: 6 SPACES, INCLUDING 1 ADA



DRAWN BY: TLD
CHECKED BY: TLD
APPROVED:



DATE	REVISIONS	REVISOR	TLD
8-19-21	1		TLD

JOB NO.: 22102_OP
DATE: 2-3-22
SCALE: 1" = 20'

EX. CONDITION/SITE PLAN
FOR
1691 CANDLER ROAD
LOCATED AT
LL 183 15TH DISTRICT, 05 015
1691 CANDLER ROAD
DECATUR, GA 30032

DAWSON ENGINEERING CONSULTANT, LLC
3487 CARLISLE COURT, SE
CONYERS, GEORGIA 30013
PH: 678-485-9610
EMAIL: Tony@dawsonec.com



DeKalb County Department of Planning & Sustainability

**330 Ponce De Leon Avenue, Suite 500
Decatur, GA 30030
(404) 371-2155 / plandev@dekalbcountyga.gov**

Board of Commissioners Hearing Date: February 22, 2022

STAFF ANALYSIS

Case No.: SLUP-22-1245323 **Agenda #:** 2021-3521

Location/Address: 1691 Candler Road, Decatur, GA 30032 **Commission District:** 3 **Super District:** 6 & 7

Parcel ID: 15-183-05-015

Request: Request for a Special Land Use Permit (SLUP) for a proposed boutique wine shop within the C-1 (Local Commercial) Zoning District and the I-20 Overlay District, in accordance with Section 27- 4.2.8 of the DeKalb County Zoning Ordinance.

Property Owner(s): Deandre’ B. Mathis

Applicant/Agent: Same as Applicant

Acreage: 0.17 acres

Existing Land Use: Office

Surrounding Properties: North and South: Office (zoned C-1); East: Medical Office (zoned R-75); West: City of Atlanta.

Comprehensive Plan: CRC (Commercial Redevelopment Corridor) **Consistent** **Inconsistent**

Proposed Density: N.A. – no new construction proposed	Existing Density: 1,259s.f.
Proposed Units: N.A. – no new units proposed	Existing Units: N.A.
Proposed Lot Coverage: N.A. – no change in lot coverage proposed	Existing Lot Coverage: 97.9%

Zoning History: Based on DeKalb County records, it appears that the C-1 zoning of the property has not changed since adoption of the first *Zoning Ordinance* and map in 1956. Also, the subject property is located within Tier II of the I-20 Overlay District.

SITE AND PROJECT ANALYSIS

The .17-acre project site is located west of Candler Road, approximately 108 feet south of Dawes Avenue. The property is currently developed with a 1,259 square foot residential office building.

The proposed request is to convert the existing office building into a boutique wine shop. As shown on the provided floor plan, the proposed wine shop will consist of several wine tasting rooms and a showroom to sell wine. The subject site has approximately 50 feet of frontage along Candler Road. The existing office building has one driveway access to Candler Road.

Article 4.2.8 Compliance with Supplemental Regulations (Alcohol Outlet)

STANDARDS	COMPLIANCE
1. Alcohol outlets shall not be located within 300 feet of any school building, school grounds, educational facility, college campus, or adult entertainment establishment.	Yes. The nearest school is 790 feet away from the subject property; the nearest church is 630 feet away from the subject property; and 4,600 feet from a nearby entertainment establishment.
2. Alcohol outlets shall not be located within 600 feet of a substance abuse treatment center owned, operated, or approved by the state or any county or municipal government.	Yes. Based on applicant’s alcohol survey, the nearest alcohol treatment center is 3,507 feet away.
3. Alcohol sales as an accessory use to retail shall not exceed 20% of gross floor area.	N/A. The proposed use will be the principal use.

LAND USE AND ZONING ANALYSIS

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

- A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located:**

The subject property may be adequate for the use contemplated. The proposed wine shop will be located on a nonconforming lot. Minimum lot width and minimum lot size for the C-1 (Local Commercial) Zoning District is 100 feet and 20,000 square feet, respectively. Additionally, the site contains a number of nonconforming development standards or zoning deficiencies (e.g., no designated parking, no transitional buffers, exceeds maximum lot coverage, etc.).

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

The proposed wine shop may be consistent with the retail and other commercial uses along this portion of Candler Road. There are various uses along Candler Road such as medical/doctors’ offices, business offices, and retail stores in the vicinity of the subject property. Alternatively, there are residential properties directly west of the subject property. Considering the small commercial lot sizes and nonexistent transition from Candler Road commercial properties to the residential area, low intensity commercial uses (e.g. tax office, law office, boutique shops, sandwich shop, etc.) would be recommended along this portion of the corridor.

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

There will be noburdensome impacts on public services, public facilities, and utilities since the proposed request is for non- residential use and no new construction is proposed

- 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:**

Candler Road is a four lane, major arterial road at this portion of the corridor. Its capacity should be sufficient for the proposed use.

- 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 retail wine shop may not produce an excessive volume of traffic. Hopefully, its location may stimulate a reasonable level of pedestrian travel from adjacent residential properties. However, it is important to note that based on the amount of space proposed for wine tasting, an outdoor deck, and a kitchen on the applicant's floor plan, the establishment may generate the need for more parking than the site can accommodate.

- 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:**

The subject property contains one full access, point of ingress/egress to/from Candler Road. There are 9-10-foot-wide drive aisles on the sides of the existing building, but handicapped parking is proposed in front of the building, which will prevent full vehicular circulation.

- 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 floor plan includes an outdoor deck. If implemented, this may contribute to adverse noise impacts on adjacent residential properties west of the subject property.

- 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:**

Per the applicant's impact statement, the proposed hours of operation for the establishment will be 1-9pm. Those hours seem reasonable.

- 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 F and G. Assuming all commercial activity is contained within the existing building, the manner of operation should not pose an adverse impact.

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

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

The proposed use may be consistent with the policies and strategies of the Commercial Redevelopment Corridor(CRC) character area, which encourages redevelopment and revitalization of vacant and declining commercial corridors.

- 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:** See Criteria A.

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

Refuse will be deposited in a typical garbage can that is emptied on a regular basis by the DeKalb County Sanitation Department. This arrangement may be satisfactory.

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

Staff will defer to the Board of Commissioners regarding this item.

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:

Because no new buildings are proposed, consideration of this criterion is not applicable.

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

No historic building sites, districts, or archaeological resources have been identified.

Q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit: See page 2.

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:

Because no new buildings are proposed, consideration of this criterion is not applicable.

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

See Criterion K. The applicant's impact statement states "[t]he response I got from the neighborhood when I sent out letters was an overwhelming acceptance and anticipation." Additionally, at the January 27, 2022 Board of Commissioners Zoning Meeting, a few people spoke in support of the request.

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

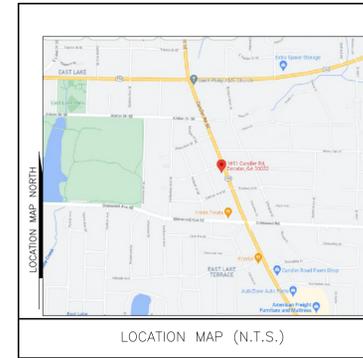
In the event the Board of Commissioners approves this request, Staff recommends the following conditions of approval:

1. Outdoor commercial activity shall be limited to the front yard, subject to applicable development standards. Additionally, the 1,259 square foot building shall not be enlarged or expanded without variance approval by the Zoning Board of Appeals.
2. Signage must adhere to the sign regulations of Sec. 3.33.19, I-20 Corridor Compatible Use Overlay District—Sign Regulations, unless a variance is granted by the Zoning Board of Appeals.
3. Should the establishment require more parking than the subject property can provide, a shared parking agreement, in compliance with the *DeKalb County Zoning Ordinance*, must be provided and approved prior to issuance of a certificate of occupancy.
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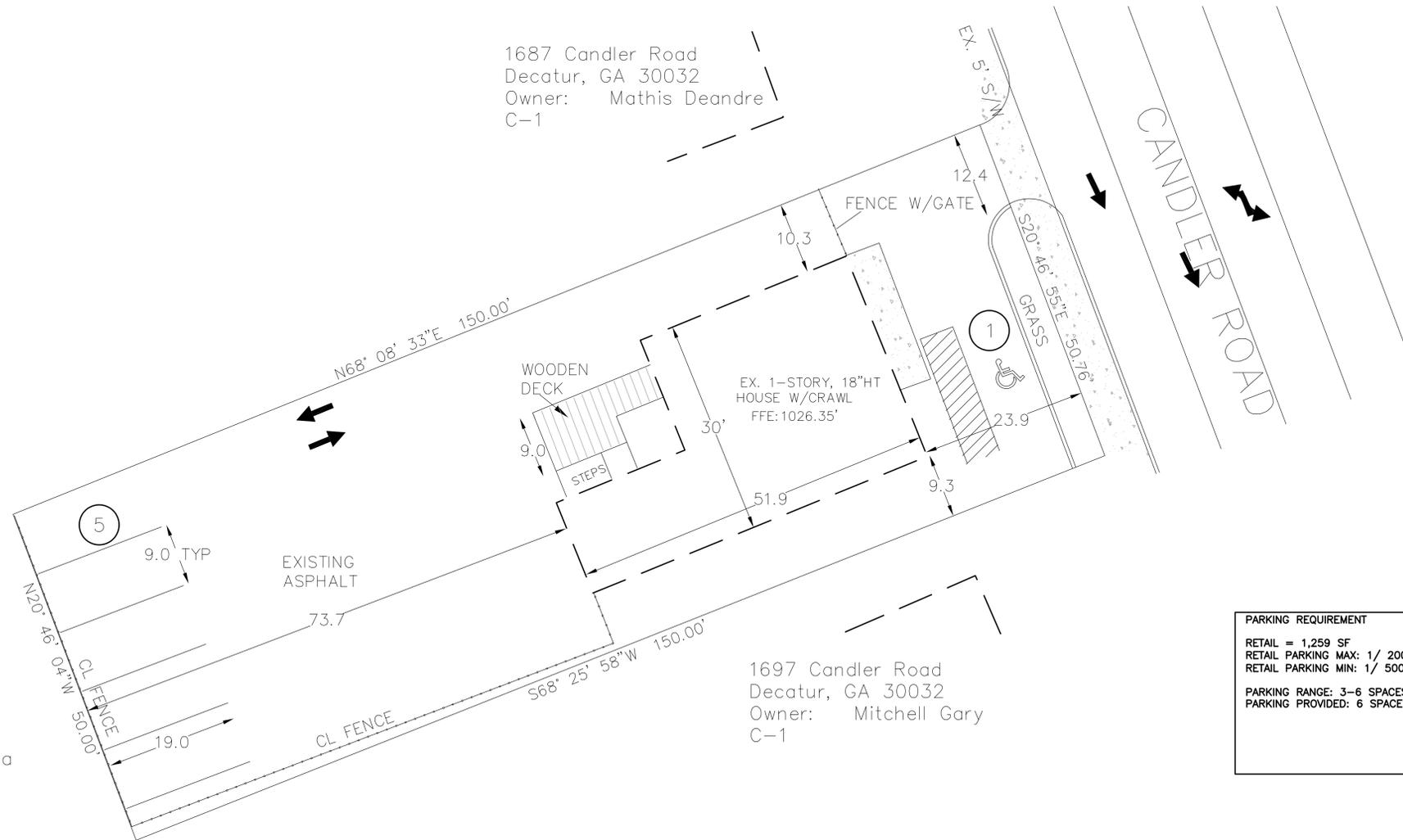
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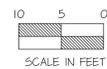
OWNER
DeANDRE MATHIS

1687 Candler Road
Decatur, GA 30032
Owner: Mathis Deandre
C-1



400 Morgan Place
Atlanta, GA 30317
Owner: Cooper Tabitha
R-75

PARKING REQUIREMENT
RETAIL = 1,259 SF
RETAIL PARKING MAX: 1/ 200 SF = 6
RETAIL PARKING MIN: 1/ 500 SF = 3
PARKING RANGE: 3-6 SPACES
PARKING PROVIDED: 6 SPACES, INCLUDING 1 ADA



DRAWN BY: TLD
CHECKED BY: TLD
APPROVED:



DATE	REVISIONS	REVISOR	TLD
8-19-21	1		TLD

JOB NO.: 22102_OP
DATE: 2-3-22
SCALE: 1" = 20'

EX. CONDITION/SITE PLAN
FOR
1691 CANDLER ROAD
LOCATED AT
LL 183 15TH DISTRICT, 05 015
1691 CANDLER ROAD
DECATUR, GA 30032

DAWSON ENGINEERING CONSULTANT, LLC
3487 CARLISLE COURT, SE
CONYERS, GEORGIA 30013
PH: 678-485-9610
EMAIL: Tony@dawsonec.com





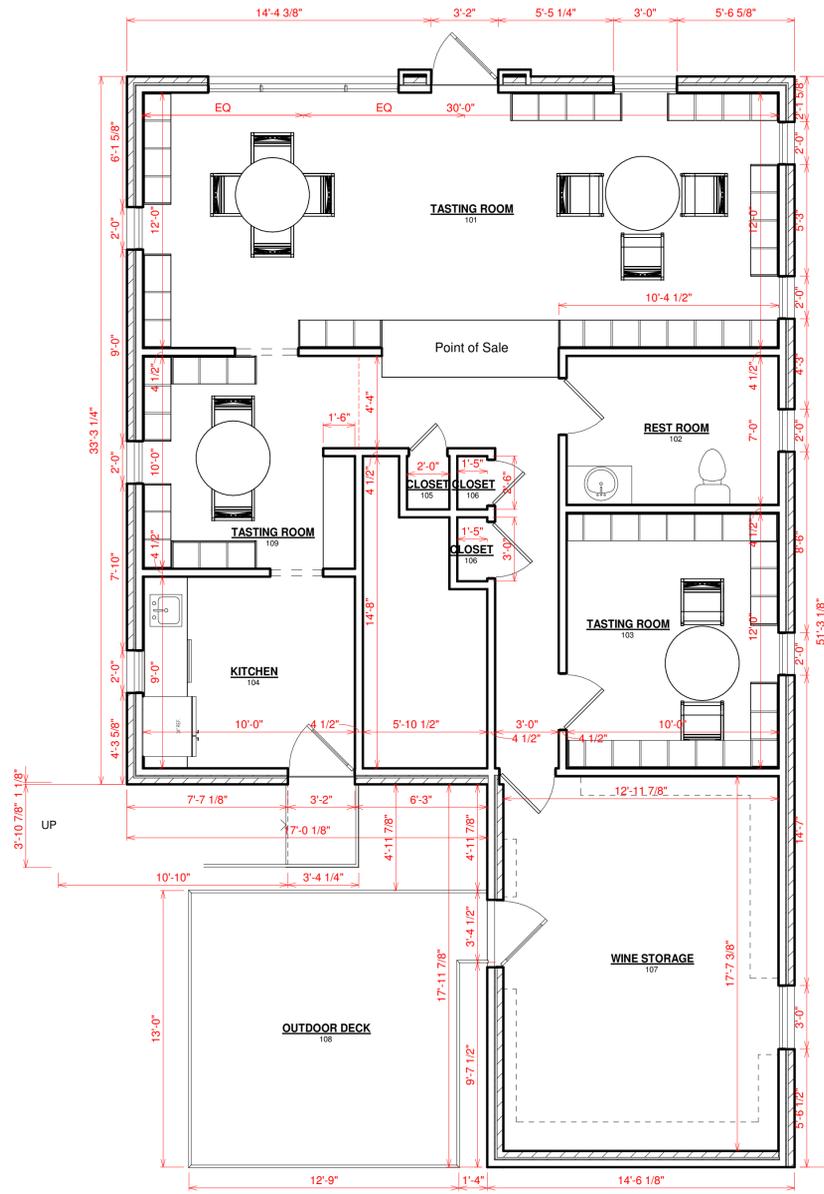
Room Legend

- CLOSET
- KITCHEN
- OUTDOOR DECK
- REST ROOM
- TASTING ROOM
- WINE STORAGE



② ROOM LEGEND
1/4" = 1'-0"

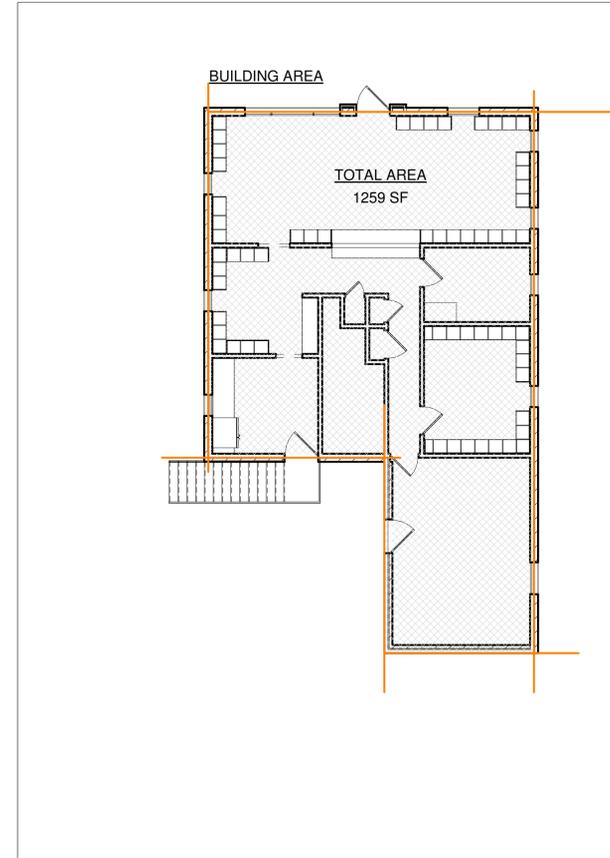
OCCUPANCY LOAD CALCS					
Number	Name	Occupancy	Area	Occupancy Factor	Occupancy Load
101	TASTING ROOM	ASSEMBLY WITHOUT FIXED SEATS	365 SF	15	25
103	TASTING ROOM	ASSEMBLY WITHOUT FIXED SEATS	122 SF	15	9
104	KITCHEN	COMMERCIAL KITCHEN	92 SF	200	1
107	WINE STORAGE	ASSEMBLY WITHOUT FIXED SEATS	242 SF	15	17
109	TASTING ROOM	ASSEMBLY WITHOUT FIXED SEATS	102 SF	15	7
					59



① First Floor
1/4" = 1'-0"



④ FRONT ELEVATION
1/4" = 1'-0"



No.	Description	Date

DRAWN BY : CHRISTOPHER J MALONE
DESIGNED BY: CHRIS MALONE DESIGNS
10/19/2021 4:08:50 PM

CONTRACTOR CONTACT:

OWNER CONTACT:
DEANDRE MATHIS
RENOVATION

PLAN NAME
PROJECT NUMBER : 2021-002
PROJECT ADDRESS:
1691 CANDLER RD
DECATUR, GA 30032



FLOOR PLANS

A1.0

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RELEASED FOR CONSTRUCTION





From: Baker, Andrew
To: DeAndre Mathis
Cc: Wills, Brandon L; Spoo, Rachel L
Subject: RE: 1691 Candler Rd
Date: Monday, February 7, 2022 10:45:45 AM

Mr. Mathis
We can incorporate the photos and site plan into our PowerPoint for the presentation.

Andrew

From: DeAndre Mathis <deandre.mathis.m31d@statefarm.com>

Sent: Monday, February 7, 2022 10:47 AM

To: Baker, Andrew <abaker@dekalbcountyga.gov>

Subject: 1691 Candler Rd

Sent from my mobile.





**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-22-1245323

Parcel I.D. #: 15-183-05-015

Address: 1691 Candler Road,

WATER:

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

Distance from property to nearest main: adjacent

Size of line required, if inadequate: _____

SEWER:

Outfall Servicing Project: Intrenchment Creek

Is sewer adjacent to property: Yes (x) No () If no, distance to nearest line: _____

Water Treatment Facility: Flows to City of Atlanta (IGA) () adequate () inadequate

Sewage Capacity: 40 (MGPD)

Current Flow: 36 (MGPD)

COMMENTS:

Sewer capacity request required. Area upstream of sewer spill and may need sewer credits to connect.

Signature: _____

ZONING COMMENTS – DEC. 2021

N1- No comment

N2. Please see chapter 5 of the zoning code and chapter 14-190 of the land development code for infrastructure requirements. Linecrest Rd is classified as a collector road. Infrastructure Requirements: 35 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. Verify that the access point meets intersection and stopping sight distance based on AASHTO design guidelines when submitting for permitting. Interior roads require a 27.5 foot right of way dedication from the centerline or such that all public infrastructure is on county right of way. Requires a 6 foot landscape strip, 6 foot sidewalk and street lights. Code Section 14-200 (e): 79 lots require two access points. This will require a variance to the Land Development Code prior to land development permit approval from the Transportation Division at time of permitting.

N3. No Comment.

N4 & N5. Memorial Drive is a State Route. GDOT review and approval required prior to permitting at land development stage.

N6. No comment

N7. No comment

N8. Please see chapter 5 of the zoning code and chapter 14-190 of the land development code for infrastructure requirements. Rockbridge Rd is classified as a minor arterial. Infrastructure Requirements: 40 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. Verify that the access point meets intersection and stopping sight distance based on AASHTO design guidelines when submitting for permitting. Interior roads require a 27.5 foot right of way dedication from the centerline or such that all public infrastructure is on county right of way. Requires a 6 foot landscape strip, 6 foot sidewalk and street lights. Please note that the top section appears to have more lots per access than the code allows (Code Section 14-200 (e)- more than 75 units requires 2 access points). If access is allowed on Pepperwood- then Pepperwood to Hickory Hills Trail and Hickory Hills Drive to Rockbridge should be resurfaced by the developer and sidewalks added to connect to the new sidewalks in the proposed neighborhood to offset impacts. I would prefer to see the sidewalks added all the way to Rockbridge via Hickory Hills Trail and Hickory Hills Drive to reduce impacts to the existing property owners, if the existing property owners so desire sidewalks, but, at a minimum, the one lot sidewalk gap on Pepperwood should be eliminated.

N9. No comment

12/20/2021

To: Ms. Madolyn Spann, Planning Manager
Mr. John Reid, Senior Planner
From: Ryan Cira, Environmental Health Manager
Cc: Alan Gaines, Technical Services Manager
Re: Rezone Application Review

General Comments:

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

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

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

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

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

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

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

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

12/20/2021

N.1

SLUP-22-1245307 2021-3515 16-059-01-227

2038 Mallard Way, Lithonia , GA 30058

Amendment

- Please review general comments

N.2

Z-22-1245310 2021-3516 15-009-01-001, 15-009-01-006, 15-009-01-008

2712 Whitfield Road, Ellenwood, GA 30294

Amendment

- Please review general comments.
- Onsite Septic installed on surrounding property at 2241 Whitfield Drive on 06/29/1972 and 2281 Whitfield Drive on 09/06/1973 on 09/06/1073.

N.3

SLUP-22-1245311 2021-3517 18-091-01-063

971 North Road, Stone Mountain, GA 30083

Amendment

- Please review general comments
- Onsite septic system installed on property 754 North Hairston , Stone Mountain on 12/30/2003 (surrounding location).

N.4

CZ-22-1245311 2021-3518 15-217-04-024

3644 Memorial Drive, Decatur, GA 30032

Amendment

- Please review general comments.
- Onsite septic system installed on property 3232 Memorial Drive on 4/21/1970 indication of possible system within surrounding property.

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

12/20/2021

N.4

SLUP-22-1245321 2021-3519 15-217-04-024

3622 Memorial Drive, Decatur, GA 30032

Amendment

- Please review general comments.
- Onsite septic system installed on property 3232 Memorial Drive on 4/21/1970 indication of possible system within surrounding property.

N.6

SLUP-22-1245322 2021-3520 15-023-01-142

3956 Ambrose Ridge Ct. , Ellenwood, GA 30294

Amendment

- Please review general comments.

N.7

SLUP-22-1245323 2021-3521 15-183-05-015

1691 Candle Road, Decatur, Ga 30032

Amendment

- Please review general comments.
- Onsite septic system installed on property 1888 Candler Road in 01/13/1959 indication of possible system within surrounding property.

N.8

Z-22-1245331 2021-3522 / 18-039-03-027, 18-039-03-029, 18-039-03-038,
18-039-03-039, 18-039-03-040, 18-039-03-041, 18-039-03-044, 18-039-03-
110, 18-039-03-112,

499 Rockbridge Road, Stone Mountain, GA 30083

Amendment

- Please review general comments.
- Onsite septic system installed on property 4995 Rockbridge Road in 05/04/1964 indication of possible system within surrounding property.

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

12/20/2021

N.9

SLUP-22-1245330 2021-3525 /15-061-02-062

3640 Platina Park Court, Decatur, GA 30034

Amendment

- Please review general comments.



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

Consult the Georgia DOT as well as the DeKalb County Transportation Department prior to land development permit. Verify widths from the centerline of the roadways to the property line for possible right-of-way dedication. Improvements within the right-of-way may be required as a condition for land development application review approval. Safe vehicular circulation is required. Paved off-street parking is required.

- **Storm Water Management**

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site. Recommend Low Impact Development features/ Green Infrastructure be included in the proposed site design to protect as much as practicable the statewaters and special flood hazard areas.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area was not indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations.

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 and are subject to approval from the County Arborist.

- **Tributary Buffer**

State water buffer was not reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.

- **Fire Safety**

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



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

W-7

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 TRAFFIC ENGINEERING

Case No.: SLUP-22-1245323 Parcel I.D. #: 15-183-05-015

Address: 1691
Candler Rd
Decatur, GA

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.

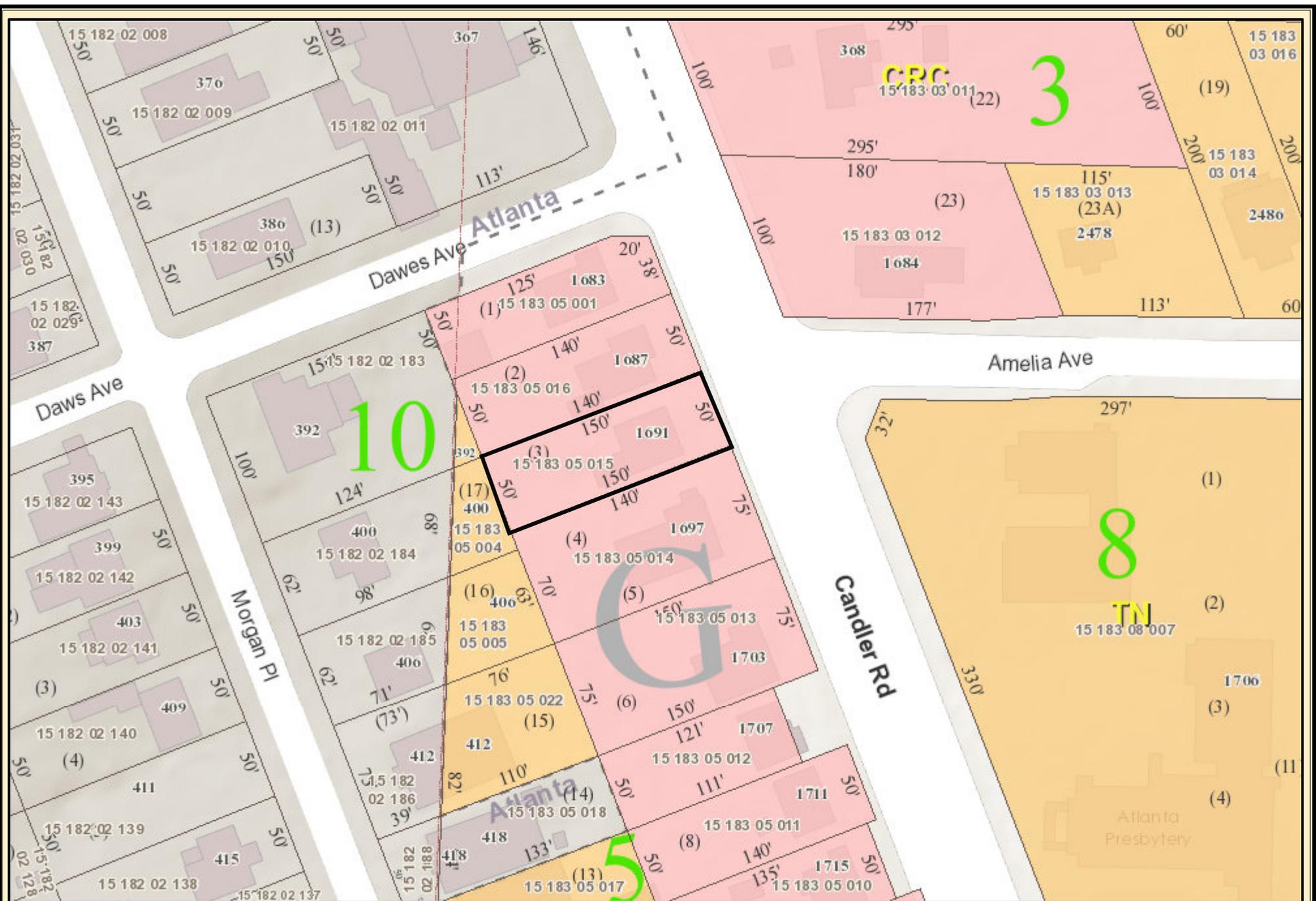
According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7TH Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ 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:

Plans and field reviewed, Nothing found that would indicate traffic problems.

Signature: [Signature]



Future Land Use Map

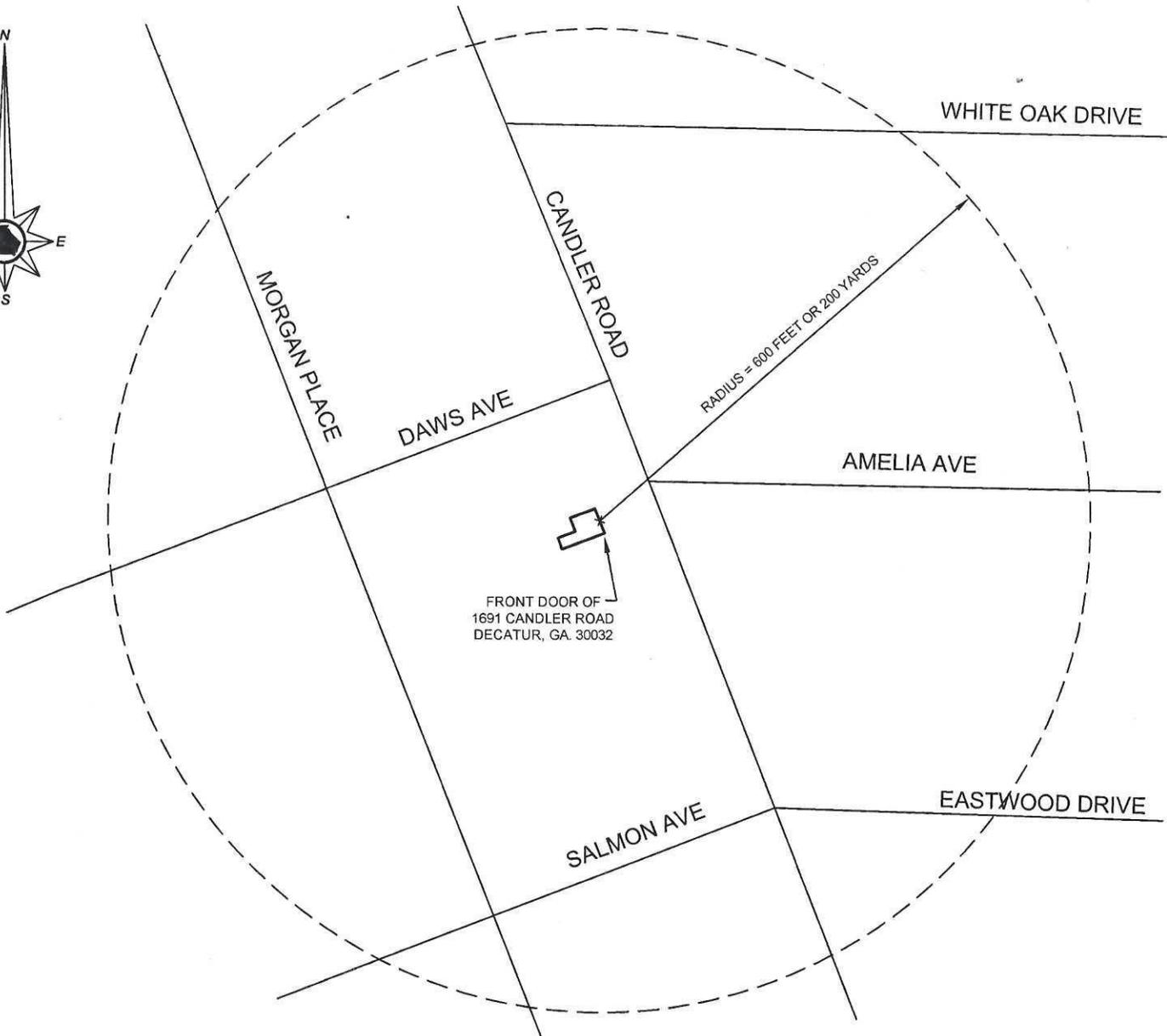


Date Printed: 12/6/2021



DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.



NOTES:

1. THIS IS TO CERTIFY THAT CONSUMPTION ON PREMISES (BEER AND WINE) IS NOT LOCATED WITHIN 100 YARDS OF ANY CHURCH BUILDING, ALCOHOL TREATMENT CENTER, OR ANY SCHOOL BUILDING AS DEFINED IN THE DEKALB COUNTY ZONING ORDINANCE.

2. APPLICANT ADDRESS:

1691 CANDLER ROAD
DECATUR, GA. 30032

NEAREST CHURCH = 630 YARDS - ST. PHILLIP AME CHURCH
240 CANDLER ROAD, ATLANTA

NEAREST ALCOHOL TREATMENT CENTER = 3587 YARDS
OAKHURST RECOVERY CENTER
232 EAST LAKE DRIVE, DECATUR

NEAREST SCHOOL = 790 YARDS - INTERNATIONAL PREPARATORY ACADEMY
2541 GLENVALLEY DRIVE, DECATUR

NEAREST ADULT ENTERTAINMENT ESTABLISHMENT
= 4600 YARDS - PIN UPS
2788 E. PONCE DE LEON AVE, DECATUR



0' 200' 400' 600'



GRAPHIC SCALE: 1" = 200'

DATE:	MAY 28, 2021
SCALE: HORIZ.	1"=200'
ACREAGE:	
LAND LOT(S):	
DISTRICT:	
CITY:	
COUNTY:	DEKALB STATE: GEORGIA
SURVEYED:	CAM DRAWN: CAM
CHECKED:	APPROVED:
PROJECT #:	21-223

ALCOHOLIC BEVERAGE LICENSE SURVEY FOR:

1691 CANDLER ROAD
DECATUR, GA. 30032

DEKALB COUNTY, GEORGIA



404-384-9577

3355 ANNANDALE LANE, STE 1
SUWANEE, GA. 30024

SHEET

1

OF

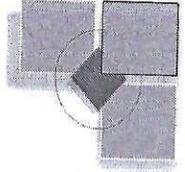
1



DeKalb County Department of Planning & Sustainability

Lee May
Interim Chief Executive Officer

Andrew A. Baker, AICP
Director



SPECIAL LAND USE PERMIT APPLICATION

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

Date Received: Application No.:

APPLICANT NAME: DEANDRE B. MATHIS

Daytime Phone #: 404-513-3326 Fax #: 678-705-8450

Mailing Address: 1687 CANDLER RD. DECATUR, GA 30032

E-mail: DEANDRE.MATHIS.M32D@STATEFARM.COM

OWNER NAME: SAME AS APPLICANT
(If more than one owner, attach contact information for each owner)

Daytime Phone #: Fax #:

Mailing Address:

E-mail:

SUBJECT PROPERTY ADDRESS OR LOCATION: 1691 CANDLER RD.
DECATUR, DeKalb County, GA, 30032

District(s): 04 Land Lot(s): Block(s): Parcel(s): 1518305015

Acreage or Square Feet: 7,500 Commission District(s): 3 Existing Zoning: C1 COMM

Proposed Special Land Use (SLUP): BOUTIQUE WINE SHOP

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: DeAndre B. Mathis

Printed Name of Applicant: DEANDRE B. MATHIS

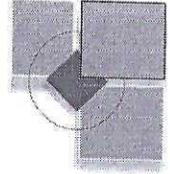
Notary Signature and Seal: Pheria... Notary Public, State of Georgia

DeKalb County Department of Planning & Sustainability



Lee May
Interim Chief Executive Officer

Andrew Baker
Director



SPECIAL LAND USE PERMIT APPLICATION CHECKLIST (SUBMIT 4 COMPLETE, COLLATED SETS OF APPLICATION DOCUMENTS)

1. Mandatory **Pre-Application Conference** with Planning & Sustainability staff. **Pre-Application form** to be completed in pre-application meeting. Please call (404) 371-2155 to schedule pre-app conference.
2. Hold a **Community Meeting** with surrounding neighborhood associations and residents. Notify staff in advance of date, time, and location of meeting. **Provide documentation** (e.g., meeting notice, sign-in sheets, letter(s) from homeowners associations).
3. **Application Form**. Form must be completely filled out and be the first page of packet.
4. Notarized **Authorization Form**, if the applicant is not the owner of the subject property, which
 - a. is signed and notarized by all owners of the subject property;
 - b. contains the mailing address and phone number of any applicant or agent who is authorized to represent the owner(s) of the subject property; and
 - c. includes a warranty deed, if ownership is less than 2 consecutive years.
5. **Written Legal Description** of subject property, in metes and bounds.
6. **Boundary Survey** (showing existing buildings, structures, and improvements), prepared and sealed within the past ten years by a professional engineer, or land surveyor registered in the State of Georgia and is consistent with the plat(s) on Official Tax Record. Applicant shall certify that the Boundary Survey is complete and currently accurate. **Site plans shall be drawn to scale** showing all proposed development or redevelopment projects, proposed buildings, structures, and improvements. Site plans must include the following:
 - a. Complete boundaries of subject property including curb cuts, internal vehicular circulation facilities, and sidewalks;
 - b. Location of buildings, structures, setback lines, buffer lines, and parking;
 - c. Location of any 100-year floodplains, streams, and stream buffer lines;
 - d. Notation of the total acreage or square footage of the subject property;
 - e. Landscaping, trees, open space, and undisturbed buffers;
 - f. Notation of building square footages and heights, residential density calculations, existing and proposed lot coverage, required and proposed parking, and open space calculations;
 - g. Four copies of site plans:
 1. Full-size site plans (at least 11" x 17"): 4 copies, folded.
 2. Site plan reduced to 8 1/2" x 11". 4 copies
7. **Building Elevations**, renderings or details of materials proposed for compliance to Article 5.
8. **Letter of Application** identifying the proposed zoning classification, the reason for the rezoning request, the existing and proposed use of the property, and detailed characteristics of the proposed use (e.g., floor area, height of buildings, number of units, mix of unit types, hours of operation, etc. Include any statement of conditions agreed upon by the applicant.
9. Written documented, detailed analysis of the impact of the proposed zoning map amendment with respect to each of the standards and factors specified in Article 7.4.
10. Campaign disclosure statement, if applicable, to be filed in compliance with State law.
11. **Application fee - \$400.00**. Payable to DeKalb County.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

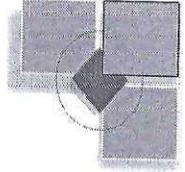
If subject property is made up of parcels located on opposite sides of a public street, a separate application is required for each parcel.



DeKalb County Department of Planning & Sustainability

Lee May
Interim Chief Executive Officer

Andrew A. Baker, AICP
Director



A. Filing Fee: \$400. Filing fees shall not be refunded at any time following the deadline for amendments.

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;
- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district;
- C. Adequacy of public services, public facilities, and utilities to serve the use contemplated;
- 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;
- 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;
- 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;
- 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;
- 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;
- 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;
- K. Whether or not the proposed use is consistent with the policies of the Comprehensive Plan;
- 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;
- M. Whether or not there is adequate provision of refuse and service areas;
- N. Whether the length of time for which the special land use permit is granted should 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;
- P. Whether the proposed plan will 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.
- 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.
- S. Whether the proposed use would 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.

C. Additional Criteria is contained in Supplemental Regulations of Zoning Ordinance: Sec. 27-874. Additional criteria for specified uses: "In addition to the criteria contained in Sec. 27-873 and Sec. 27-863 listed above, which each applicant for special land use permit is required to meet, Article IV, Supplemental Regulations of the DeKalb County Zoning Ordinance shall apply to that specific land use being applied for. No application for a Special Land Use permit for the uses specified shall be granted by the Board of Commissioners unless it is determined that all requirements contained within the zoning district in which such property is located, and the criteria contained in Section 27-873 and Article IV, Supplemental Regulations have been met."

ALCOHOLIC BEVERAGE LICENSE SURVEY – RETAIL SALES IN ORIGINAL PACKAGE

To: DeKalb County Business /Alcohol Licensing Office
330 W. Ponce De Leon Avenue
2nd Floor,
Decatur, GA, 30030

Date: 5/28/21

Applicants Name: DeAndre Mathis
Trade Name: EAST LAKE WINE SHOP
Business Address: 11091 Candler Road, Decatur, GA 30032

BEER AND/ WINE (100 YARDS MINIMUM)

- 630 Number of yards to the nearest church or place used primarily for religious services at:
240 Candler Rd., Atlanta - St. Phillip AIME Church
- 790 yards to the nearest school building, school ground, educational facility or college campus; this includes Kindergartens, or churches which have schools or Kindergartens located at the following address:
INTERNATIONAL PREPARATORY ACADEMY - 2541 GREENWALD DR. DECATUR
- 4000 yards to adult entertainment establishment at: PINKYS - 2788 E PONCE DE LEON, DECATUR
- 3827 yards (must be at least 200 yards for Beer or Wine) to the nearest alcohol treatment center located at: CENTRALST RECOVERY PROGRAM - 232 EAST LAKE DR. DECATUR

LIQUOR (200 YARDS MINIMUM)

- _____ yards to the nearest church or other place used primarily for religious services at the following address: _____
- _____ yards to the nearest alcohol treatment center or adult entertainment establishment at the following address: _____
- _____ yards to private residence (includes houses, apartments, condos & etc.). Give name if other than a house: _____
- _____ yards to the nearest school building, school ground and college campus; this includes Kindergartens or churches which have schools or Kindergartens. Give name and address : _____

LIQUOR STORES (1,000 YARDS)

- _____ yards to the nearest operating liquor store. Give complete name and address: _____

NOTE: * ALL MEASUREMENTS SHALL BE MEASURED BY THE MOST DIRECT ROUTE OF TRAVEL ON THE GROUND (WALKING OR DRIVING) AND SHALL BE MEASURED IN THE FOLLOWING MANNER*:

- From the front door of the structure from which alcoholic beverage is to be sold or served;
- In a straight line to the nearest sidewalk, street, highway, road or walkway;
- Along such public sidewalk, street, highway, road or walkway;
- To the front door of the building, unless you are measuring to an educational facility (schools and school grounds). When measuring to a school, the measurement stops at the nearest property line of the school.

Note: Survey drawing showing distance to the businesses described above must be attached this survey certificate.

The undersigned Surveyor has examined the subject location and has made measurements to determine compliance or non-compliance with the above distance requirements:

[Signature]
Signature of Land Surveyor

GA RLS #3174
State License Number

5/28/21
Date



**Stamp this form with your State Seal. **



Certificate of Mailing — Firm (Domestic)

Name and Address of Sender

DeAndre Mathis
11691 Candler Rd
Decatur GA 30032

TOTAL NO.
of Pieces Listed by Sender

TOTAL NO.
of Pieces Received at Post Office

6

Affix Stamp Here
Postmark with Date of Receipt.

Postmaster, per (name of receiving employee)



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DECATUR, GA
30030
OCT 01 21
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\$2.82
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USPS Tracking Number
Firm-specific Identifier

Address
(Name, Street, City, State, and ZIP Code™)

Postage

Fee

Special Handling

Parcel Airlift

1

WOODRICK JOHN
398 HOOPER ST SE
ATLANTA GA 30317

2

NEWSOME DAVID W JR
372 MORGAN PL SE
ATLANTA GA 30317

3

SAMUEL EULA M
375 MORGAN PL SE
ATLANTA GA 30317

4

STEVENS DOROTHY
367 CANDLER RD SE
ATLANTA GA 30317

5

FARMER ARTHUR J
355 MORGAN PL SE
ATLANTA GA 30317

6

ARRISON JOSEPH CHRISTOPHER
415 MORGAN PL SE
ATLANTA GA 30317



Certificate of Mailing — Firm (Domestic)

Name and Address of Sender DeAndre Mathis 11691 Candler Rd Decatur, GA 30032	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office 6	Affix Stamp Here <i>Postmark with Date of Receipt.</i>		
	Postmaster, per (name of receiving employee)		  <p>U.S. POSTAGE PAID DECATUR, GA 30030 OCT 01 21 AMOUNT \$2.82 R2304N116690-07</p>		

USPS Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1	MARTIN ROBERT 416 HOOPER ST ATLANTA GA 30317				
2	SWANEGAN ODIE E JR 395 MORGAN PL SE ATLANTA GA 30317				
3	FASOLINO SARAH 424 MORGAN PL SE ATLANTA GA 30317				
4	WILSON DANNY 386 MORGAN PL SE ATLANTA GA 30317				
5	YOSS SARAH E 379 MORGAN PL SE ATLANTA GA 30317				
6	KINGSLEY MICHAEL KAGAN 426 MORGAN PL SE ATLANTA GA 30317				



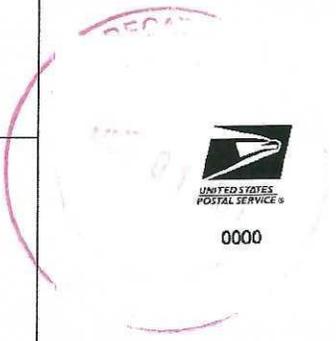
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1	SHENG MICHELLE SONG 2491 WHITE OAK DR DECATUR GA 30032				
2	LANGBERG SAMUEL 1713 ELLINGTON ST DECATUR GA 30032				
3	ALTEMOSE JAMES L ALTEMOSE FRANCES 2499 AMELIA AVE DECATUR GA 30032				
4	STILL ROBERT J 2485 WHITE OAK DR DECATUR GA 30032				
5	LLARCH STEPHANY 2494 EASTWOOD DR DECATUR GA 30032				
6	CHILDS HARVEY 3541 TABRAGON DR DECATUR GA 30004				



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 Decatur GA 30032

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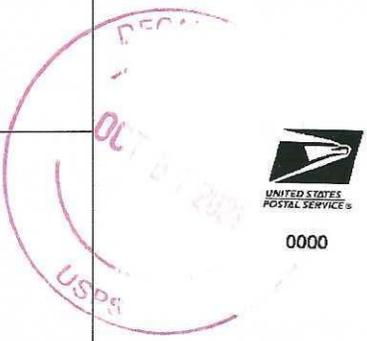
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Postmaster, per (name of receiving employee)



USPS Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1	LESSER MITCHELL L 2486 EASTWOOD DR DECATUR GA 30032				
2	SCOTT DERRY MICHAEL 2785 JOYCE AVE DECATUR GA 30032				
3	MATHIS DEANDRE B 1697 CANDLER RD DECATUR GA 30032				
4	OWENS NATHAN LEON 2495 AMELIA AVE DECATUR GA 30032				
5	MERCER BRYANNA E 1729 ELLINGTON ST DECATUR GA 30032				
6	WYNN KATIE 2473 WHITE OAK DR DECATUR GA 30032				



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USPS Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1	STEVENS DOROTHY S 367 CANDLER RD SE DECATUR GA 30032				
2	ELLIS DONALD 1684 CANDLER RD DECATUR GA 30032				
3	VAN DYKE MIRIAM-ELISABETH 2467 WHITE OAK DR DECATUR GA 30032				
4	VICTRUM BARBARA 2011 BATTLE FORREST DR DECATUR GA 30032				
5	THOMPSON JULIE K 434 MORGAN PL DECATUR GA 30032				
6	SHURIK VENYAMIN 412 MORGAN PL ATLANTA GA 30317				



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Firm-specific Identifier

Address
(Name, Street, City, State, and ZIP Code™)

Postage

Fee

Special Handling

Parcel Airlift

1

KADERIN JAFNUN SAIYARA
2945 SALMON AVE
ATLANTA GA 30317

2

OSMAN KHALILAYAN
450 HOOPER ST
ATLANTA GA 30317

3

MEKONNEN GETACHEW
382 HOOPER ST SE
ATLANTA GA 30317

4

~~MAJORAS HERBES NIMO~~
~~408 MORGAN PL SE~~

5

AMERSON CHRISTINA
399 MORGAN PL SE
ATLANTA GA 30317

6

ALLEN CHRISTOPHER T
368 MORGAN PL SE
ATLANTA GA 30317



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Decatur GA 30032

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USPS Tracking Number
Firm-specific Identifier

Address
(Name, Street, City, State, and ZIP Code™)

Postage

Fee

Special Handling

Parcel Airlift

1

~~COOPER JABITHAL
410 MORGAN PL SE
ATLANTA GA 30317~~

2

RICE AMANDA MICHELLE
433 MORGAN PL SE
ATLANTA GA 30317

3

ONEAL MONICA
418 MORGAN PL SE
ATLANTA GA 30317

4

~~MOVEMENT FOR CHRIST
350 CANDLER RD SE
ATLANTA GA 30317~~

5

KING ERIN K
434 HOOPER ST SE
ATLANTA GA 30317

6

MCCURDY ALCIE PEARL
361 MORGAN PL SE
ATLANTA GA 30317



Certificate of Mailing — Firm (Domestic)

Name and Address of Sender <i>DeAndre Mathis 1691 Coakley Rd Decatur GA 30032</i>	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office <i>6</i>	Affix Stamp Here <i>Postmark with Date of Receipt.</i>
	Postmaster, per (name of receiving employee)		



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 30030
 OCT 01, 21
 AMOUNT
\$2.82
 R2304N116690-07

USPS Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
<i>1</i>	FRENKEL GAL 386 HOOPER ST SE ATLANTA GA 30317				
<i>2</i>	ELROD KEVIN S 406 HOOPER ST SE ATLANTA GA 30317				
<i>3</i>	LEMAY KATHLEEN A 403 MORGAN PL SE ATLANTA GA 30317				
<i>4</i>	COOPER TABITHA L 400 MORGAN PL SE ATLANTA GA 30317				
<i>5</i>	JERKINS ANNIE MAE 446 HOOPER ST SE ATLANTA GA 30317				
<i>6</i>	HUDSON JOHNY 358 MORGAN PL SE ATLANTA GA 30317				



Certificate of Mailing — Firm (Domestic)

Name and Address of Sender
 De Andre Mathis
 1691 Candler Rd.
 Decatur, GA 30032

TOTAL NO.
 of Pieces Listed by Sender

TOTAL NO.
 of Pieces Received at Post Office
 6

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USPS Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1	WHETZEL BETHANY LYNN 409 MORGAN PL SE ATLANTA GA 30317				
2	MARSHALL JOHN ROBERT 2492 AMELIA AVE DECATUR GA 30032				
3	SEWELL JENNIFER M 367 MORGAN PL SE ATLANTA GA 30317				
4	HATCH ROBERT STEPHEN 427 MORGAN PL SE ATLANTA GA 30317				
5	KRISHNASWAMY SUJATHA 390 HOOPER ST SE ATLANTA GA 30317				
6	MURPHY PATRICK JOSEPH 430 MORGAN PL DECATUR GA 30032				



Certificate of Mailing — Firm (Domestic)

Name and Address of Sender

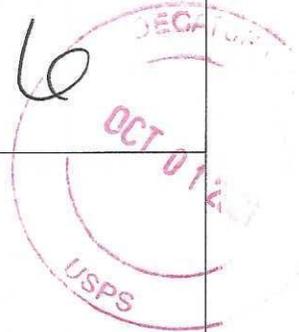
DeAndre Matthews
 11691 Candler Rd
 Decatur, GA 30032

TOTAL NO.
of Pieces Listed by Sender

TOTAL NO.
of Pieces Received at Post Office

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Postmaster, per (name of receiving employee)



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USPS Tracking Number
Firm-specific Identifier

Address
(Name, Street, City, State, and ZIP Code™)

Postage

Fee

Special Handling

Parcel

1

SHINE MARGIE J
 346 CANDLER RD SE
 ATLANTA GA 30317

2

MAYORAS MARQUES KIMO
 406 MORGAN PL SE
 ATLANTA GA 30317

3

TERRELL ANGELA
 376 MORGAN PL SE
 ATLANTA GA 30317

4

JORDAN ROSENA
 362 MORGAN PL SE
 ATLANTA GA 30317

5

THOMPSON NATHAN ROBERT
 387 MORGAN PL SE
 ATLANTA GA 30317

6

PONDER JOBE
 420 HOOPER ST SE
 ATLANTA GA 30317



Certificate of Mailing — Firm (Domestic)

Name and Address of Sender
 DeAndre Mathis
 1691 Canten Rd
 Decatur, GA 30032

TOTAL NO.
 of Pieces Listed by Sender

TOTAL NO.
 of Pieces Received at Post Office
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Postmaster, per (name of receiving employee)

USPS Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1	EDWARDS MARTHA L 426 HOOPER ST SE ATLANTA GA 30317				
2	LAU WILSON 430 HOOPER ST SE ATLANTA GA 30317				
3					
4					
5					
6					

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 DECATUR, GA
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Certificate of Mailing — Firm (Domestic)

Name and Address of Sender

DeAndre Mathis
1691 Candler Rd.
Decatur, GA 30032

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USPS Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1	HALL ALISON E 2468 WHITE OAK DR DECATUR GA 30032				
2	LACY BRETT 421 MORGAN PL SE ATLANTA GA 30317				
3	BUTTS MAMIE 438 HOOPER ST SE ATLANTA GA 30317				
4	GOODEN LOLITA 392 MORGAN PL SE ATLANTA GA 30317				
5	PONDER JEFFREY 410 HOOPER ST SE ATLANTA GA 30317				
6	FISHER JUDY ANN 394 HOOPER ST SE ATLANTA GA 30317				

**Notice of Special Land Use Permit
And Retail Wine Alcohol Application
Community Meeting**

To:

My name is DeAndre' Mathis, and I am applying for a Retail Wine License (only), to open a Boutique Wine Shop at 1691 Candler Rd. Decatur, GA 30032. Find out more about the project, ask questions and voice your comments at the following community meeting:

Date: October 15, 2021

Time: 6pm-7pm

Location: 1691 Candler Rd. Decatur, GA 30032

If you have any questions about the meeting, please call 404-513-3326 or email CPADRE@comcast.net. We look forward to seeing you there!

Sincerely,

DeAndre' Mathis

Eastlake Wine Shop

1691 Candler Rd. Decatur, GA 30032

COMMUNITY MEETING SIGN-IN ROSTER

1. J. T.
2. Jonku Middlebrook
3. Willie Torrence
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.
- 16.
- 17.
- 18.
- 19.
- 20.
- 21.
- 22.

Eastlake Wine Shop
1691 Candler Rd.
Decatur, GA 30032

Impact Analysis

- A. The site **has** adequate size for contemplated use and adequate off street parking and all other applicable requirements for location. In fact we have enough parking for up to 20 cars. We have excess parking to the extent that I am kind enough to let the neighboring Kung Fu studio use some of my parking, because he doesn't have enough for his business.
- B. The proposed use **is** compatible with adjacent land use. The businesses immediately on both sides of me are 1, my State Farm office and the kung fu studio referenced above. The area is zoned commercial and there are retail business in existence.
- C. There **is** adequate public services, public facilities and utilities for use contemplated and there will be no need for additional or increased public services
- D. There **is** adequacy of the public street **and** the proposed use **will not** unduly increase traffic or create congestion. Candler road is probably one of the top 5 traveled roads in all of Dekalb county. My little boutique Wine Shop of less than 1400 sq. ft. and a load capacity of 50 persons won't increase traffic. In fact Across the street from us is "What's Crackin" seafood restaurant and on some days there are lines of cars backing up Candler Rd waiting to turn into that restaurant. My Wine Shop won't cause that kind of hazardous situation.
- E. **No** existing land use will be adversely affected by proposed use, because it is surrounded by other retail uses.
- F. There **is** adequate ingress and egress of the location with particular reference to pedestrian and automotive safety **and** access in the event of fire or other emergency. There are 2 natural ingress and egress locations, but because I own the State Farm next door, we could use a 3rd if we had to. But I doubt, we will need to.
- G. The proposed use **will not** create adverse impacts upon adjoining land use by reason of noise, smoke, odor dust or vibration, because the use of the property as a retail wine shop will not cause noise, smoke or dust or vibrations.
- H. The proposed use **will not** create adverse impacts upon adjoining land use by reason of hours of operation. Our shop will be open from 1pm to 9pm.
- I. The proposed use **will not** create adverse impacts upon adjoining land use by reason of manner of operation. The business is a boutique wine shop, selling fine wine off the shelves and doing some tastings.
- J. The proposed plan **is** consistent with all the requirements of the zoning district classification. The zoning is C-1 (Local Commercial)
- K. The proposed use **is** consistent with the policies of the comprehensive Plan.
- L. The proposed plan **does not have** any new construction, so no buffer or transitional zones are required.

- M.** There **is** adequate provision of refuse and service areas. There is a curby that's picked up weekly by Dekalb County.
- N.** The length of time of special use should **not** be limited as there is no reason for any limit
- O.** The building **is already** consistent with the architecture structures of adjacent and nearby buildings. The building was constructed in 1957 probably around the same time if not earlier than most of the construction in the area.
- P.** There are no known historic or archaeological sites that would be impacted by this change.
- Q.** The proposed use **does** satisfy the requirements contained within the Supplemental Regulations for such special land use permit. The nearest school and nearest substance abuse treatment center are well outside of the radius provided for in the guidelines as reflected by the required Alcohol survey in the application packet.
- R.** The application does **not** propose to change any of the design or structure of the building as I personally consider it of historical significance. And I hope that those reviewing this application will value East Lake Decatur Architectural history in that same light.
- S.** The response I got from the neighborhood when I sent out letters was an **overwhelming acceptance and anticipation.**









