

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

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

Date Received: _____ Application No.: _____

APPLICANT NAME: DANIEL F. ASHLEY, ATTORNEY AT LAW

Daytime Phone #: 678-376-6500 Fax #: _____

Mailing Address: 368 WEST PIKE STREET, SUITE 207

LAWRENCEVILLE, GEORGIA 30046 E-mail: DFORESTASHLEY@YAHOO.COM

OWNER NAME: MEMORIAL PROPERTIES, INC DBA JOHN MEMORIAL PARK
more than one owner, attach contact information for each owner)

Daytime Phone #: 404-667-4636 Fax #: _____

Mailing Address: 8275 JOSEPH E BOONE BLVD NW

ATLANTA, GEORGIA 30314 E-mail: _____

SUBJECT PROPERTY ADDRESS OR LOCATION: 4685 GLENWOOD ROAD SE

_____, DeKalb County, GA, 30035

District(s): 15 Land Lot(s): 164 Block(s): 02 Parcel(s): 001

Acreage or Square Feet: 24.34 Commission District(s): 347 Existing Zoning: R75

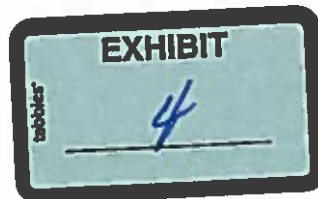
Proposed Special Land Use (SLUP): ARTICLE 27-4.2.17

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

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

Printed Name of Applicant: DANIEL F. ASHLEY

Notary Signature and Seal: _____



Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

PRE-APPLICATION FORM
REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE

(Required prior to filing application: signed copy of this form must be submitted at filing)

Paul Daniel Ashby

Applicant Name: Washington Memorial Gardens Phone: 4731-3820 Email: dforentashby@yahoo.com

Property Address: 4685 Glenwood Rd

Tax Parcel ID: 15-164-02-001 Comm. District(s): 3:7 Acreage: 24.34

Existing Use: mesoleum cemetery Proposed Use: mesoleum

Supplemental Regs: 4.2.17 Overlay District: NA DRI: NA

Rezoning: Yes ☐ No ☒

Existing Zoning: R75 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- 4.2.17

Special Land Use Request(s) mesoleum

Major Modification:

Existing Case Number(s): _____

Condition(s) to be modified: _____

EXHIBIT

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DEPARTMENT OF PLANNING & SUSTAINABILITY

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: MBE Date: 1/22/20

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

SPECIAL LAND USE PERMIT



\$500.00

\$400.00

The Law Offices of
Daniel F. Ashley
368 WEST PIKE STREET, SUITE 207
LAWRENCEVILLE, GEORGIA 30046
TELEPHONE: 678-376-6500

October 21, 2020

Dekalb County
Department of Planning & Sustainability
Clark Harrison Building
330 West Ponce de Leon Avenue
Decatur, Georgia 30030

In Re: Dawn Memorial Park
4685 Glenwood Road SE

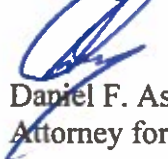
Dear Gentlemen:

As required, I am writing on behalf of my client, Dawn Memorial Park Inc.. Enclosed, please find an application for a Special Land Use Permit for the construction of a Mausoleum on the property that will contain a total of 180 spaces.

1. The property is currently utilized as a Cemetery and is located in R 75 zone.
2. Pursuant to Article 27-4.2.17 a Special Land Use Permit is required for the construction of a mausoleum.
3. It is proposed that the building will be 38.2 feet in length, 15.6 feet high and 16.6 feet wide.
4. Construction of a sidewalk surrounding the building will be 54.6 feet long, 31.10 feet wide and 8.2 feet deep.
5. Hours of operation are currently are Sunday-Saturday 9am-5pm and shall remain the same. Enclosed you will find a copy of the Public Notice of Community meeting that was conducted on June 29, 2020.
6. Further enclosed find 4 Full-size copies of the site plans folded and 4 copies of the Site Plan reduced to 8 1/2 x 11.
7. Finally enclosed please find payment of our application fee in the amount of \$400.00.

Attached is a list of Exhibits identifying each enclosure with our sub-mission. Please contact me at your convenience with any questions or concerns.

Sincerely,



Daniel F. Ashley
Attorney for Dawn Memorial Park

List of Exhibits

1. Pre-Application Form
2. Public Notice of Community Meeting
3. Sign-in Sheet from Community Meeting
4. Special Land Use Permit Application
5. Special Land use Permit Application Authorization
6. Disclosure of Campaign Contribution (Agent)
7. Disclosure of Campaign Contributions (Owner)
8. Written Legal Description in metes and bounds
9. Boundary survey
10. Full size site plans
11. Site plan reduced
12. Building Elevations

Public Notice

To:

All affected land owners adjacent to 4685 Glenwood Road SE

Request for a Special Land Use Permit

Filled by: Memorial Properties Inc DBA Dawn Memorial Park

Located at: 4085 Glenwood Drive SE

Decatur, GA 30035

Current Use: Cemetery/ Mausoleum

Proposed Use: Cemetery-Construction of new mausoleum

Hours of Operation

Current: Sunday-Saturday 9am-5pm

Proposed: Sunday-Saturday 9 am-5 pm

Capacity: No Change

PRE-SUBMITTAL COMMUNITY MEETING TO TAKE PLACE AT: Dawn Memorial Park

Location: 4685 Glenwood Road, Decatur, GA 30035

Date & Time: Monday, June 29th, 2020 at 7:00 PM



MEETING SIGN-IN SHEETProject: DAWN MEMORIAL PARKMeeting Date: 6-29-2000Facilitator: DANIEL ASHLEYLocation: 4685 CROWNWOOD RD

Name

Address

Phone

Email

MARY S. WILKINSON
MARILYN WATKINS

EXHIBIT

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DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION 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: 6-11-2020

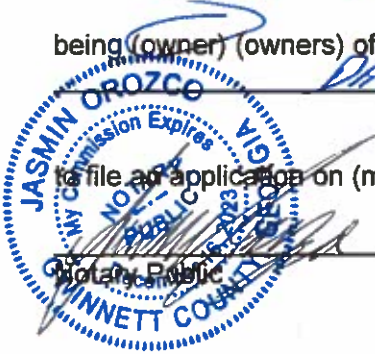
TO WHOM IT MAY CONCERN:

(I) (WE), MEMORIAL PROPERTIES INC DBA DAWN MEMORIAL PARK
SALK & FROST # Name of Owner(s)

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

DANIEL F. KSHLEY, ATTORNEY AT LAW
Name of Applicant or Agent

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



Notary Public

Jack Frost
Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

EXHIBIT

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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?

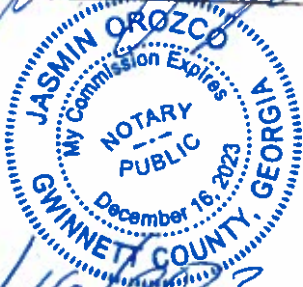
Yes _____ No X *

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.

Notary



Expiration Date/ Seal

Signature of Applicant Date

Check one: Owner _____ Agent X

*Notarization is not needed if the response is "No"



DEPARTMENT OF PLANNING & SUSTAINABILITY

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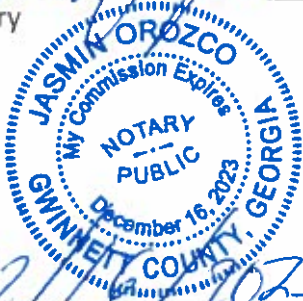
Yes _____ No X *

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.

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Notary



Expiration Date/ Seal

Signature of Applicant /Date

Check one: Owner X Agent _____

*Notarization is not needed if the response is "No"



LEGAL DESCRIPTION OF PROPERTY

DAWN MEMORIAL PARK, located In Land Lot 164, 15th District, Dekalb County, Georgia, and being more specifically described as:

Beginning at the intersection of the centerline of Atherton Drive and the Southern Right-of-Way of Glenwood Road (a public, 60-foot wide right-of-way), a point found nearby the address of 4685 Glenwood Road, in the City of Decatur, County of Dekalb, Georgia, zip code 30035, proceed along the right-of-way of Glenwood Road, bearing S87°36'42"E, a distance of 177.55 feet to the POINT OF BEGINNING, an existing 0.5" diameter iron pin.

From the POINT OF BEGINNING, proceed thence S00°20'22"W, a distance of 999.19 feet, a line forming the western boundary of "Glenwood East, Unit 1, Subdivision", Plat Book 48, Page 28, to a 0.5" diameter existing iron pin found along the western property line of "Lot 13";

Thence, proceed N88°51'37"W, a distance of 323.21 feet to an existing 0.5" diameter iron pin found at the northwestern corner of "Lot 38, Glenwood Downs Subdivision, Phase 2", Plat Book 90, Page 149;

Thence, proceed N88°53'07"W, a distance of 618.12 feet to an existing 0.5" diameter existing iron pin found on the western creek bank of Fowler Branch;

Thence, proceed along "West Bank of Fowler Branch", defined as the "Property Line" per "Now or Formerly Recorded 'Hidden Woods Apartments', CC Fountains, LLC" Deed book 26982, Page 333; being more specifically described as; proceed from last point thence N22°24'17"W, a distance of 160.51 feet to a traverse point; thence N25°26'19"W, a distance of 301.89 feet to a traverse point; thence N03°23'43"W, a distance of 288.51 feet to a traverse point; thence N22°26'41"W, a distance of 125.88 feet to a traverse point; thence N09°36'58"E, a distance of 207.01 feet to an iron pin located at the southern right-of-way along Glenwood Road;

Thence, proceed along southern right-of-way of Glenwood Road (a public, 60-foot wide right-of-way), bearing S87°36'42"E, a distance of 1,169.53 feet to return to the POINT OF BEGINNING.

The total enclosed property represented above totals 25.54 acres.



Dawn Memorial Park – New Mausoleum Rendering #1



Dawn Memorial Park – New Mausoleum Rendering #2

