



DeKalb County Department of Planning & Sustainability

178 Sams Street,
Decatur, GA 30030

(404) 371-2155 / www.dekalbcountyga.gov/planning

Planning Commission Hearing Date: January 5, 2023
Board of Commissioners Hearing Date: January 26, 2023

STAFF ANALYSIS

Case No:	Z-23-1246097	Agenda #: N2-2022-2533
Location/Address:	4819 Glenwood Road, Decatur, GA 30035	Commission District:03 Super District: 07
Parcel ID:	15-163-04-163	
Request:	Rezone property from R-75 (Residential Medium Lot-75) zoning district to C-2 (General Commercial) zoning district to allow construction of a three-story "Self-Storage Multi" (multi-story with only interior access) climate controlled public storage building.	
Property Owner:	Pentagon Partners, LLC	
Applicant/Agent:	Mustaq Moosa	
Acreage:	1.56	
Existing Land Use:	Suburban (SUB)	
Adjacent Zoning:	North: R-75(SUB) South: R-75(SUB) East: R-75(SUB) West: R-75(INS) Northeast: R-75(SUB) Northwest: R-75(SUB) Southeast: R-75(SUB) Southwest: R-75	
Comprehensive Plan:	Consistent: Inconsistent: X	

Staff Recommendation: Denial.

The applicant, Mustaq Moosa, is proposing to build a three-story climate controlled public storage facility. The site is currently an undeveloped lot on the corner of Glenwood Road and Janet Lane. The applicant is requesting to rezone from R-75 (Residential Medium Lot-75) to C-2 (General Commercial). The applicant has submitted a companion Special Land Use Permit (SLUP) application to allow the "Self-Storage Multi" (multi-story with only interior access) climate controlled public storage building within the C-2 (General Commercial) zoning district.

Although C-1 (Local Commercial) and C-2 zoning districts are within a mile of the property, the property is immediately surrounded by residential development which overrides this proximity to commercial zoning districts. The requested rezoning from R-75 to C-2 is inconsistent with the *Comprehensive Plan* and *Zoning Ordinance*. 4819 Glenwood Road is in an R-75 zoning district, the purpose and intent of this district is to provide protection of neighborhoods, compatible infill development, and for new developments that are *appropriately sized*, accessible, and contain useable open space for health, recreational and social opportunities for county residents (Section 2.7.1 *DeKalb County Zoning Ordinance*). A multi-story public storage building does not fulfill this purpose and intent. Additionally,

this proposal is not consistent with a Suburban (SUB) future land use character area. The intent of this character area is to protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density (pg.45). Approval of this application could undermine the residential development pattern of the area. Transition zones and height planes should focus the most intense development away from adjacent lower density development. Development should complement those uses in height and density when adjacent to single-family areas. The proposed height and scale of the proposed storage facility fail to comply with these requirements.

Section 4.2.35 of the *Self-Storage Supplemental Regulations*, which was approved to *restrict self-storage, mini and multi warehouse to M & M-2 zoning districts* was not addressed on the site plan submitted by the applicant. The applicant and site plan do not specify how many storage units are within the facility, but each floor of the three (3) story building is 21,220 square feet – totaling 63,660 square feet. The site plan has only one (1) ingress and egress located off Glenwood Road into the parking lot (total of 8 parking spaces) and no access from Janet Lane. The site has a sidewalk and an existing wall along Glenwood Road that is proposed to remain. The facility is surrounded by parcels within the R-75 zoning district and has two (2) 50-foot transitional buffers to the south and eastern side of the property, as well as two (2) 10-foot tree landscaping strips along Glenwood Road and Janet Lane - as the property is surrounded by residential neighborhoods requiring a buffer. The property is currently zoning R-75, however the proposed use of the property for self-storage, is not allowed with in the R-75 zoning district. Therefore, the applicant has proposed of a rezone from R-75 to C-2 (General Commercial).

Dekalb County Board of Health also noted in their review that there was no record indicating septic on this property, and that sewer capacity is required. Additionally, the biorentation pond located in the northeastern corner of the lot, should have discharge directed /connected to the existing stormwater structure in the right-of-way, and not discharged toward adjacent properties. This was not reflected on the site plan submitted.

Therefore, upon review of Section 7.3.5. of the *Zoning Ordinance* and Section 4.2.35 of the *Self-Storage Supplemental Regulations*, staff recommends a denial.



**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.: Z-23-146097

Parcel I.D. #: 15-163-04-163

Address: 4819 Glenwood Road

DECATUR, GA 30035

WATER:

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

Distance from property to nearest main: adjacent

Size of line required, if inadequate: unknown

SEWER:

Outfall Servicing Project: Cobb Fowler Creek

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

Water Treatment Facility: SnapFinger Treatment Plant () adequate () inadequate

Sewage Capacity: 36 (MGPD) Current Flow: 28.25 (MGPD)

COMMENTS:

Sewer capacity is required

Signature: Yola Lewis

12/8/2022

To: Ms. Madolyn Spann, Planning Manager
Mr. John Reid, Senior Planner
From: Ryan Cira, Director
Cc: Alan Gaines, Environmental Health Deputy Director
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 networks. 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

12/8/2022

N1-2022-2532

LP-23-1246168 15-163-04-163

4819 Glenwood Road, Decatur, GA 30045

Amendment

- Please review general comments.
- No records indicating septic on this property. Our record indicates septic on property located on 4859 Glenwood Road. Please note that septic may be installed 4819 Glenwood.

N2-2022-2533

Z-23-1246097 15-163-04-163

4819 Glenwood Road, Decatur, GA 30035

Amendment

- Please review general comments

N3-2022-2533

Z-23-1246097 15-163-04-163

4819 Glenwood Road, Decatur, GA 30035

Amendment

- Please review general comments.

N4-2022-2635

SLUP-23-1246169 15-009-05-032

2931 Ward Lake Way, Ellenwood, GA 30294

Amendment

- Please review general comments.
- No septic system indicated in our system for this property. The surrounding area appears to have an installed septic system. Please note this particular property may have septic.

Zoning Comments – December 2022

N1, N2 & N3: 4819 Glenwood Road. No access allowed to Janet Lane. Glenwood Road is classified as a Minor Arterial. Please see Zoning Code Chapter 5 and the Land Development Code Chapter 14-190 for required infrastructure improvements. A right of way dedication of 40 feet from centerline is required OR such that all public infrastructure is within right of way, whichever greater. A five-foot landscape strip from back of curb with a 10-foot multiuse path required. Pedestrian Street Lighting required. A plan prepared by a professional engineer showing that sight distance based on AASHTO Greenbook is achieved when exiting the driveway due to the wall and the crest of the hill. Please note that the driveway may need to be shifted to achieve sight distance.

N4. 3964 Chamblee-Tucker Road. No Comment

N5. 3964 Chamblee Tucker Road. Only one access point allowed on Chamblee Tucker Road. Chamblee Tucker Road is classified as a Minor Arterial. Please see Zoning Code Chapter 5 and the Land Development Code Chapter 14-190 for required infrastructure improvements. A right of way dedication of 40 feet from centerline is required OR such that all public infrastructure is within right of way, whichever greater. A five-foot landscape strip from back of curb with a 10-foot multiuse path required. Pedestrian Street Lighting required. A plan prepared by a professional engineer showing that sight distance based on AASHTO Greenbook is achieved when exiting the driveway must be submitted with the Land Development Permit.

N6. 2571 E. Wesley Chapel Way. Review and approval required by PM Tim Matthews or designee (TMatthews@dot.ga.gov) with GDOT I-20 at I-285 MMIP Interchange Project. Provide any right of way necessary for PI 0013915. E. Wesley Chapel Way is classified as a local street. Please see Zoning Code Chapter 5 and the Land Development Code Chapter 14-190 for required infrastructure improvements. A right of way dedication of 27.5 feet from centerline is required OR such that all public infrastructure is within right of way, whichever greater. A five-foot landscape strip from back of curb with a 6-foot sidewalk is required. Pedestrian Street Lighting required.

N7 & N8. 745 Arcadia Avenue. Provide a traffic study for the development to include a traffic signal warrant study. If the study is approved by PW- Transportation, install a traffic signal at the intersection of Craigie Ave and Arcadia Ave/Katie Kerr. Arcadia Ave/Katie Kerr is classified as a minor arterial. Please see Zoning Code Chapter 5 and the Land Development Code Chapter 14-190 for required infrastructure improvements. A right of way dedication of 40 feet from centerline is required OR such that all public infrastructure is within right of way, whichever greater. A five-foot landscape strip from back of curb with a 10-foot multiuse path required. Pedestrian Street Lighting required. Craigie Ave and Derrydown Way are classified as local streets. Please see Zoning Code Chapter 5 and the Land Development Code Chapter 14-190 for required infrastructure improvements. A right of way dedication of 27.5 feet from centerline is required OR such that all public infrastructure is within right of way, whichever greater. A five-foot landscape strip from back of curb with a 6-foot sidewalk is required. Pedestrian Street Lighting required. The proposed plan requires a right of way abandonment to be approved by the Board of Commissioners at a future date.

N9. 3350 Kensington Road. Review and approval required by PW- Transportation and GDOT PM April McKown (april.mckown@oneatlas.com) for PI 0017992. Dedicate right of way necessary for the PI 0017992 (which will build most of your required infrastructure improvements below, depending on project schedules). Reserve right of way for a potential roundabout at Mountain Drive and the MARTA Station main entrance. Traffic study required. Kensington Road is classified as a minor arterial. Please see Zoning Code Chapter 5 and the Land Development Code Chapter 14-190 for required infrastructure improvements. A right of way dedication of 40 feet from centerline is required OR such that all public infrastructure is within right of way, whichever greater. A five-foot landscape strip from back of curb with a 10-foot multiuse path required. Pedestrian Street Lighting required. Mountain Drive is a state route. GDOT District 7 (Renaldo Mathis at RMathis@dot.ga.gov) review and approval required prior to permitting. Mountain Drive is classified as a collector road. Please see Zoning Code Chapter 5 and the Land Development Code Chapter 14-190 for required infrastructure improvements. A right of way dedication of 35 feet from centerline is required OR such that all public infrastructure is within right of way, whichever greater. A five-foot landscape strip from back of curb with a 10-foot multiuse path required.

N10. 6651 Princeton Park Ct. No Comment.



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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

DEVELOPMENT ANALYSIS:

- **Storm Water Management**

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control **(sections have been amended recently; please request the amended chapter)**, 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.

Discharge from the detention pond shall be directed/connected to the existing stormwater structure in the right-of-way, and not discharged towards adjacent properties.

- **Flood Hazard Area/Wetlands**

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

- **Landscaping/Tree Preservation**

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

- **Tributary Buffer**

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



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

(Handwritten initials)

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

**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: 2-23-1246097 Parcel I.D. #: 15-163-04-163

Address: 4819

Glenwood Rd.

Decatur, GA. 30035

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. No problem That
would interfere with Traffic Flow.

Signature: *Jerry White*

DEPARTMENT OF PLANNING & SUSTAINABILITY

Rezoning Application to Amend the Official Zoning Map of DeKalb County, Georgia

Date Received: _____ Application No: _____

Applicant Name: Mustaq Moosa

Applicant E-Mail Address: mustaq@cityviewdb.com

Applicant Mailing Address: 1400 Indian Trail Lilburn Road, Norcross, GA 30093

Applicant Daytime Phone: 404 704 6356

Fax: _____

Owner Name: Pentagon Partners LLC (Nazim Huda)

If more than one owner, attach list of owners.

Owner Mailing Address: 4064 Hooch River Trail, Suwanee, GA 30024

Owner Daytime Phone: 404 375 0220

Address of Subject Property: 4819 Glenwood Road, Decatur, GA 30035

Parcel ID#: 1516304163

Acreage: 1.56 AC

Commission District: 3

Present Zoning District(s): R-75

Proposed Zoning District: C 2

Present Land Use Designation: Residential

Proposed Land Use Designation (if applicable): Commercial

REZONING APPLICATION CHECKLIST

Submit **4 printed, collated sets** of the complete application (no staples, no binders) and a PDF version on a **flash drive**

- 1. Schedule a mandatory **Pre-Application Conference** with Planning & Sustainability staff by appointment. Obtain **Pre-Application form** (to be completed in pre-application meeting). Please call 404-371-2155 for appointment.
- 2. Hold a **Pre-Submittal Community Meeting** with surrounding neighborhood associations and residents. Provide documentation of the meeting (**meeting notice and sign in sheets**). Letter(s) from homeowners association(s) may also be provided.
- 3. Submit **Application** (Submit 4 printed, collated sets and a PDF version on a flash drive. Please assemble materials in the following order.)
 - A. Application form** with name and address of applicant and owner, and address of subject property;
 - B. Pre-submittal community meeting notice and sign-in sheet** and other documentation of meeting, if any;
 - C. Letter of application and impact analysis**
 - 1. **Letter of application** identifying a) the proposed zoning classification, b) the reason for the rezoning or special use or modification request, c) the existing and proposed use of the property, d) detailed characteristics of the proposed use (e.g. floor area, height of building(s), number of units, mix of unit types, number of employees, manner and hours of operation), d)(optional) statement of conditions discussed with the neighborhood or community, if any.
 - 2. **Impact analysis** of the anticipated impact of the proposed use and rezoning on the surrounding properties in response to the standards and factors specified in Article 7.3 of the DeKalb County Zoning Ordinance, as attached. If a Major Modification, please include previously approved conditions and Board of Commissioner meeting minutes.
 - D. Authorization Form**, if applicant is not the owner. Must be signed by all owners of the subject property and notarized. Authorization must contain the mailing address and phone number of any applicant or agent who is authorized to represent the owner(s) of the subject property. Please include warranty deed, if property ownership is less than 2 years.
 - E. Campaign disclosure statement** (required by State law).
 - F. Legal boundary survey** of the subject property, (showing boundaries, structures, and improvements), prepared and sealed within the last year by a professional engineer or land surveyor registered in the State of Georgia. *(If survey shows property on opposite sides of a public street right-of-way, file a separate application for each property.)*
 - G. Site Plan**, printed to scale, folded, of any existing and or proposed development/redevelopment. For projects larger than 1 acre, site plan should be at least 1:50 scale. The site plan must include the following:
 - a. complete boundaries of subject property;
 - b. dimensioned access points and vehicular circulation drives;
 - c. location of all existing and proposed buildings, structures, setbacks and parking;
 - d. location of 100 year floodplain and any streams;
 - e. notation of the total acreage or square footage of the subject property;
 - f. landscaping, tree removal and replacement, buffer(s); and
 - g. site plan notes of building square footages, heights, density calculations, lot coverage of impervious surfaces, parking ratios, open space calculations, and other applicable district standards.
 - H. Reduced Site Plan**, reduced to 8.5" x 11".
 - I. Written Legal Description** of metes and bounds of the subject property (can be printed on site plan or survey).
 - J. Building Form Information**. Elevation (line drawing or rendering), or details of proposed materials, in compliance with Article 5 of the Zoning Ordinance.
 - K. Completed, signed Pre-application Form** (Provided at pre-application meeting.)

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

DEPARTMENT OF PLANNING & SUSTAINABILITY

IMPACT ANALYSIS

(Please respond to the following standards and factors on a separate sheet.)

Section 27-7.3.5. The following standards and factors are found to be relevant to the exercise of the county's zoning powers and shall govern the review of all proposed amendments to the Official Zoning Map:

- A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.
- B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.
- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
- D. Whether the zoning proposal will adversely affect the existing use of usability of adjacent or nearby properties.
- E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.
- F. Whether the zoning proposal will adversely affect historic building, sites, districts, or archaeological resources.
- G. Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
- H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filling of this application?

Yes _____ No *

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

Notary

Mustag Woosa August 31, 2022

Signature of Applicant /Date

Check one: Owner _____ Agent

Expiration Date/ Seal

*Notary seal not needed if answer is "no".

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

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

Date: August 31, 2022

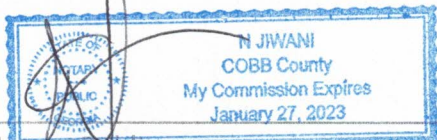
TO WHOM IT MAY CONCERN:

(I) (WE) Pentagon Partners LLC (Nazim Huda)
Name of owner(s)

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

Mustaq Moosa
Name of Agent or Representative

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



Notary Public

08/31/22

Pentagon Partners LLC (Nazim Huda)
Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

DEPARTMENT OF PLANNING & SUSTAINABILITY

FILING FEES

At the time of submittal, a filing fee shall accompany each application as follows:

<u>Rezoning</u>	<u>FEE</u>
RE, RLG, R-100, R-85, R-75, R-60 MHP, RNC, RSM, MR-1, MR-2	\$500.00
HR-1, HR-2, HR-3 MU-1, MU-2, MU-3, MU-4, MU-5 O-I, OD, OIT, NS, C-1, C-2, M. M-2	\$750.00

If the application is a request to rezone to more than one zoning district, the higher fee will apply.

Applications for non-contiguous property (separated by a street) must be filed separately. A separate fee will be charged for each application. Applications deferred “full cycle” do not require additional fees. An application that is withdrawn and later re- filed will be treated as a new case and will require a new fee.

NOTICE OF COMMUNITY MEETING

CityView Design Build shall be hosting a pre-submittal neighborhood community meeting regarding the rezoning of a property located at:

4819 Glenwood Road, Decatur, GA

The request is to rezone the existing property from the current R-75 zoning to C 1 zoning to construct a Climate controlled Public Storage facility.

The meeting shall be held virtually via Zoom on:

Tuesday, August 30, 2022, from 6:30 PM to 7:30 PM

Zoom Meeting Link:

<https://us06web.zoom.us/j/85439737765?pwd=cGJtOHZRcmJhUVRaMUI0OHN6Y2RkZz09>

Meeting ID: 854 3973 7765

Passcode: 619204

Thank you

CityView Design Build Team

Minutes of the Community Meeting for the rezoning of the property located at:
4819 Glenwood Road, Decatur, GA 30035

Notices sent for Community Meeting on: August 15, 2022

Meeting held virtually via Zoom n: August 30, 2022, at 6:30PM

Community Members who attend the meeting are as follows:

1. Ms. Betty Yoland Norris residing at: 1876 Janet Lane, Decatur, GA
2. Ms. Timberly Adams residing at: 3940 Lindsey Road, Decatur, GA
3. Ms. LD – unidentified person who did not share name or address and indicated that she was there to just listen in.

Following are the minutes of the meeting:

- The applicant started the meeting as scheduled at 6:30PM and at that time none of the community members joined except for LD who refused to identify herself nor provide her address.
- Betsy Yolanda Norris joined around 6:40PM and Timberly Adams joined around 7:10PM
- The applicant (Mustaq Moosa) provided an overview of the zoning proposal and the project
- Ms. Norris expressed a traffic concern indicating that it was challenging to leave Janet Lane and merge on to Glenwood Road. The applicant responded that the proposed rezoning would not add to the traffic on Glenwood as the storage facility has minimal cars accessing the site and no traffic will be coming to Janet Lane as there is no access to the property on that road.
- Ms Timberly also expressed traffic concerns
- Ms LD (unidentified person) expressed that in the past homeless people have been seen at the property and along the sidewalk. The applicant responded that once the site is developed, it will be monitored via cameras continuously and all access to the storage units will be from within the building and not directly from the outside.
- Certain concerns were raised about a commercial building being developed adjacent to residences. The applicant responded that the site plan shows a heavily landscaped and a non-disturb buffer between the building and the property line adjacent to the residences on the south and east which should not provide any disturbance to the residents. Additionally, the nature of the building type brings minimal traffic and people to the property.

The meeting ended just after 7:30PM.

LETTER OF APPLICATION

From: Mustaq Moosa (applicant)
To: Department of Planning & Sustainability, DeKalb County
Intent Title: Request for Rezoning from R-75 to C-2
Location: **4819 GLENWOOD ROAD, DECATUR, GA 30035**

This letter is a request to the Board of Commissioners and Department of Planning & Sustainability, DeKalb County to kindly approve the **Request for Rezoning** from the current R 75 to C 2 zoning.

The existing site is approximately 1.56 acres undeveloped site and is located at the intersection of Glenwood Road and Janet Lane. A large section of the property fronts Glenwood Road which is now a major arterial road in the County.

The property owner proposes to build a 3 story Climate Controlled Public Storage Facility. The proposed building site within the established setbacks from Glenwood Road and Janet Lane, as well as the residential properties on the south and east. The required 60 feet non disturb buffer is maintained on the south and east sides of the property. Since the intended development will bring minimal vehicles to the developed property, solitary access and egress is provided from Glenwood Road and parking is provided along the front. The property will not have access from Janet Lane thus not bringing any traffic to that road.

The proposed climate-controlled storage facility shall consist of rentable storage units that shall be accessed from within the building only. The site engineering and new building shall meet all DeKalb County recommended standards for site and building engineering.

The maximum height of the building is 35 feet, and the exterior finishes shall consist of brick, painted stucco and storefront. The building sits on a heavily landscaped site with minimal parking and heavy landscaping along Glenwood Road and Janet Lane.

The proposed development will not be adding any negative or adverse effects to the site or the surrounding areas nor will it impose any transportation or other challenges to the existing infrastructure.

Granting the **Rezoning** will not cause any negative or adverse effects to the site or the surrounding areas or the property and aid in the beautification and further development of Glenwood Road.

Thank you

IMPACT ANALYSIS
FOR THE REZONING PROPOSAL OF THE PROPERTY LOCATED AT:
4819 GLENWOOD ROAD, DECATUR, GA 30035

This letter is a description of the standards and factors governing review of proposed amendments to the official zoning map.

- A. The requested zoning for this site is in conformity with the policy and intent of the comprehensive plan. The site location is better suited for this proposed use than the current residential zoning as the site fronts a major arterial road in Dekalb County.
- B. The proposed zoning use of this property is consistent with the ongoing commercialization of properties located on Glenwood Road. This zoning use will not negatively affect adjacent properties.
- C. The current zoned property is single family residential, and its development based on the current zoning does not provide an optimal economic use for the property. Moreover, the greater part of the property fronts a busy road (Glenwood Road) which does not lend its suitability for a single-family residence.
- D. The proposed zoning will not adversely affect the existing use or usability of adjacent or nearby properties.
- E. The existing size and location of the site on a busy arterial road truly undermines the full developmental potential and the actual use of this site. This site is perfect for commercial use given its large frontage on Glenwood Road. The price point and area of the property makes it much more realistic to be developed for commercial usage and would make it harder to support a single-family residential use.
- F. The proposed rezoning of this site will not affect any historic buildings, sites, districts, or archaeological resources.
- G. The proposed rezoning of this site will not cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools. The proposed rezoning proposal will not add to the existing traffic nor adversely affect the existing County infrastructure.
- H. This proposed rezoning of this site will not adversely impact the environment or surrounding natural resources.

SURVEY LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 163 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

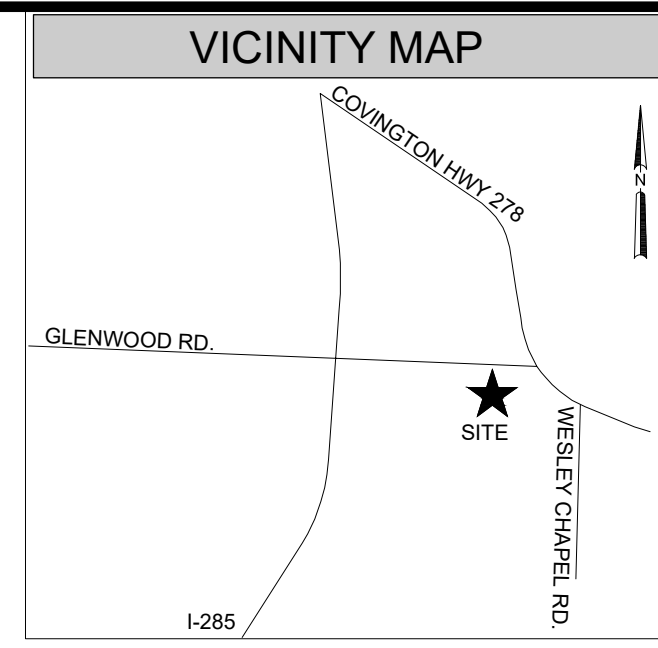
BEGINNING AT A MAG NAIL SET, LOCATED AT THE INTERSECTION OF THE SOUTHERNLY RIGHT OF WAY OF GLENWOOD ROAD (R/W VARIES) AND THE EASTERNLY RIGHT OF WAY OF JANET LANE (60' R/W). THENCE, ALONG SAID RIGHT OF WAY OF GLENWOOD ROAD S 88° 17' 21" E FOR A DISTANCE OF 282.21 FEET TO AN IRON PIN SET. THENCE, LEAVING SAID RIGHT OF WAY S 00° 21' 04" W FOR A DISTANCE OF 169.15 FEET TO A 1" CRIMP TOP PIPE. THENCE, S 00° 54' 05" W A DISTANCE OF 68.45 FEET TO A 1" PIPE. THENCE, N 89° 34' 05" W FOR A DISTANCE OF 282.38 FEET TO A 1 1/2" PIPE LOCATED ON THE EASTERNLY RIGHT OF WAY OF JANET LANE. THENCE, ALONG SAID RIGHT OF WAY N 00° 33' 55" E FOR A DISTANCE OF 243.90 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 1.56 ACRES MORE OR LESS.



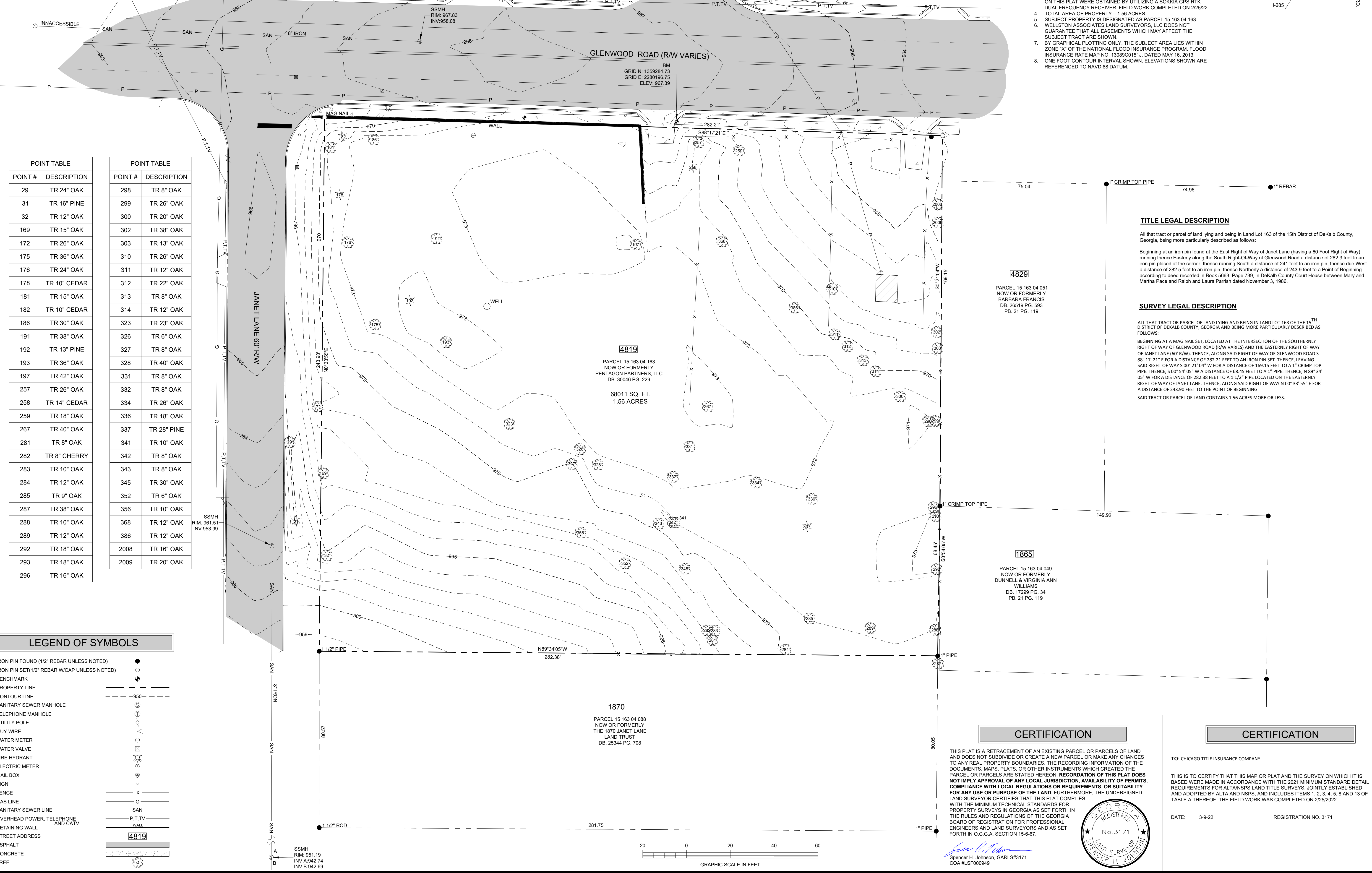
MISCELLANEOUS NOTES

- 1. THIS DOCUMENT WAS CREATED ELECTRONICALLY... 2. THE UNDERGROUND UTILITIES SHOWN ON THIS DRAWING WERE COMPILED FROM FIELD OBSERVATIONS... 3. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN AVERAGE RELATIVE ACCURACY OF 0.03 FEET AT THE 95% CONFIDENCE LEVEL... 4. TOTAL AREA OF PROPERTY = 1.56 ACRES... 5. SUBJECT PROPERTY IS DESIGNATED AS PARCEL 15 163 04 163... 6. WELLSTON ASSOCIATES LAND SURVEYORS, LLC DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN... 7. BY GRAPHICAL PLOTTING ONLY, THE SUBJECT AREA LIES WITHIN ZONE "X" OF THE NATIONAL FLOOD INSURANCE PROGRAM... 8. ONE FOOT CONTOUR INTERVAL SHOWN. ELEVATIONS SHOWN ARE REFERENCED TO NAVD 88 DATUM.



Revisions table with columns for No., Date, and Description.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



POINT TABLE with columns for POINT # and DESCRIPTION, listing trees like TR 24" OAK, TR 16" PINE, etc.

POINT TABLE with columns for POINT # and DESCRIPTION, listing trees like TR 8" OAK, TR 26" OAK, etc.

TITLE LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 163 of the 15th District of DeKalb County, Georgia, being more particularly described as follows: Beginning at an iron pin found at the East Right of Way of Janet Lane (having a 60 Foot Right of Way) running thence Easterly along the South Right-Of-Way of Glenwood Road a distance of 282.3 feet to an iron pin placed at the corner, thence running South a distance of 241 feet to an iron pin, thence due West a distance of 282.5 feet to an iron pin, thence Northwesterly a distance of 243.9 feet to a Point of Beginning, according to deed recorded in Book 5663, Page 739, in DeKalb County Court House between Mary and Martha Pace and Ralph and Laura Parrish dated November 3, 1986.

SURVEY LEGAL DESCRIPTION

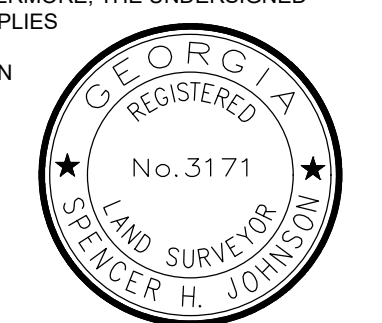
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 163 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A MAG NAIL SET, LOCATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF GLENWOOD ROAD (R/W VARIES) AND THE EASTERLY RIGHT OF WAY OF JANET LANE (60' R/W). THENCE, ALONG SAID RIGHT OF WAY OF GLENWOOD ROAD S 88° 17' 21" E FOR A DISTANCE OF 382.21 FEET TO AN IRON PIN SET, THENCE, LEAVING SAID RIGHT OF WAY S 00° 21' 04" W FOR A DISTANCE OF 169.15 FEET TO A 1" CRIMP TOP PIPE, THENCE, S 00° 54' 05" W A DISTANCE OF 68.45 FEET TO A 1" PIPE, THENCE, N 89° 34' 05" W FOR A DISTANCE OF 282.38 FEET TO A 1/2" PIPE LOCATED ON THE EASTERLY RIGHT OF WAY OF JANET LANE, THENCE, ALONG SAID RIGHT OF WAY N 00° 33' 55" E FOR A DISTANCE OF 243.90 FEET TO THE POINT OF BEGINNING. SAID TRACT OR PARCEL OF LAND CONTAINS 1.56 ACRES MORE OR LESS.

LEGEND OF SYMBOLS

- IRON PIN FOUND (1/2" REBAR UNLESS NOTED)
IRON PIN SET (1/2" REBAR W/CAP UNLESS NOTED)
BENCHMARK
PROPERTY LINE
CONTOUR LINE
SANITARY SEWER MANHOLE
TELEPHONE MANHOLE
UTILITY POLE
GUY WIRE
WATER METER
WATER VALVE
FIRE HYDRANT
ELECTRIC METER
MAIL BOX
SIGN
FENCE
GAS LINE
SANITARY SEWER LINE
OVERHEAD POWER, TELEPHONE AND CATV
RETAINING WALL
STREET ADDRESS
ASPHALT
CONCRETE
TREE

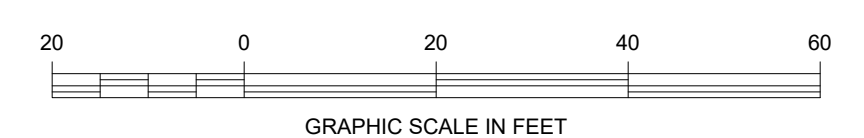
CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

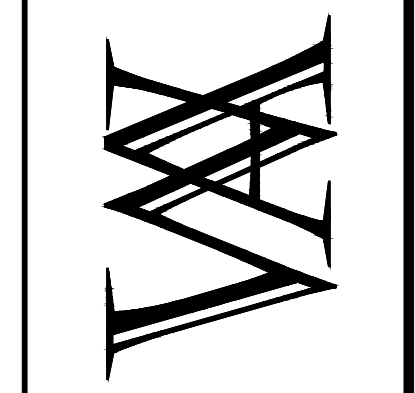


CERTIFICATION

TO: CHICAGO TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA AND NSPS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 2/25/2022.
DATE: 3-9-22 REGISTRATION NO. 3171



WELLSTON ASSOCIATES LAND SURVEYORS, LLC
506 OSGIAN BOULEVARD, SUITE 2
WARNER ROBINS, GEORGIA 31088
OFFICE (478) 971-3382
WWW.WELLSTONASSOC.COM



ALTA NSPS LAND TITLE SURVEY
FOR
PENTAGON PARTNERS, LLC & CHICAGO TITLE INSURANCE COMPANY
15TH LAND DISTRICT
DEKALB COUNTY GEORGIA

Project No.: 1314-029
Drawing No.: ALTA
Drawn By: B.J.H.
Checked By: S.H.J.

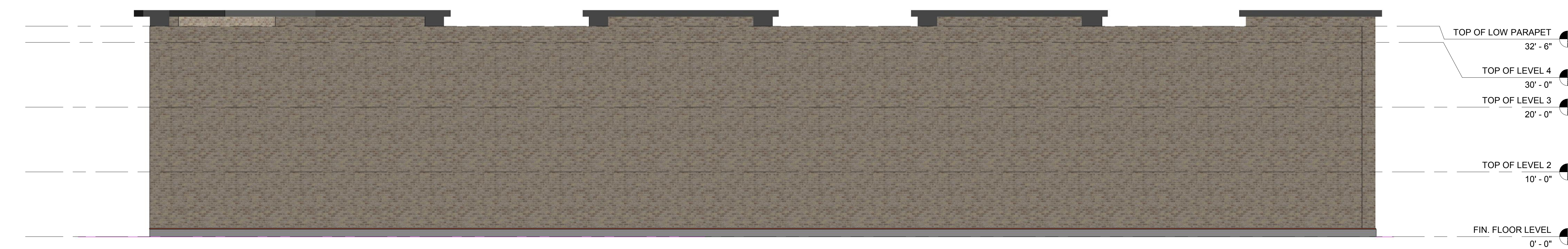
R.L.S. No.: 3171

Date: 3/9/22
Scale: 1"=20'
Sheet No.:

DATE	REMARKS



1 FRONT ELEVATION
1/8" = 1'-0"

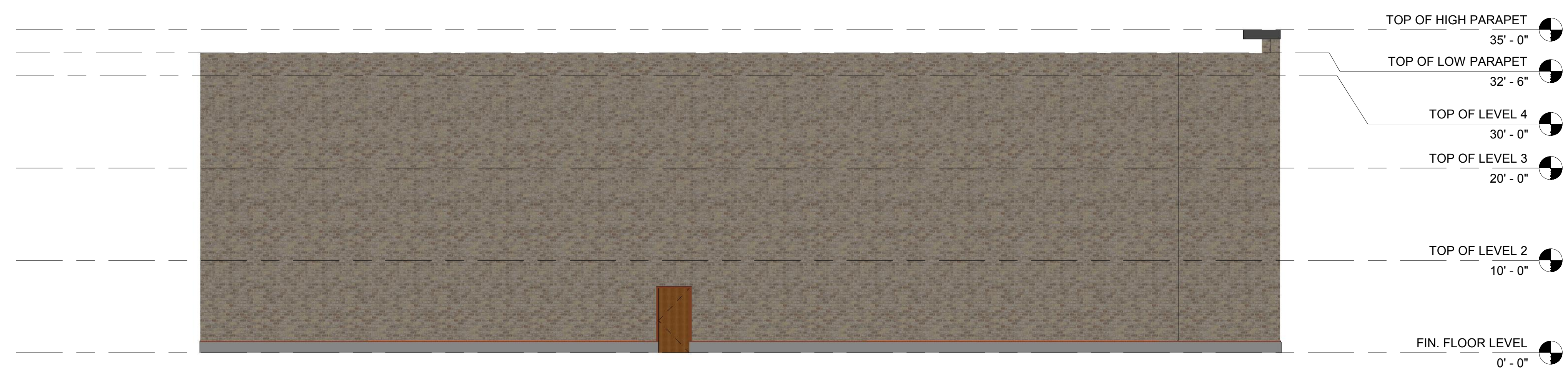


2 REAR ELEVATION
1/8" = 1'-0"

GLENWOOD ROAD PUBLIC STORAGE
CLIMATE CONTROLLED
4819 GLENWOOD ROAD
DECATUR, GEORGIA

TITLE FRONT ELEVATION
DRAWN CHA
CHECKED NAG
DATE 08.30.2022
SCALE 1/8" = 1'-0"
JOB NO. 04
FILE NAME 4819 GLENWOOD ROAD
SHEET A101

DATE	REMARKS



3 LEFT ELEVATION
1/8" = 1'-0"



4 RIGHT ELEVATION
1/8" = 1'-0"

GLENWOOD ROAD PUBLIC STORAGE
CLIMATE CONTROLLED
4819 GLENWOOD ROAD
DECATUR, GEORGIA

TITLE LEFT ELEVATION
DRAWN CHA
CHECKED NAG
DATE 08.30.2022
SCALE 1/8" = 1'-0"
JOB NO. 04
FILE NAME 4819 GLENWOOD ROAD
SHEET A102



DATE	REMARKS

GLENWOOD ROAD PUBLIC STORAGE
CLIMATE CONTROLLED
4819 GLENWOOD ROAD
DECATUR, GEORGIA

TITLE VIEW 1
DRAWN CHA
CHECKED NAG
DATE 08.30.2022
SCALE
JOB NO. 04
FILE NAME 4819 GLENWOOD ROAD
SHEET A103



DATE	REMARKS

GLENWOOD ROAD PUBLIC STORAGE
 CLIMATE CONTROLLED
 4819 GLENWOOD ROAD
 DECATUR, GEORGIA

TITLE
 VIEW 2

DRAWN
 CHA
 CHECKED
 NAG
 DATE
 08.30.2022
 SCALE

JOB NO.
 04

FILE NAME
 4819 GLENWOOD ROAD
 SHEET
 A104



DATE	REMARKS

GLENWOOD ROAD PUBLIC STORAGE
 CLIMATE CONTROLLED
 4819 GLENWOOD ROAD
 DECATUR, GEORGIA

TITLE
 VIEW 3

DRAWN
 CHA
 CHECKED
 NAG
 DATE
 08.30.2022
 SCALE

JOB NO.
 04

FILE NAME
 4819 GLENWOOD ROAD
 SHEET
 A105

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

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

Applicant Name: Mustaq Moosa Phone: : (404) 704 6356 Email: mustaq@cityviewdb.com

Property Address: 4819 Glenwood Rd

Tax Parcel ID: 15 163 04 163 Comm. District(s): 3 & 7 Acreage: 1.56

Existing Use: Vacant Proposed Use Self Storage Multi (two to three stories)

Supplemental Regs: NA Overlay District: NA DRI: NA

Rezoning: Yes No

Existing Zoning: R-75 (Residential Medium Lot)

Proposed Zoning: C-2 (Local Commercial)

Square Footage/Number of Units: _____

Rezoning Request: R-75 to C-1 to allow "self storage multi" –two stories or greater (above two stories will require additional SLUP)

Land Use Plan Amendment: Yes No

Existing Land Use: SUB Proposed Land Use: NA Consistent Inconsistent

Special Land Use Permit: Yes No Article Number(s) 27- only "*Self Storage, Multi*" (multi-story with interior access only to units) is allowed in C-1 zoning district with approval of a *Special Land Use Permit* with several supplemental regulations including a min. distance of 1500 feet between new and existing self-storage facilities. "*Self-Storage, Mini*" (single-story with exterior access to units) is NOT permitted in C-1 zoning.

A second SLUP will be required for building height if above 2 stories or 35 feet.

Major Modification:

Existing Case Number(s): NA

Condition(s) to be modified:

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: Review Calendar Dates: PC: 11/01/22* _____
BOC: 11/17/22** _____ Letter of Intent: Impact Analysis: Owner Authorization(s):
Campaign Disclosure: Zoning Conditions: Community Council Meeting: 10/12/22 _____
Public Notice, Signs: (Applicant must pick up and post and/or will be done by Staff) _____ Tree
Survey, Conservation: _____ Land Disturbance Permit (LDP): Sketch Plat:
Bldg. Permits: Fire Inspection: Business License: State License:
_____ Lighting Plan: _____ Tent Permit: _____ Submittal Format: NO STAPLES, NO BINDERS
PLEASE

***Deadline for hosting pre-community meeting with 15 days notice for November 2022 agenda cycle would be 08/31/22**

****Filing Deadline for application is 09/01/22. If there are more than 20 cases on November agenda cycle then case would be heard in January 2023.**

Review of Site Plan

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

Possible Variances: _____ Applicant will need to provide justification as to why proposed C-1 district and proposed SLUPs for self-storage and building height is appropriate and compatible with surrounding residential uses and how it complies with intent of SUBURBAN character area to provide convenience goods/services to qualifying intersections designated as collector and above.

Show compliance with C-1 requirements and supplemental regulations for "Self Storage Multi", including but

DEPARTMENT OF PLANNING & SUSTAINABILITY

not limited to minimum lot area and lot width, required parking, parking lot landscaping, minimum open space, maximum building height, transitional buffers, transitional height plane, streetscape improvements (sidewalks/street trees/street lighting), building materials, outdoor lighting, etc. The applicant is encouraged to discuss possible transportation improvements that may be required (if the rezoning is approved by the Board of Commissioners) with the county Transportation Department. The applicant is encouraged to contact Land Development Division of Public Works regarding required storm water management, floodplain, and stream buffer issues.

This only a preliminary review and is not a complete list of zoning requirements, a final and complete review will be done upon official submission of a rezoning application and concept plan.

Planner: John Reid Date 08/10/22

Filing Fees

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

Record and Return to:
Lueder, Larkin & Hunter, LLC
192 Anderson Street, Suite 200
Marietta, GA 30060
File No.: GA-MR-21-0708-CAS

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF DEKALB
APN/Parcel ID: 15 163 04 163

THIS INDENTURE, made this 20th day of December, 2021, between

Michael Oden

as party or parties of the first part, hereinafter called Grantor, and

Pentagon Partners, LLC

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H: That Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 163 of the 15th District of DeKalb County, Georgia, being more particularly described as follows:

Beginning at an iron pin found at the East Right of Way of Janet Lane (having a 60 Foot Right of Way) running thence Easterly along the South Right-Of-Way of Glenwood Road a distance of 282.3 feet to an iron pin placed at the corner, thence running South a distance of 241 feet to an iron pin, thence due West a distance of 282.5 feet to an iron pin, thence Northerly a distance of 243.9 feet to a Point of Beginning. according to deed recorded in Book 5663, Page 739, in DeKalb County Court House between Mary and Martha Pace and Ralph and Laura Parrish dated November 3, 1986.

Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described property against the claims of all persons owning, holding, or claiming by, through and under the said Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:

Unofficial Witness

Michael Oden

(SEAL)

Notary Public
My Commission Expires. _____
[Notary Seal]

