

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

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

Date Received: _____ Application No: _____

APPLICANT NAME: Mustaq Moosa

Daytime Phone: 404 704 6356 E-Mail: mustaq@cityviewdb.com

Mailing Address: 1400 Indian Trail Lilburn Road, Norcross, GA 30093

Owner Name: Pentagon Partners LLC (Nazim Huda)

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

Daytime Phone: 404 375 0220 E-Mail: nazim.huda@gmail.com

Mailing Address: 4064 Hooch River Trail, Suwanee, GA 30024

SUBJECT PROPERTY ADDRESS OR LOCATION: 4819 Glenwood Road, Decatur, GA 30024

DeKalb County, GA, _____

Parcel ID: 1516304163 Acreage or Square Feet: 1.56 AC Commission Districts 3 and 7

Existing Zoning: R 75 Proposed Special Land Use (SLUP) _____

Requesting 3 story building within the 35ft maximum allowable height

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

Owner: _____ Agent: ☒ Signature of Applicant

Printed Name of Applicant:

Mustaq Moosa

Mustaq

Notary Signature and Seal:

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Michael Thurmond

Director
Andrew A. Baker, AICP

SPECIAL LAND USE PERMIT (SLUP) 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

Criteria: Sec 27-7.4.6 The following criteria shall be considered 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, and unless the application is in compliance with all applicable regulations in Article 4.

- 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, transitional buffer zones, 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 use and other properties and land uses in the district, and whether the proposed use will create adverse impacts upon any adjoining land use by reason of traffic volume/congestion, noise, smoke, odor, dust, or vibration generated by the proposed use.
- C. Adequacy of public services, public or private facilities, public or private streets (including consideration of traffic-carrying capacity), and utilities to serve the use contemplated.
- D. Adequacy of the public street on which the use is proposed to be located and whether there is sufficient traffic carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area.
- E. Adequacy of ingress and egress to the subject property and to all proposed buildings, structures and uses thereon with particular reference to pedestrian and automotive safety and convenience, traffic flow and control and access in the event of fire or other emergency.
- F. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner and hours of operation of the proposed use.
- G. Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.
- H. Whether the proposed use is consistent with the policies of the comprehensive plan.
- I. Whether there is adequate provision of refuse and service areas.
- J. Whether the length of time for which the special land use permit is granted should be limited in duration.
- K. Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of the adjacent and nearby lots and buildings, and whether the proposed use will create a shadow impact on any adjoining lot or building, as a result of the proposed building height.
- L. Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources.
- M. Whether the proposed use satisfies the requirements contained within the Supplemental Regulations for such special land use permit.
- N. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan.

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 owners(s) (If more than one owner, attach a separate sheet)

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

Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

DEPARTMENT OF PLANNING & SUSTAINABILITY

FILING FEES

At the time of submittal, a filing fee shall accompany each Special Land Use Permit application as follows:

SPECIAL LAND USE PERMIT

\$400.00

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 and will require a new fee.

ADDITIONAL CRITERIA FOR SPECIFIED USES

No application for a special land use permit for the uses specified below shall be granted by the board of commissioners unless it is determined that, in addition to meeting the requirements contained within the zoning district in which such property is located and the criteria contained in section 7.4.6 and complying with applicable regulations in Article 4, satisfactory provisions and arrangements have been made concerning each of the following criteria:

- A. *Telecommunications towers and antennas.* In determining whether to authorize a special land use permit for a telecommunication tower or antenna, the board of commissioners shall comply with and apply the requirements of section 4.2.57.
- B. *Mine, mining operation, gravel pit, quarry, or sand pit.* In determining whether to authorize a special land use permit for a mine, mining operation, gravel pit, quarry, or sand pit, the board of commissioners shall also consider each of the following criteria:
 - 1. Whether the type and volume of traffic associated with such use will cause congestion in the streets and will create noise and vibration along streets used for residential purposes or adjacent to activity centers.
 - 2. Whether the applicant has provided a soil erosion control plan and a reuse or reclamation plan which meets the requirements of DeKalb County and of the Georgia Surface Mining Act, O.C.G.A. § 12-4-70, et seq., as amended, and the Rules of Department of Natural Resources, Chapter 391- 3-3, as amended.
 - 3. Whether or not the applicant meets the requirements of the county’s noise ordinance.
- C. *Child day care facility.* In determining whether to authorize a special land use permit for a child day care facility, the board of commissioners shall also consider each of the following criteria:

DEPARTMENT OF PLANNING & SUSTAINABILITY

1. Whether the proposed off-street parking areas and the proposed outdoor play areas can be adequately screened from adjoining properties so as not to adversely impact any adjoining land use.
 2. Whether there is an adequate and safe location for the dropping off and picking up of children at the child day care facility.
 4. Whether the character of the exterior of the proposed structure will be compatible with the residential character of the buildings in the zoning district in which the child day care facility is proposed to be located, if proposed for a residential zoned district.
- D. *Biomedical waste disposal facilities, disposal facilities, landfills, county solid waste disposal facilities, county solid waste landfills, private industry solid waste disposal facilities, solid waste handling facilities, solid waste thermal treatment technology facilities, and disposal facilities for hazardous and/or toxic materials including radioactive materials.*
1. In determining whether to authorize a special land use permit for a biomedical waste disposal facility, disposal facility, landfill, county solid waste disposal facility, county solid waste landfill, private industry solid waste disposal facility, solid waste handling facility, solid waste thermal treatment technology facility, or disposal facility for hazardous and/or toxic materials including radioactive materials, the board of commissioners shall also consider each of the following criteria:
 - a. Whether the proposed use does not pose any potential negative impact resulting from air pollution, degradation of soil and/or water quality, noise, odor, or other negative environmental effects.
 - b. Whether the proposed use will not have a significant deleterious effect on use of land and value of existing housing in adjacent and nearby neighborhoods.
 - c. Whether the proposed use will not create a negative traffic impact on any adjacent or nearby residential street(s) resulting from truck and other vehicular traffic associated with the facility.
 - d. Whether the proposed use does not represent an over-concentration of such uses in the area.
 2. An assessment shall be prepared by the DeKalb County sanitation division regarding item 1.d above.

DEPARTMENT OF PLANNING & SUSTAINABILITY

LATE NIGHT ESTABLISHMENT OR NIGHTCLUB CHECK LIST

1. Is the requested SLUP for a new business or an existing business? (Please check only one) New Business _____ Existing Business _____. If the SLUP is for an existing business please answer question Nos. 2 - 5.
2. Does this Business have a current Business License? Yes _____ No _____
If yes, provide a copy of current business license.
3. Has this business ever been operated without a Business License? Yes _____ No _____
If yes, how long did the business operate without a business license? _____
4. Has this business received a citation for any of the following:
 - a. Life safety violations such as pyrotechnics, overcrowding, inadequate ingress/egress operating beyond the permitted hours of operation.
 - b. Construction (major/minor renovation, alteration and addition) without a valid DeKalb County permit.
 - c. Business closure and renovation without surrendering license to State and County as required by State law.
 - d. Change of business name, ownership, or use without DeKalb County approval.
 - e. No valid Certificate of Occupancy issued by DeKalb County
 - f. Violation of operating hours of the Zoning ordinance or Alcohol Ordinance.
 - g. Lack of proof of residency under DeKalb County. Any person who holds a liquor license in DeKalb County is required under DeKalb County law to be a resident of DeKalb County.
5. If one or more of the citations mentioned in No. 4 have been issued, please provide copies of summons and citations and summary of court decision or resolution.

Submittal of a fraudulent application is a violation of DeKalb County and State law.

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 Yolanda 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-1
Location: **4819 GLENWOOD ROAD, DECATUR, GA 30035**

This letter is a request 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 1 zoning and for a **Special Land Use Permit (SLUP)** for allowing a 3 story building to a maximum height of 35ft.

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 3 story Climate Controlled Public Storage Facility. The proposed building site 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, a 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 brining 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 in heavily landscaped site with minimal parking and heavy 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 and the SLUP** will not cause any negative or adverse effects to the site or the surrounding areas or the property and aid in the beautification and further development of Glenwood Road.

Thank you

IMPACT ANALYSIS
FOR THE SLUP PROPOSAL FOR THE PROPERTY LOCATED AT:
4819 GLENWOOD ROAD, DECATUR, GA 30035

This letter is a description of the standards and factors governing review of proposed amendments to the official zoning map.

- A. The overall site is 1.56 AC or 68,011 SF and the building footprint is 21,220 SF (31.23%) providing ample open space around the building. All required non disturb buffers and building line setbacks have been adhered to in the site planning exercise. Total impervious area is 41.88%.
- B. The proposed zoning use of this property is consistent with the ongoing commercialization of properties located on Glenwood Road. This zoning use will not negatively affect adjacent properties.
- C. The proposed rezoning of this site will not cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools. The proposed rezoning proposal will not add to the existing traffic nor adversely affect the existing County infrastructure. Given the nature of the functioning of the building type proposed, there will be minimal cars that will be accessing the property, and this is evident from the fact that only 8 car parking spaces are required (13 provided).
- D. The access to the property is from Glenwood Road which is highly adequate for the proposed use of the facility in terms of vehicular access. Moreover, since the proposed storage facility is primarily catering to domestic and residential clients, no big trucks will be accessing the site.
- E. Fire services can access the site from Glenwood Road and have sufficient open space to access the building on all sides as needed. Traffic flow within the property is minimal with the driveway and parking only along the front which minimizes and pedestrian interaction with the vehicular traffic within the property.
- F. The proposed zoning will not adversely affect the existing use or usability of adjacent or nearby properties.
- G. Yes
- H. Yes
- I. The nature of the facility and the type of operation will not be generating much refuse. The final planning will provide the needed refuse and service areas required for the building.
- J. It is requested that the length of time for the SLUP should be adequate for the developers to complete the project and the SLUP should be valid for the life of the building.
- K. The overall area, size and height of the property is within the acceptable limits of the zoning code and keeping in line with the commercial buildings on Glenwood Road. The proposed building will not be casting a shadow either on the adjacent properties or the Road as it is located away (50ft or more) from the property lines.
- L. The proposed rezoning of this site will not affect any historic buildings, sites, districts, or archaeological resources.

M. Yes

N. The current zoned property is single family residential, and its development based on the current zoning does not provide an optimal economic use for the property. The rezoning and SLUP requests are in alignment with the commercial nature of Glenwood Road and the intended building type will provide a much needed service to the nearby communities and residents while aiding in the development and beautification of Glenwood road with a new modern building which sits well in its surrounding environment. Furthermore, this proposed rezoning of this site will not adversely impact the environment or surrounding natural 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.

LEGEND OF SYMBOLS

IRON PIN FOUND (1/2" REBAR UNLESS NOTED)	●
IRON PIN SET (1/2" REBAR W/CAP UNLESS NOTED)	○
BENCHMARK	⊕
PROPERTY LINE	---
CONTOUR LINE	-950-
SANITARY SEWER MANHOLE	⊗
TELEPHONE MANHOLE	⊙
UTILITY POLE	⊕
GUY WIRE	—
WATER METER	⊕
WATER VALVE	⊕
FIRE HYDRANT	⊕
ELECTRIC METER	⊕
MAIL BOX	⊕
SIGN	—
FENCE	—
GAS LINE	—
SANITARY SEWER LINE	—
OVERHEAD POWER, TELEPHONE AND CATV	—
RETAINING WALL	—
STREET ADDRESS	—
ASPHALT	—
CONCRETE	—
TREE	—

POINT #	DESCRIPTION
29	TR 24" OAK
31	TR 16" PINE
32	TR 12" OAK
169	TR 15" OAK
172	TR 26" OAK
175	TR 36" OAK
176	TR 24" OAK
178	TR 10" CEDAR
181	TR 15" OAK
182	TR 10" CEDAR
186	TR 30" OAK
191	TR 38" OAK
192	TR 13" PINE
193	TR 36" OAK
197	TR 42" OAK
257	TR 26" OAK
258	TR 14" CEDAR
259	TR 18" OAK
267	TR 40" OAK
281	TR 8" OAK
282	TR 8" CHERRY
283	TR 10" OAK
284	TR 12" OAK
285	TR 9" OAK
287	TR 38" OAK
288	TR 10" OAK
289	TR 12" OAK
292	TR 18" OAK
293	TR 18" OAK
296	TR 16" OAK

POINT #	DESCRIPTION
298	TR 8" OAK
299	TR 26" OAK
300	TR 20" OAK
302	TR 38" OAK
303	TR 13" OAK
310	TR 26" OAK
311	TR 12" OAK
312	TR 22" OAK
313	TR 8" OAK
314	TR 12" OAK
323	TR 23" OAK
326	TR 6" OAK
327	TR 8" OAK
328	TR 40" OAK
331	TR 8" OAK
332	TR 8" OAK
334	TR 26" OAK
336	TR 18" OAK
337	TR 28" PINE
341	TR 10" OAK
342	TR 8" OAK
343	TR 8" OAK
345	TR 30" OAK
352	TR 6" OAK
356	TR 10" OAK
368	TR 12" OAK
386	TR 12" OAK
2008	TR 16" OAK
2009	TR 20" OAK

SSMH
RIM: 961.51
INV: 953.99

4819

SSMH
RIM: 951.19
INV A: 942.74
INV B: 942.69



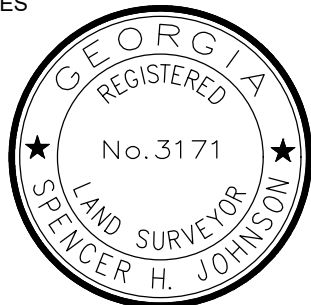
1870
PARCEL 15 163 04 088
NOW OR FORMERLY
THE 1870 JANET LANE
LAND TRUST
DB. 25344 PG. 708

4819
PARCEL 15 163 04 163
NOW OR FORMERLY
PENTAGON PARTNERS, LLC
DB. 30046 PG. 229
68011 SQ. FT.
1.56 ACRES

CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. **RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.** FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Spencer H. Johnson, GARLS#3171
COA #LSF000949



CERTIFICATION

TO: CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 2/25/2022

DATE: 3-9-22 REGISTRATION NO. 3171

TITLE LEGAL DESCRIPTION

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.

SURVEY LEGAL DESCRIPTION

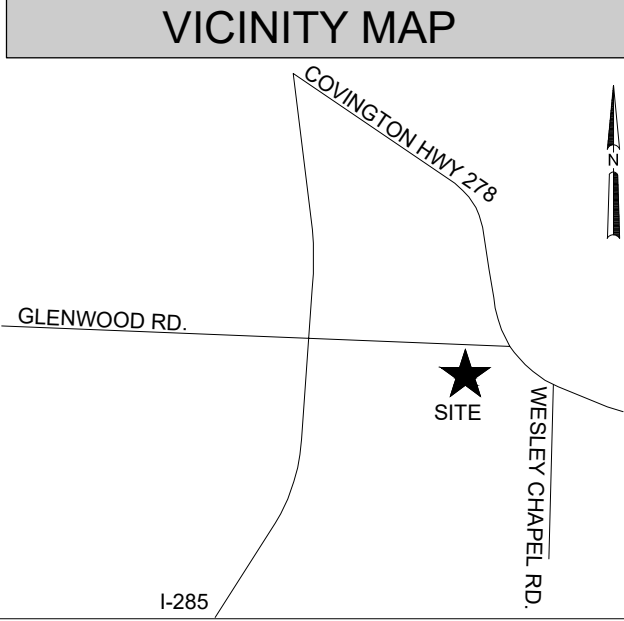
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 163 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL SET, LOCATED AT THE INTERSECTION OF THE SOUTHERNLY RIGHT OF WAY OF GLENWOOD ROAD (R/W VARIES) AND THE EASTERLY 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 382.21 FEET TO AN IRON PIN SET, THENCE, LEAVING SAID RIGHT OF WAY S 00° 21' 04" W FOR A DISTANCE OF 169.35 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 EASTERLY 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.

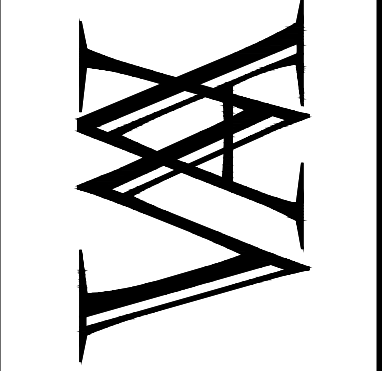
MISCELLANEOUS NOTES

- THIS DOCUMENT WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR AT THE OFFICE OF WELLSTON ASSOCIATES LAND SURVEYORS, LLC. AUTHORITY O.C.G.A. 43-15-22.
- THE UNDERGROUND UTILITIES SHOWN ON THIS DRAWING WERE COMPILED FROM FIELD OBSERVATIONS, UTILITY COMPANY RECORDS AND UNDERGROUND UTILITIES MARKED BY OTHERS WITHOUT BENEFIT OF EXCAVATION. WELLSTON ASSOCIATES LAND SURVEYORS, LLC DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN. VERIFICATION OF UTILITIES SHOULD BE MADE BY THE INDIVIDUAL UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN AVERAGE RELATIVE ACCURACY OF 0.03 FEET AT THE 95% CONFIDENCE LEVEL. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 174,419 FEET. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY UTILIZING A SOKKIA GPS RTK DUAL FREQUENCY RECEIVER. FIELD WORK COMPLETED ON 2/25/22.
- TOTAL AREA OF PROPERTY = 1.56 ACRES.
- SUBJECT PROPERTY IS DESIGNATED AS PARCEL 15 163 04 163.
- WELLSTON ASSOCIATES LAND SURVEYORS, LLC DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN.
- BY GRAPHICAL PLOTTING ONLY, THE SUBJECT AREA LIES WITHIN ZONE "X" OF THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE RATE MAP NO. 13089C0151J, DATED MAY 16, 2013.
- ONE FOOT CONTOUR INTERVAL SHOWN. ELEVATIONS SHOWN ARE REFERENCED TO NAVD 88 DATUM.



Revisions	
No.	Description

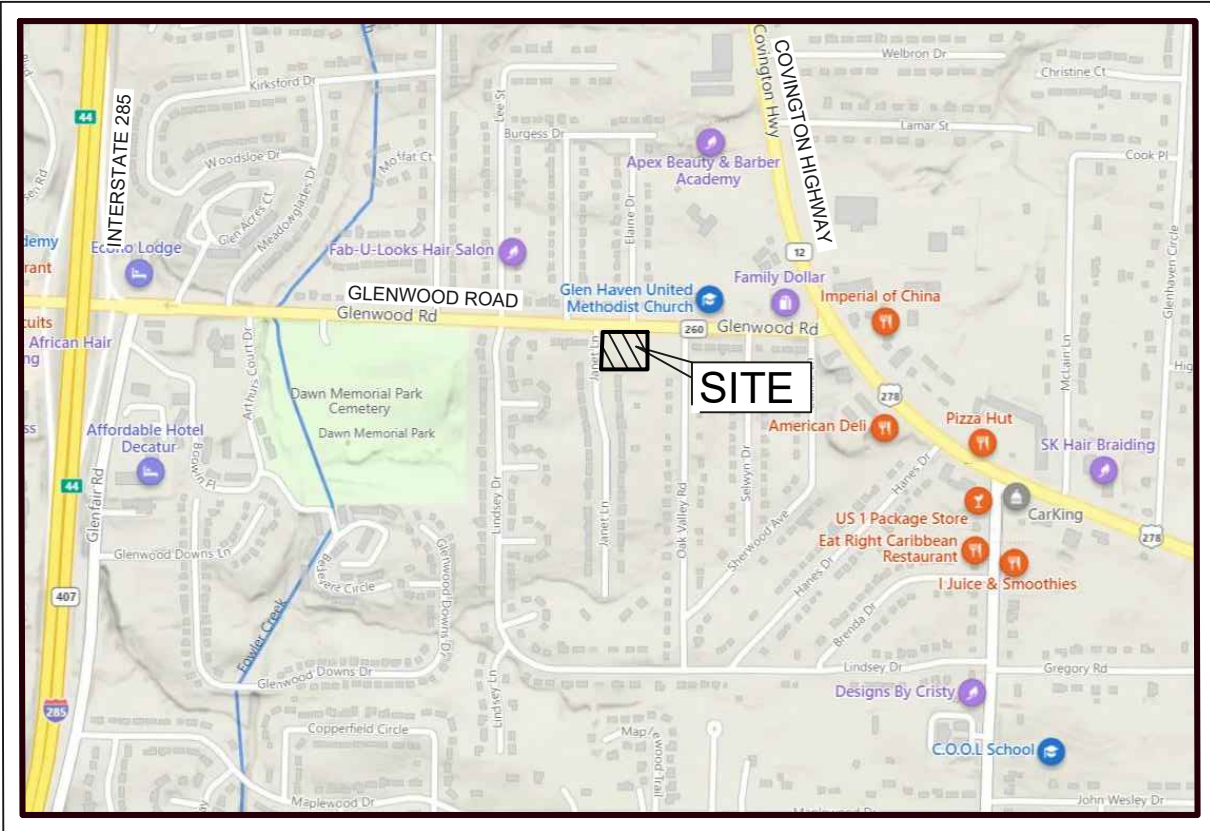
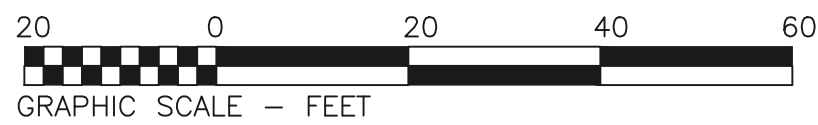
**WELLSTON ASSOCIATES
LAND SURVEYORS, LLC**
506 OSGIAN BOULEVARD, SUITE 2
WARNER ROBINS, GEORGIA 31088
OFFICE (478) 971-3382
WWW.WELLSTONASSOC.COM



ALTA NSPS LAND TITLE SURVEY
FOR
**PENTAGON PARTNERS, LLC &
CHICAGO TITLE INSURANCE COMPANY**
LAND LOT 163
DEKALB, COUNTY
15TH LAND DISTRICT
GEORGIA
DECATUR

Project No.: 1314-029
Drawing No.: ALTA
Drawn By: B.J.H.
Checked By: S.H.J.
R.L.S. No.: 3171

Date: 3/9/22
Scale: 1"=20'
Sheet No.: 1 of 1



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

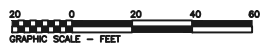
SPACES PROVIDED
REGULAR 20' X 9' SPACES = 7 SPACES
HANDICAP SPACES = 1 SPACE
LOADING SPACES = 2 SPACES (INSIDE BUILDING)

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





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 13088C0151J, 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 =	26,457 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



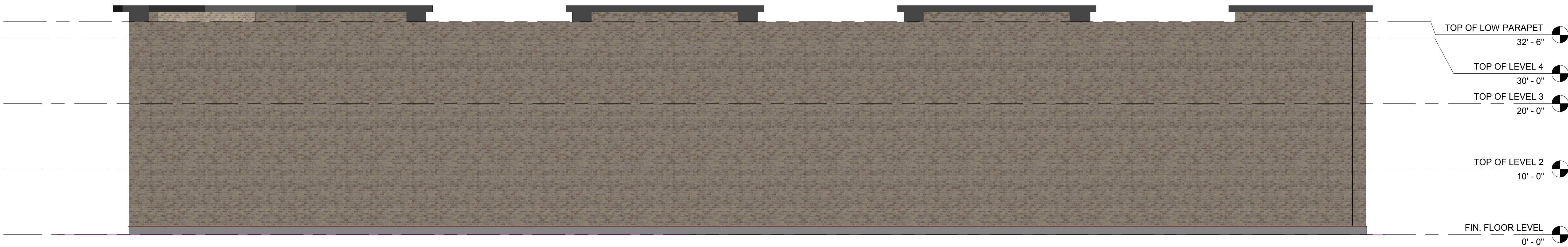
Date	
Revision	
No	
Plan Date: 8/29/2022	
Scale: 1" = 20'	

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



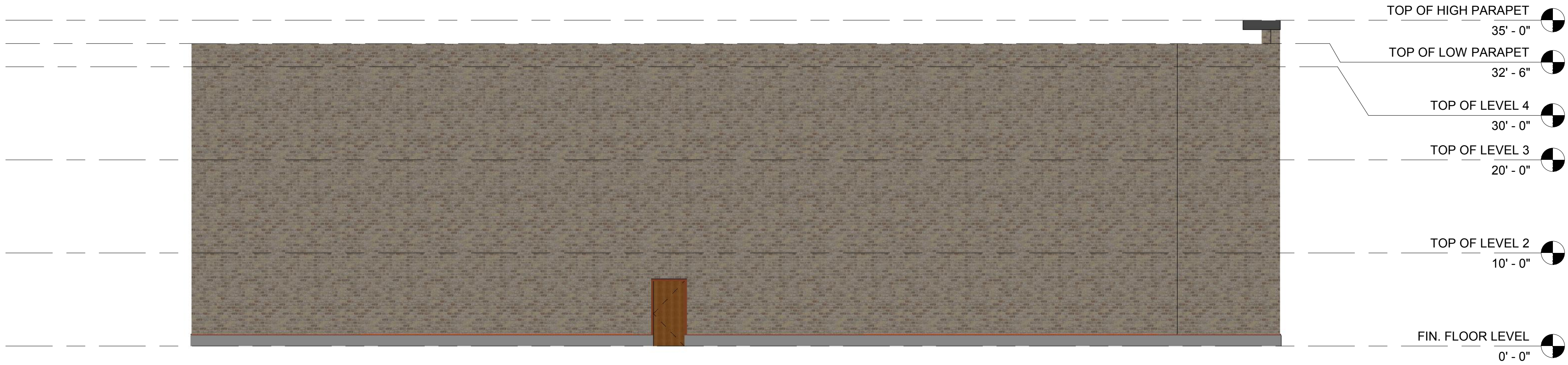


1 FRONT ELEVATION
1/8" = 1'-0"



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
CHA
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

REZONING:	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
	RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
	OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
LAND USE MAP AMENDMENT		\$500.00
SPECIAL LAND USE PERMIT		\$400.00

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]

