

DEPARTMENT OF PLANNING & SUSTAINABILITY

**Rezoning Application to Amend the Official Zoning Map of DeKalb
County, Georgia**

Date Received: _____ Application No: _____

Applicant Name: Mustaq Moosa

Applicant E-Mail Address: mustaq@cityviewdb.com

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

Applicant Daytime Phone: 404 704 6356

Fax: _____

Owner Name: Pentagon Partners LLC (Nazim Huda)

If more than one owner, attach list of owners.

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

Owner Daytime Phone: 404 375 0220

Address of Subject Property: 4819 Glenwood Road, Decatur, GA 30035

Parcel ID#: 1516304163

Acreage: 1.56 AC

Commission District: 3

Present Zoning District(s): R-75

Proposed Zoning District: C 2

Present Land Use Designation: Residential

Proposed Land Use Designation (if applicable): Commercial

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

REZONING APPLICATION CHECKLIST

Submit **4 printed, collated sets** of the complete application (no staples, no binders) 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

(Please respond to the following standards and factors on a separate sheet.)

Section 27-7.3.5. The following standards and factors are found to be relevant to the exercise of the county's zoning powers and shall govern the review of all proposed amendments to the Official Zoning Map:

- A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.
- B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.
- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
- D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby properties.
- E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.
- F. Whether the zoning proposal will adversely affect historic building, sites, districts, or archaeological resources.
- G. Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
- H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

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

Yes _____ No ✓ *

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)

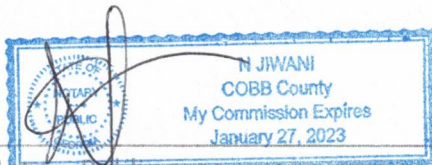
Name of owner(s)

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

FILING FEES

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

<u>Rezoning</u>	<u>FEE</u>
RE, RLG, R-100, R-85, R-75, R-60 MHP, RNC, RSM, MR-1, MR-2	\$500.00
HR-1, HR-2, HR-3 MU-1, MU-2, MU-3, MU-4, MU-5 O-I, OD, OIT, NS, C-1, C-2, M. M-2	\$750.00

If the application is a request to rezone to more than one zoning district, the higher fee will apply.

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.

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 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, 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 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** 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 REZONING PROPOSAL OF 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 requested zoning for this site is in conformity with the policy and intent of the comprehensive plan. 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.
- 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 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. Moreover, the greater part of the property fronts a busy road (Glenwood Road) which does not lend its suitability for a single-family residence.
- D. The proposed zoning will not adversely affect the existing use or usability of adjacent or nearby properties.
- E. The existing size and location of the site on a busy arterial road truly undermines the full developmental potential and the actual use of this site. This site is perfect for commercial use given its large frontage on Glenwood Road. The price point and area of the property makes it much more realistic to be developed for commercial usage and would make it harder to support a single-family residential use.
- F. The proposed rezoning of this site will not affect any historic buildings, sites, districts, or archaeological resources.
- G. 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.
- H. 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:

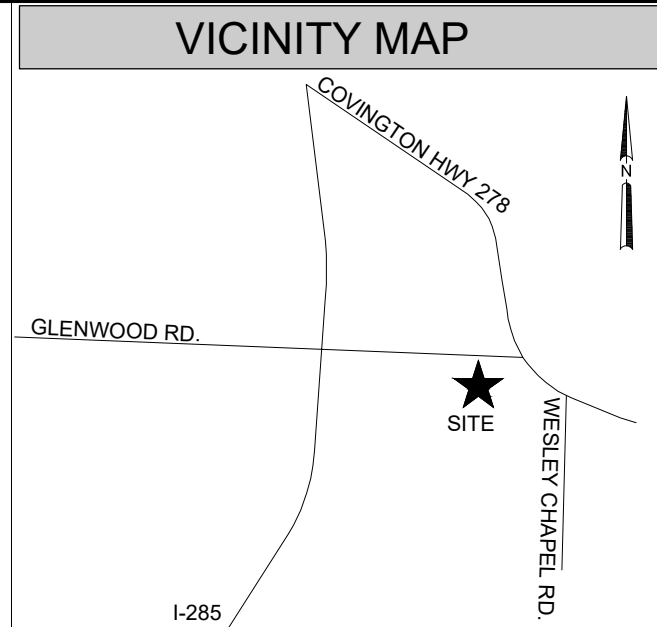
BEGINNING AT A MAG NAIL SET, LOCATED AT THE INTERSECTION OF THE SOUTHERNLY RIGHT OF WAY OF GLENWOOD ROAD (R/W VARIES) AND THE EASTERNLY RIGHT OF WAY OF JANET LANE (60' R/W). THENCE, ALONG SAID RIGHT OF WAY OF GLENWOOD ROAD S 88° 17' 21" E FOR A DISTANCE OF 282.21 FEET TO AN IRON PIN SET. THENCE, LEAVING 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.



POINT TABLE	
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

IRON PIN FOUND (1/2" REBAR UNLESS NOTED)	●
IRON PIN SET (1/2" REBAR W/CAP UNLESS NOTED)	○
BENCHMARK	⊙
PROPERTY LINE	—
CONTOUR LINE	- - -
SANITARY SEWER MANHOLE	— 950 —
TELEPHONE MANHOLE	⓪
UTILITY POLE	⓪
GUY WIRE	<
WATER METER	⊕
WATER VALVE	⊗
FIRE HYDRANT	⊗
ELECTRIC METER	⓪
MAIL BOX	⓪
SIGN	—
FENCE	X
GAS LINE	G
SANITARY SEWER LINE	SAN
OVERHEAD POWER, TELEPHONE AND CATV	P. T. T. WALL
RETAINING WALL	—
STREET ADDRESS	4819
ASPHALT	▬
CONCRETE	▬
TREE	⓪



THIS DOCUMENT WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT IS PRINTED AND SIGNED BY THE SURVEYOR.

REGISTERED LAND SURVEYOR AT THE OFFICE OF WELLSCHLAG ASSOCIATES LAND SURVEYORS, LLC AUTHORITY O.C.G.A. 47-15-62

THE INFORMATION ON THIS MAP WAS COLLECTED FROM EITHER COMPILED FROM FIELD OBSERVATIONS, UTILITY COMPANY RECORDS AND UNDERGROUND UTILITIES MARKED BY OTHERS OR MEASUREMENTS MADE BY THE SURVEYOR HIMSELF AND HIS SURV-EYES. SURVEYORS, LLC DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN. VERIFICATION OF UTILITIES SHOULD BE MADE BY THE CLIENT. ACCURACY OF THE DATA IS BASED UPON THE DATA IN 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. THEREFORE, ANY POINT LOCATED WITHIN CLOSEURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 174.19 FEET. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN HEREON WERE MADE USING A TOTAL STATION INSTRUMENT WITH A DUAL FREQUENCY RECEIVER. FIELD WORK COMPLETED ON 2/25/22

TOTAL AREA OF PROPERTY = 1.56 ACRES.

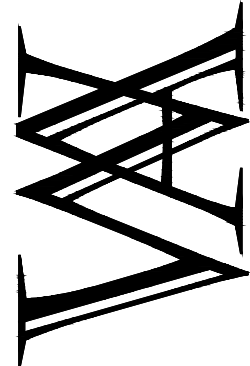
SUBJECT PROPERTY IS DESIGNATED AS PARCEL 15 163.04 163.0483. THE INFORMATION ON THIS MAP WAS COLLECTED FROM EITHER COMPILED FROM FIELD OBSERVATIONS, UTILITY COMPANY RECORDS AND UNDERGROUND UTILITIES MARKED BY OTHERS OR MEASUREMENTS MADE BY THE SURVEYOR HIMSELF AND HIS SURV-EYES. SURVEYORS, LLC DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN.

17. IF THE LOCATION OF THE SUBJECT AREA LIES WITHIN ZONE "X" OF THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NO.: 13089R0151U, MADE MAY 16, 2013, SHOWS THE SUBJECT AREA TO BE IN A SPECIAL HAZARD ZONE. ELEVATIONS SHOWN ARE REFERENCED TO NAVD 88 DATUM.

[illegible]

WELLSTON ASSOCIATES
LAND SURVEYORS, LLC

IGIAN BOULEVARD, SUITE 2
ER ROBINS, GEORGIA 31088
OFFICE (478) 971-3382
W.WELLSTONASSOC.COM



ALTA/NSPS LAND TITLE SURVEY

PENTAGON PARTNERS, LLC & ASSOCIATES INC. (PENTAGON)

LAND LOT 163
DEKALB COUNTY
DECATUR
GEORGIA
15TH LAND DISTRICT

Project No.:	1314-02
Drawing No.:	ALT
Drawn By:	B.J.H.
Checked By:	S.H.
<hr/>	
R.L.S. No.:	317

Date:	3/9/2
Scale:	1"=2
Sheet No.:	

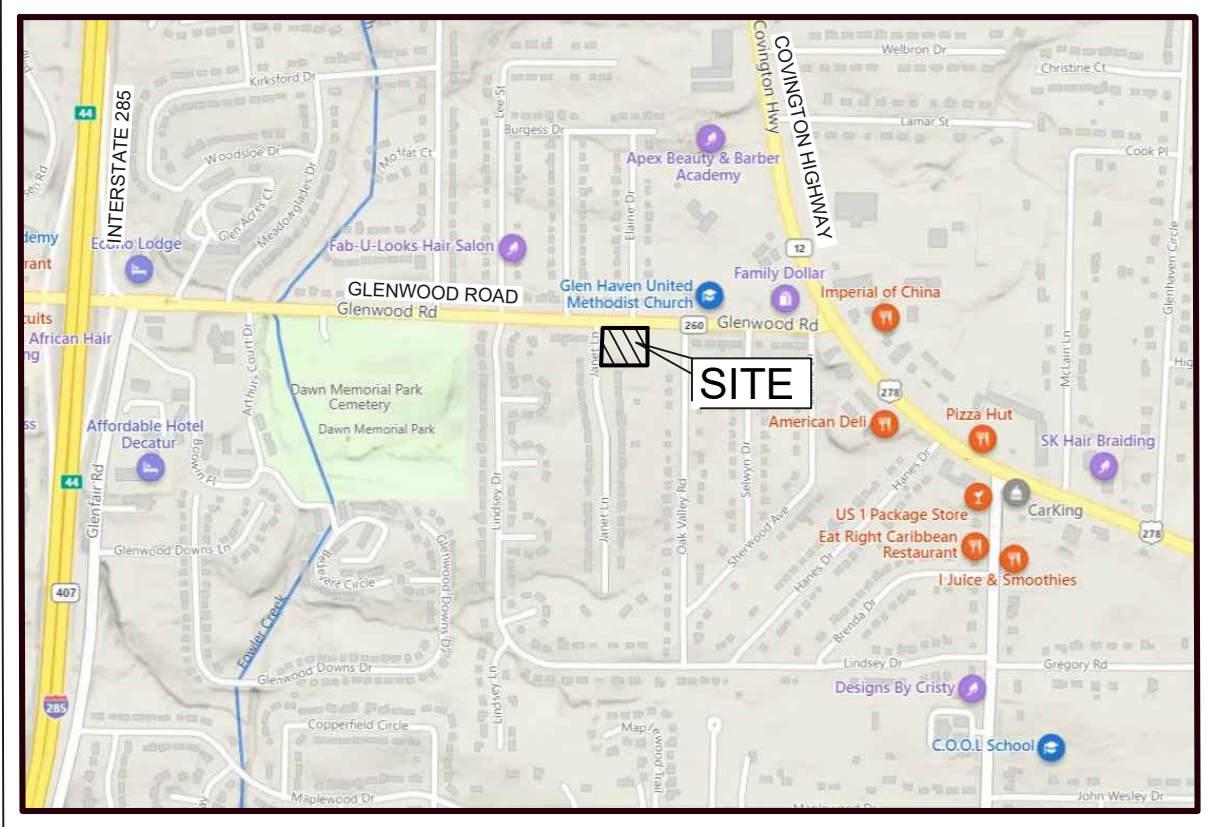
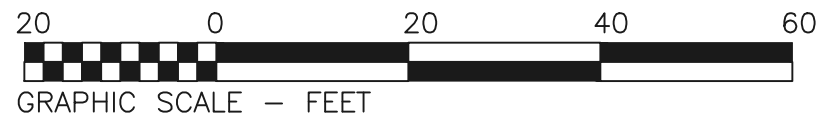
1 of 1

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBSIDUE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO THE EXISTING PARCEL OR PARCELS. THE RECORDING INFORMATION ON THIS DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDED ON THIS PLAT DOES NOT IMPLY A FORFEITURE 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 STANDARDS FOR STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION OF PROFESSIONAL SURVEYORS, ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

SPENCER H. JOHNSON, GARS#38171
C.A. IL#5009494

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/NSP LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY 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



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

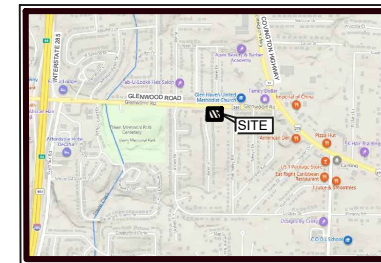


Date	
Revision	
No	
Plan Date: 8/29/2022	
Scale: 1" = 20'	

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
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- 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.

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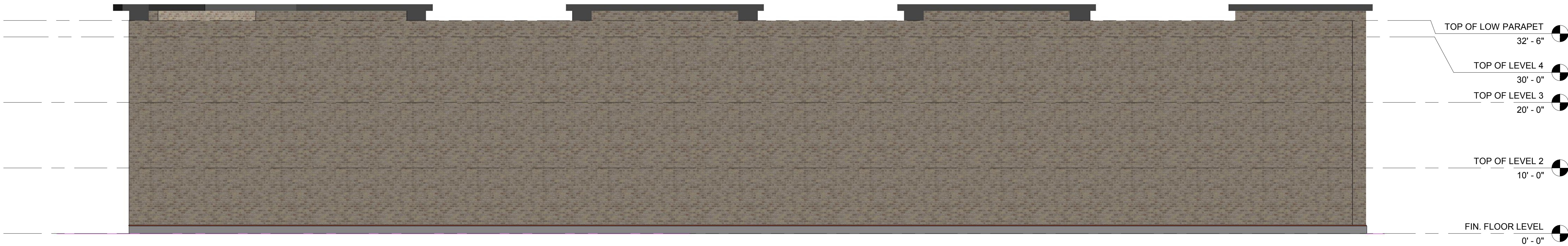
Date	
Revision	
No	
Plan Date: 8/29/2022	
Scale: 1" = 20'	

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



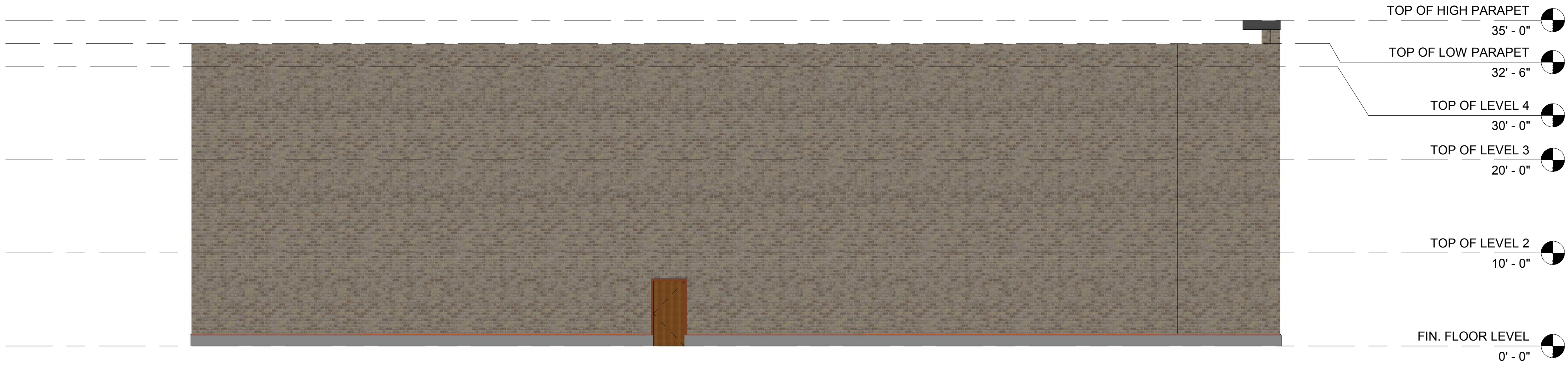


1 FRONT ELEVATION
1/8" = 1'-0"



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-2 (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:

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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

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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]

