



DeKalb County Department of Planning & Sustainability

178 Sams Street,
Decatur, GA 30030

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

Planning Commission Hearing Date: March 5, 2024
Board of Commissioners Hearing Date: March 28, 2024

STAFF ANALYSIS

Case No.:	Z-23-1246804	Agenda #: 2024-0109
Address:	2020 & 2030 Moreland Ave and 1022 & 1032 Hillcrest Drive	Commission District: 03 Super District: 06
Parcel ID(s):	15-081-01-003, 15-081-01-004, 15-081-01-036, 15-081-01-006, 15-081-01-007	
Request:	A Special Land Use Permit (SLUP) for a self-storage (multi) facility in the C-2 (General Commercial) Zoning District.	
Property Owner(s):	Metro Capital Investment, LLC	
Applicant/Agent:	Brad Noble with Metro Capital Investment, LLC	
Acreage:	2.24 acres	
Existing Land Use:	Vacant Parcel	
Surrounding Properties:	North: M (Industrial) East: C-2, R-75 (Residential Medium Lot-75) South: C-2, R-75 West: City of Atlanta	
Comprehensive Plan:	LIND (Light Industrial), South Moreland LCI (Livable Centers Initiative)	
	Consistent	Inconsistent X

Staff Recommendation: Denial.

The applicant, Brad Noble with Metro Capital Investment, LLC, is seeking a SLUP to acquire and combine five (5) parcels within the C-2 (General Commercial) Zoning District for the construction and operation of a two (2) story, self-storage (multi) facility.

The existing site(s) are undeveloped and partially wooded properties. While the proposal is not necessarily inconsistent with the C-2 Zoning District, the requirements of *Section 4.2.35 Self-Storage Supplemental Regulations* were updated in 2021 to restrict locations of self-storage (mini and multi) to M and M-2 industrial zoning districts or within C-2 or OD (Office-Distribution) zoning districts with an approved SLUP. The update was to ensure compatible development of future storage facilities both in design and land use. The subject site is in a LIND (Light Industrial) character area, as specified by the *2050 Unified Plan*, which calls for industrial uses that preserve the appeal of residential neighborhoods. The proposal may not meet the policies and strategies of the *2050 Unified Plan*. Additionally,

the parcels are located within the new *Southwest Tax Allocation District (TAD) 5 Redevelopment Plan* which is set to stem growth and revitalization along this corridor.

The proposal appears inconsistent with *2050 Unified Plan*. LIND character area suggests that such areas are suitable for industrial uses while preserving the appeal of nearby residential and commercial zones. The LIND character area also encourages the integration of appropriate light industrial uses, such as breweries, maker spaces, or live/work, into new mixed use and re-purposed development (Pg. 45). The applicant has updated the site plan (CP5 - enclosed) as of 3/11/24 to address site deficiencies. While the applicant has reduced the proposed area of the facility (111,300 square feet to 109,700 square feet) the proposed use could still disrupt the balance of the neighborhood and adjacent land uses. The proposed size and scale (basement with 2-stories, 109,700 square foot) of the building, still may cause adverse impacts on adjacent land uses and appear out of place. Adjacent to the subject site is Starlight Heights, a single-family neighborhood zoned R-75. Hillcrest Drive is a local residential street within Starlight Heights which faces the southern property line of the proposed facility. Additionally, Chestnut Hill Cemetery borders the northern property line. The building may impact the view from the cemetery for visitors and possibly cause the loss of potential unmarked graves during the shuffle of development. Instead, integrating appropriate LIND uses could act as a buffer between industrial and residential/commercial zones (Pg. 45). As outlined in the *Southwest DeKalb TAD Redevelopment Plan*, redevelopment projects along Moreland intend to transform light industrial/industrial sites into mixed-use residential areas, potentially adding 827 residential units and 15,000 square feet of retail space, addressing housing needs and revitalizing vacant properties (Pg. 25).

Given the relatively low pedestrian-oriented focus and large building mass of self-storage facilities, this proposal may not provide a need for, or protect the residential appeal of, the surrounding community. Moreover, it may conflict with the long-term planning goals outlined in the *South Moreland LCI*. The SLUP proposal appears inconsistent with the City of Atlanta & DeKalb County joint LCI Plan. The LCI Plan focuses on the area along Moreland Avenue, which straddles both DeKalb County and City of Atlanta jurisdictions. South of Moreland Plaza, parcels are currently zoned for industrial and general commercial manufacturing uses, housing, warehousing, truck sales and storage, and distribution facilities (Section 4, Pg.16). The plan advocates for future commercial development on the subject properties to adhere to Atlanta's Quality of Life zoning standards, promoting mixed-use buildings with street-oriented commercial spaces on the ground floor and residential units above (Section 5, Pg.19). The proposal, as described, does not adhere to these standards. The LCI encourages the revitalization of the Moreland Avenue corridor into more attractive and valuable commercial areas (Pg.16). Currently, there appears to be adequate provision of self-storage facilities in the surrounding area with two (2) self-storage facilities within one (1) mile of the site and several within a three to five (3-5) mile radius. As ongoing development in the vicinity continues, (including mixed-use projects, like the redevelopment of Moreland Plaza, less than a mile to the

north), the Corridor requires careful attention of oversaturation of self-storage facilities along the industrialized corridor and density management of vacant and/or underutilized parcels along Moreland Avenue, particularly those bordering single-family neighborhoods.

The proposal appears to meet the dimensional requirements of a C-2 zoning district (setbacks, lot coverage, open space, etc.). As of 3/11/24, the applicant has addressed the Self-Storage Supplemental Regulations within *Section 4.2.35 (A-M)* (see “Applicant Response to Comments”). Storage access for Customers with a key card is 6:00 AM-10:00 PM seven (7) days a week. The applicant has stated standard hours of operation are from 9:30 AM to 6:00 PM from Monday through Saturday, with no standard hours of operation on Sundays. The proposal met the requirement E1. (Transitional Buffers) set forth in 7.4.7 E. *Self-storage facilities, the board of commissioners shall also consider each of the following criteria.* However, E2 suggests *similar architectural detailing to be in harmony with the surrounding community's character*, which may require additional consideration. Furthermore, the application does not meet all SLUP criteria of *Section 27-7.4.6 (A-N)* specifically:

- B – The compatibility with adjacent properties.
- F - The proposed use will create adverse impacts upon adjoining land uses.
- H – Consistency with the Comprehensive Plan (*2050 Unified Plan*).
- K – Size and scale of the building.
- L - Adversely affect historic buildings, sites, districts, or archaeological resources.
- M - Proposed use satisfies the requirements contained within the Supplemental Regulations.
- N - Proposed use is consistent with the needs of the neighborhood.

While the proposal is not necessarily inconsistent with the C-2 zoning district, a SLUP is required to determine compatibility of development of future storage facilities both in design and land use of adjacent properties. Additionally, the proposal does not enhance the policies and strategies of the *2050 Unified Plan*, *Southwest DeKalb TAD Redevelopment Plan*, the *South Moreland LCI*, or meet all of the Supplemental Regulations and site requirements. Moreover, DeKalb County Land Development Division has requested information regarding stormwater runoff, control, and storage. See comments attached. Therefore, upon review of Sections 7.4.6. (B, F, H, K, L, M,) and 7.4.7 (E.2) of the *Zoning Ordinance*, staff recommends a denial.

ZONING COMMENTS FEBRUARY 2024

N1 & N2- 3744 Redan Road- This section of Redan Road is classified as a local road. (The Planning Department may want to look into this because I believe it is a typo on the map.) With a local road: Minimum right of way dedication of 27.5 feet from centerline OR such that all required public infrastructure is within right of way, whichever greater. Requires 12 foot travel lane with curb and gutter, a 6 foot landscape strip (with at least 5 feet between the back of curb and the sidewalk), pedestrian scale street lights (Street Light Engineer: Herman Fowler at hefowler@dekalbcountyga.gov). All interior streets are required to be private streets. Be sure to watch the required separation of access points in Code Section 14-200 (6). This minimum spacing applies to access points on both sides of the road. Verify access point has stopping and intersection sight distances at time of permitting.

N3. 2209 Lawrenceville Hwy. Add 5 foot sidewalks on White Blvd five feet from the back of curb along property frontage. Add pedestrian scale street lighting on all property frontages. (Street Light Engineer: Herman Fowler at hefowler@dekalbcountyga.gov) Verify property lines (property corner shown in the roadway). Dedicate right of way to 8 feet behind curb for sidewalk and street light installations.

N4. 6009 Memorial Drive. No comments

N5. 2020 & 2030 Moreland Ave. Moreland Ave is SR 42. Requires GDOT review and approval prior to permitting. Moreland Ave is a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within the State/County right of way, whichever greater. Requires a 10 foot landscape strip (with 5 feet of the landscape strip between the back of the sidewalk and the curb), a 10 foot multiuse path, and pedestrian scale lighting. (Street Light Engineer: Herman Fowler at hefowler@dekalbcountyga.gov) Only one access point will be allowed on Hillcrest Drive. Be sure to consult with DeKalb County Code Section 14-200 (6) for minimum driveway spacing. This applies to drives on both sides of the street. Hillcrest Drive is classified as a local road. Right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within the right of way. A local street requires a 12 foot travel lane with curb and gutter, 6 foot landscape strip and a 5 foot sidewalk. Verify access points have stopping and intersection sight distances at time of permitting.

2/5/2024

To: Mr. John Reid, Senior Planner
From: Ryan Cira, Director, Division of Environmental Health
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 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

2/5/2024

N.1 LP-24-1246832 15-220-01-026

3744 Redan Road, Decatur, GA 30032

- Please review general comments.

N.2 Z-24-1246799 15-220-01-026

3744 Redan Road, Decatur, GA 30032

- Please see general comments.

N.3 SLUP-24-1246801 / 18-100-01-004

2209 Lawrenceville Hwy, Decatur, GA 30033

- Please see general comments.

N.4 SLUP-24-1246803/ 18-072-02-072

6009 Memorial Drive, Ste 10, Stone Mountain, GA 30083

- Please review general comments.

**N.5 SLUP-24-1246804 15-081-01-003, 15-081-01-004, 15-081-01-036,15-081-01-006,
15-081-01-007**

2020 & 2030 MORELAND AVENUE and 1022 & 1032 HILLCREST DRIVE ATLANTA, GA 30316

- Please review general comments.



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

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**

- **Storm Water Management**

- **Flood Hazard Area/Wetlands**

- **Landscaping/Tree Preservation**

- **Tributary Buffer**

- **Fire Safety**



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

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**COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER**

Case No.: _____ Parcel I.D. #: _____

Address: _____

WATER:

Size of existing water main: _____ (adequate/inadequate)

Distance from property to nearest main: _____ Size of line required, if inadequate: _____

SEWER:

Outfall Servicing Project: _____

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

Water Treatment Facility: _____ adequate _____ inadequate _____

Sewage Capacity: _____ (MGPD) Current Flow: _____ (MGPD)

COMMENTS:

Signature: _____



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLUP-24-1246804 Parcel I.D. #s: 15-081 01-007
 Address: 2020+1030 Moreland Avenue SE 1022+1032 Hillcrest Drive
Atlanta, Georgia 30316

Adjacent Roadway (s):

(classification) (classification)

Capacity (TPD) _____
 Latest Count (TPD) _____
 Hourly Capacity (VPH) _____
 Peak Hour. Volume (VPH) _____
 Existing number of traffic lanes _____
 Existing right of way width _____
 Proposed number of traffic lanes _____
 Proposed right of way width _____

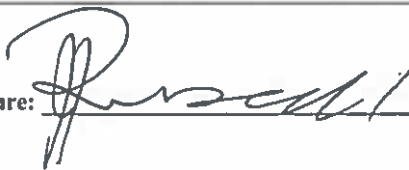
Capacity (TPD) _____
 Latest Count (TPD) _____
 Hourly Capacity (VPH) _____
 Peak Hour. Volume (VPH) _____
 Existing number of traffic lanes _____
 Existing right of way width _____
 Proposed number of traffic lanes _____
 Proposed right of way width _____

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: No traffic engineering concerns at this time

Signature: 



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

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**REZONE
COMMENTS FORM:
PUBLIC WORKS ROAD AND DRAINAGE**

Case No.: SLUP-24-1246804

Parcel I.D. #: 15-081-01-004

Address: 2020 & 2030 Moreland Avenue, Atlanta, GA 30316.

Drainage Basin: South River

Upstream Drainage Area: N/A

Percent of Property in 100-Year Floodplain: 0%

Impact on property (flood, erosion, sedimentation) under existing zoning: There is no structure currently existing on the parcel and flood impact on the subject property can only result from upgradient parcel flowing to the location in this undeveloped state. Erosion and sedimentation activities can be controlled using appropriate BMPs.

Required detention facility(s): Detention will be required for this SLUP application.

COMMENTS:

This SLUP application will require proper stormwater management in order to ensure that flooding in the area is not exacerbated and the existing drainage infrastructure will not be overwhelmed. Coordination and consent of DOT with the development will be required at the Land development permitting stage regarding its frontage on a DOT road along Moreland Avenue.

Signature: _____



DeKalb County
GEORGIA

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

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

Date Received: 12/6/23 Application No: _____

APPLICANT NAME: Brad Noble

Daytime Phone: (770)282-9465 E-Mail: bnoble@nfenterprises.com

Mailing Address: 780 Johnson Ferry Road, STE 650, Atlanta, GA 30342

Owner Name: Metro Capital Investment LLC

(If more than one owner, attach contact information for each owner)

Daytime Phone: 678-480-0787 E-Mail: alijoma@gmail.com

Mailing Address: 4224 Northeast Expy Atlanta, GA 30340

SUBJECT PROPERTY ADDRESS OR LOCATION: 2020, 2030 Moreland Ave

1022, 1032 Hillcrest Drive. Parcels to be combined. DeKalb County, GA 30316

Parcel ID: multiple, see below Acreage or Square Feet: 2.24 AC Commission Districts: 3

Existing Zoning: C-2 Proposed Special Land Use (SLUP): 2 story self storage facility with basement

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

Owner: _____ Agent: X

Signature of Applicant: [Signature]

PARCEL ID'S

- 15 081 01 004
- 15 081 01 003
- 15 081 01 036
- 15 081 01 006
- 15 081 01 007



Notice of Special Land Use Permit Application Community Meeting

To: Property Owner

We are planning to apply for a Dekalb County Special Land Use Permit to construct a self-storage facility at 2030 Moreland Ave SE, Atlanta, GA 30316. Find out more about the project, ask questions, and voice your opinion at the following community meeting:

Date: December 20, 2023

Time: 5:15 PM

Virtual Location: <https://bit.ly/HillcrestStorage> OR



https://teams.microsoft.com/l/meetup-join/19%3ameeting_NmQxMzk1OWYtZjg2Ny00ODJmLWJlOGUtZjA5ODEyZWQ1N2Qy%40thread.v2/0?context=%7b%22Tid%22%3a%22950e8e0d-b45b-45ec-9523-90182001bd15%22%2c%22Oid%22%3a%228784ef3a-09f7-4e20-be7e-d1740e3ee31d%22%7d

For help with Microsoft Teams: <https://bit.ly/3mdqNJl> OR

<https://support.microsoft.com/en-us/office/join-a-meeting-without-a-teams-account-c6efc38f-4e03-4e79-b28f-e65a4c039508>

If you have any questions about the meeting, please call (770) 282-9465 or e-mail bnoble@nfenterprises.com. We look forward to seeing you there!

Sincerely,

Noble Family Enterprises

Property owner mailing list disclaimer for DeKalb County

We are providing a list of property owners as a courtesy. It may or may not contain all property owners. It is the applicant's responsibility to ensure that they are complying with the community meeting requirements, including contacting all property owners within 500 feet of the subject property.

No application for an amendment to the land use plan, an amendment to the official zoning map or special land use permit or a major amendment/modification to a condition of zoning shall be filed and/or accepted for filing until such time as the applicant has conducted a publicized pre-submittal community meeting(s) with surrounding neighborhood association(s)/community groups within one-half (1/2) mile of the subject property and adjacent and nearby property owners within five hundred (500) feet of the subject property.

A notice of the pre-submittal community meeting shall be made in writing. The pre-submittal community meeting shall be held via an online meeting service (e.g. Zoom, Skype, Microsoft Teams, etc.). The online, pre-submittal community meeting shall take place no less than fifteen (15) days after the date of the written notice. Additionally, online, pre-submittal community meetings shall be conducted no earlier than 5:00p.m. on weekdays or between the hours of 9:00a.m. – 5:00p.m. on weekends. Online meetings shall be recorded. Applicants are required to provide documentation that verifies the occurrence of said meeting(s), including but not limited to notice letter, sign-in sheets or correspondence from the neighborhood association(s) or residents from the community before the application can be considered complete by the published Filing Deadline.

2030 Moreland Ave
STARKS GUS JR
2733 MEMORIAL DR SE
ATLANTA GA 30317

2030 Moreland Ave
MCCORD MICHAEL JASON
1353 MONTREAT AVE SW
ATLANTA GA 30310

2030 Moreland Ave
MODERN GLASS AND MIRROR CO INC
210 HAYDEN LN
NEWNAN GA 30265

2030 Moreland Ave
DREAM OF SUNSHINE LLC
651 WOODSTONE DR
LITHONIA GA 30058

2030 Moreland Ave
METRO CAPITAL INVESTMENT LLC
1750 BRECKINRIDGE PKWY 200
DULUTH GA 30096

2030 Moreland Ave
E AND N ENTERPRISES OF GA LLC
140 BELAIR TRL
STOCKBRIDGE GA 30281

2030 Moreland Ave
WALKER ALICIA
1046 HILLCREST DR SE
ATLANTA GA 30316

2030 Moreland Ave
METRO CAPITAL INVESTMENT LLC
4224 NORTHEAST EXPY
ATLANTA GA 30340

2030 Moreland Ave
METRO CAPITAL INVESTMENT LLC
4224 NORTHEAST EXPY
ATLANTA GA 30340

2030 Moreland Ave
MEADOWS CHARLENE E
1034 PLUMA DR SE
ATLANTA GA 30316

2030 Moreland Ave
BOOGERY CAT LLC
PO BOX 89248
ATLANTA GA 30312

2030 Moreland Ave
BOOGERY CAT LLC
PO BOX 89248
ATLANTA GA 30312

2030 Moreland Ave
SALMERON ARTURO
1044 PLUMA DR SE
ATLANTA GA 30316

2030 Moreland Ave
CHESTNUT HILL CEMETERY ASSOC
1990 JONESBORO RD SE
ATLANTA GA 30315

2030 Moreland Ave
MODERN GLASS AND MIRROR CO INC
210 HAYDEN LN
NEWNAN GA 30265

2030 Moreland Ave
MODERN GLASS AND MIRROR CO INC
210 HAYDEN LN
NEWNAN GA 30265

2030 Moreland Ave
MASTER AUTOMOTIVE
2037 GARDEN CIR
DECATUR GA 30032

2030 Moreland Ave
CHESTNUT HILL CEMETERY ASSOCIA
1990 JONESBORO RD SE
ATLANTA GA 30315

2030 Moreland Ave
NEW HOPE METHODIST CHURCH
7994 ALOHA DR
JONESBORO GA 30236

2030 Moreland Ave
METRO CAPITAL INVESTMENT LLC
3454 GREYSTONE CIR
ATLANTA GA 30341

2030 Moreland Ave
METRO CAPITAL INVESTMENT LLC
4224 NORTHEAST EXPY
ATLANTA GA 30340

2030 Moreland Ave
METRO CAPITAL INVESTMENT LLC
1750 1750 BRECKINRIDGE PKWY 200
DULUTH GA 30096

2030 Moreland Ave
BUXBAUM INGRID
PO BOX 8721
ATLANTA GA 31106

2030 Moreland Ave
BAILEY MARK
1040 HILLCREST DR SE
ATLANTA GA 30316

2030 Moreland Ave
HENDERSON VICKIE
1463 PINECREST DR
MEMPHIS TN 38111

2030 Moreland Ave
PIERCE ANNIE JAY HER ESTATE PERS REP
614 WILLOWWIND DR
LOGANVILLE GA 30052

1. Summary

Meeting title	Hillcrest Dr Storage - Special Land Use Permit - Community Meeting
Viewed registration page	0
Registered	0
Canceled registrations	0
Attended	5
Start time	12/20/23, 4:53:04 PM
End time	12/20/23, 5:36:30 PM
Meeting duration	43m 25s
Average attendance time	22m 18s

2. Participants

Name	First join	Last leave	In-meeting duration	Email	Participant ID (UPN)	Role
Michael Corcoran - civilogistix	12/20/23, 5:10:54 PM	12/20/23, 5:36:30 PM	25m 35s	michael@civilogistix.com	michael@civilogistix.com	Organizer
Brad Noble	12/20/23, 5:11:44 PM	12/20/23, 5:33:16 PM	21m 31s	bnoble@nfenterprises.com	bnoble@nfenterprises.com	Attendee
Dr. Kenneth Augustus Walker	12/20/23, 5:11:45 PM	12/20/23, 5:33:16 PM	21m 31s			Attendee
James Ergle - civilogistix	12/20/23, 5:11:45 PM	12/20/23, 5:33:28 PM	21m 42s	james@civilogistix.com	james@civilogistix.com	Attendee
Frank Redding	12/20/23, 5:12:02 PM	12/20/23, 5:33:16 PM	21m 13s			Attendee

3. In-Meeting Activities

Name	Join time	Leave time	Duration	Email	Role
Michael Corcoran - civilogistix	12/20/23, 5:10:54 PM	12/20/23, 5:36:30 PM	25m 35s	michael@civilogistix.com	Organizer
Brad Noble	12/20/23, 5:11:44 PM	12/20/23, 5:33:16 PM	21m 31s	bnoble@nfenterprises.com	Attendee
Dr. Kenneth Augustus Walker	12/20/23, 5:11:45 PM	12/20/23, 5:33:16 PM	21m 31s		Attendee
James Ergle - civilogistix	12/20/23, 5:11:45 PM	12/20/23, 5:33:28 PM	21m 42s	james@civilogistix.com	Attendee
Frank Redding	12/20/23, 5:12:02 PM	12/20/23, 5:33:16 PM	21m 13s		Attendee



Michael Corcoran
500 Sun Valley Dr, Ste H3
Roswell, GA 30076

12/21/2023

Planning and Sustainability Department
178 Sams Street
Decatur, GA 30030

Re: Special Land Use Permit Request

To whom it may concern,

The applicant intends to acquire and combine the following 5 parcels for the purposes of development into a self-storage facility: 15 081 01 004, 15 081 01 003, 15 081 01 036, 15 081 01 006, 15 081 01 007. The subject property following lot combinations will contain approximately 2.24 acres; this property fronts Moreland Ave and Hillcrest Drive and is currently zoned C-2. This application contemplates special land use permit of a self-storage facility on the subject parcel. The special land use permit is requested to cover the full length of time of occupation of the property by the business in question.

The proposed use of the property is a +/-111,300 sf self-storage with typical hours of operation from 9:30 AM-6:00 PM, which is a stable and beneficial use to the community and market. The overall project will be served through connection to existing water services and proposed septic for sewer. Due to the low traffic nature of the use, minimal impact on water usage is anticipated.

The property will be depicted as shown on the attached site plan; this will allow efficient access from existing rights of way, internal movement and adequate market-based parking for employees and visitors to the self-storage use depicted on the attached site plan.

There will be one access driveway along Moreland Ave and two along Hill Crest Drive. Moreland Ave is a state road and the driveway will be permitted through GDOT. A sidewalk is proposed that runs the full length of the

subject property. All of these measures will help the additional traffic created by this development to not have an adverse effect on the surrounding area.

To ensure environmental hazards are not increased by the proposed development, a stormwater facility will be included in the design. Fire protection will be provided on site within the buildings, in addition to construction of fire hydrants on site as needed to ensure complete coverage by Dekalb County Fire Department personnel.

The existing property is unsightly and not maintained very well, but it will be improved to be a nicely landscaped parcel. There is a required 50' Type C zoning buffer to the east that will be provided with landscaping to screen the building from the property to the east. The proposed development will bring life to the vacant lot that has been dead and void of activity. The proposed self-storage building will be aesthetically pleasing and a nice contribution to the neighborhood. For these reasons we are confident that the proposed development will not diminish or impair property values of adjacent properties or neighborhood.

If you have any questions, do not hesitate to reach out.

Best regards,

Michael Corcoran

Michael Corcoran

permits@civilogistix.com

(404) 594-4403



Impact Analysis – Dekalb County – Special Land Use Permit- Self Storage

Project: Hillcrest Drive Storage

Address: 2030 Moreland Ave SE, Atlanta, GA 30316

Project # 23413

1. 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, transitional buffer zones, and all other applicable requirements of the zoning district in which the use is proposed to be located.
 - a. The 2.4-acre site is adequate for the 111,300 sf self-storage facility proposed. The footprint of the building is 37,100 sf and will have 2 above ground levels as well as a basement level. With the site plan proposed there is still enough space to provide the required buffers to the adjacent residential property. The proposed plan meets or exceeds the required regulations of the C-2 zoning district.
2. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district, and whether the proposed use will create adverse impacts upon any adjoining land use by reason of traffic volume/congestion, noise, smoke, odor, dust, or vibration generated by the proposed use.
 - a. The property is adjoined by commercial property on all side except to the east. There is a 50' zoning buffer provided in between the residential property and the proposed self-storage that will be heavily landscaped. There are not any major impacts caused from the proposed use. Self-storage facilities generally have very small traffic counts. Compared to other commercial uses, self-storage will produce less traffic, less impact on public utilities, will not create noise, dust, or vibration issues, and will not result in congestion.
3. Adequacy of public services, public (or private) facilities, and utilities to serve the proposed use.
 - a. The Property will have water provided by DeKalb County off of Hillcrest Drive and will be on septic for sewer. The facility only has one restroom and has very low water demand.
4. 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.
 - a. The proposed use has very little traffic generated and usually produces traffic during non-peak hours for other uses. Moreland Ave and Hillcrest Drive have adequate capacity to accommodate traffic generated by this use.

5. Adequacy of 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.
 - a. There is a proposed ingress and egress on Moreland Ave and Hillcrest Drive that will accommodate the traffic produced by the use.
6. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner and hours of operation of the proposed use.
 - a. There are no adverse impacts on any adjoining land use by the self-storage facility. The typical hours of operation are from 9:30 AM to 6:00 PM from Monday through Saturday, with no standard hours of operation on Sundays.
7. Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.
 - a. Self-Storage is consistent with the existing commercial zoning district requirements. The use will meet zoning requirements of the C-2 district.
8. Whether the proposed use is consistent with, advances, conflicts, or detracts from the policies of the comprehensive plan.
 - a. The comprehensive plan denotes the property as light industrial. Self-storage use is consistent with the light industrial designation of the comprehensive plan.
9. Whether there is adequate provision of refuse and service areas.
 - a. Applicant believes there is adequate refuse services in the area.
10. Whether the length of time for which the special land use permit is granted should be limited in duration.
 - a. The length of time for this special land use permit should not be limited. The cost to develop this use would not be worth it if the development was restricted by time.
11. Whether 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; and whether the proposed use will create any shadow impact on any adjoining lot or building as a result of the proposed building height.
 - a. The height and size of the proposed building is appropriate for the site area provided. The building occupies 35% of the property area leaving the remaining area for drive aisles, parking, loading spaces, and open space. There will be no adverse shadow impacts from our building to adjacent properties, the zoning buffers provide assist with not causing any impact.
12. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.
 - a. There is no known historical value to the property.
13. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.
 - a. The supplemental regulations for self-storage will be met accordingly.

14. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, as expressed and evidenced during the review process.

- a. There is a need for self-storage all around Atlanta. Storage facilities allow for people to downsize and help when transitioning in between housing.



Applicant Response to Comments – Dekalb County

Project: Hillcrest SLUP Response

Staff Review

1. Due to the proposed size and scale (basement with 2-stories, 111,300 square foot) of the building, it appears that the proposed SLUP may cause adverse impacts on adjacent land uses.
 - a. The proposed footprint of the building is approximately 36,566 sf since the update to the site plan. The total proposed area for all three levels is 109,700 sf. The height of the building is 26 feet. The cemetery to the north currently sits approximately 25 feet above the proposed finished floor of the storage building. The top of the storage building will be equal to or below the lowest elevation of the cemetery. The proposed storage building is 215 ft away from Moreland Ave so it is far enough away to not be impactful. As for the residential property to the east, there is a 50-foot zoning buffer that will be densely landscaped to prevent any impacts on the neighboring house. The elevations, landscaping, and the way the building is tucked away from Moreland all helps not adversely impacting adjacent properties.

2. The building may impact and/or shadow the view from the cemetery for visitors and possibly cause the loss of potential unmarked graves during the shuffle of development.
 - a. The height of the building is 26 feet. The cemetery to the north currently sits approximately 25 feet above the proposed finished floor of the storage building. The top of the storage building will be equal to or below the lowest elevation of the cemetery. The building should not cast any shadows onto the cemetery.

3. Currently, there appears to be adequate provision of self-storage facilities in the surrounding area with two (2) self-storage facilities within one (1) mile of the site and several within a three to five (3-5) mile radius.
 - a. The rule of thumb for analyzing a market for self-storage saturation is "SF/Capita" aka "SF/Person." If the SF/Capita is over 7 within a 3-mile radius of the subject site then the market is considered over saturated. The current SF/Capita is 2.37 within a 3-mile radius of the subject site, Meaning the site has an enormous unmet demand for self storage. Going by this, there is adequate demand in the market to comfortably absorb an additional 238,270 NRSF of self-storage within a 3-mile radius before the market would be considered over-saturated my industry standards. There is also only three existing self storage facilities within a 3 miles radius. Only two of which offers any climate controlled units. Both of which are highly occupied. The surrounding population is also growing at 3%+ a year only adding to the demand for additional self-storage space.

4. Given the hours of operation and 2 points of ingress and egress along Hillcrest Drive, there may be adverse impacts on adjoining R-75 land uses. The applicant has stated hours of operation are from 9:30 AM to 6:00 PM from Monday through Saturday, with no standard hours of operation on Sundays, which may enhance traffic along Hillcrest Drive.
- a. Both driveways along Hillcrest Drive have been removed. There is a fire truck turn-a-round in the parking lot that extends towards hillcrest but does not connect. Customers with a storage unit have access with their key card from 6AM-10PM 7 days a week. The office has an employee working Monday-Saturday from 9:30 AM-6PM. These are normal working hours and would hardly have an impact on traffic along Moreland due to the low traffic generated by the use. Storage is one of the lowest traffic generating uses. According to the ITE Trip gen report to peak hour for the use generates 10 total cars entering the site and 12 cars exiting. Compared to a 2,000-sf coffee shop that would have in the peak hour 88 cars entering and the same 88 cars exiting.

Supplemental Storage Regulations Review

D - Individual storage space not calculated.

- Max storage unit size is 300 sf. The maximum allowable unit size is 600 sf. The proposed unit sizes meet the regulations.

E - Applicant did not address security cameras.

- There will be security cameras provided inside and outside of the building.

F - Site access shall not be from roadways designated as local residential streets.

- Site access only provided along Moreland Ave. Site access removed along Hillcrest Drive.

G - An exterior lighting schedule was not included in the submission package; and

- Lighting plan now provided and meets requirements set forth.

J - Non-front building façades of all self-storage facilities, where visible from a public street or adjacent residential uses, shall not consist concrete block.

- There is no concrete block proposed on the building elevations. The building is comprised of fiber cement siding, aluminum, and glass storefront per the building elevations provided.

SLUP Criteria Review

B – The compatibility with adjacent properties.

- The property is zoned commercial and has a future land use designation of light industrial. This proposed use fits into both commercial and light industrial categories. Among the commercial uses permitted this would be one of the least impactful uses.

E – Adequacy of ingress and egress.

- One access proposed along Moreland Avenue. This one access is acceptable for fire access and the low traffic nature of the use.

F - The proposed use will create adverse impacts upon adjoining land uses.

- Self-storage is a very passive use that does not cause adverse impacts to surrounding land uses or any county infrastructure in the area.

H – Consistency with the Comprehensive Plan (2050 Unified Plan).

- The plan is consistent with the future land use designation as light industrial. We are along a primarily industrial corridor and this use would be consistent with that.

I – Adequate provision Refuse and Services.

- Dumpster is provided in rear of property with screening that a trash truck can access.

K – Size and scale of the building.

- The height of the building is 26 feet. The cemetery to the north currently sits approximately 25 feet above the proposed finished floor of the storage building.

L - Adversely affect historic buildings, sites, districts, or archaeological resources.

- The cemetery to the north currently sits approximately 25 feet above the proposed finished floor of the storage building. The building will sit below the cemetery. There will also be landscaping provided at each property line screening the parking lot and building.

M - Proposed use satisfies the requirements contained within the Supplemental Regulations.

- Proposed site satisfies supplemental regulations.

N - Proposed use is consistent with the needs of the neighborhood.

- The rule of thumb for analyzing a market for self-storage saturation is "SF/Capita" aka "SF/Person." If the SF/Capita is over 7 within a 3-mile radius of the subject site then the market is considered over saturated. The current SF/Capita is 2.37 within a 3-mile radius of the subject site, Meaning the site has an enormous unmet demand for self storage. Going by this, there is adequate demand in the market to comfortably absorb an additional 238,270 NRSF of self-storage within a 3-mile radius before the market would be considered over-saturated by industry standards. There is also only three existing self storage facilities within a 3 miles radius. Only two of which offers any climate controlled units. Both of which are highly occupied. The surrounding population is also growing at 3%+ a year only adding to the demand for additional self-storage space.

Hello,

My name is Zachry George and I reside in starlight Heights, near the proposed Storage facility on Moreland Ave. After meeting with the development team at our neighborhood meeting, I feel the facility will be a good neighbor for us. I appreciate their willingness to meet with us and adapt their plan to our request. Though it may not be a business I will use, I'm confident the new building will give the Moreland side of our neighborhood a much needed update.

Zach George
1127 Pluma Dr Atlanta, Ga 30316



DeKalb County
GEORGIA

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: 12-6-2023.

TO WHOM IT MAY CONCERN:

(I), (WE) Metro CAPITAL INVESTMENT LLC

Name of owners(s) (If more than one owner, attach a separate sheet)
NOOR ALI JOOMA

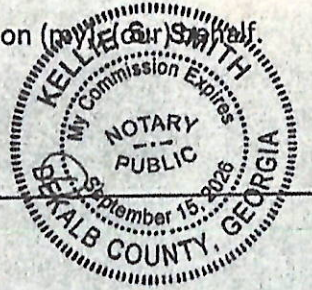
Being (owner) (owners) of the subject property described below or attached hereby delegate authority to:

BRAD NOBLE

Name of Agent or Representative

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

Kenn S. S.
Notary Public



Noor Ali Jooma
Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

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 filing of this application?

Yes _____ No X *

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

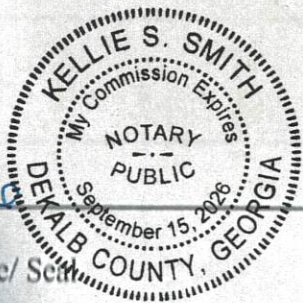
1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

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.

Kellie S. Smith
Notary

[Signature]
Signature of Applicant /Date

Check one: Owner x Agent _____



9/15/2028

Expiration Date/ Seal

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

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 filing 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



Signature of Applicant /Date

Check one: Owner _____ Agent _____

Expiration Date/ Seal

*Notary seal not needed if answer is “no”.

RESERVED FOR THE CLERK OF COURTS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	13019.97'	49.83'	49.83'	N 01°19'19" E
C2	13019.97'	49.83'	49.83'	N 01°06'10" E

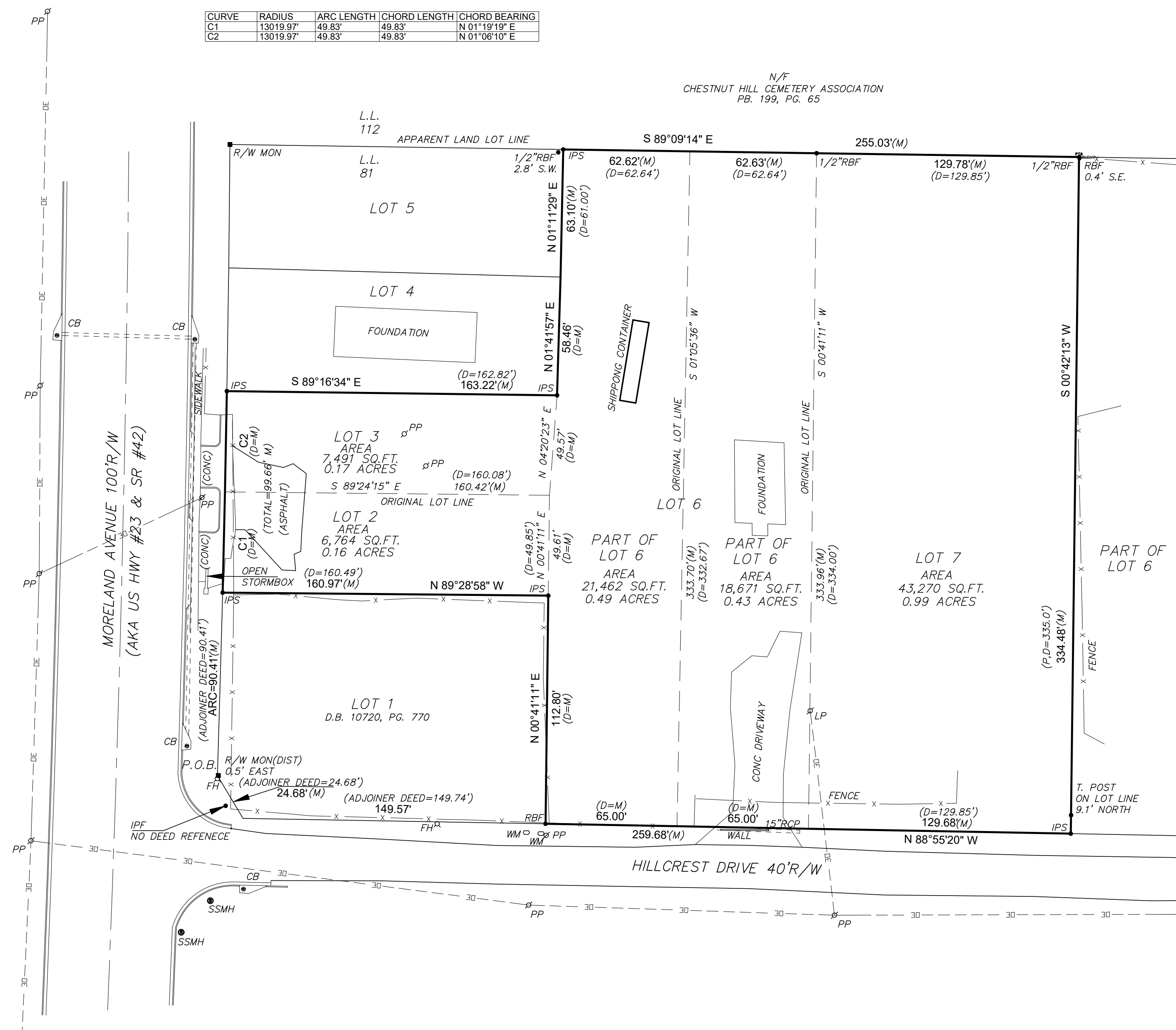
N/F
CHESTNUT HILL CEMETERY ASSOCIATION
PB. 199, PG. 65

SURVEYOR'S NOTES:

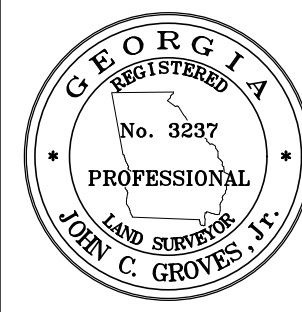
- The field data upon which this plat is based has a relative positional accuracy of 0.02 feet.
- This plat has been calculated for closure and has a mathematical error of 1: 300,000+.
- Field angles and measurements acquired for the production of this plat were obtained on 11/16/23 using a Leica TCPRP 1203 Total Station.
- This plat was prepared without benefit of a current title examination. Easements or other encumbrances may exist which are not shown hereon. All matters pertaining to title are excepted.
- No provisions have been made to secure the delineation of any wetlands, historical, or cultural features that may exist on this property.
- Information regarding the reputed presence, size, character, and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his consultants, his contractors and/or his agents shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information shown hereon as to such underground installations.
- The certification, as shown hereon, is purely a statement of professional opinion based on knowledge, information and belief; and based on existing field evidence and documentary evidence available. The certification is not an expressed or implied warranty or guarantee.

LEGEND AND SYMBOLS USED

- IPF - Iron Pin Found
- IPS - Iron Pin Set (1/2" Capped Rebar)
- RBF - Rebar Found
- OTF - Open Top Pipe Found
- CTF - Crimped Top Pipe Found
- MON - Monument Found
- CMF - Concrete Monument Found
- CP - Calculated Point
- PP - Power Pole
- ⊗ LP - Light Pole
- ⊕ PED - Utility Pedestal
- ⊕ FH - Fire Hydrant
- ⊕ WM - Water Meter
- ⊕ WV - Water Valve
- ⊕ GM - Gas Meter
- ⊕ SMH - Sewer Manhole
- CB - Catch Basin
- DI - Drop Inlet
- C/O - Cleanout
- PBX - Power Box
- Deciduous Tree
- Coniferous Tree
- CMP - Corrugated Metal Pipe
- RCP - Reinforced Concrete Pipe
- R/W - Right of Way
- N-F - Now or Formerly
- DB, PG - Deed Book and Page
- PB, PG - Plat Book and Page
- POB - Point of Beginning
- P - Plat
- D - Deed
- M - Measured



SURVEYOR'S 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.



John C. Groves, Jr. RLS 3237

TOTAL AREA
97,658 SQ.FT.
2.24 ACRES



FOOTHILLS
LAND SURVEYING

3380 TRICKUM ROAD
BUILDING 300
WOODSTOCK, GA 30188
(678) 533-8637
www.foothillslandsurveying.com
GA LSF #1152

**BOUNDARY SURVEY PREPARED FOR
NOBLE FAMILY ENTERPRISES**

F.P. PHILLIPS PROPERTY SUBDIVISION
LOT 2, 3, 6 & 7
BLOCK 10
LOCATED IN LAND LOT 81
15TH DISTRICT
DEKALB COUNTY, GEORGIA

DATE: 11/28/23
SCALE: 1"=40'
DRAWING: 23-448
COORD:
REVISIONS:
DB: 23173, PG. 693-695
PB: 10, PG. 147
SHEET #: 1 of 1

COMPOSITE LEGAL DESCRIPTION (Measured)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND 81 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT THE NORTHWESTERN POINT OR END OF THE MITER FORMED BY THE INTERSECTION OF THE NORTH RIGHT OF WAY OF HILLCREST DRIVE, SE, (40' R/W) WITH THE EAST RIGHT OF WAY OF MORELAND AVENUE, SE, (100' R/W) SAID POINT BEING **THE POINT OF COMMENCEMENT**.

THENCE FROM SAID POINT OF COMMENCEMENT, IN A NORTHERLY DIRECTION ALONG THE EAST RIGHT OF WAY OF MORELAND AVENUE, SE, AND THE ARC OF A CURVE TO THE LEFT FOR AN ARC DISTANCE OF 90.41 FEET TO A POINT ON SAID RIGHT OF WAY, SAID POINT BEING **THE TRUE POINT OF BEGINNING**.

THENCE FROM SAID TRUE POINT OF BEGINNING AS THUS ESTABLISHED AND CONTINUING IN A NORTHERLY DIRECTION ALONG THE EAST RIGHT OF WAY OF MORELAND AVENUE, SE, AND THE ARC OF A CURVE TO THE LEFT FOR AN ARC DISTANCE OF 49.83 FEET, SAID ARC HAVING A RADIUS OF 13,019.97 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 01 DEGREES 19 MINUTES 19 SECONDS EAST FOR A CHORD DISTANCE OF 49.83 FEET TO A POINT ON SAID RIGHT OF WAY;

THENCE CONTINUING IN A NORTHERLY DIRECTION ALONG SAID RIGHT OF WAY, AND THE ARC OF A CURVE TO THE LEFT FOR AN ARC DISTANCE OF 49.83 FEET, SAID ARC HAVING A RADIUS OF 13,019.97 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 01 DEGREES 06 MINUTES 10 SECONDS EAST FOR A CHORD DISTANCE OF 49.83 FEET TO A POINT ON SAID RIGHT OF WAY;

THENCE DEPARTING SAID RIGHT OF WAY, SOUTH 89 DEGREES 16 MINUTES 34 EAST FOR A DISTANCE OF 163.22 FEET TO A POINT;

THENCE NORTH 01 DEGREES 41 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 58.46 FEET TO A POINT;

THENCE, NORTH 01 DEGREES 11 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 63.10 FEET TO A POINT;

THENCE, SOUTH 89 DEGREES 09 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 62.62 FEET TO A POINT;

THENCE CONTINUING, SOUTH 89 DEGREES 09 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 62.63 FEET TO A POINT;

THENCE CONTINUING, SOUTH 89 DEGREES 09 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 129.78 FEET TO A POINT;

THENCE, SOUTH 00 DEGREES 42 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 334.48 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF HILLCREST DRIVE, SE;

THENCE IN A WESTERLY DIRECTION ALONG SAID RIGHT OF WAY, NORTH 88 DEGREES 55 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 129.68 FEET TO A POINT ON SAID RIGHT OF WAY;

THENCE CONTINUING ALONG SAID RIGHT OF WAY, NORTH 88 DEGREES 55 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 65.00 FEET TO A POINT ON SAID RIGHT OF WAY;

THENCE CONTINUING ALONG SAID RIGHT OF WAY, NORTH 88 DEGREES 55 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 65.00 FEET TO A POINT ON SAID RIGHT OF WAY;

THENCE DEPARTING SAID RIGHT OF WAY, NORTH 00 DEGREES 41 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 112.80 FEET TO A POINT;

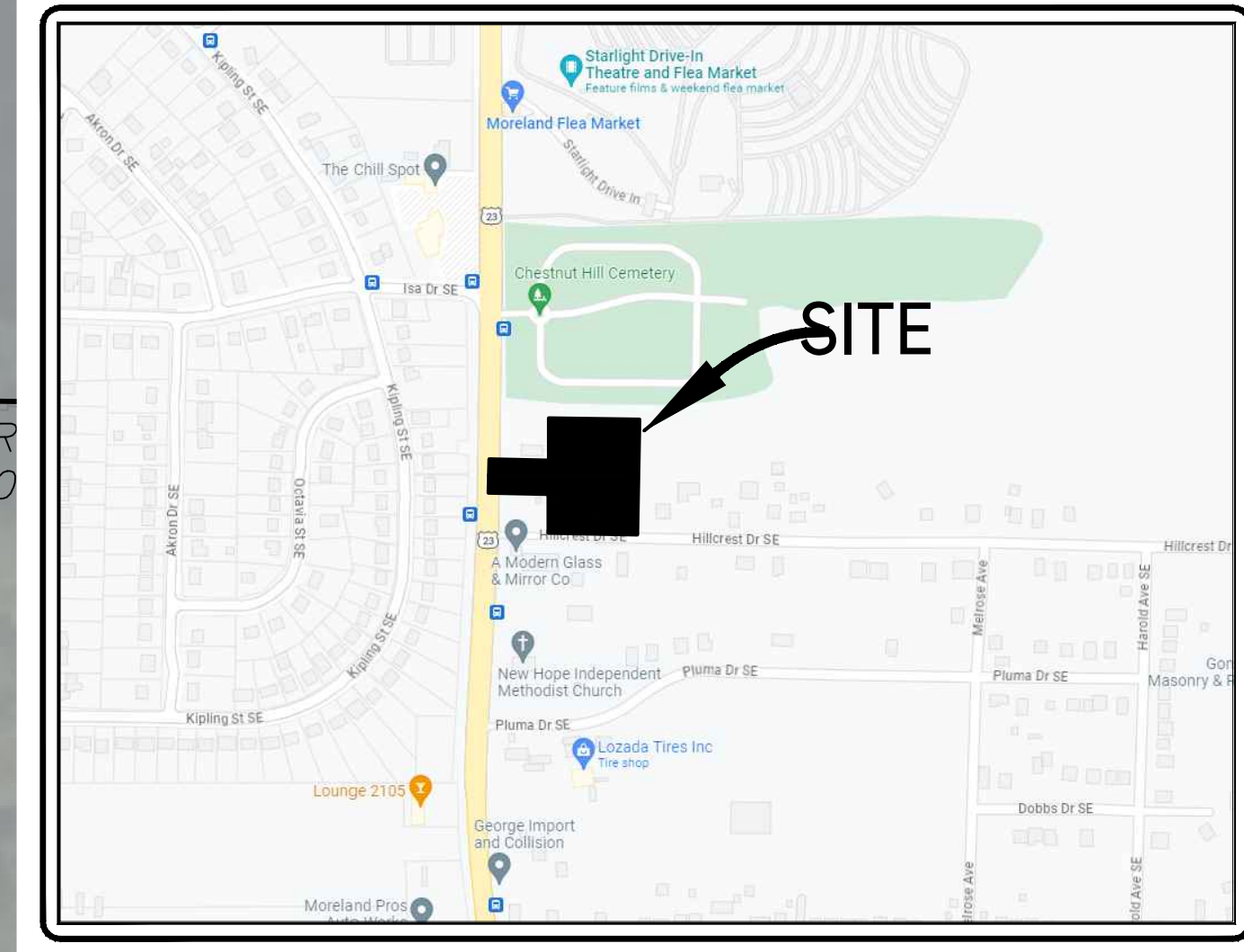
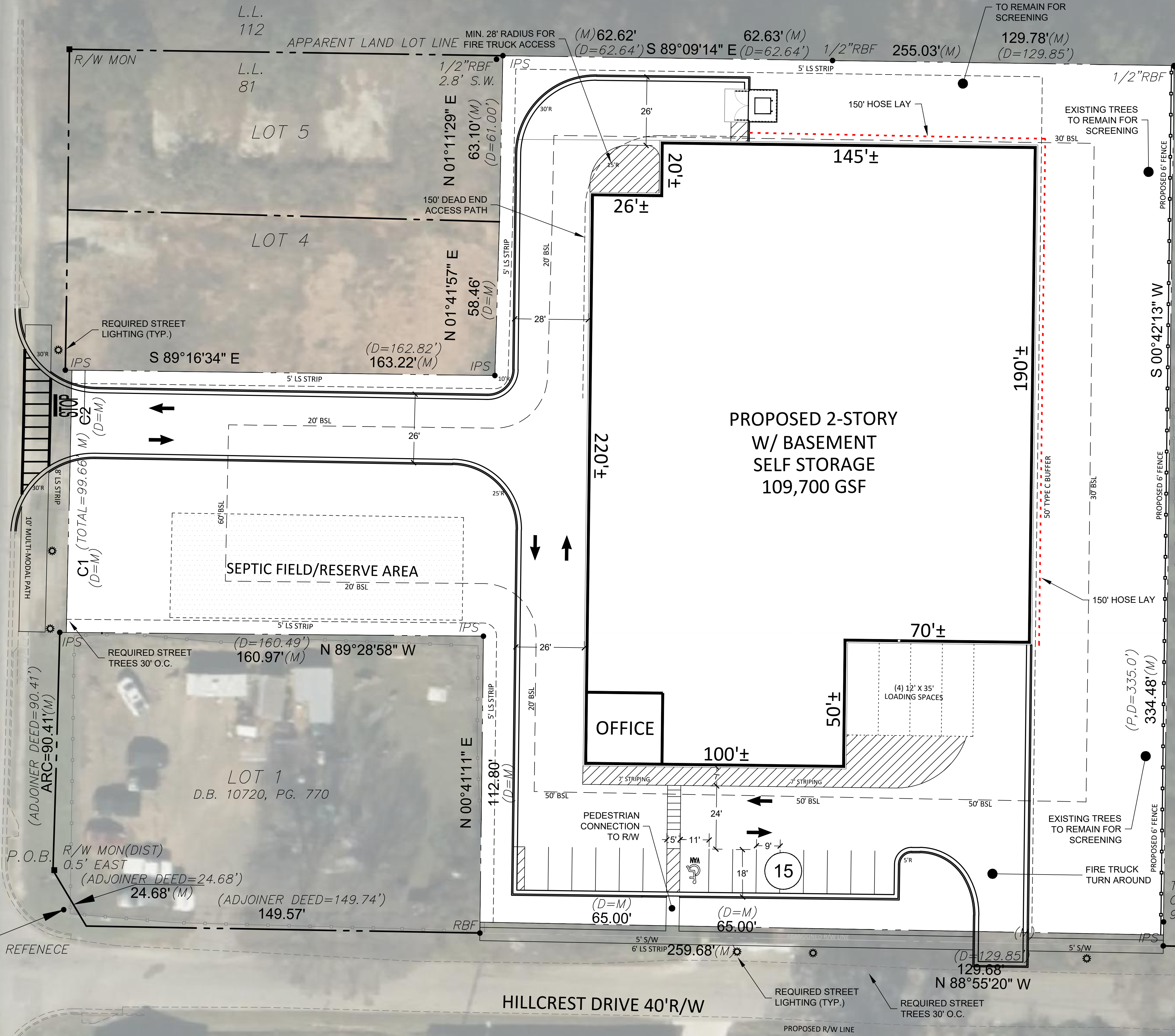
THENCE, NORTH 89 DEGREES 28 MINUTES 58 SECONDS WEST FOR A DISTANCE OF 160.97 FEET TO A POINT ON THE EAST RIGHT OF WAY OF MORELAND AVENUE, SE, SAID POINT BEING **THE TRUE POINT OF BEGINNING**.

THE ABOVE-DESCRIBED, COMPOSITE AREA CONTAINS **97,658 SQ. FT. OR 2.24 ACRES** AND IS INCLUSIVE OF THE FOLLOWING, INDIVIDUAL, DEKALB COUNTY, GEORGIA TAX PARCELS:

15 081 01 003; 15 081 01 004; 15 081 01 036; 15 081 01 006 AND 15 081 01 007.

MORELAND AVENUE 100'R/W
(AKA US HWY #23 & SR #42)

N/F
CHESTNUT HILL CEMETERY ASSOCIATION
PB. 199, PG. 65



VICINITY MAP
N
UNDERGROUND
DETENTION REQUIRED

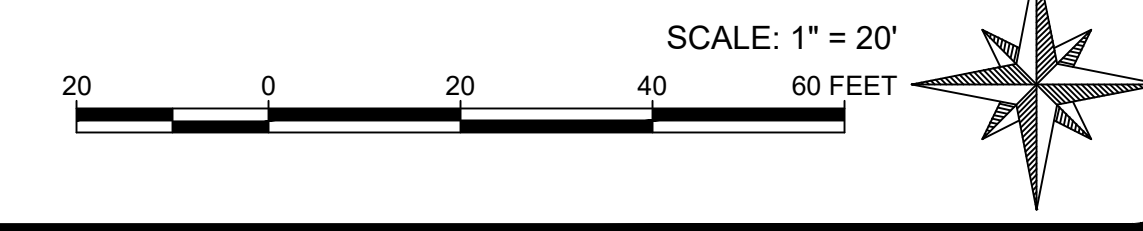
Level 1		
	Existing/Req'	Proposed
Zoning	C-2	-
Use Allowed	SUP	-
Use Specific Req'		-
Flood Zone	Zone X	-
National Wetlands Inventory	x	-
Overlay District	x	-
Self Storage		109,700 GSF
Total Site Area	-	2.4 AC
Building Setbacks		
Major	60'	-
Minor	50'	-
Side	20'	-
Rear	30'	-
Landscape Strips		
Major	16'	-
Minor	12'	-
Side	5'	-
Land Use Buffers	50'	-
Environmental Buffers		
Level 2		
	Existing/Req'	Proposed
Parking Ratio	1/8000 GSF	-
Parking Spaces	13	15
Parking Size	9'x18'	9'x18'
Compact Parking %		-
Loading Space	(4) 12'x35'	(4) 12'x35'
LS - Open Space %	20%	35%
Minimum Lot Size	30,000 SF	-
Minimum Frontage	100'	-
Adjacent Zoning North	M	-
Adjacent Zoning South	Hillcrest Dr	-
Adjacent Zoning East	R-75	-
Adjacent Zoning West	Moreland Ave	-
Water Sewer Proximity		-
Overlay Requirements		-

civilOUISTIX
500 SUN VALLEY DRIVE, STE H3, ROSWELL, GA 30076
(404) 594-4403 - civilouistix.com

PRELIMINARY SITE PLAN
HILLCREST DR STORAGE
2030 MORELAND AVE SE
ATLANTA, GA 30316

CP5
23413

MARCH 11, 2024
REVISIONS



NOTE: THE PREPARATION OF THIS SITE PLAN IS BASED UPON INFORMATION READILY AVAILABLE DURING THE DILIGENCE PROCESS AND SHOULD NOT BE RELIED UPON FOR ZONING ENTITLEMENTS. ZONING, LEGAL ENTITLEMENTS AND AN ALTA SURVEY SHOULD BE REVIEWED BY AN ATTORNEY.

PLANT SCHEDULE

TREES							
SYMBOL	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT.	SIZE	CAL.	REMARKS
	ARO	6	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	B & B	10'-12' HT	3" CAL.	SPECIMEN
	ABU	6	ACER BUERGERIANUM / TRIDENT MAPLE	B & B	10'-12' HT	3" CAL.	SPECIMEN
	UPA	8	ULMAS PARVIFOLIA / LACEBARK ELM	B & B	10'-12' HT	3" CAL.	SPECIMEN
SHRUBS							
SYMBOL	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT.	SIZE	NA	REMARKS
	CHP	167	CEPHALOTAXUS HARRINGTON 'PROSTRATA' / SPREADING JAPANESE PLUM YEW	3 GAL.	-	-	-
	CJA	105	CLEYERA JAPONICA / JAPANESE CLEYERA	3 GAL.	-	-	-
	IGL	71	ILEX GLABRA / INKBERRY	3 GAL.	-	-	-
	IVN	33	ILEX VOMITORIA 'NANA' / STROKES DWARF YAUPON HOLLY	3 GAL.	-	-	-
	MULCH	10,204 SF	MULCH	4" POT	12" O.C.	-	-

N/F
CHESTNUT HILL CEMETERY ASSOCIATION
PB. 199, PG. 65

LANDSCAPING NOTES

- LANDSCAPE WORK WILL INCLUDE, BUT IS NOT LIMITED TO, THE SUPPLYING OF ALL PLANT MATERIALS SPECIFIED, THE FURNISHING OF ALL LABOR, EQUIPMENT WATER, ELECTRICITY, EQUIPMENT AND ALL MATERIALS CALLED, INCLUDING ALL RELATED PREPARATION WORK REGARDING SITE INCONSISTENCIES AND SOIL ISSUES.
- CONTRACTOR WILL MAINTAIN ALL PLANTS AND PLANTED AREAS UNTIL FINAL ACCEPTANCE BY THE OWNER. THE CONTRACTOR WILL ASSIGN A QUALIFIED PROJECT MANAGER AND FIELD SUPERVISOR TO WORK DIRECTLY WITH THE LA OR OWNER AND SUPERVISE THE WORK AT ALL TIMES THROUGH FINAL OWNER ACCEPTANCE.
- ALL LANDSCAPE WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES, PERMITTING IS THE RESPONSIBILITY OF THE CONTRACTOR.
- VERIFICATION OF EXISTING CONDITIONS IS THE RESPONSIBILITY OF THE CONTRACTOR. THIS INCLUDES BUT IS NOT LIMITED TO: SOIL CONDITIONS, UTILITIES (UNDERGROUND AND ABOVE GROUND), EXISTING STRUCTURES, ETC. PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES & SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY & ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION, AT NO ADDITIONAL COST TO OWNER.
- THE CONTRACTOR SHOULD BE COMPLETELY FAMILIAR WITH CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES, POTENTIAL PROBLEMS, ETC. SHOULD BE MADE KNOWN TO THE LA OR OWNER PRIOR TO COMMENCEMENT OF WORK.
- ALL REASONABLE SAFEGUARDS ARE TO BE TAKEN IN ORDER TO PROTECT EXISTING STRUCTURES, PAVEMENT, FURNISHINGS, LAWN AND LANDSCAPING. THE CONTRACTOR IS RESPONSIBLE FOR DAMAGE THAT OCCURS AS A RESULT OF CONTRACTOR NEGLIGENCE.
- EXISTING OR PROPOSED DRAINAGE PATTERNS ARE NOT TO BE ALTERED BY THE CONTRACTOR IN A WAY THAT IS INCONSISTENT WITH THE LANDSCAPE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK AND COORDINATION OF WORK, INCLUDING WORK TO BE PERFORMED BY SUBCONTRACTORS.
- THE CONTRACTOR MUST CONFIRM THE AVAILABILITY OF ALL SPECIFIED PLANT MATERIAL PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR WILL ARRANGE FOR APPROVAL FOR PLANT MATERIALS BY THE LA VIA FIELD VISITS/TAGGING AND OR SUBMISSION OF PLANT SAMPLES AT THE DISCRETION OF THE LA OR OWNER.
- ALL PLANT MATERIAL MUST MEET OR EXCEED THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK. ALL PLANT MATERIAL SIZES SPECIFIED ARE MINIMUM SIZES. ALL CONTAINER AND TREE CALIPER SIZES ARE MINIMUM. CONTAINER OR CALIPER SIZE MAY BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZE SPECIFIED.
- ALL PLANT MATERIAL WILL BE SUBJECT TO APPROVAL AT THE JOB SITE BY THE LA OR OWNER PRIOR TO INSTALLATION. WHEN DELIVERED PLANT MATERIAL DOES NOT COMPLY WITH THE REQUIREMENTS, THE LA RESERVES THE RIGHT TO REJECT SUCH PLANTS AND REQUIRE THE CONTRACTOR TO REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL RE-INSPECTED AND FOUND TO BE ACCEPTABLE. THE CONTRACTOR WILL REMOVE REJECTED PLANTS AND MATERIALS FROM THE PLANTING SITE WITHIN 72 HOURS AND REPLACE WITH ACCEPTABLE MATERIAL AT THE COST OF CONTRACTOR.
- NO PLANT SUBSTITUTIONS WILL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE LA OR OWNER. ANY SUBSTITUTIONS MUST BE SUBMITTED IN WRITING ACCOMPANIED BY PICTURES OR SAMPLES FOR APPROVAL BY THE LA OR OWNER PRIOR TO INSTALLATION.
- ALL SHRUB BEDS WILL BE TILLED TO MINIMUM DEPTH OF 4-8 INCHES OR AS SPECIFIED IN CONSTRUCTION DOCUMENT DETAILS. PLANTING BEDS TO BE SEPARATED FROM LAWN AREAS WITH A 4 INCHES DEEP EXCAVATED TRENCH. THE TRENCH WILL HAVE A VERTICAL FACE AGAINST THE LAWN AREA, AND A GENTLY TAPERED EDGE LEADING INTO THE SHRUB BED.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING EXISTING VEGETATION AS REQUIRED AND PREPARING PLANTING AREAS PRIOR TO INSTALLATION OF PLANT MATERIALS.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE SOIL IN ALL PLANTED AREAS IS OF AN APPROPRIATE TYPE AND CONSISTENCY FOR PLANTING AND AT THE CORRECT PH. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING SOIL AND SUITABILITY, AND ANY NECESSARY AMENDMENTS SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LA OR OWNER.
- THE CONTRACTOR WILL TEST PROJECT SOILS TO VERIFY THAT THE SOILS ON-SITE ARE ACCEPTABLE FOR PROPER GROWTH OF PLANT MATERIALS AND ADEQUATE DRAINAGE IN PLANT BEDS AND PLANTERS. THE CONTRACTOR WILL COORDINATE THE LOCATION, AND PROCUREMENT OF EXISTING ON-SITE SOIL SAMPLES WITH THE LANDSCAPE ARCHITECT. REPRESENTATIVE SAMPLES WILL BE SUBMITTED TO A CERTIFIED TESTING LABORATORY FOR ANALYSIS. THE FINDINGS, TOGETHER WITH RECOMMENDATIONS FOR AMENDING THE SOILS SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO DELIVERY AND INSTALLATION OF PLANT MATERIALS AT THE JOB.
- ALL PLANTING BEDS WILL BE STAKED AND OR PAINTED BY THE CONTRACTOR FOR APPROVAL BY THE LA, OWNER OR OWNER'S REPRESENTATIVE. PRIOR TO PLANT INSTALLATION, TREES WILL BE LOCATED WITH STAKES OR FLAGS FOR APPROVAL BY THE LA OR OWNER PRIOR TO INSTALLATION.
- ALL PROPOSED TREES WILL BE INSTALLED EITHER ENTIRELY IN OR ENTIRELY OUT OF PLANTING BEDS.
- THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE AMOUNT OF SOD OR SEED REQUIRED TO INSTALL LAWN AREAS ACCORDING TO THE LANDSCAPE PLANS. PRIOR TO THE AWARDED CONTRACT THE CONTRACTOR SHALL PROVIDE A UNIT COST FOR ANY TERRAZZO, SOD OR SEED NOT INCLUDED IN THE BID DOCUMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY AND PLUMB CONDITION OF ALL INSTALLED PLANT MATERIALS AND REPLACING ANY DAMAGED PLANT MATERIAL WITH PLANTS OF EQUAL KIND, SIZE AND CONDITION AT NO ADDITIONAL COST TO THE OWNER. NO CHAINS OR CABLES ATTACHED TO THE TRUNK WILL BE USED WHEN INSTALLING PLANT MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PREVENT PLANTS AND TREES FROM FALLING OR BEING BLOWN OVER, AND TO REPLACE ALL PLANTS WHICH ARE DAMAGED DUE TO INADEQUATE GUYING OR STAKING. AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR WILL REMOVE ALL STAKING MATERIALS THE END OF THE WARRANTY PERIOD AND DISPOSE OFF-SITE.
- ALL PLANTING BEDS WILL BE MULCHED AS SPECIFIED IN DETAILS.
- ALL PLANT MATERIALS WILL RECEIVE ADEQUATE WATERING BY THE CONTRACTOR AS REQUIRED UNTIL FINAL ACCEPTANCE BY OWNER. IF AN IRRIGATION SYSTEM IS PRESENT OR PROPOSED, THE CONTRACTOR WILL COORDINATE SUPPLEMENTAL WATERING OF NEWLY PLANTED MATERIAL UNTIL IRRIGATION SYSTEM IS FULLY OPERATIONAL.
- ALL EXISTING TREES TO REMAIN, AS NOTED ON THE DRAWINGS, WILL PROTECTED BY FENCING SPECIFIED IN THE DRAWING DETAILS. VEHICLE TRAFFIC, PARKING OR MATERIALS STORAGE IS PROHIBITED WITHIN THE DRIPLINE OF ANY TREE OR WITHIN ANY TREE PROTECTION FENCE. ANY EXISTING PLANT MATERIAL OR TREES DAMAGED BY CONSTRUCTION ACTIVITY WILL BE REPLACED BY THE CONTRACTOR AT THEIR EXPENSE.
- NO TREES WILL BE PLANTED WITHIN DESIGNATED UTILITY CORRIDORS, PUBLIC RIGHT OF WAY (WITHOUT RIGHT OF WAY UTILIZATION PERMIT) NOR ANY PLANTS LOCATED WITHIN FOUR FEET (4') OF ANY SWALE CENTERLINE IDENTIFIED ON THE DRAWINGS. ANY FIELD ADJUSTMENTS WILL NEED APPROVAL BY THE LA OR OWNER PRIOR TO INSTALLATION.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING EFFECTIVE TRAFFIC CONTROL AND REMOVAL OF ALL DEBRIS OFF-SITE ON A DAILY BASIS.
- THE CONTRACTOR SHALL IMMEDIATELY REPORT ANY CONTRACT DOCUMENT DISCREPANCIES OR CONFLICTS TO THE LA OR OWNER, INCLUDING BUT NOT LIMITED TO MATERIAL QUANTITIES AND LOCATIONS PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. HIS ESTIMATES ARE ONLY AN AID FOR CLARIFICATION OF UNITS. THE CONTRACTOR MUST TO COMPARE WITH HIS OWN ESTIMATES. NO EXTRA COMPENSATION WILL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK AFTER EXECUTION OF THE CONTRACT DOCUMENTS. CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLATION OF PLANT MATERIAL ACCORDING TO DRAWINGS.
- WARRANTY: ALL PLANTS WILL BE WARRANTED TO REMAIN ALIVE AND HEALTHY AND IN THRIVING CONDITION FOR TWO YEARS FROM THE DATE OF JOB ACCEPTANCE. PLANTS SHALL BE SPECIMEN QUALITY. PLANTS WILL BE HEALTHY AND VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF AND MEET ALL MINIMUM STANDARDS OF THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1)
- WIRE BASKETS AND STRAPPING WILL BE REMOVED PRIOR TO INSTALLATION.
- ALL B&B TREES WILL BE MOVED WITH STRAPPING CONNECTED TO WIRE BASKET ONLY, NEVER ATTACHED DIRECTLY TO TREE TRUNK. CONTAINER PLANTS WILL BE MOVED IN A WAY THAT IS COMPLETELY SUPPORTED BY THE CONTAINER, NOT THE TREE TRUNK. ANY DAMAGED PLANTS WILL NOT BE ACCEPTED BY LA OR OWNER, AND MUST BE REPLACED.
- CONTRACTOR WILL INSPECT ALL DELIVERED PLANT MATERIAL TO ENSURE ALL MATERIAL MEETS ALL MINIMUM STANDARDS OF THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), INCLUDING SHIPPING STANDARDS.
- TREES SPECIFIED TO HAVE CLEAR TRUNK HEIGHT SHALL BE NURSERY GROWN WITH CLEAR TRUNK SPECIFIED.
- CONTRACTOR WILL BACK-FILL ALL PLANTINGS WITH 2/3 SCREENED AND CULTIVATED EXISTING SOILS & 1/3 LOCAL NURSERY GRADE LANDSCAPE MIX. CONTRACTOR SHALL SUBMIT ALL SOIL PRODUCTS FOR TO LA OR OWNER FOR REVIEW AND APPROVAL, PRIOR TO ORDERING.
- GRASS ALL DISTURBED AREAS (INCLUDING RIGHT-OF-WAY), UNLESS OTHERWISE INDICATED, ALL GRASSED AREAS SHALL BE CLEANED OF ALL STONES AND DEBRIS, RAKED SMOOTH AND CONFORM TO PROPOSED GRADES. CONTRACTOR WILL COORDINATE GRASSING SCHEDULE AND MATERIALS WITH CIVIL ENG. SOIL STABILIZATION SCHEDULE AND MATERIALS. A. SOD AREAS TO BE SODDED SOD SHALL BE ROLLED TO PROVIDE A CONSISTENTLY EVEN SURFACE. REFER TO SODDING DETAIL FOR INSTALLATION INSTRUCTIONS. B. SEED REFER TO AND COORDINATE WITH PLANT SCHEDULE (LIST) AND CIVIL ENG. SOIL STABILIZATION VEGETATION SCHEDULE (LIST) FOR SEED TYPE AND TIME FOR INSTALLATION. CONTRACTOR WILL GUARANTEE A FULL THICK STAND OF ESTABLISHED GRASS AND WILL PROVIDE IRRIGATION TO SEEDED LAWN AREAS UNTIL ACCEPTANCE OF LAWN. THINLY ESTABLISHED AREAS WILL RE-SEED AND IRRIGATED AS NECESSARY BY CONTRACTOR UNTIL ACCEPTED BY LA/OWNER.
- CONTRACTOR WILL INSTALL ALL WARRANTY MATERIAL PER ORIGINAL LANDSCAPE NOTES & DETAILS IN PLANS.
- IRRIGATION SYSTEM, IF REQUIRED, IS TO BE DESIGNED BY OTHERS. CONTRACTOR TO INSTALL AUTOMATIC IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE IN ACCORDANCE WITH SPRINKLER HEAD MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR / LANDSCAPE CONTRACTOR PLEASE NOTE: LANDSCAPE CONTRACTOR WILL PROVIDE PHOTOGRAPHS OF ALL TREES, SHRUBS, & GROUND COVER MATERIAL TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO JOB SITE FOR APPROVAL.

MORELAND AVENUE 100'R/W
(AKA US HWY #23 & SR #42)

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HILLCREST DRIVE 40'R/W

PROPOSED R/W LINE

SCALE: 1" = 20'
20 0 20 40 60 FEET

LANDSCAPE PLAN
L201
23413
MARCH 11, 2024
REVISIONS

civilogistix
500 SUN VALLEY DRIVE, STE H3, ROSWELL, GA 30076
(404) 594-4403 - civilogistix.com

HILLCREST DR STORAGE
2030 MORELAND AVE SE
ATLANTA, GA 30316

MORELAND AVENUE 100'R/W
(AKA US HWY #23 & SR #42)

LUMINAIRE SCHEDULE

LABEL	MANUFACTURE	MODEL	QTY
LP	LSI INDUSTRIES	SLM-LED-12L-SIL-FT-40-70CRI	5
WP	LSI INDUSTRIES	XWM-3-LED-06-40	8

SITE UTILITY NOTES

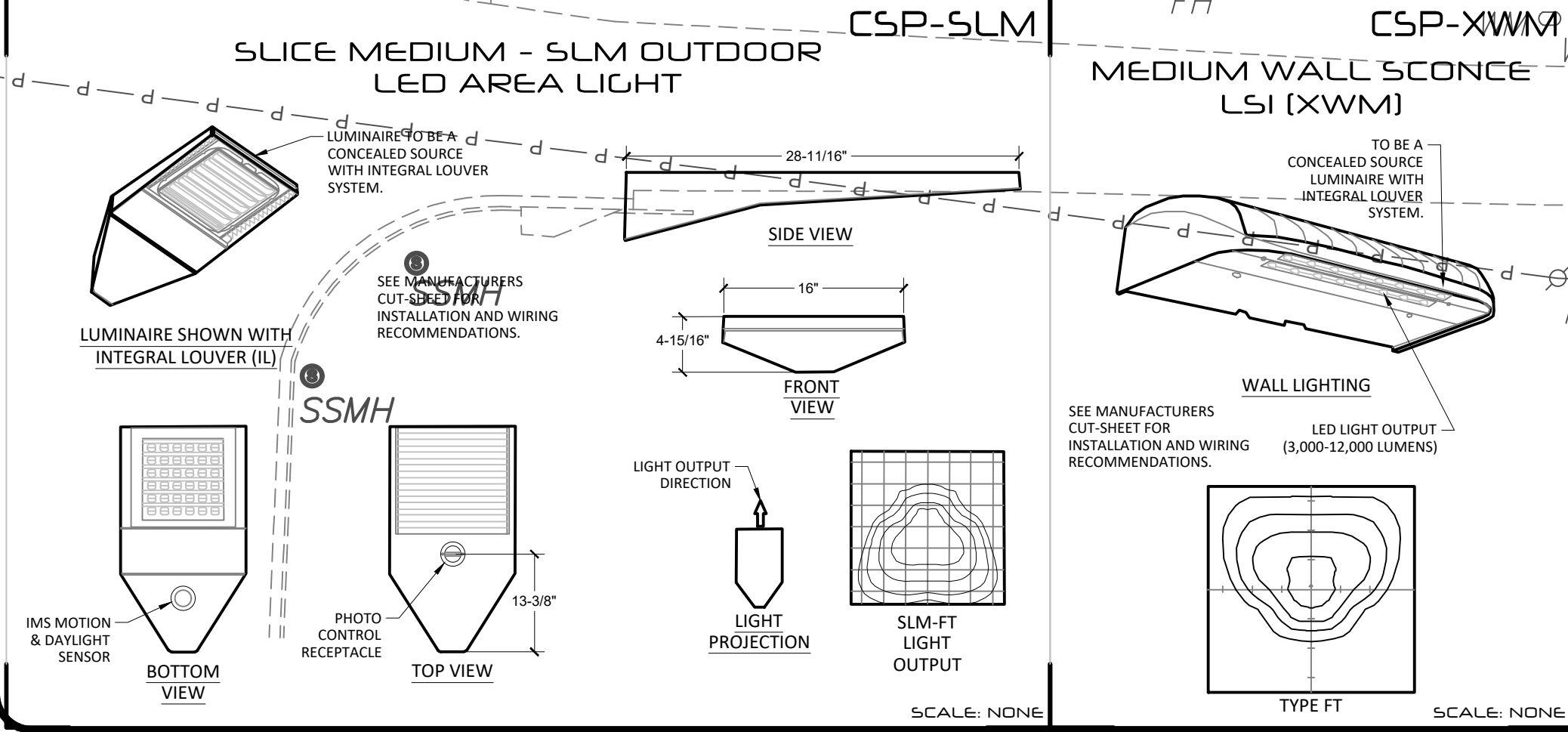
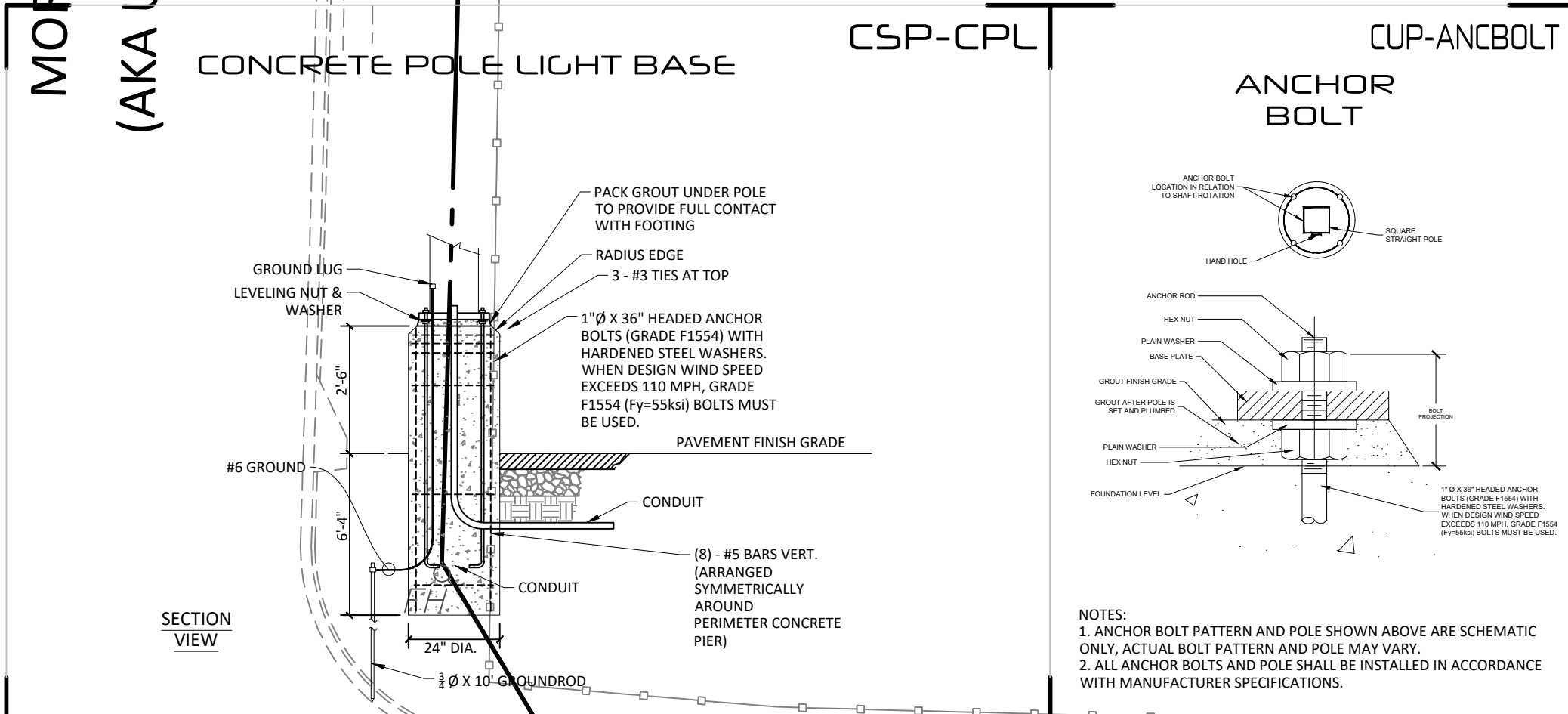
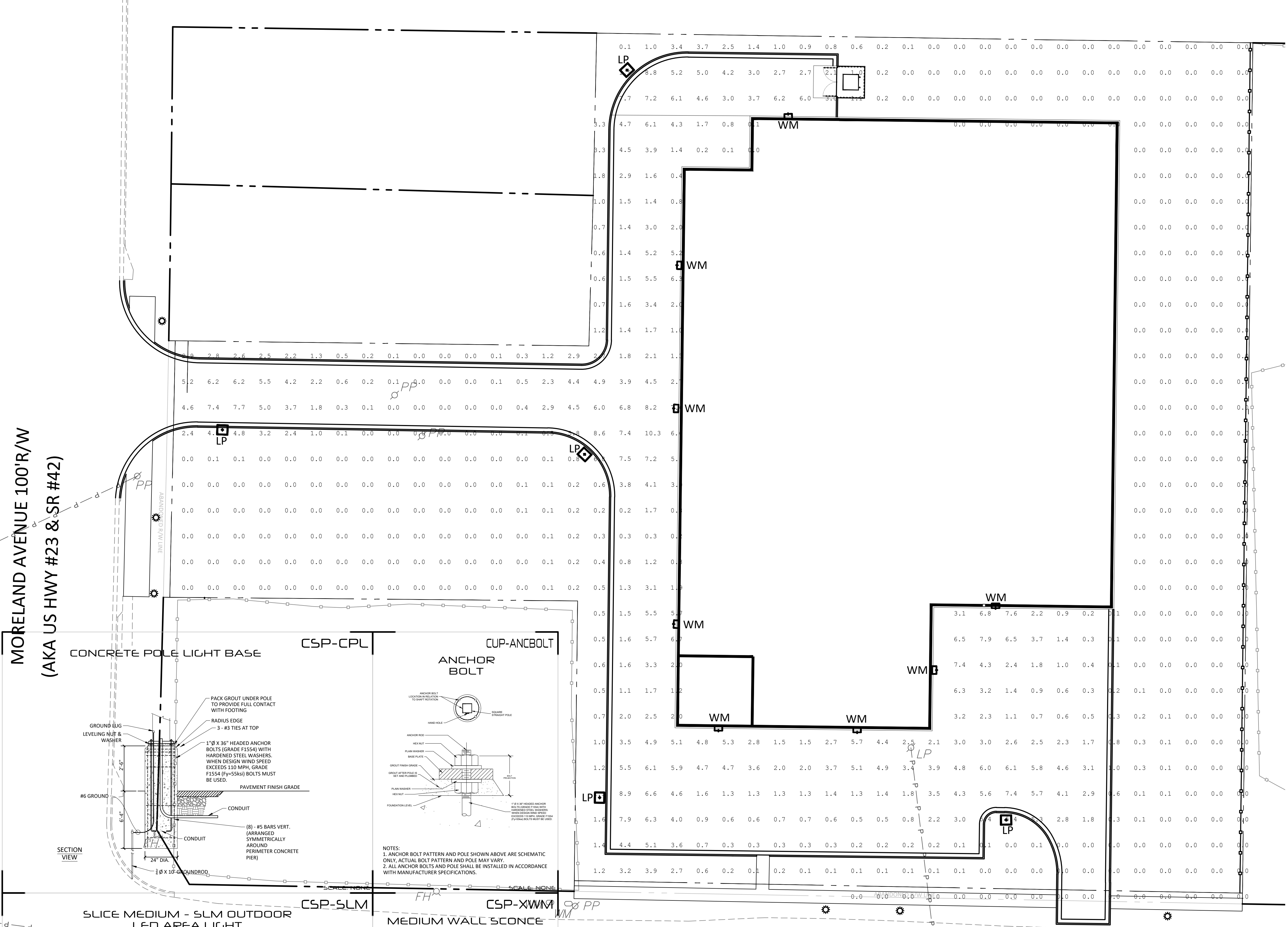
1. THE LOCATION AND ELEVATION OF EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW PIPE LINES AND ALL CONFLICTS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION. DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES.
2. LINES UNDERGROUND SHALL BE INSTALLED, TESTED AND APPROVED BEFORE BACKFILLING.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY RELOCATION OF EXISTING UTILITIES SUCH AS POWER AND TELEPHONE POLES AND THE COORDINATION OF SUCH THE PROPER UTILITY OWNER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A MARKED-UP SET OF DESIGN DRAWINGS SHOWING "AS-BUILT" CONDITIONS. THESE "RECORD DRAWINGS" SHALL BE MADE AVAILABLE TO THE DESIGNER AND/ OR THE CITY INSPECTOR UPON REQUEST. THE MARK-UPS SHALL BE AT THE SITE AT ALL TIMES AND SHALL BE UTILIZED TO DEVELOP FINAL RECORD DRAWINGS.
5. CONTRACTOR SHALL MARK ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
6. ALL PROPOSED UTILITIES SHALL BE LOCATED UNDERGROUND.

PHOTOMETRIC NOTES

1. LUMINARIES MUST BE SHIELDED TO LIMIT GLARE, SKY GLOW, AND LIGHT TRESPASS CASE BY EMISSION FROM LUMINARIES.
2. NEGATIVE IMPACTS OF THE SITE LIGHTING ON NEIGHBORING PROPERTIES WERE REDUCED VIA THE FOLLOWING METHODS:
 1. LED LUMINAIRE FIXTURES WERE UTILIZED BECAUSE OF THEIR DIRECTIONAL LIGHTING CHARACTERISTICS WHICH LIMITS EXCESS LIGHT ON ADJACENT PROPERTIES
 2. A CAREFUL PHOTOMETRIC ANALYSIS WAS PERFORMED TO ENSURE ADEQUATE LIGHTING ON THE SITE AND TO ENSURE THAT PROPER LEVELS WERE ACHIEVED AT THE BOUNDARY OF THE PROPERTY (AGI32 18.2 ILLUMINATION ENGINEERING SOFTWARE WAS USED FOR THIS ANALYSIS)
3. PARKING LIGHTING SHALL BE MOUNTED AT 25'-0".
4. WALL PACK LIGHTING SHALL BE MOUNTED AT 15'-0".

PHOTOMETRIC DISCLAIMER

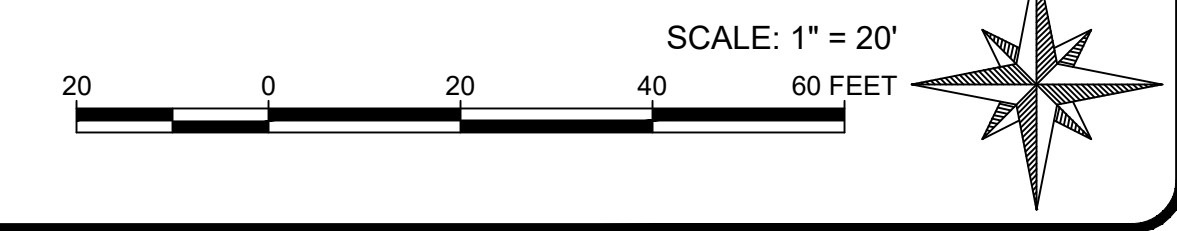
PHOTOMETRIC VALUES ARE A COMPUTER GENERATED PREDICTION OF THE AMOUNT OF LIGHT FOR THIS SPECIFIC PROJECT. THIS PREDICTION DOES NOT TAKE INTO ACCOUNT SITE ELEVATIONS OR CHANGES IN GRADE. IT IS BASED ON THE SPECIFIC FIXTURES LISTED IN THE LUMINAIRE SCHEDULE. OTHER FACTORS THAT CAUSE ACTUAL LIGHT LEVELS TO DIFFER FROM THE LIGHT LEVELS PREDICTED INCLUDE, BUT ARE NOT LIMITED TO, ELECTRICAL SUPPLY, EQUIPMENT TOLERANCES, INSTALLATION DETAILS, LAMP/BALAST INTERACTION, THERMAL FACTORS, OBSTRUCTIONS, AND OTHER FACTORS BEYOND THE DESIGNER'S CONTROL.



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PHOTOMETRIC PLAN
HILLCREST DR STORAGE
 2030 MORELAND AVE SE
 ATLANTA, GA 30316

P101
23413
MARCH 11, 2024
 REVISIONS



Tuesday, April 26, 2023 01:38:56pm (C:\P227 User)
 S:\Projects\23413 Hillcrest Storage\Drawings\23413-01-01-23-01.dwg



EXTERIOR ELEVATIONS

STORAGE TEMPLATE
1234 W. PIKE PLACE AVE. ANYTOWN, GA 45896

DRAWING TITLE

PROJECT

ISSUES / REVISIONS

DESCRIPTION

DATE

NO

PROJECT NO: 2023-0026

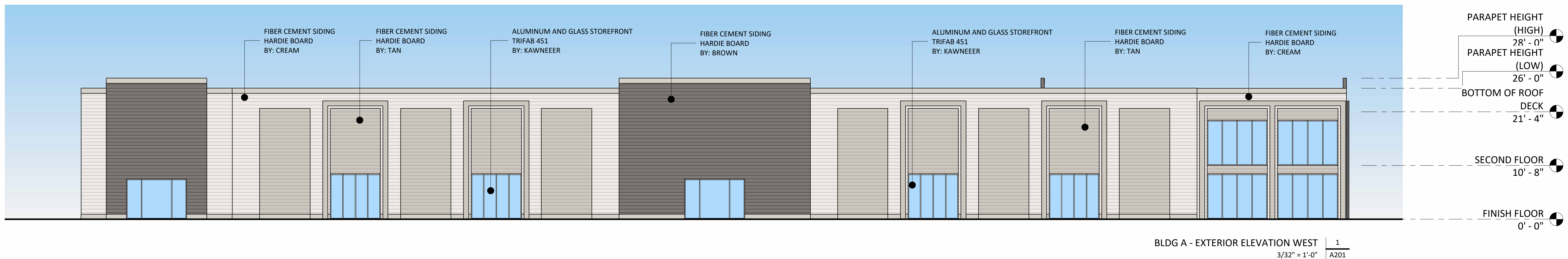
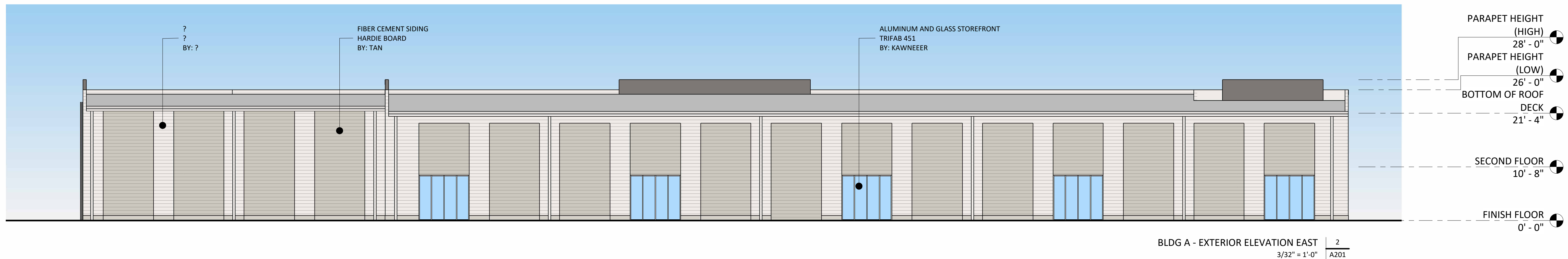
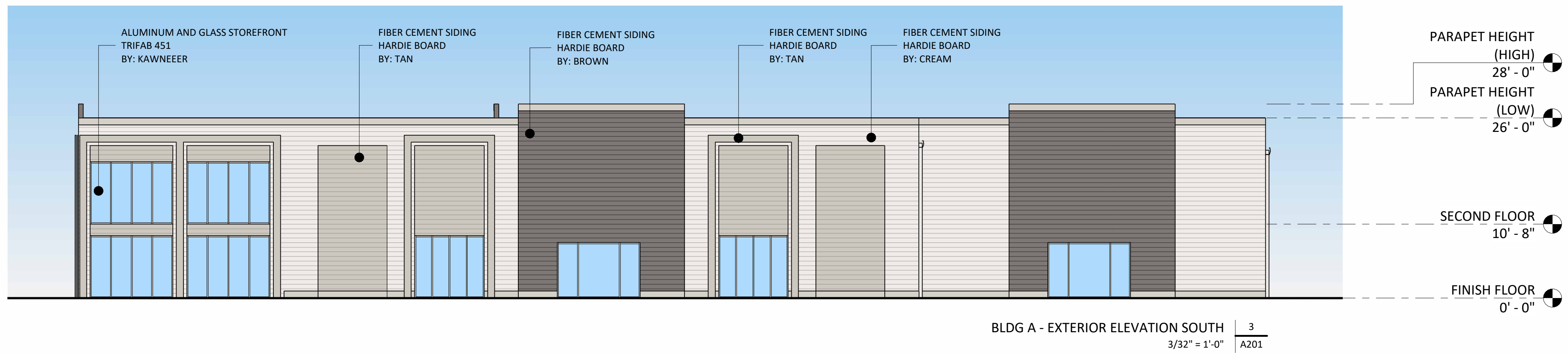
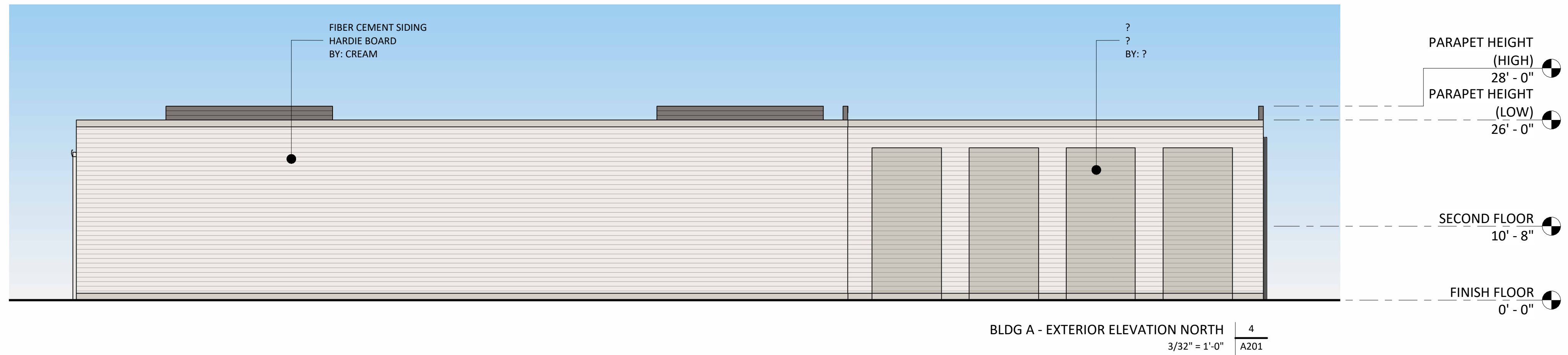
DATE: 12-19-2023

SCALE: 3/32" = 1'-0"

DRAWN BY: PH

CHECKED BY: PH

A201









Government Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

**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: _____ Phone: _____ Email: _____

Property Address: _____

Tax Parcel ID: _____ Comm. District(s): _____ Acreage: _____

Existing Use: _____ Proposed Use: _____

Supplemental Regs: _____ Overlay District: _____ DRI: _____

Rezoning: Yes ____ No ____

Existing Zoning: _____ Proposed Zoning: _____ Square Footage/Number of Units: _____

Rezoning Request: _____

Land Use Plan Amendment: Yes ____ No ____

Existing Land Use: _____ Proposed Land Use: _____ Consistent ____ Inconsistent ____

Special Land Use Permit: Yes ____ No ____ Article Number(s) 27- _____

Special Land Use Request(s): _____

Major Modification:

Existing Case Number(s): _____

Condition(s) to be modified:

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: _____ Review Calendar Dates: _____ PC: _____ BOC: _____
 Letter of Intent: _____ Impact Analysis: _____ Owner Authorization(s): _____ Campaign Disclosure: _____
 Zoning Conditions: _____ Community Council Meeting: _____ Public Notice, Signs: _____
 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

Review of Site Plan

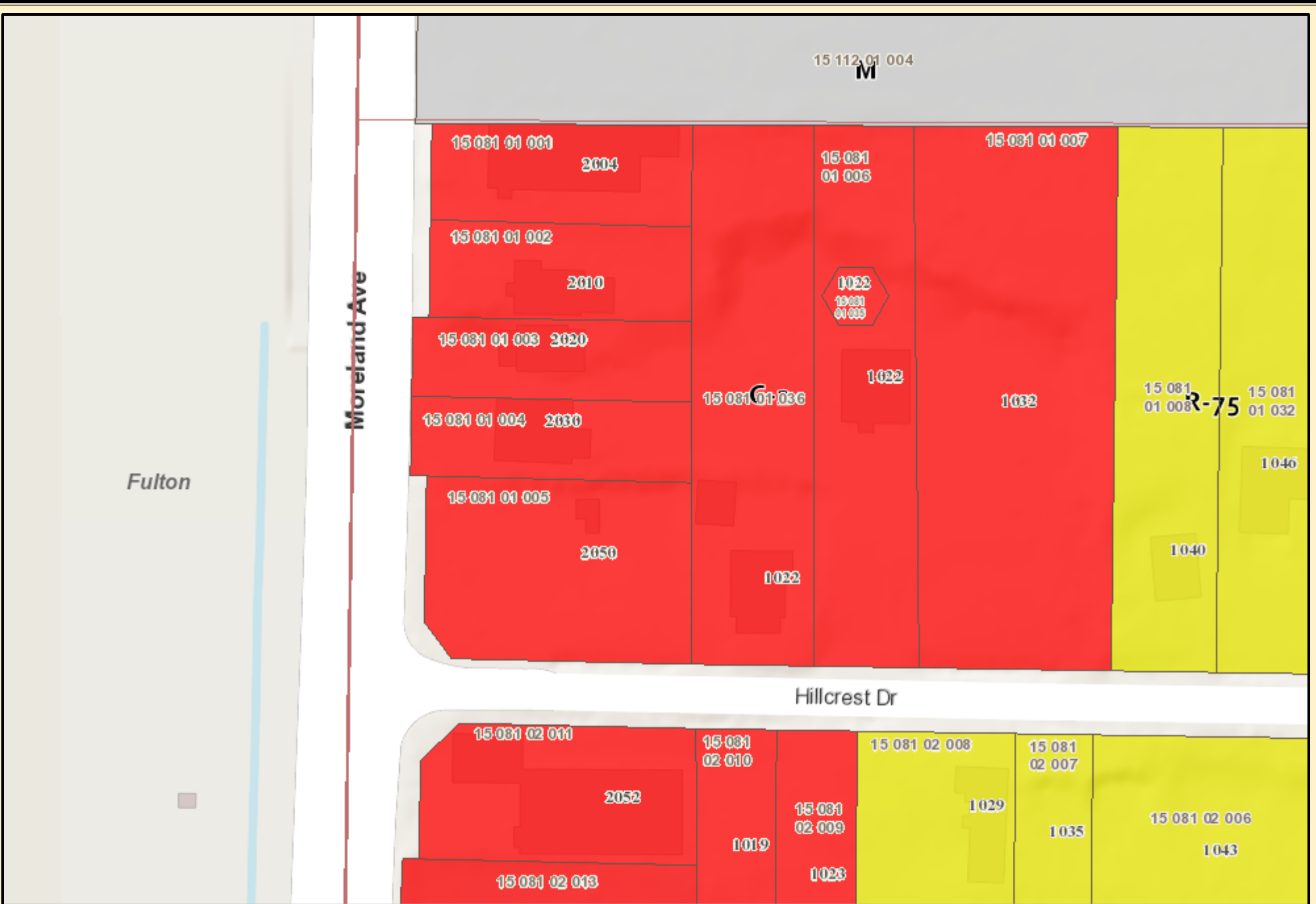
Density: _____ Density Bonuses: _____ Mix of Uses: _____ Open Space: _____
 Enhanced Open Space: _____ Setbacks: front _____ sides _____ side corner _____ rear _____
 Lot Size: _____ Frontage: _____ Street Widths: _____ Landscape Strips: _____
 Buffers: _____ Parking Lot Landscaping: _____ Parking - 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: _____

Comments: _____

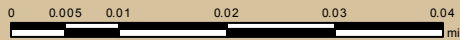
Planner: _____ Date: _____

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



DeKalb County Parcel Map



Date Printed: 2/15/2024

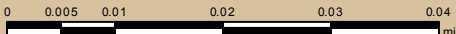


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DeKalb County Parcel Map



Date Printed: 2/15/2024



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