

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 03 Super Districts 06 and 07

Application of DeAndre Mathis for a Special Land Use Permit (SLUP) for a proposed boutique wine shop within the C-1 (Local Commercial) Zoning District and the I-20 Overlay District, at 1691 Candler Road.

PETITION NO: N7. SLUP-22-1245323 2021-3521

PROPOSED USE: Boutique wine shop.

LOCATION: 1691 Candler Road, Decatur, Georgia 30032

PARCEL NO. : 15-183-05-015

INFO. CONTACT: Jeremy McNeil, Sr. Planner

PHONE NUMBER: 404-371-3155

PURPOSE:

Application of DeAndre Mathis for a Special Land Use Permit (SLUP) for a proposed boutique wine shop within the C-1 (Local Commercial) Zoning District and the I-20 Overlay District, in accordance with Section 27-4.2.8 of the DeKalb County Zoning Ordinance. The property is located west of Candler Road, approximately 108 feet south of Dawes Avenue. The property has approximately of 50 feet of frontage along Candler Road and contains 0.17 acre.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval.

PLANNING COMMISSION: Pending.

PLANNING STAFF: Full Cycle Deferral.

STAFF ANALYSIS: The applicant has provided staff with insufficient materials to determine if proposed use meets the criteria to grant a Special Land Use permit . Therefore, the Department of Planning and Sustainability recommends “Full Cycle Deferral”.

PLANNING COMMISSION VOTE: Pending.

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



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 500

Decatur, GA 30030

(404) 371-2155 / plandev@dekalbcountyga.gov

Planning Commission Hearing Date: January 4, 2022

Board of Commissioners Hearing Date: January 27, 2022

STAFF ANALYSIS

Case No.: SLUP-22-1245323 **Agenda #:** N7

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

Parcel ID: 15-183-05-015

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

Property Owner(s): Deandre' B. Mathis

Applicant/Agent: Same as Applicant

Acreage: 0.17 acres

Existing Land Use: Office

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

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

Proposed Density: N.A. – no new construction proposed	Existing Density: N.A. – no new construction proposed
Proposed Units: N.A. – no new units proposed	Existing Units: N.A. – no new units proposed
Proposed Lot Coverage: N.A. – no change in lot coverage proposed	Existing Lot Coverage: (Estimated) 50%

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

SITE AND PROJECT ANALYSIS

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

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

Article 4.2.8 Compliance with Supplemental Regulations (Alcohol Outlet)

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

LAND USE AND ZONING ANALYSIS

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

- A. **Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located:** Based on the submitted site plan and information, as well as field investigation of the project site, it appears that the size of the site is adequate for the use contemplated. Wine shop are allowed in the C-1 (Local Commercial) Zoning District, subject to approval of a SLUP. The C-1 district requires 20,000 square feet (approx. .46 acres), and the project site contains .17 acres. However, did not provide a full scale site plan to determine if the site conforms with its' designation zoning district.
- B. **Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district:** It appears that the proposed wine shop may be consistent with the retail, with other retail and restaurant along Candler Road. There a various uses along Candler Road such medical/doctors' offices, business offices, and retails store of the subject property. Therefore, it appears that the proposed use may be compatible with the adjacent and surrounding properties.
- C. **Adequacy of public services, public facilities, and utilities to serve the contemplated use:** There will be no burdensome impacts on public services, public facilities, and utilities since the proposed request is for non-residential use and no new construction is proposed
- D. **Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic carrying capacity for the proposed use, so as not to unduly increase traffic or create congestion in the area:** It appears that the public street on which the proposed use is to be located may be adequate. However, the applicant do not provide a letter of intent to address potential congestion nor provided a full scale site plan to determine if there would be any traffic impact.

- 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:** See Criteria C and D.
- F. **Ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency:** See Criteria C and D
- 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 applicant has not provide information addressing potential noise, smoke, odor, dust, or vibration from the proposed use.
- 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 applicant has not provided staff with the hours of operation for the proposed establishment.
- I. **Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use:** The applicant has provided staff with insufficient materials to determine if the proposed use would create an adverse impact upon adjoining land uses.
- J. **Whether or not the proposed plan is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located:** See Criteria A
- K. **Whether or not the proposed use is consistent with the policies of the comprehensive plan:** it appears that the proposed use may be consistent with the policies and strategies of the Commercial Redevelopment Corridor (CRC) Character Area of the DeKalb County which encourages mix of retail, office, services, and employment along commercial corridors.
- L. **Whether or not the proposed plan provides for all buffers and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located:** See Criteria A
- M. **Whether or not there is adequate provision of refuse and service areas:** Refuse will be deposited in a typical garbage can that is emptied on a regular basis by the DeKalb County Sanitation Department. This arrangement is satisfactory.
- N. **Whether the length of time for which the special land use permit is granted should be limited in duration:** The applicant has not provide staff with proposed hours of operation.
- O. **Whether or not the size, scale, and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale, and massing of adjacent and nearby lots and buildings:** Because no new buildings are proposed, this consideration is not applicable.
- P. **Whether the proposed plan would adversely affect historic building sites, districts, or archaeological resources:** There are no historic building sites, districts, or archaeological resources on the subject property or in the surrounding area.
- Q. **Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit:** The applicant has provided staff with insufficient materials to determine if proposed use meets the requirements contained in the supplemental regulations for a wine shop.
- R. **Whether or not the proposed building as a result of its proposed height , would create a negative shadow impact on any adjoining lot or building:** Because no new buildings are proposed, this consideration is not applicable.
- S. **Whether the proposed use would be consistent with the needs of the neighborhood or of the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan:** See Criterion K.

STAFF RECOMMENDATION: FULL CYCLE DEFERRAL

The applicant has provided staff with insufficient materials to determine if proposed use meets the criteria to grant a Special Land Use permit . Therefore, the Department of Planning and Sustainability recommends full cycle deferral.

Attachments:

1. Department and Division Comments
2. Board of Health Comments
3. Application
4. Site Plan
5. Zoning Map
6. Aerial Photograph
7. Site Photographs

NEXT STEPS

Following an approval of this zoning 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 or residential space and for use of property for a business. Floor plans may be required for certain types of occupants.)*
- **Plat Approval** *(Required if any parcel is being subdivided, re-parceled, or combined. Issued “administratively”; no public hearing required.)*
- **Sketch 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.



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MICHELLE ALEXANDER mmalexander@dekalbcountyga.gov AND/OR LASONDRA HILL
lahill@dekalbcountyga.gov**

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

Case No.: SLUP-22-1245323

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

Address: 1691 Candler Road,

WATER:

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

Distance from property to nearest main: adjacent

Size of line required, if inadequate: _____

SEWER:

Outfall Servicing Project: Intrenchment Creek

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

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

Sewage Capacity: 40 (MGPD)

Current Flow: 36 (MGPD)

COMMENTS:

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

Signature: _____

ZONING COMMENTS – DEC. 2021

N1- No comment

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

N3. No Comment.

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

N6. No comment

N7. No comment

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

N9. No comment

12/20/2021

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

General Comments:

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

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

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

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

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

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

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

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

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

12/20/2021

N.1

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

2038 Mallard Way, Lithonia , GA 30058

☐ Amendment

- Please review general comments

N.2

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

2712 Whitfield Road, Ellenwood, GA 30294

☐ Amendment

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

N.3

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

971 North Road, Stone Mountain, GA 30083

☐ Amendment

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

N.4

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

3644 Memorial Drive, Decatur, GA 30032

☐ Amendment

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

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

12/20/2021

N.4

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

3622 Memorial Drive, Decatur, GA 30032

☐ Amendment

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

N.6

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

3956 Ambrose Ridge Ct. , Ellenwood, GA 30294

☐ Amendment

- Please review general comments.

N.7

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

1691 Candle Road, Decatur, Ga 30032

☐ Amendment

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

N.8

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

499 Rockbridge Road, Stone Mountain, GA 30083

☐ Amendment

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

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

12/20/2021

N.9

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

3640 Platina Park Court, Decatur, GA 30034

☐ Amendment

- Please review general comments.



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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

DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

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

- **Storm Water Management**

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

- **Flood Hazard Area/Wetlands**

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

- **Landscaping/Tree Preservation**

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

- **Tributary Buffer**

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

- **Fire Safety**

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



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

11-7

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MICHELLE ALEXANDER mmalexander@dekalbcountyga.gov AND/OR LASONDRA HILL
lahill@dekalbcountyga.gov

COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING

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

Address: 1691
Candler Rd
Decatur, GA

Adjacent Roadway (s):

_____	_____
(classification)	(classification)

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

Please provide additional information relating to the following statement.

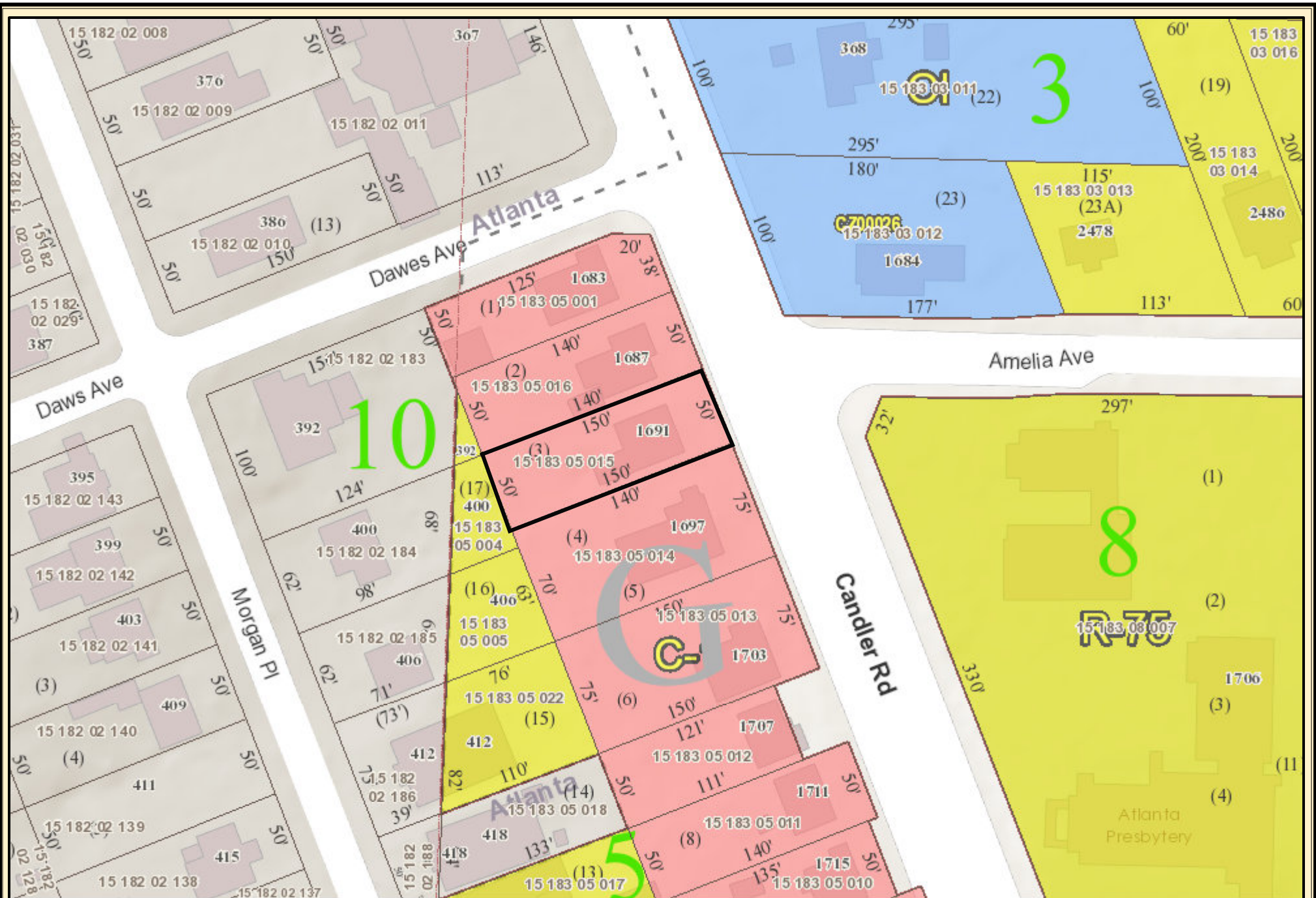
According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7TH Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____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

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS:

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

Signature: [Signature]



Zoning Map

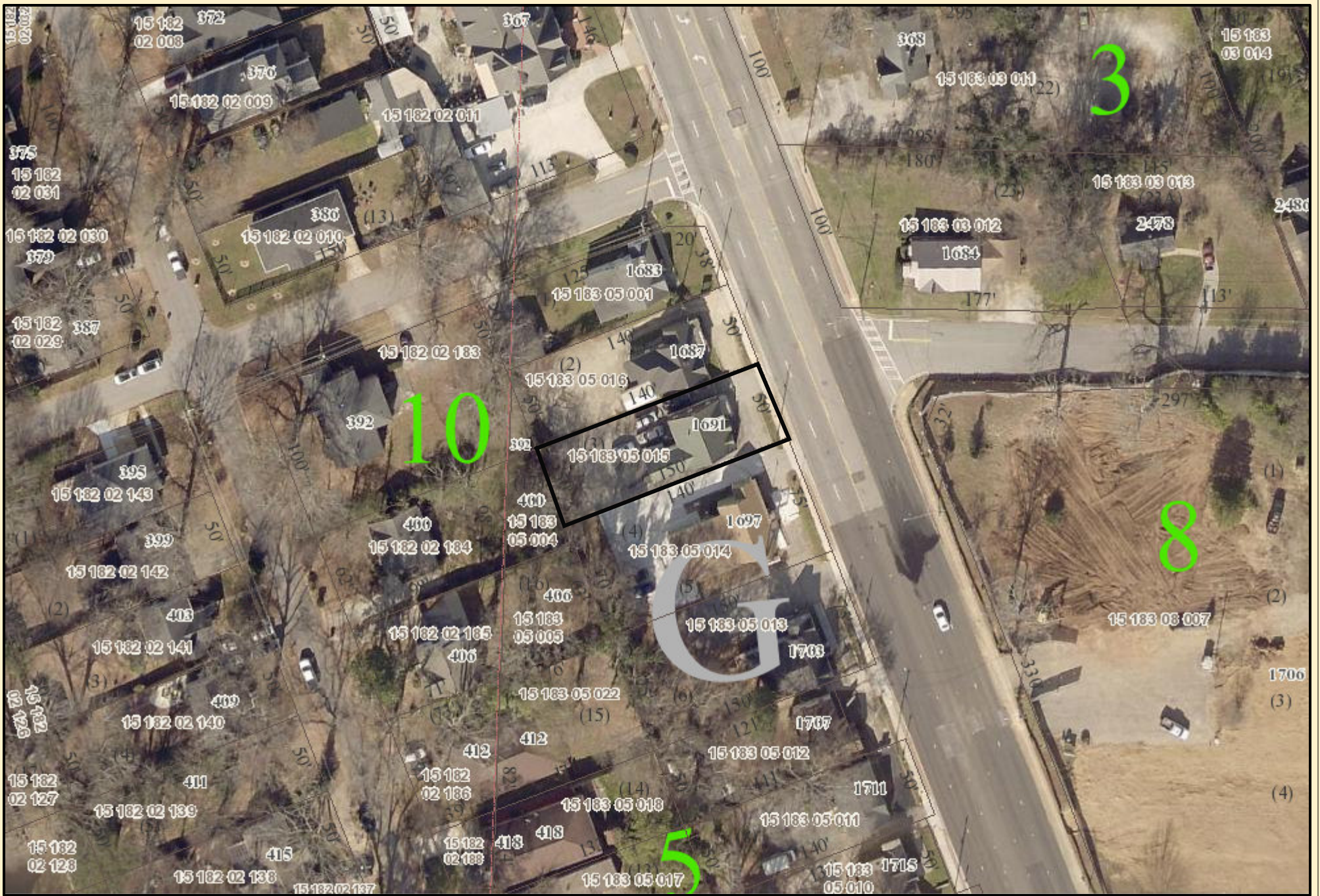
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Date Printed: 12/6/2021

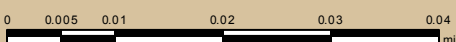


DeKalb County GIS Disclaimer

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Aerial Map

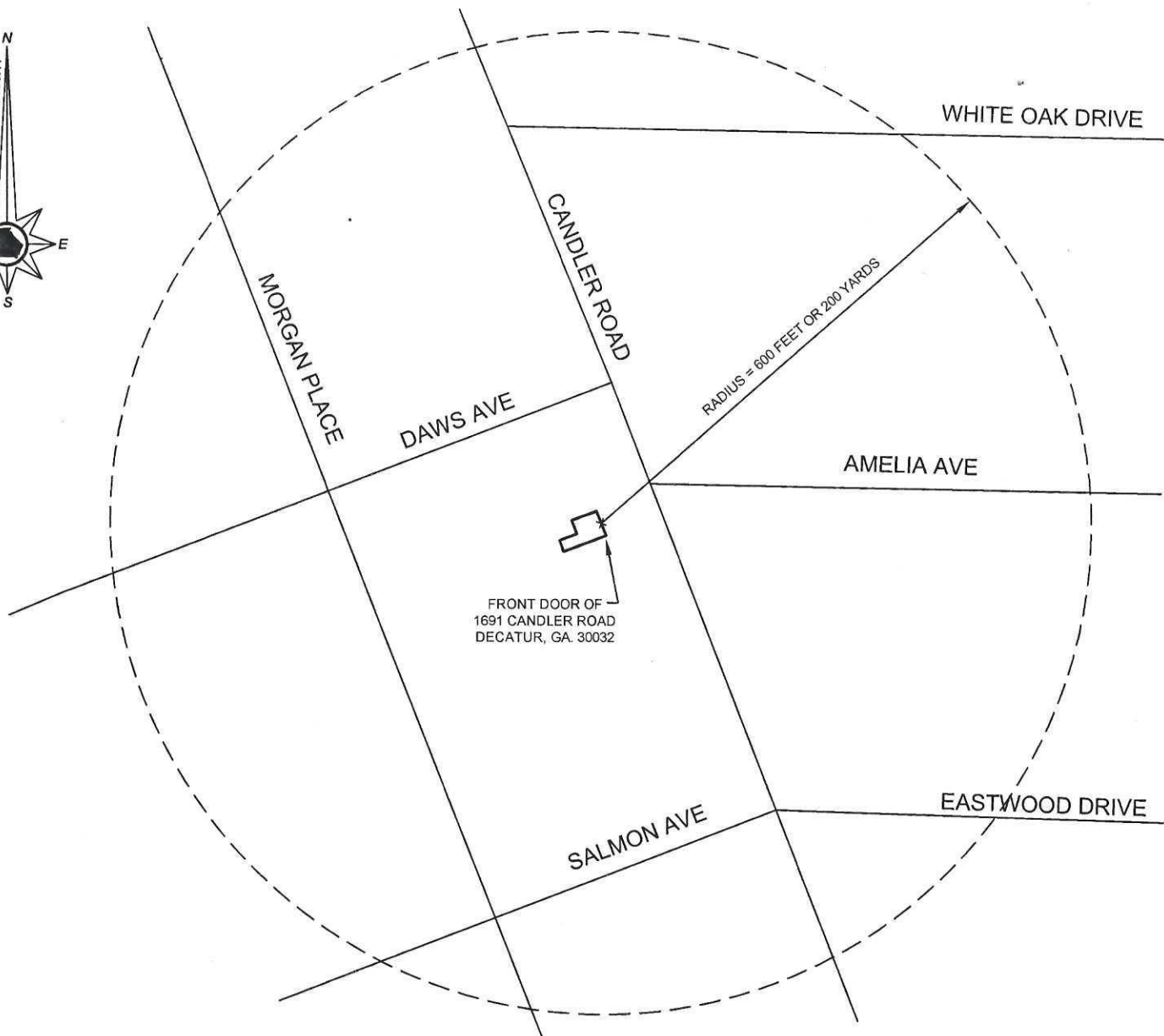
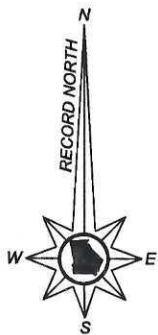


Date Printed: 12/6/2021



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NOTES:

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

2. APPLICANT ADDRESS:

1691 CANDLER ROAD
DECATUR, GA. 30032

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

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

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

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



0' 200' 400' 600'



GRAPHIC SCALE: 1" = 200'

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

ALCOHOLIC BEVERAGE LICENSE SURVEY FOR:

1691 CANDLER ROAD
DECATUR, GA. 30032

DEKALB COUNTY, GEORGIA

GALANDSURVEYOR.COM

404-384-9577

3355 ANNANDALE LANE, STE 1
SUWANEE, GA. 30024

SHEET

1

OF

1

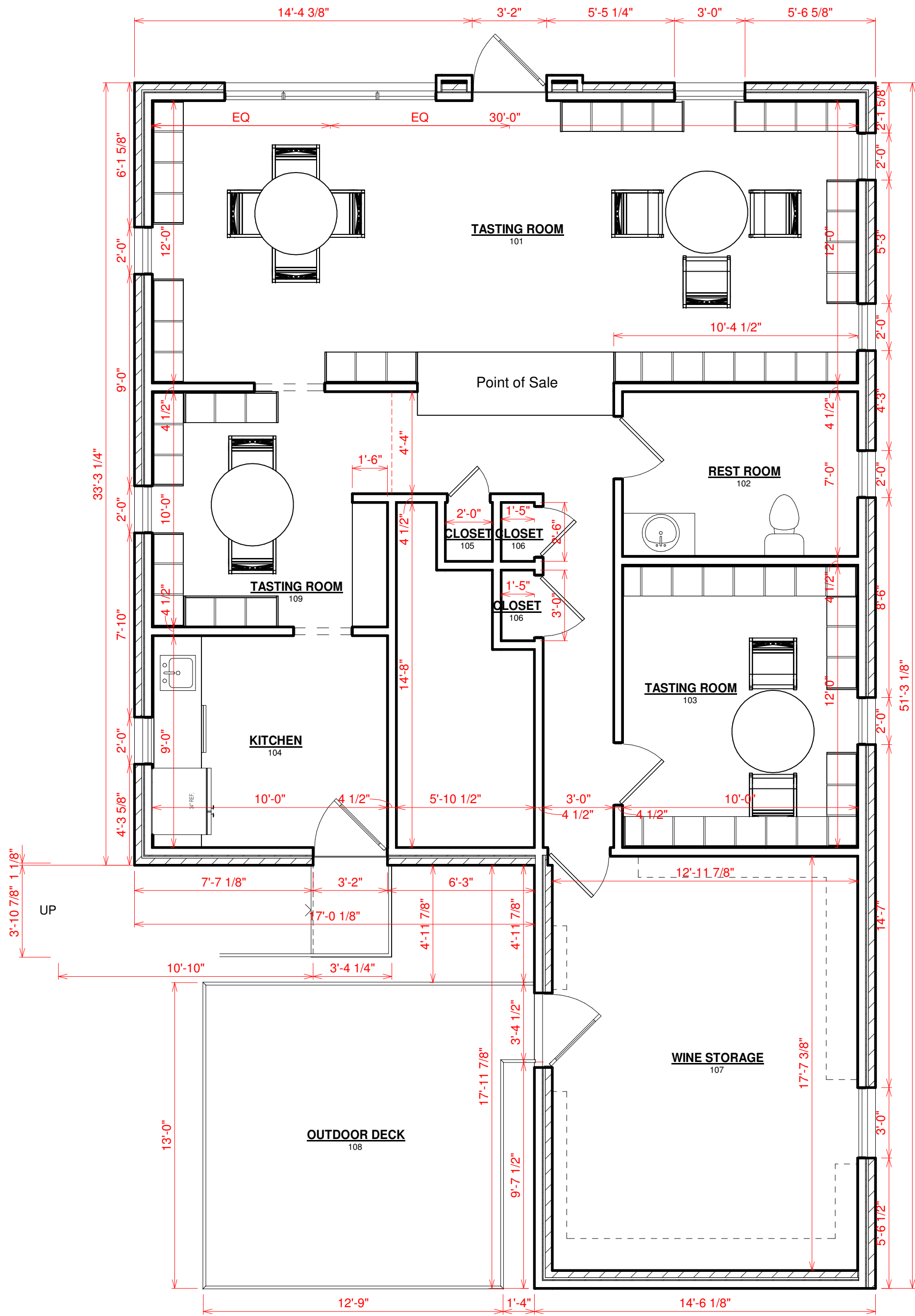
Room Legend

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



2 ROOM LEGEND
1/4" = 1'-0"

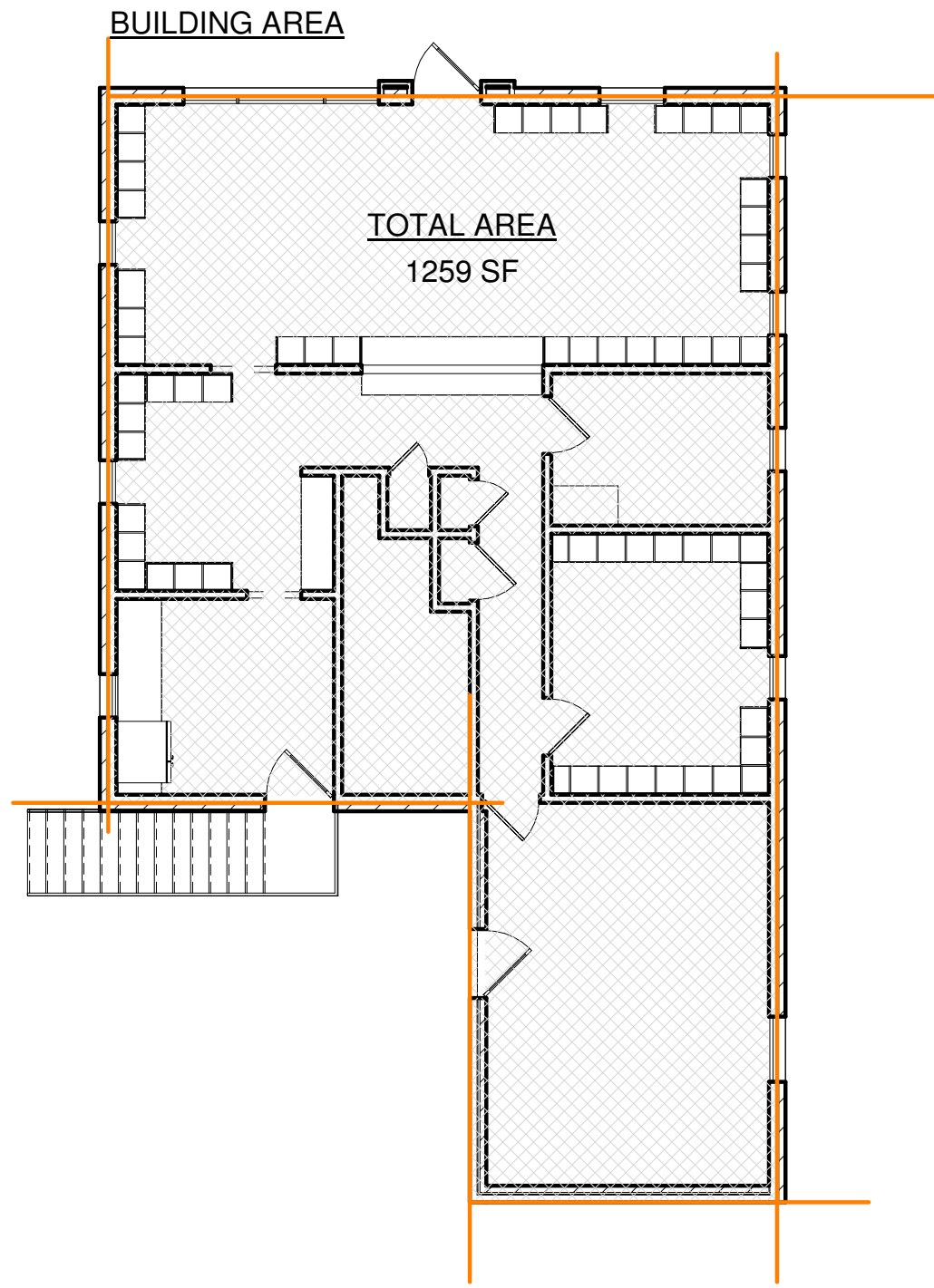
OCCUPANCY LOAD CALCS					
Number	Name	Occupancy	Area	Occupancy Factor	Occupancy Load
101	TASTING ROOM	ASSEMBLY WITHOUT FIXED SEATS	365 SF	15	25
103	TASTING ROOM	ASSEMBLY WITHOUT FIXED SEATS	122 SF	15	9
104	KITCHEN	COMMERCIAL KITCHEN	92 SF	200	1
107	WINE STORAGE	ASSEMBLY WITHOUT FIXED SEATS	242 SF	15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



1 First Floor
1/4" = 1'-0"



4 FRONT ELEVATION
1/4" = 1'-0"



FLOOR PLANS

A1.0

CMDC

CHRIS MALONE
— DESIGNS —

THIS WORK IS THE INTELLECTUAL PROPERTY OF CJM DESIGNS LLC AND SHALL NOT BE REPRODUCED WITHOUT PERMISSION

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

OWNER CONTACT:
DEANDRE MATHIS
RENOVATION

CONTRACTOR CONTACT:
I

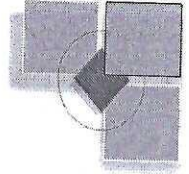
DRAWN BY : CHRISTOPHER J MALONE
DESIGNED BY: CHRIS MALONE DESIGNS
10/19/2021 4:08:50 PM

RELEASED FOR CONSTRUCTION

No.

Description

Date



SPECIAL LAND USE PERMIT APPLICATION

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

Date Received: _____ Application No.: _____

APPLICANT NAME: DEANDRE' B. MATHIS

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

Mailing Address: 1687 CANDLER RD. DECATUR, GA 30032

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

OWNER NAME: SAME AS APPLICANT

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

Daytime Phone #: _____ Fax #: _____

Mailing Address: _____

E-mail: _____

SUBJECT PROPERTY ADDRESS OR LOCATION: 1691 CANDLER RD.

DECATUR, DeKalb County, GA, 30032

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

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

Proposed Special Land Use (SLUP): BOUTIQUE WINE SHOP

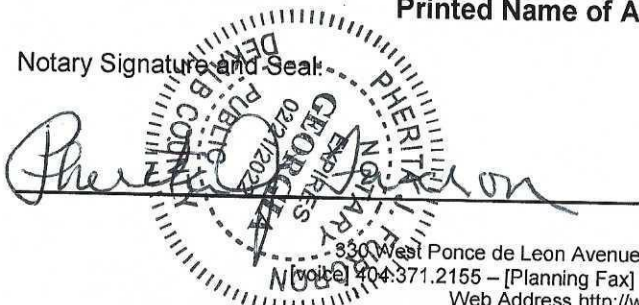
I hereby authorize the staff of the Planning and Development Department to inspect the property that is the subject of this application.

Owner: ☒ Agent: _____
(Check One)

Signature of Applicant: DeAndre' B. Mathis

Printed Name of Applicant: DEANDRE' B. MATHIS

Notary Signature and Seal:

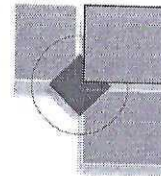


DeKalb County Department of Planning & Sustainability



Lee May
Interim Chief Executive Officer

Andrew Baker
Director



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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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



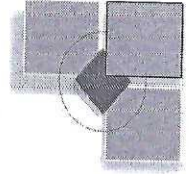
DeKalb County Department of Planning & Sustainability

Lee May

Interim Chief Executive Officer

Andrew A. Baker, AICP

Director



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

B. Criteria: Sec. 27-873. Special land use permits; criteria to be applied. The following criteria shall be applied by the Department of Planning and Sustainability, the Planning Commission, and the Board of Commissioners in evaluating and deciding any application for a special land use permit. No application for a special land use permit shall be granted by the Board of Commissioners unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application:

- A. Adequacy of the size of the site for use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located;
- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district;
- C. Adequacy of public services, public facilities, and utilities to serve the use contemplated;
- D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area;
- E. Whether or not existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use;
- F. Ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular references to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency;
- G. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use;
- H. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use;
- I. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use;
- J. Whether or not the proposed plan is consistent with all of the requirements of the zoning district classification in which the use is proposed to be located;
- K. Whether or not the proposed use is consistent with the policies of the Comprehensive Plan;
- L. Whether or not the proposed plan provides for all required buffer zones and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located;
- M. Whether or not there is adequate provision of refuse and service areas;
- N. Whether the length of time for which the special land use permit is granted should be limited in duration;
- O. Whether or not the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of the adjacent and nearby lots and buildings;
- P. Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources;
- Q. Whether the proposed use satisfies the requirements contained within the Supplemental Regulations for such special land use permit.
- R. Whether or not the proposed building as a result of its proposed height will create a negative shadow impact on any adjoining lot or building.
- S. Whether the proposed use would result in a disproportional proliferation of that or similar uses in the subject character area.
- T. Whether the proposed use would be consistent with the needs of the neighborhood or of the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan.

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

ALCOHOLIC BEVERAGE LICENSE SURVEY – RETAIL SALES IN ORIGINAL PACKAGE

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

Date: 5/28/21

Applicants Name: DEANDRE T. MATHIS
Trade Name: EAST LAKE WINE SHOP
Business Address: 11091 CAUDLER ROAD, DECATUR, GA. 30032

BEER AND/ WINE (100 YARDS MINIMUM)

1. 630 Number of yards to the nearest church or place used primarily for religious services at:
240 CAUDLER RD., ATLANTA - ST. PHILLIP APOSTOLIC CHURCH
2. 790 yards to the nearest school building, school ground, educational facility or college campus; this includes Kindergartens, or churches which have schools or Kindergartens located at the following address:
INTERNATIONAL PREPARATORY ACADEMY - 2541 GREENWALD DR. DECATUR
3. 4000 yards to adult entertainment establishment at: PINKUS - 2700 E. PONCE DE LEON, DECATUR
4. 3527 yards (must be at least 200 yards for Beer or Wine) to the nearest alcohol treatment center located at: CENTRAL RECOVERY PROGRAM - 232 EAST LAKE DR. DECATUR

LIQUOR (200 YARDS MINIMUM)

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

LIQUOR STORES (1,000 YARDS)

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

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

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

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

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

[Signature]
Signature of Land Surveyor

GA RLCS #3174
State License Number

5/28/21
Date



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

SurveyRetail_03302018



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DeAndre Mathis
11691 Capler Rd
Decatur GA 30032

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1

WOODRICK JOHN
398 HOOPER ST SE
ATLANTA GA 30317

2

NEWSOME DAVID W JR
372 MORGAN PL SE
ATLANTA GA 30317

3

SAMUEL EULA M
375 MORGAN PL SE
ATLANTA GA 30317

4

STEVENS DOROTHY
367 CANDLER RD SE
ATLANTA GA 30317

5

FARMER ARTHUR J
355 MORGAN PL SE
ATLANTA GA 30317

6

ARRISON JOSEPH CHRISTOPHER
415 MORGAN PL SE
ATLANTA GA 30317



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MARTIN ROBERT
416 HOOPER ST
ATLANTA GA 30317

2

SWANEGAN ODIE E JR
395 MORGAN PL SE
ATLANTA GA 30317

3

FASOLINO SARAH
424 MORGAN PL SE
ATLANTA GA 30317

4

WILSON DANNY
386 MORGAN PL SE
ATLANTA GA 30317

5

YOSS SARAH E
379 MORGAN PL SE
ATLANTA GA 30317

6

KINGSLEY MICHAEL KAGAN
426 MORGAN PL SE
ATLANTA GA 30317



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2	LANGBERG SAMUEL 1713 ELLINGTON ST DECATUR GA 30032				
3	ALTEMOSE JAMES L ALTEMOSE FRANCES 2499 AMELIA AVE DECATUR GA 30032				
4	STILL ROBERT J 2485 WHITE OAK DR DECATUR GA 30032				
5	LLARCH STEPHANY 2494 EASTWOOD DR DECATUR GA 30032				
6	PHILLIPS HARVEY 3541 LARRAGON DR DECATUR GA 30004				



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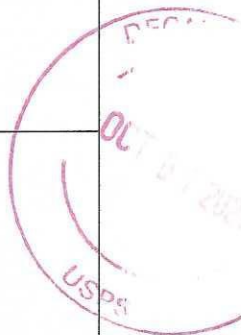
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of Pieces Received at Post Office

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DeAndre Mathis
1691 Candler Rd
Decatur GA 30032

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1

LESSER MITCHELL L
2486 EASTWOOD DR
DECATUR GA 30032

2

SCOTT DERRY MICHAEL
2785 JOYCE AVE
DECATUR GA 30032

3

MATHIS DEANDRE B
1691 CANDLER RD
DECATUR GA 30032

4

OWENS NATHAN LEON
2495 AMELIA AVE
DECATUR GA 30032

5

MERCER BRYANNA E
1729 ELLINGTON ST
DECATUR GA 30032

6

WYNN KATIE
2473 WHITE OAK DR
DECATUR GA 30032



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Name and Address of Sender

DeAndre Mathis
11691 Candler Rd
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Parcel Airlift

1

STEVENS DOROTHY S
1867 Candler Rd SE
Decatur GA 30032

2

ELLIS DONALD
1684 CANDLER RD
DECATUR GA 30032

3

VAN DYKE MIRIAM ELISABETH
2467 WHITE OAK DR
DECATUR GA 30032

4

VICTOR BARBARA
2841 BATTLE FORREST DR
DECATUR GA 30034

5

THOMPSON JULIE K
434 MORGAN PL
DECATUR GA 30032

6

SHURIK VENYAMIN
412 MORGAN PL
ATLANTA GA 30317



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Name and Address of Sender

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Fee

Special Handling

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1

KADERIN JAFNUN SAIYARA
2945 SALMON AVE
ATLANTA GA 30317

2

OSMAN KHALILAYAN
450 HOOPER ST
ATLANTA GA 30317

3

MEKONNEN GETACHEW
382 HOOPER ST SE
ATLANTA GA 30317

4

MAYORAS HAROLDS KIMO
406 MORGAN PL SE

5

AMERSON CHRISTINA
399 MORGAN PL SE
ATLANTA GA 30317

6

ALLEN CHRISTOPHER T
368 MORGAN PL SE
ATLANTA GA 30317



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Fee

Special Handling

Parcel Airlift

1

~~COOPER JABITHA L~~
~~400 MORGAN PL SE~~
~~ATLANTA GA 30317~~

2

RICE AMANDA MICHELLE
433 MORGAN PL SE
ATLANTA GA 30317

3

ONEAL MONICA
418 MORGAN PL SE
ATLANTA GA 30317

4

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

5

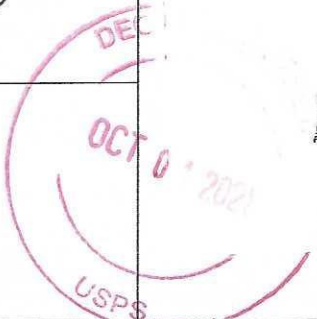

KING ERIN K
434 HOOPER ST SE
ATLANTA GA 30317

6

MCCURDY ALCIE PEARL
361 MORGAN PL SE
ATLANTA GA 30317



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Name and Address of Sender <i>DeAndre Mathis</i> <i>1691 Cassler Rd</i> <i>Decatur GA 30032</i>	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office <i>6</i>	Affix Stamp Here <i>Postmark with Date of Receipt.</i>   0000
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1	FRENKEL GAL 386 HOOPER ST SE ATLANTA GA 30317				
2	ELROD KEVIN S 406 HOOPER ST SE ATLANTA GA 30317				
3	LEMAY KATHLEEN A 403 MORGAN PL SE ATLANTA GA 30317				
4	COOPER TABITHA L 400 MORGAN PL SE ATLANTA GA 30317				
5	JERKINS ANNIE MAE 446 HOOPER ST SE ATLANTA GA 30317				
6	HUDSON JOHNY 356 MORGAN PL SE ATLANTA GA 30317				



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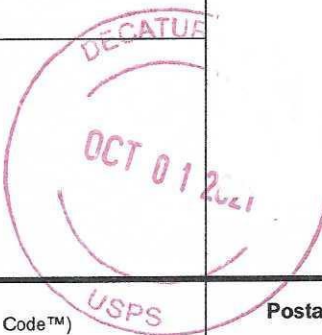
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De Andre Mathis
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Decatur, GA 30032

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USPS Tracking Number
Firm-specific Identifier

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

Postage

Fee

Special Handling

Parcel Airlift

1

WHETZEL BETHANY LYNN
409 MORGAN PL SE
ATLANTA GA 30317

2

MARSHALL JOHN ROBERT
2492 AMELIA AVE
DECATUR GA 30032

3

SEWELL JENNIFER M
367 MORGAN PL SE
ATLANTA GA 30317

4

HATCH ROBERT STEPHEN
427 MORGAN PL SE
ATLANTA GA 30317

5

KRISHNASWAMY SUJATHA
390 HOOPER ST SE
ATLANTA GA 30317

6

MURPHY PATRICK JOSEPH
430 MORGAN PL
DECATUR GA 30032



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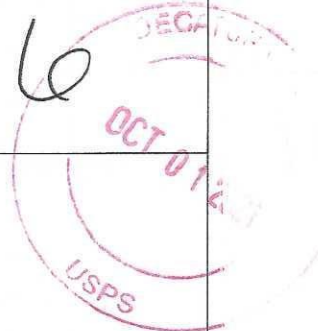
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DeAndre M. Atkins
11691 Candler Rd
Decatur, GA 30032

Postmaster, per (name of receiving employee)



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30030
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AMOUNT

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USPS Tracking Number

Firm-specific Identifier

Address

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

Postage

Fee

Special Handling

Parcel

1

SHINE MARGIE J
346 CANDLER RD SE
ATLANTA GA 30317

2

MAYORAS MARQUES KIMO
406 MORGAN PL SE
ATLANTA GA 30317

3

TERRELL ANGELA
376 MORGAN PL SE
ATLANTA GA 30317

4

JORDAN ROSENA
362 MORGAN PL SE
ATLANTA GA 30317

5

THOMPSON NATHAN ROBERT
387 MORGAN PL SE
ATLANTA GA 30317

6

PONDER JOBE
420 HOOPER ST SE
ATLANTA GA 30317



Certificate of Mailing — Firm (Domestic)

Name and Address of Sender

DeAndre Mathis
1691 Canten Rd
Decatur, GA 30032

TOTAL NO.
of Pieces Listed by Sender

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of Pieces Received at Post Office

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AMOUNT

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USPS Tracking Number

Firm-specific Identifier

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

Postage

Fee

Special Handling

Parcel Airlift

1

EDWARDS MARTHA L
426 HOOPER ST SE
ATLANTA GA 30317

2

LAU WILSON
430 HOOPER ST SE
ATLANTA GA 30317

3

4

5

6



0000

U.S. POSTAGE PAID

DECATUR, GA

30030
OCT 01, 21
AMOUNT

\$1.65

R2304N116690-07



Certificate of Mailing — Firm (Domestic)

Name and Address of Sender

DeAndre Mathis
1691 Candler Rd.
Decatur, GA 30032

TOTAL NO.
of Pieces Listed by Sender

TOTAL NO.
of Pieces Received at Post Office

Affix Stamp Here
Postmark with Date of Receipt.

Postmaster, per (name of receiving employee)



0000

U.S. POSTAGE PAID
DECATUR, GA
30030
OCT 01 21
AMOUNT
\$2.82
R2304N116690-07

USPS Tracking Number
Firm-specific Identifier

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

Postage

Fee

Special Handling

Parcel Airlift

1

HALL ALISON E
2468 WHITE OAK DR
DECATUR GA 30032

2

LACY BRETT
421 MORGAN PL SE
ATLANTA GA 30317

3

BUTTS MAMIE
438 HOOPER ST SE
ATLANTA GA 30317

4

GOODEN LOLITA
392 MORGAN PL SE
ATLANTA GA 30317

5

PONDER JEFFREY
410 HOOPER ST SE
ATLANTA GA 30317

6

FISHER JUDY ANN
394 HOOPER ST SE
ATLANTA GA 30317

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

To:

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

Date: October 15, 2021

Time: 6pm-7pm

Location: 1691 Candler Rd. Decatur, GA 30032

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

Sincerely,

DeAndre' Mathis

Eastlake Wine Shop

1691 Candler Rd. Decatur, GA 30032

COMMUNITY MEETING SIGN-IN ROSTER

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