

DEPARTMENT OF PLANNING & SUSTAINABILITY

---

**APPLICATION TO AMEND COMPREHENSIVE LAND USE (FUTURE DEVELOPMENT) MAP  
PLAN OF DEKALB CNTY, GEORGIA**

Application No \_\_\_\_\_ Date Received: \_\_\_\_\_

Applicant's Name Mustaq Moosa E-Mail mustaq@cityviewdb.com

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

Applicant's Daytime Phone# 404 704 6356 Fax# \_\_\_\_\_

---

If more than one owner, attach information for each owner as Exhibit "A"

Owner's Name: Pentagon Partners LLC (Nazim Huda) E-Mail nazim.huda@gmail.com

Owner's Mailing Address 4064 Hooch River Trail, Suwanee, GA 30024

Owner's Daytime Phone # 404 375 0220 Fax # \_\_\_\_\_

---

Address/Location of Subject Property 4819 Glenwood Road, Decatur, GA 30035

Parcel ID# 1516304163 Acreage 1.56 AC

Commission District 3

Present Zoning District R-75 Proposed Zoning District C-2

Present Land Use Designation Residential

Proposed Land Use Designation Commercial

Current Zoning Classification(s) R-75 - Proposing C-2

---

Chief Executive Officer  
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP

**LAND USE AMENDMENT APPLICATION CHECKLIST**

(Submit 4 printed, collated sets of the complete application and a PDF version on a flash drive)

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

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

---

## DEPARTMENT OF PLANNING & SUSTAINABILITY

---

---

### IMPACT ANALYSIS

As per Article 7.3.4 of the Zoning Ordinance of the Dekalb County, each applicant seeking an amendment to the official Comprehensive Plan land use maps shall provide a complete written response to each of the following standards and factors:

1. Whether the proposed land use change will permit uses that are suitable in view of the use and development of adjacent and nearby properties.
2. Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property.
3. Whether the proposed land use change will result in uses which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools.
4. Whether the amendment is consistent with the written policies in Comprehensive Plan text.
5. Whether there are environmental impacts or consequences resulting from the proposed change.
6. Whether there are impacts on properties in an adjoining governmental jurisdiction in cases of proposed changes near county boundary lines.
7. Whether there are other existing or changing conditions affecting the use and development of the affected land areas which support either approval or denial of the proposed land use change.
8. Whether there are impacts on historic buildings, sites, districts or archaeological resources resulting from the proposed change.

### FILING FEES

At the time of submittal, a filing fee of \$500 shall accompany each application for an amendment to the Comprehensive Plan land use map.

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

## DEPARTMENT OF PLANNING & SUSTAINABILITY

### DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

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

Yes \_\_\_\_\_ No ✓ \*

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

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

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

\_\_\_\_\_  
Notary

Mustag Moosa August 31, 2022

\_\_\_\_\_  
Signature of Applicant /Date

Check one: Owner \_\_\_\_\_ Agent ✓

\_\_\_\_\_  
Expiration Date/ Seal

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



DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

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

Date: August 31, 2022

TO WHOM IT MAY CONCERN:

(I) (WE) Pentagon Partners LLC (Nazim Huda)

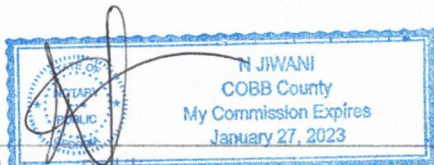
\_\_\_\_\_  
Name of owner(s)

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

Mustaq Moosa

\_\_\_\_\_  
Name of Agent or Representative

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



Notary Public

08/31/22

Pentagon Partners LLC (Nazim Huda)

Owner

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner

## NOTICE OF COMMUNITY MEETING

---

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

4819 Glenwood Road, Decatur, GA

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

The meeting shall be held virtually via Zoom on:

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

Zoom Meeting Link:

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

Meeting ID: 854 3973 7765

Passcode: 619204

Thank you

CityView Design Build Team

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

---

Notices sent for Community Meeting on: August 15, 2022

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

Community Members who attend the meeting are as follows:

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

Following are the minutes of the meeting:

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

The meeting ended just after 7:30PM.

## LETTER OF APPLICATION

---

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

---

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

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

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

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

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

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

Granting the **Rezoning** will not cause any negative or adverse effects to the site or the surrounding areas or the property and will overall aid in the beautification and further development of Glenwood Road as a commercial corridor in Dekalb County.

Thank you

**IMPACT ANALYSIS**  
**FOR THE LAND AMENDMENT OF THE COMPREHENSIVE PLAN FOR THE PROPERTY LOCATED AT:**  
**4819 GLENWOOD ROAD, DECATUR, GA 30035**

---

This letter is in response to the Impact Analysis queries listed in the application. The letter is a request to the Board of Commissioners of Dekalb County for an amendment to the official Comprehensive Plan of the land use maps.

1. The requested land use amendment for this site is in conformity with overall policy and intent of the comprehensive plan which includes the increase of commercial development on Glenwood Road. The site location is better suited for this proposed use than the current residential zoning as the site fronts a major arterial road in Dekalb County.
2. The requested amendment to the Land Use Plan will have no adverse impact on adjacent or nearby properties.
3. The Owners of the property intend to build a climate-controlled storage facility at the property once the necessary approvals are received. The proposed facility will not cause any burden to the existing infrastructure, including the existing transportation, utilities, or schools. Given the nature of the proposed building, the impact to the existing traffic will be minimal to none.
4. The requested amendment is consistent with the overall intent of the Comprehensive Plan of commercial facilities on Glenwood Road.
5. The proposed facility can be considered as a “passive” building which will have no environmental impact on the property or adjacent areas. Given the maximum buffers and setbacks that have been proposed for the site, the development will retain large green areas and ensure a minimal building footprint and provide only the required parking.
6. There will be no impact to adjoining or nearby governmental properties by the proposed development.
7. There are no existing or changing conditions on the subject property that affect the use and development of the subject property. No impact to the site or the adjacent areas and properties is envisaged from the proposed land use amendment and the development of the property.
8. The requested land use amendment will not affect any historic buildings, sites, districts, or archaeological resources.

### **SURVEY LEGAL DESCRIPTION**

---

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

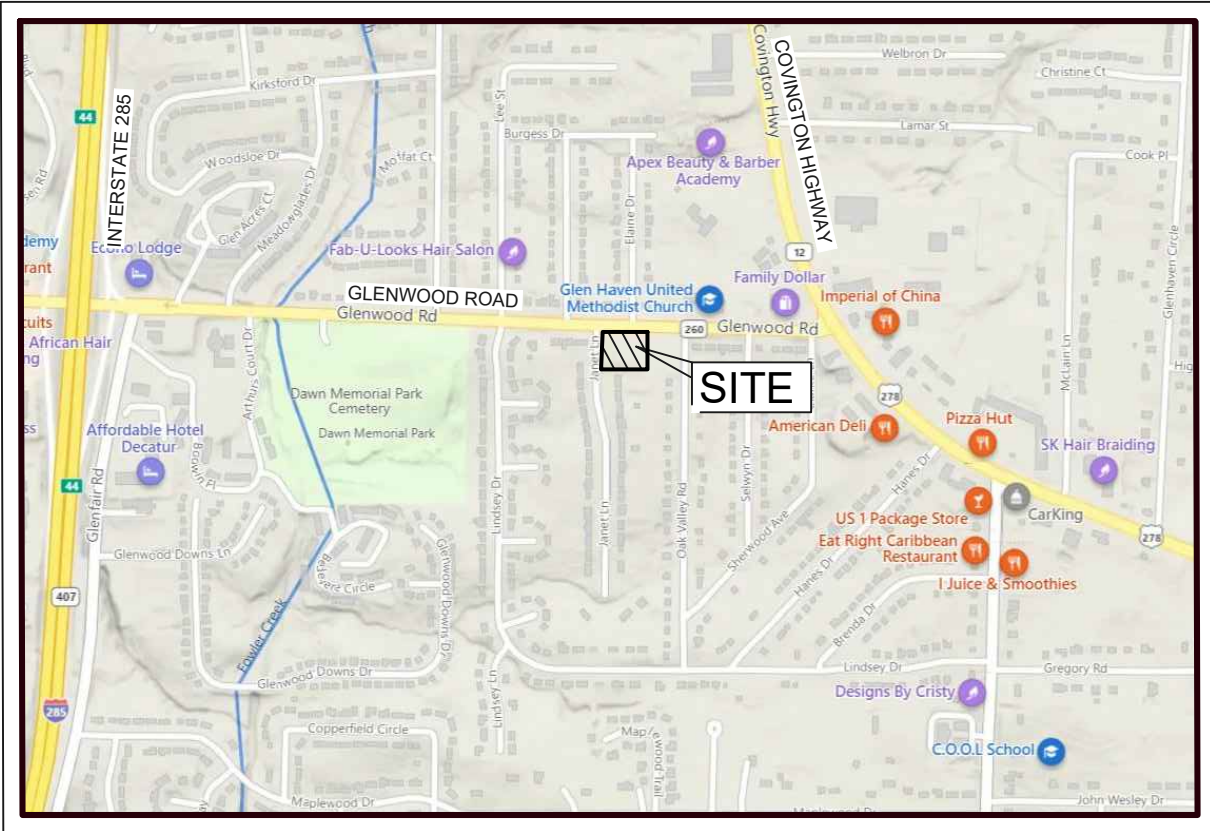
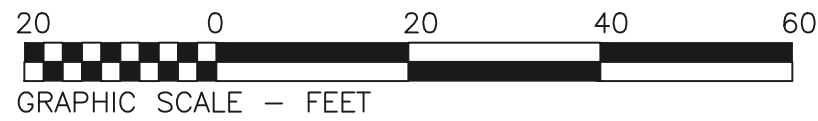
BEGINNING AT A MAG NAIL SET, LOCATED AT THE INTERSECTION OF THE SOUTHERNLY RIGHT OF WAY OF GLENWOOD ROAD (R/W VARIES) AND THE EASTERNLY RIGHT OF WAY OF JANET LANE (60' R/W). THENCE, ALONG SAID RIGHT OF WAY OF GLENWOOD ROAD S 88° 17' 21" E FOR A DISTANCE OF 282.21 FEET TO AN IRON PIN SET. THENCE, LEAVING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

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









- GENERAL NOTES**
- TRACT AREA = 1.56 ACRES
  - PARCEL NUMBER: 15 163 04 163
  - SITE ADDRESS: 4819 GLENWOOD ROAD DECATUR, GA 30035
  - WATER: PROVIDED BY DEKALB COUNTY WATER & SEWER SERVICE
  - SEWER: PROVIDED BY DEKALB COUNTY WATER & SEWER SERVICE
  - THERE ARE NO STATE WATERS ON OR WITHIN 200 FEET OF THIS PROPERTY
  - ZONING: CURRENT ZONING - R75 - RESIDENTIAL MEDIUM LOT-75  
TARGET ZONING - C2 - GENERAL COMMERCIAL
  - HOR. DATUM: NAD 83  
VERT. DATUM: NAVD 88

**FLOOD NOTE**  
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM MAP NUMBER 13089C0151J, DATED MAY 16, 2013.

**REFERENCES**  
BOUNDARY AND TOPO INFORMATION PROVIDED BY SURVEY BY WELLSTON ASSOCIATES LAND SURVEYORS, DATE MARCH 9, 2022.

**BUILDING DATA**  
FIRST FLOOR = 21,220 SQ FT  
SECOND FLOOR = 21,220 SQ FT  
THIRD FLOOR = 21,220 SQ FT  
TOTAL SQUARE FOOTAGE = 63,660 SQ FT  
BUILDING HEIGHT = 35'-0"

**IMPERVIOUS AREAS**  
BUILDING AREA = 21,220 SF (0.49AC) = 0.49AC/1.56AC = 31.23%  
TOTAL IMPERVIOUS = 28,457 SF (0.65 AC) = 0.65AC/1.56AC = 41.88%

**OPEN SPACE CALCULATIONS**  
OPEN AREA = 19,960 SF (0.46AC) = 0.46AC/1.56AC = 29.37%  
OPEN SPACE REQUIRED = 15%

**PARKING CALCULATIONS**  
STORAGE FACILITIES (MINI-WAREHOUSE):  
MINIMUM REQUIRED:  
ONE SPACE PER 8,000 SF OF FLOOR AREA  
63,660 SF / 8,000 = 8 MINIMUM SPACES  
  
MAXIMUM ALLOWED:  
ONE SPACE PER 5,000 SF OF FLOOR AREA  
63,660 SF / 5,000 = 13 MAXIMUM SPACES

**SPACES PROVIDED**  
REGULAR 20' X 9' SPACES = 7 SPACES  
HANDICAP SPACES = 1 SPACE  
LOADING SPACES = 2 SPACES (INSIDE BUILDING)  
  
TOTAL SPACES PROVIDED = 8 SPACES



Date	
Revision	
No	

Plan Date: 8/29/2022

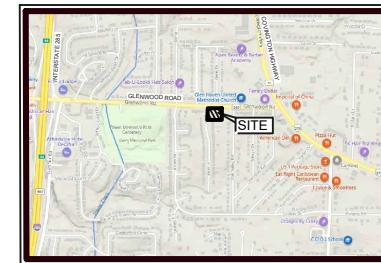
Scale: 1" = 20'

CONCEPT PLAN  
FOR  
GLENWOOD ROAD STORAGE  
4819 GLENWOOD ROAD  
LAND LOT 163 - 15th DISTRICT  
DEKALB COUNTY, GEORGIA



1





VICINITY MAP

#### GENERAL NOTES

- TRACT AREA = 1.56 ACRES
- PARCEL NUMBER: 15 163 04 163
- SITE ADDRESS: 4819 GLENWOOD ROAD DECATUR, GA 30035
- WATER: PROVIDED BY DEKALB COUNTY WATER & SEWER SERVICE
- SEWER: PROVIDED BY DEKALB COUNTY WATER & SEWER SERVICE
- THERE ARE NO STATE WATERS ON OR WITHIN 200 FEET OF THIS PROPERTY
- ZONING: CURRENT ZONING - RT5 - RESIDENTIAL MEDIUM LOT-75 TARGET ZONING - C2 - GENERAL COMMERCIAL
- HOR. DATUM: NAD 83
- VERT. DATUM: NAVD 88

#### FLOOD NOTE

THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM MAP NUMBER 13089C0151J, DATED MAY 16, 2013.

#### REFERENCES

BOUNDARY AND TOPO INFORMATION PROVIDED BY SURVEY BY WELLSTON ASSOCIATES LAND SURVEYORS, DATE MARCH 9, 2022.

#### BUILDING DATA

FIRST FLOOR = 21,220 SQ FT  
SECOND FLOOR = 21,220 SQ FT  
THIRD FLOOR = 21,220 SQ FT  
TOTAL SQUARE FOOTAGE = 63,660 SQ FT  
BUILDING HEIGHT = 35'-0"

#### IMPERVIOUS AREAS

BUILDING AREA = 21,220 SF (0.49AC) = 0.49AC/1.56AC = 31.23%  
TOTAL IMPERVIOUS = 26,427 SF (0.65 AC) = 0.65AC/1.56AC = 41.88%

#### OPEN SPACE CALCULATIONS

OPEN AREA = 19,960 SF (0.46AC) = 0.46AC/1.56AC = 29.37%  
OPEN SPACE REQUIRED = 15%

#### PARKING CALCULATIONS

STORAGE FACILITIES (MINI-WAREHOUSE):  
MINIMUM REQUIRED:  
ONE SPACE PER 8,000 SF OF FLOOR AREA  
63,660 SF / 8,000 = 8 MINIMUM SPACES

MAXIMUM ALLOWED:  
ONE SPACE PER 5,000 SF OF FLOOR AREA  
63,660 SF / 5,000 = 13 MAXIMUM SPACES

#### SPACES PROVIDED

REGULAR 20' X 9' SPACES = 7 SPACES  
HANDICAP SPACES = 1 SPACES  
LOADING SPACES = 2 SPACES (INSIDE BUILDING)  
TOTAL SPACES PROVIDED = 8 SPACES



Date	
Revision	
No	
Plan Date: 8/29/2022	
Scale: 1" = 20'	

CONCEPT PLAN  
FOR  
GLENWOOD ROAD STORAGE  
4819 GLENWOOD ROAD  
LAND LOT 163 - 18th DISTRICT  
DEKALB COUNTY, GEORGIA

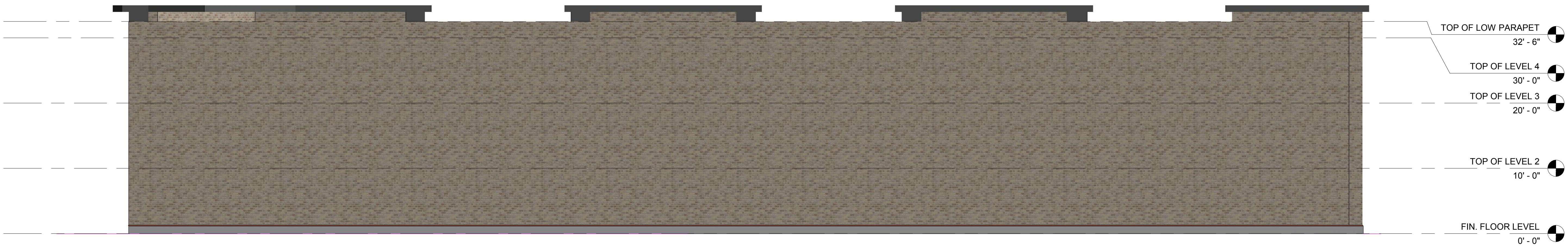


1  
SHEET 1 OF 1  
JOB #: 2022-184





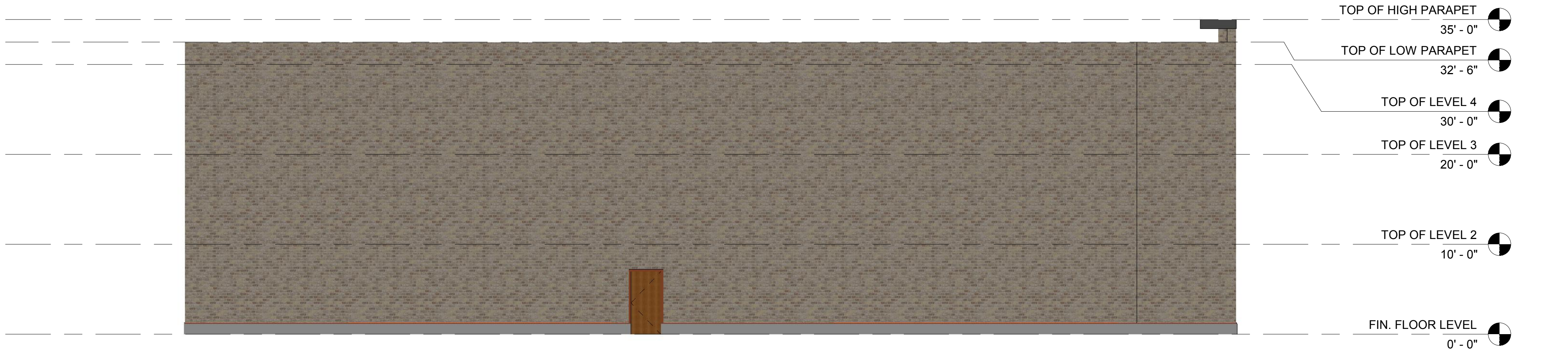
1 FRONT ELEVATION  
1/8" = 1'-0"



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

DATE	REMARKS
GLENWOOD ROAD PUBLIC STORAGE CLIMATE CONTROLLED 4819 GLENWOOD ROAD DECATUR, GEORGIA	
TITLE FRONT ELEVATION	
DRAWN CHA	
CHECKED NAG	
DATE 08.30.2022	
SCALE 1/8" = 1'-0"	
JOB NO. 04	
FILE NAME 4819 GLENWOOD ROAD	
SHEET A101	





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



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

DATE	REMARKS
GLENWOOD ROAD PUBLIC STORAGE CLIMATE CONTROLLED 4819 GLENWOOD ROAD DECATUR, GEORGIA	
TITLE LEFT ELEVATION	
DRAWN CHA	
CHECKED NAG	
DATE 08.30.2022	
SCALE 1/8" = 1'-0"	
JOB NO. 04	
FILE NAME 4819 GLENWOOD ROAD	
SHEET A102	





DATE	REMARKS

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

TITLE  
VIEW 1

DRAWN  
GHA  
CHECKED  
NAG  
DATE  
08.30.2022  
SCALE

JOB NO.  
04

FILE NAME  
4819 GLENWOOD ROAD  
SHEET  
A103





DATE	REMARKS

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

TITLE  
VIEW 2

DRAWN  
CHA  
CHECKED  
NAG  
DATE  
08.30.2022  
SCALE

JOB NO.  
04

FILE NAME  
4819 GLENWOOD ROAD  
SHEET  
A104





DATE	REMARKS

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

TITLE  
VIEW 3

DRAWN  
CHA  
CHECKED  
NAG  
DATE  
08.30.2022  
SCALE

JOB NO.  
04

FILE NAME  
4819 GLENWOOD ROAD  
SHEET  
A105



Chief Executive Officer  
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP

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

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

Property Address: 4819 Glenwood Rd

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

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

Supplemental Regs: NA Overlay District: NA DRI: NA

**Rezoning:** Yes X No   

Existing Zoning: R-75 (Residential Medium Lot)

Proposed Zoning: C-1 (Local Commercial)

Square Footage/Number of Units:                     

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

**Land Use Plan Amendment:** Yes    No X

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

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

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

**Major Modification:**

Existing Case Number(s): NA

Condition(s) to be modified:

## DEPARTMENT OF PLANNING & SUSTAINABILITY

### WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

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

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

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

### Review of Site Plan

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

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

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



---

DEPARTMENT OF PLANNING & SUSTAINABILITY

---

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

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

---

---

---

Planner: \_\_John Reid \_\_\_\_\_ Date\_08/10/22\_\_\_\_\_

Filing Fees

<b>REZONING:</b>	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
<b>LAND USE MAP AMENDMENT</b>		\$500.00
<b>SPECIAL LAND USE PERMIT</b>		\$400.00

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

### **LIMITED WARRANTY DEED**

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

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

Michael Oden

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

Pentagon Partners, LLC

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

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

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

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

Subject to all easements and restrictions of record.

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

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

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

Signed, sealed and delivered  
in the presence of:

GRANTOR:

Unofficial Witness

Michael Oden

(SEAL)

Notary Public  
My Commission Expires.  
[Notary Seal]

