

**DeKalb County Department of Planning & Sustainability**

**330 Ponce De Leon Avenue, Suite 300  
Decatur, GA 30030  
(404) 371-2155 / plandev@dekalbcountyga.gov**

**Planning Commission Hearing Date: July 10, 2018, 6:30 P.M.  
Board of Commissioners Hearing Date: July 24, 2018, 6:30 P.M.**

**STAFF ANALYSIS**

**Case No.:** 2018-1854/ SLUP-18-22123      **Agenda #:** D.3

**Location/Address:** The east side of Moreland Avenue and the north side of Bailey Street at 2428 Moreland Avenue, Atlanta, Georgia.      **Commission District:** 3      **Super District:** 6

**Parcel ID:** 15-080-07-007

**Request:** To request a Special Land Use Permit (SPLUP) to allow a salvage yard within an M (Light Industrial) District in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Article 4.2.44 Supplemental Regulations of the DeKalb County Code.

**Property Owners:** Danny D Wonn

**Applicant/Agent:** Obewy Ojebe

**Acreage:** 2 Acres

**Existing Land Use:** Salvage Yard

**Surrounding Properties:** Tractor Trailer Parking & various Industrial Uses

**Adjacent & Surrounding Zoning:** North, South & East: M (Light Industrial) District  
West: Industrial District (City of Atlanta)

**Comprehensive Plan:** Light Industrial (LIND)      Consistent X

<b>Proposed Building Square Feet:</b> No planned expansion	<b>Existing Building Square Feet:</b> 5,108 Square Feet
<b>Proposed Lot Coverage:</b> N/A	<b>Existing Lot Coverage:</b> <80%

**SUBJECT PROPERTY**

The subject site is located at the northeast intersection of Moreland Avenue and Bailey Street in unincorporated DeKalb County. The front entrance to the site is on Moreland Avenue (a four-lane major arterial with a middle turn lane). Moreland Avenue has sidewalks with curb and gutter. Bailey Street (a local street) has only curb and gutter.

The site, (Piscon Guardian Overseas auto salvage yard) is developed with a one (1) story concrete building with an approximate 8-foot high iron fence facing Moreland Avenue. An approximate 8-foot high aluminum fence exists along the Bailey Street frontage. Salvaged automobiles are kept in the yard enclosed by the fencing. During an initial site visit, Planning Staff observed a loading dock for large truck containers as well as storage for automobiles that were stacked and parked to the edge of Bailey Street. Various types of automotive vehicles were parked within the front and side yard setbacks along Moreland Avenue in violation of Article 4.2.44.C which prohibits any activity or vehicle storage within 50 feet of the street right-of-way. A second site visit by Planning Staff observed that all vehicles have been removed from the front yard and there were no vehicles being stored along the Bailey Street frontage. Additional grass had been planted along the corner of Moreland Avenue and Bailey Street. It appears the applicant has made a sincere effort to clean up the property. Staff has requested shrubbery along the property frontage.

The site is located in an industrial area and is surrounded by a mixture of industrial uses along Moreland Avenue. Across from the site along Bailey Street consists of wooded undeveloped property and Cornerstone of Praise Christian Ministries.

**ZONING HISTORY**

The 2.00-acre site is zoned M (Light Industrial). It has been zoned M since the adoption of the DeKalb County Zoning Code in 1955.

**PROJECT ANALYSIS**

Per the submitted documentation, the site has been operating as an export and salvage business for 5 years. The company (Piscon Guardian Overseas) exports household goods, appliances, new and used salvaged vehicles and parts to clientele in Africa, the Caribbean, the Middle East and South-East Asia. No goods or parts are sold at this location.

Per the DeKalb County Code, Article 4.1 .3 Use Table, a salvage yard is a permitted use within the M (Light-Industrial) zoning district with an approved Special Land Use Permit (SLUP) from the Board of Commissioners. The purpose of this application is to bring the existing business into compliance.

**COMPLIANCE WITH DISTRICT STANDARDS**

Per the chart below, it appears the proposed use and building on the site can comply with minimum development standards of the M (Light Industrial) District per the DeKalb County Zoning Ordinance.

STANDARD	REQUIREMENT	EXISTING	COMPLIANCE
LOT WIDTH (M) Table 2.2	A minimum 100 feet of lot width on a public street frontage	Approximately 165 feet of frontage along Moreland Avenue and approximately 321 feet of frontage along the north side of Bailey Street	Yes

LOT AREA (C-1) Table 2.2	30,000 Square Feet	2 acres or 87,120 square feet	Yes
FRONT BUILDING SETBACK	Minimum 60 Feet	65 Feet	Yes
SIDE INTERIOR SETBACK	Min. 20 Feet	Approximately 80 Feet	Yes
SIDE CORNER SETBACK	Min. 60 Feet	Min. 45 Feet	Will require a variance
REAR SETBACK	30 Feet	>30 Feet	Yes
HEIGHT	Over 3 stories require Fire Department Approval	<2-Stories	Yes
PARKING Article 6 Based on Gross Floor Area of 5,108 square feet	Min. 1 space per 2,000 square feet of floor area (2.5 spaces) or maximum 1 space per 1,300 square feet of floor area (3.8 spaces)	No striped parking spaces in front of site.	However, it appears that the site can accommodate at least 4 parking spaces.

**Article 4.2.44 – Salvage yard, junkyard: Compliance with Supplemental Regulations**

STANDARDS	REQUIREMENT	EXISTING	COMPLIANCE
A. Site Enclosure	Wall or opaque fence not less than 8 feet high	Iron fencing along Moreland Avenue property frontage & aluminum fencing along Bailey Street	Yes. However, aluminum fencing along Bailey street needs repair or replacing.
B. Activity or vehicle storage location	Not within 100 feet of residential zoned or used properties.	Vehicle storage is not within 100 feet of residential zoned properties	Yes
C. Location from right-of-way	Not within 50 feet of the street right-of-way	On second site visit, Staff observed no vehicles parked within 50 feet of the right-of-way	Yes

D. Location from side & rear property lines	Not within 50 feet of side or rear property lines unless adjacent property is zoned industrial	Staff observation and aerial photos depict vehicles parking within 50 feet of side & rear property line	Yes. Adjacent & surrounding properties zoned industrial
E. Location from institutional uses	Not within 300 feet of any property used for a school, park, playground or hospital	Staff observed a church within 300 feet of the site which does not conflict with the standard.	Yes
F. Automobile salvage parts	Sale of auto parts removed from vehicles permitted	Not known if sale of vehicle parts	However, per code, it would be allowed.
G. Landscape Buffer	10 feet wide around perimeter adjacent to property not zoned C-2, M, or M-2	Surrounding & adjacent properties zoned M	Not Applicable

**LAND USE ANALYSIS**

Salvage yards are allowed in an M (Industrial) District with an approved Special Land Use Permit.

**Section 7.4.6 of the DeKalb County Zoning Ordinance, “Special land use permit; criteria to be applied” states that the following criteria shall be considered in evaluating and deciding any application for a Special Land Use Permit. No application for a Special Land Use Permit shall be granted unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application, and the application is in compliance with all applicable regulations in Article 4.**

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

The approximately 2-acre site is adequate for operation of a salvage yard on the site.

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

The proposed use is compatible with nearby industrial uses along Moreland Avenue.

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

Given that the vicinity of the site along Moreland Avenue is developed with various industrial uses, it appears that there are adequate public services, public facilities and utilities to serve the existing salvage yard on the site.

**D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic carrying capacity for the proposed use, so as not to unduly increase traffic or create congestion in the area:**

Given that Moreland Avenue is a four-lane major arterial with a middle turn lane, there is sufficient traffic carrying capacity for the existing salvage yard.

**E. Whether or not existing land uses located along access routes to the site would be adversely affected by the character of the vehicles or the volume of traffic to be generated by the proposed use:**

The character of vehicles or volume of traffic generated by the salvage yard should not adversely impact existing industrial land uses along access routes to the site.

**F. 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:**

The site can be accessed from Moreland Avenue or Bailey Street by pedestrian, passenger and emergency vehicles.

**G. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration that would be generated by the proposed use:**

The existing salvage yard should not create adverse impacts upon any adjoining industrial land use due to noise, smoke, odor, dust or vibration.

**H. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use:**

The existing hours of operation (9:00a.m. to 5:00p.m.) should not create adverse impacts upon any adjoining industrial land uses, given that the subject site is on a major arterial.

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

The manner of operation should not create adverse impacts upon adjoining land uses.

**J. Whether or not the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.**

The existing salvage yard would be consistent with the requirements of the M (Light-Industrial) zoning district only if a Special Land Use Permit (SLUP) is approved for the proposed use on the site by the Board of Commissioners and site met development requirements per Article 4.2.44.

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

Located within a Light Industrial Character area, the existing salvage yard is consistent with the following plan policies and strategies of the 2035 Comprehensive Plan: Direct development to industrial districts located in areas with compatible soils drainage and other environmental characteristics; and Locate industrial centers in areas with good access to highways. However, Planning Staff notes that the existing salvage yard is inconsistent with the following Industrial plan policy: Incorporate landscaping and site design to soften or shield views of buildings and parking lots, loading docks, etc.

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

Transitional buffer zones are not required along property lines for the proposed use.

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

Adequate refuse areas will be provided.

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

The existing salvage yard should not be limited to any length of time on the subject site.

**O. Whether or not the size, scale, and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale, and massing of adjacent and nearby lots and buildings:**

The existing salvage yard has a 1-story 5,108 square foot building consistent in size, scale and massing of nearby industrial buildings in the area.

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

It does not appear that the existing salvage yard will adversely affect historic building sites, districts, or archaeological resources.

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

The existing salvage yard does not satisfy all the supplemental use regulations required in Article 4 .2.44 (see above chart).

**R. Whether or not the proposed building as a result of its proposed height, would create a negative shadow impact on any adjoining lot or building:**

There will be no negative shadow impact on any adjoining lot.

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

The proposed use would provide consumers with option for automobile salvage in the area.

**Staff Recommendation: APPROVAL WITH CONDITIONS**

Located on a major arterial in an industrial zoned district, the existing salvage yard is compatible with other industrial uses in the area. Given that the site is located along a major arterial (Moreland Avenue), it appears the existing salvage yard has little impact on traffic. The proposed use is consistent with the following Industrial plan policy of the 2035 Comprehensive Plan: Locate industrial centers in areas with good access to highways. The applicant has met with the community and Planning Staff and has agreed to incorporate landscaping and site design to soften or shield views of buildings and parking lots, loading docks, etc. Therefore, the Department of Planning and Sustainability recommends **“APPROVAL”** of the SLUP request to operate the existing salvage yard site subject to the following recommended conditions:

1. Allow the existing salvage yard on the subject site as depicted on the site plan stamped received by the Planning and Sustainability Department on March 21, 2018. Said site plan is conceptual and is subject to District M (Light-Industrial) development standards unless variances are obtained from appropriate regulatory authorities.
2. The site shall be limited to the existing building on the subject site. Any building expansion will require approval of another Special Land Use Permit (SLUP).
3. Limit to one (1) curb cut on Moreland Avenue and one (1) curb cut on Bailey Street subject to approval of the Department of Public Works, Transportation Division and the Georgia Department of Transportation (GDOT).
4. Customer drop-off and deliveries will enter site through side gate on Bailey Street and exit site on Moreland Avenue. All unloading and deliveries will be behind the enclosed fenced area.

5. Bailey Street loading dock will only be used to fill large containers to transport items to shipping and final distribution.
6. Provide directional arrow on pavement or signage to direct flow of traffic entering and exiting the site.
7. Limit and label customer parking along Bailey Street frontage to four (3 + 1 handicapped) striped spaces.
8. Limit and label striped parking spaces on Moreland Avenue for employees only.
9. All storage (vehicle & household items) is prohibited from front yard and side yards. All items shall be kept within enclosed fenced area.
10. Plant four (4) street trees 30 feet on center along Moreland Avenue property frontage, subject to approval by the DeKalb County Arborist.
11. Plant evergreen shrubbery (i.e. Dwarf Burford Holly) along Bailey Road to screen exterior of fence, subject to approval by the DeKalb County Arborist.
12. Refuse areas shall not be visible from the public street.
13. Provide security lighting on site.

**Attachments:**

1. Department and Division Comments
2. Application
3. Site Plan
4. Zoning Map & Land Use Map
5. Aerial Photograph/Site Photographs

## NEXT STEPS

*Following an approval of this modification action, one or several of the following may be required:*

- **Land Disturbance Permit** *(Required for of new building construction on non-residential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.)*
- **Building Permit** *(New construction or renovation of a building (interior or exterior) may require full plan submittal or other documentation. Zoning, site development, watershed and health department standards will be checked for compliance.)*
- **Certificate of Occupancy** *(Required prior to occupation of a commercial space and for use of property for any business type. The issuance follows the review of submitted plans if required based on the type occupancy.)*
- **Plat Approval** *(Required if any parcel is being subdivided, re-parceled, or combined. Issued “administratively”; no public hearing required.)*
- **Sketch Plat & Final Plat Approval** *(Required for the subdivision of property into three lots or more. Requires a public hearing by the Planning Commission.)*
- **Overlay Review** *(Required review of development and building plans for all new construction or exterior modification of building(s) located within a designated overlay district.)*
- **Historic Preservation** *(A Certificate of Appropriateness is required for any proposed changes to building exteriors or improvements to land when located within the Druid Hills or the Soapstone Geological Historic Districts. Historic Preservation Committee public hearing may be required.)*
-  **Variance** *(Required to seek relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)*
- **Minor Modification** *(Required if there are any proposed minor changes to zoning conditions that were approved by the Board of Commissioners. The review is administrative if the changes are determined to be minor as described by Zoning Code.)*
- **Major Modification** *(Required submittal of a complete zoning application for a public hearing if there are any proposed major changes to zoning conditions that were approved by the Board of Commissioner for a prior rezoning.)*
-  **Business License** *(Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations).*
- **Alcohol License** *(Required permit to sell alcohol for consumption on-site or packaged for off-site consumption. Signed and sealed distance survey is required. Background checks will be performed.)*

**Each of the approvals and permits listed above requires submittal of application and supporting documents, and payment of fees. Please consult with the appropriate department/division.**



## Transportation Comments

N1. Midway Road is classified as a collector road (requires 35 feet from centerline, bike lanes or multiuse path, 6 foot sidewalk and street lights). Beech Drive is classified as a local road (requires 27.5 feet right of way dedication from centerline, 5 foot sidewalk, and street lights). Verify that street offsets meet Section 14-200 (6) of the Land Development Code. Verify that intersection and stopping sight distance (per AASHTO) are met.

N2. Moreland Ave is a state route. GDOT review and permits are required. Moreland Ave is classified as a major arterial (requires 50 foot right of way dedication from centerline, bike lanes or multiuse path, 6 foot sidewalk and street lights). Bailey St is a minor arterial (requires 40 foot right of way dedication from centerline, bike lanes or multiuse path, 6 foot sidewalk, and street lights). Restrict parking along frontage of Bailey Street. Relocate existing access point farther from the intersection of Moreland Ave. Only one access point allowed on Bailey Street.

N3. Midway Road is classified as a collector road (requires 35 feet from centerline, bike lanes or multiuse path, 6 foot sidewalk and street lights). Tocoma Way is classified as a local road (requires 27.5 feet of right of way dedication from centerline, 5 foot sidewalks and street lights). Locate driveway on lot 5 away from sharp curve. Extend sidewalks to the intersection of Tocoma Way and Midway Road on Tocoma Way for Midway Elem School access.

N4. ROW is within the City of Atlanta. COA review and permits required. No additional comments.

N5. Mountain Drive is a state route. GDOT review and approval is required. Verify sight distance (per AASHTO standards) for vehicles exiting the site. Mountain Drive is classified as a collector (requires 35 feet from centerline, bike lanes or multiuse path, 6 foot sidewalk and street lights). Verify that site driveway meets offset requirements in code section 14-200 (6). Verify length of queuing area for turn lanes is adequate at the intersection of access point and Mountain Dr. Code section 14-200 (5) requires 3 access points for 271 units. Extend sidewalks to existing sidewalks to the south near the intersection of Mountain Drive at Memorial Drive.

N6. Valley Brook Road is classified as a minor arterial (requires 40 feet from centerline, bike lanes or multiuse path, 6 foot sidewalk and street lights). Verify sight distance (stopping and intersection) for road near Judylyn Drive. If sight distance is not met, turn lanes or other improvements are required. Private alley may end in a turn around. If the interior streets are planned to be public, public alleys must connect to public streets and local roads require a 55 foot right of way, 6 foot sidewalk and streetlights. It appears that part of the proposed development is located on the existing Ford Place right of way. This will need to be corrected or the right of way abandoned.

N7. No comments.

N8. Parcel 15—62-02-005 is located within the Hidden Hills overlay district. The overlay requirements trump the zoning and land development codes. In areas where the overlay is silent, the zoning then the land development code is applied. Panola Road is a major arterial (requires 50 feet from centerline, bike lanes or multiuse path, 6 foot sidewalk and street lights). Limit access point to right in/right out on Panola Road due to vehicle paths crossing multiple lanes, including 2 left turn lanes for the intersection of Panola Road at Redan Road. Redan Road is classified as a minor arterial (requires 40 feet from centerline, bike lanes or multiuse path, 6 foot sidewalk and street lights).

N9. Pleasant Hill Road is classified as a minor arterial requires 40 feet from centerline, bike lanes or multiuse path, 6 foot sidewalk and street lights). Per code section 14- 200 (5) 214 units requires 3 access points. Verify that intersection and stopping sight distance (per AASHTO) are met prior to submitting for a land development permit.



**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO  
MADOLYN SPANN [MSPANNA@DEKALBCOUNTYGA.GOV](mailto:MSPANNA@DEKALBCOUNTYGA.GOV) OR JOHN REID [JREID@DEKALBCOUNTYGA.GOV](mailto:JREID@DEKALBCOUNTYGA.GOV)**

**COMMENTS FORM:**

**PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: 2018-1854/  
SLUP-18-22123 Parcel I.D. #: 15-080-07-007

Address: 2428  
MORELAND AVE  
ATLANTA GA,

Adjacent Roadway (s):

(classification)	(classification)

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

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7<sup>TH</sup> 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:**

<p><i>PLANS AND FIELD REVIEWED. NO PROBLEM THAT WOULD INTERFERE WITH TRAFFIC FLOW.</i></p>

Signature: *Jerry White*

4/16/2018

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

General Comments:

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

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

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

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

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

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

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

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

# DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

4/16/2018

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N.1

Z-18-22025 2018-1854 15-218-13-061

3446 Midway Road, Decatur, GA

Amendment

- Please see general comments.
- Agenda that does not include N1 SLUP 18 22129. It has been removed from the agenda and the agenda has been re-numbered.

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N.2

SLUP-18-22123

2428 Moreland Avenue, Atlanta, GA

Amendment

- Please see general comments.
- Agenda that does not include N1 SLUP 18 22129. It has been removed from the agenda and the agenda has been re-numbered

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N.3

Z-18-22128 2018-1911 15-218-13-005,15-218-13-006,15-218-13-007,15-218-13-008

3392,3298,3402 and 3408 Midway Road, Decatur, GA

Amendment

- Please see general comments.
- Septic system installed on properties 3392 on 10/27/95 ,3402 on 04/11/75 and 3408 on 8/18/82.

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N.4

CZ-18-22135 2018-1856 15-179-11-001

2029 Memorial Drive, Atlanta, GA

Amendment

- Please see general comments.



**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

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

Case No.: SLUP-18-22123/ 2018-1854

Parcel I.D. #: 15-080-07-007

Address: 2428 Moreland Avenue

Atlanta, Georgia

**WATER:**

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

Distance from property to nearest main: Adjacent to Property

Size of line required, if inadequate: N/A

**SEWER:**

Outfall Servicing Project: South River Basin

Is sewer adjacent to property: Yes (  ) No (  ) If no, distance to nearest line: Approximately 1,449 Feet South and 3,028 East of the Property

Water Treatment Facility: Snapfinger WTF ( ) adequate ( ) inadequate

Sewage Capacity; \* (MGPD)

Current Flow: 21.77 (MGPD)

**COMMENTS:**

**\* Please note that the sewer capacity has not been reviewed or approved for this project. A Sewer Capacity Request (SCR) must be completed and submitted for review. This can be a lengthy process and should be addressed early in the process.**

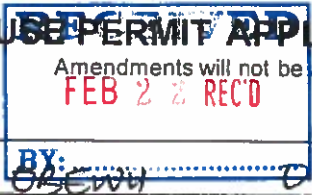

Signature:

Michael Truromond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Andrew A. Baker, AICP

**SPECIAL LAND USE PERMIT APPLICATION**



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

Date Received: \_\_\_\_\_ Application No. = SLUP-18-22123

APPLICANT NAME: OBENWA OJESSE

Daytime Phone#: 678 362 1211 Fax#: \_\_\_\_\_

Mailing Address: 2428 MORELANDS AVE ATLANTA GA 30305

E-mail obewu@yahoo.com

OWNER NAME: DANNY D. WADSWORTH  
(If more than one owner, attach contact information for each owner)

Daytime Phone#: 773 882 8218 Fax#: \_\_\_\_\_

Mailing Address 1235 Constitution Rd.  
Atlanta, GA 30316

Email: \_\_\_\_\_

SUBJECT PROPERTY ADDRESS OR LOCATION: 2428 MORELANDS AVE ATLANTA

DeKalb County, GA,

District(s): 15 Land Lot(s): 080 Block(s): 07 Parcel(s): 007

Acreage or Square Feet: 2.62 Commission District(s): 3 & 6 Existing Zoning: M

Proposed Special Land Use (SLUP): SHIPPING & SALVAGE YARD

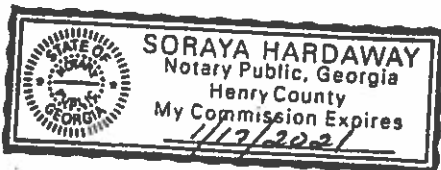
I hereby authorize the staff of the Planning and Development Department to inspect the property that is the subject of this application.

Owner: \_\_\_\_\_ Agent:  Signature of Applicant: Obenwa

Printed Name of Applicant: OBENWA OJESSE

Notary Signature and Seal

Soraya Hardaway



# **PUBLIC NOTICE**

**TO**

## **REQUEST FOR A SPECIAL LAND USE PERMIT.**

**Filed by: Piscon Guardian Overseas Inc.**

**Located at: 2428 Moreland Ave. Atlanta Ga 30315.**

**Current use: Shipping and salvage yard.**

**Proposed use: Shipping and salvage yard.**

**Hours of Operation**

**Current: Mon.- Sat. 9am 5am.**

**PRE-SUBMITTAL COMMUNITY MEETING TO TAKE PLACE AT :**

**Piscon Guardian Overseas Inc.**

**Location: 2428 Moreland Ave., Atlanta, Ga 30315.**

**Date & Time: Friday November 10, 2017 at 7.00 pm**



## Purpose of today's community meeting.

I thank everybody for being able to attend this community meeting as required by the county for an application for SLUP. I apologize for taking your time this Friday evening. I hoped this will not take more time than necessary.

We Have been in business in this location for about 5 years. We are registered with the state as Pison Guardian Overseas Inc.

We do export of household goods, appliances, new and used salvaged vehicles and parts for our clients to Africa, the Caribbean, the Middle east and South east Asia. We do not sell any of these goods and parts here. In order to make the necessary changes to maintain and grow our business the code requires us to get the SLUP.

That is the purpose of this meeting as required by the county ordinance to address the concerns of the neighbour

I know the concerns of the neighbours are noise, traffic and trash. We have implemented that no delivery or pick up on the street or side walk except inside our enclosed yard and no repairs outside the yard.

If there any other concerns of the neighbours we are here to address them and make changes where necessary.

I thank everybody here for attending.



**Piscon Guardian Overseas Inc.**

**2428 Moreland Avenue.**

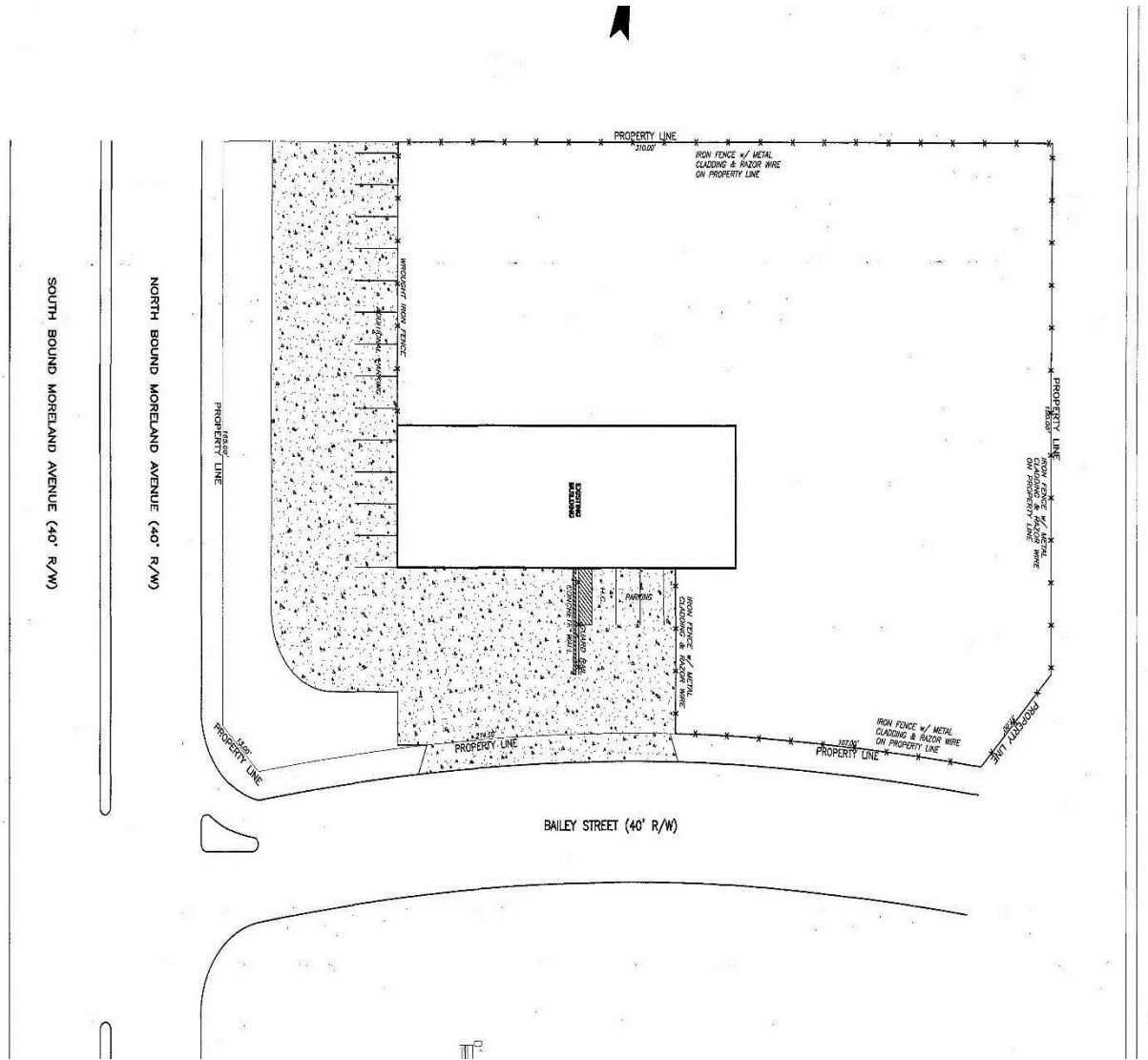
**Atlanta Ga 30315.**

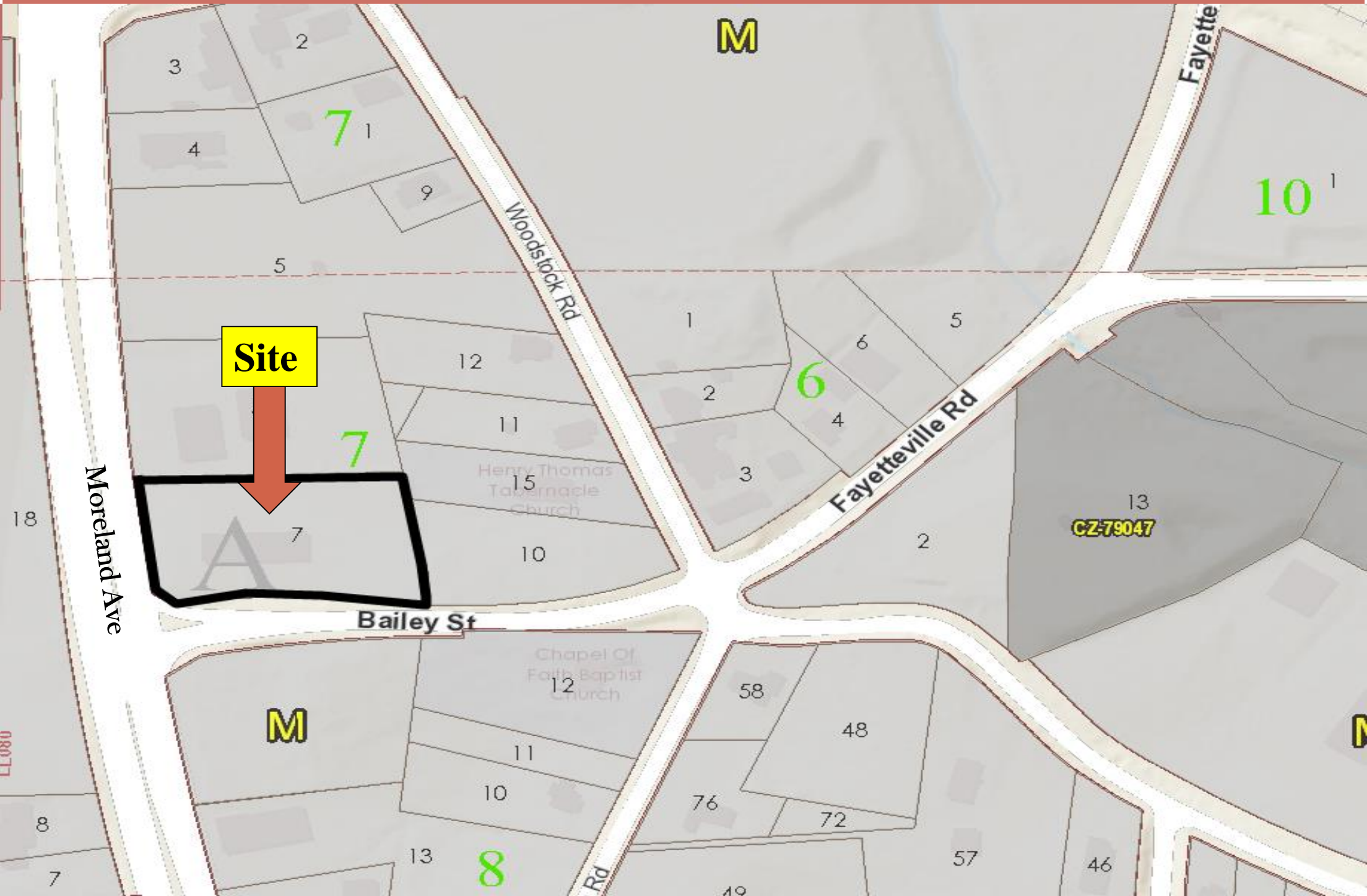
**Department of Planning and Sustainability SLUP Application.**

The purpose of this SLUP application is to bring our present operation of shipping of engines and parts up to code as per the code enforcement official. We have been in business at the present location for 5 year.

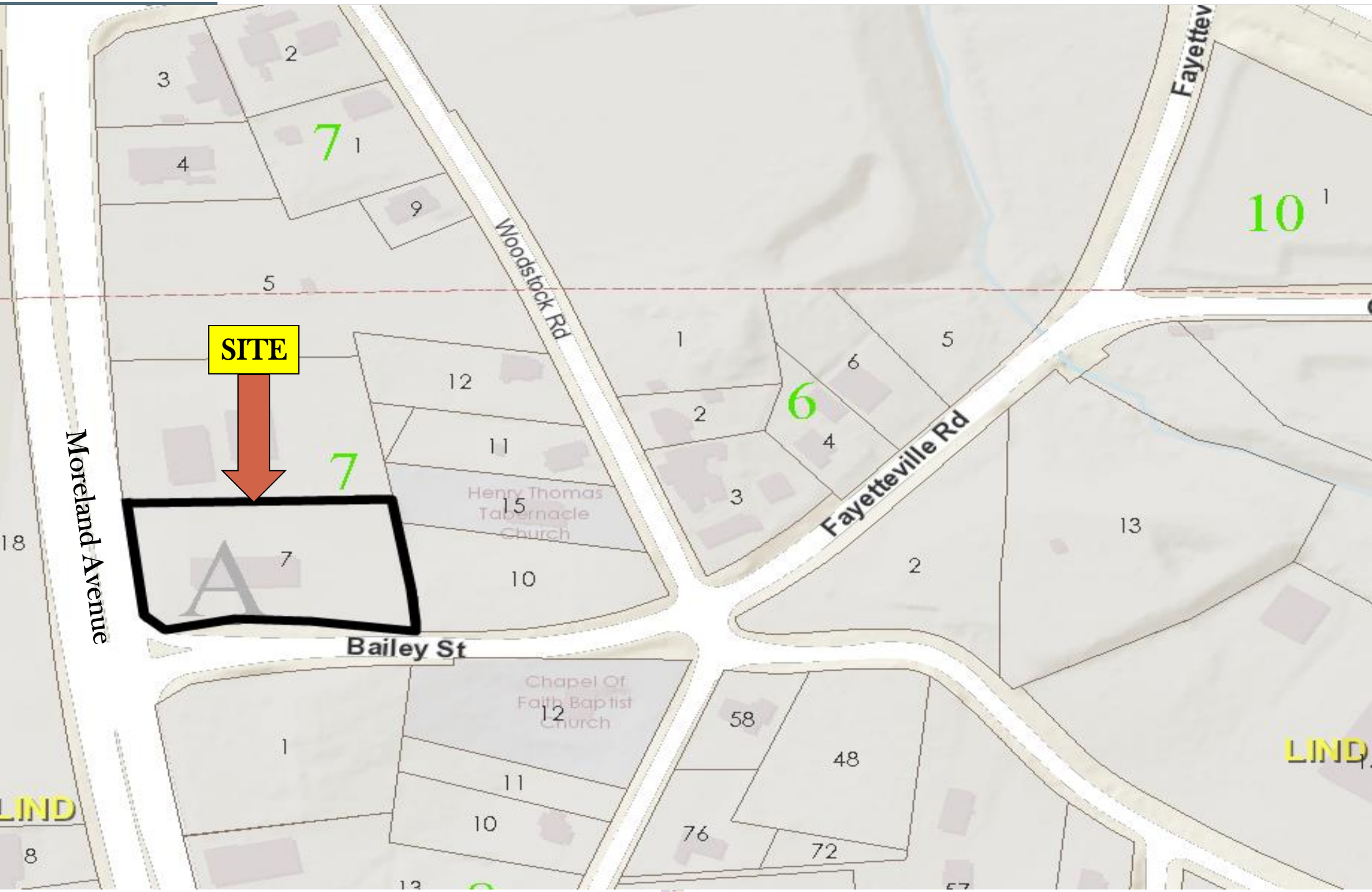
- A. We have approximately 2 acres of yard space which is adequate since we are not expanding our operation.
- B. Our location is zoned light industrial. The properties close by us are light industries, repair shops and vacant wooded lots.
- C. We are not adding additional utility usage or public service since we are not expanding our present capacity.
- D. There is adequate capacity for traffic at our location and we are not increasing the flow of traffic more than we currently have.
- E. The existing land use located along access routes will not be affected by the character and volume of traffic.
- F. We have easy entry and exit in case of any emergency. We are at a corner lot with a wooded vacant lot to the east, major road to the west. A road and wooded vacant lot to the south and a repair shop to the north.
- G. There will not be any adverse impact of any kind to any adjoining land use.
- H. There will not be any adverse impact upon any land use by reason of our hour of operation which is from 9am to 5pm.
- I. There will not be any adverse effect on any adjoining land use as a by reason of the manner of operation.
- J. The plan is consistent with requirement of the zoning district classification.
- K. The use is consistent with policies of Comprehensive plan.

- L. The plan provides for all the required buffer zones required by the regulation of the district.
- M. There is provision for refuse service by the county.
- N. We request the permit be limited for 10 years renewable thereafter.
- O. We are not proposing to put up a new structure. The permit is for the enclosed yard.
- P. It will not impact any historical buildings, sites, districts and archaeological resources.
- Q. The proposed use satisfies the requirements contained within the Supplemental Regulations for such land use permit.
- R. We are not putting any new or remodeling any existing structure.
- S. The proposed use will not result in proliferation of similar uses in the subject character area.
- T. The proposed use is consistent with the needs of the neighborhood and community as a whole and will not conflict with overall objective of the comprehensive plan.

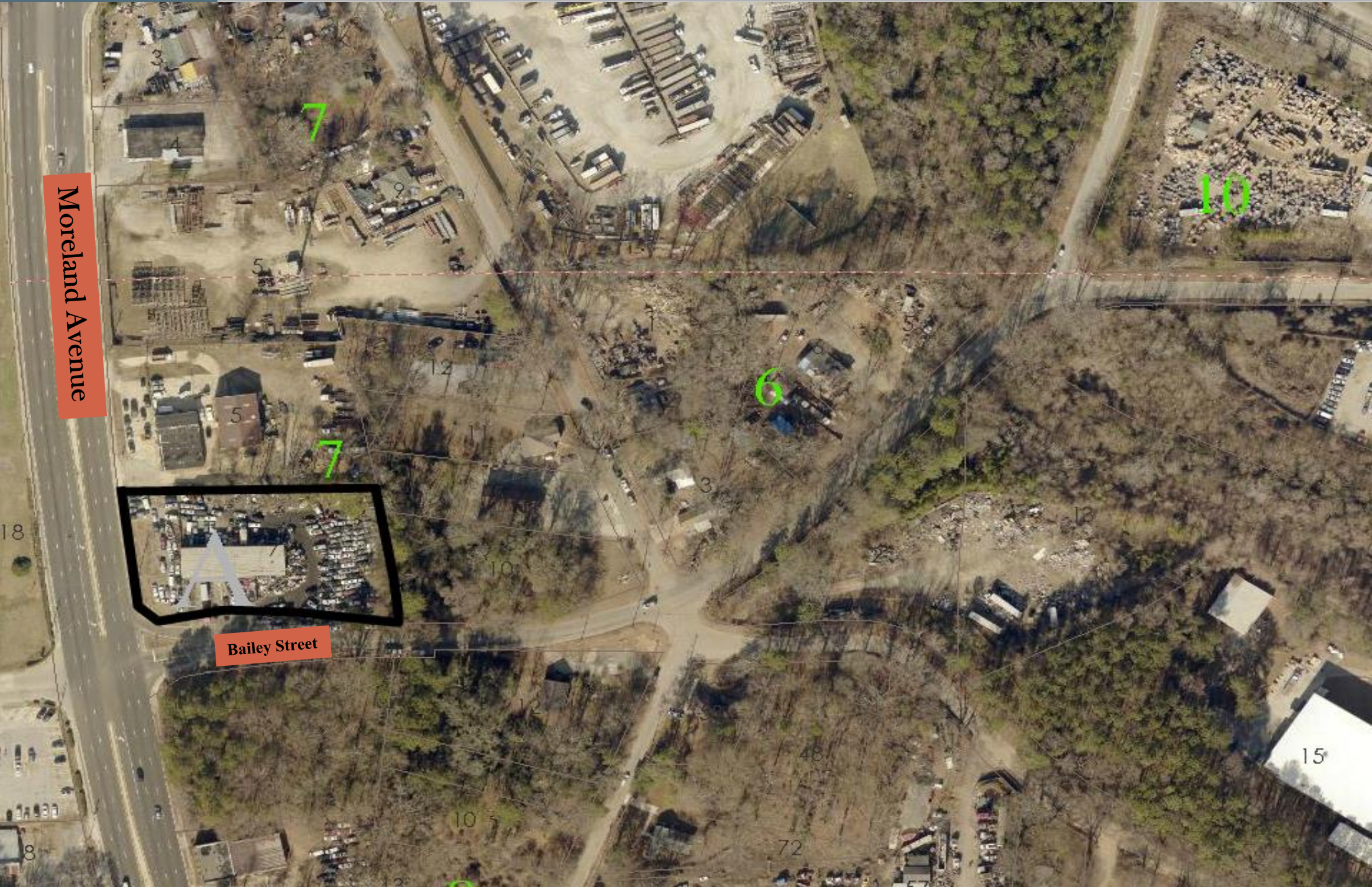












Moreland Avenue

Bailey Street

7

6

10

7

12

3

13

15

18

8

10

48

72

2





Site

Moreland Avenue

Bailey Street





Moreland Avenue

Site

Bailey Street





Property Frontage Along Moreland Avenue







Property Frontage Along Bailey Street