

**Public Hearing:** YES ☒ NO ☐

**Department:** Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S):** Commission District 03 Super District 07

**Application of Mustaq Moosa to rezone property from R-75 (Residential Medium Lot) zoning district to C-2 (General Commercial) zoning district to allow the construction of a three-story "Self-Storage Multi" (multi-story with only interior access) climate controlled public storage building, at 4819 Glenwood Road.**  
**PETITION NO: N2-2022-2533 Z-23-1246097**

**PROPOSED USE:** Construction of a 3-story, climate controlled public storage building.

**LOCATION:** 4819 Glenwood Road, Decatur, Georgia 30035

**PARCEL NO. :** 15-163-04-163

**INFO. CONTACT:** Andrea Folgherait, Sr. Planner

**PHONE NUMBER:** 404-371-2155

**PURPOSE:**

Application of Mustaq Moosa to rezone property from R-75 (Residential Medium Lot) zoning district to C-2 (General Commercial) zoning district to allow the construction of a three-story "Self-Storage Multi" (multi-story with only interior access) climate controlled public storage building. The property is located on the southeast corner of Glenwood Road and Janet Lane at 4819 Glenwood Road in Decatur, Georgia. The property has approximately 280 feet of frontage along Glenwood Road and 245 feet of frontage along Janet Lane and contains 1.56 acres.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** Denial.

**PLANNING COMMISSION:** Withdrawal without Prejudice.

**PLANNING STAFF:** January 17, 2023 – Withdrawal without Prejudice.

**STAFF ANALYSIS:** The applicant has requested withdrawal of this application and Staff supports the recommendation for "Withdrawal without Prejudice".

**PLANNING COMMISSION VOTE: Withdrawal without Prejudice 8-0-0.** Jon West moved, Edward Patton seconded for Withdrawal without Prejudice, per the Applicant's request. Vivian Moore was not present for this vote.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: Denial 9-0-0.** CC-3 recommended denial since the proposed request would allow commercial development to encroach into and potentially adversely impact the surrounding residential area.

**From:** [Reid, John](#)  
**To:** [Bragg, Rachel L.](#); [White, Brandon L.](#); [Folgherait, Andrea K](#)  
**Subject:** Fw: Glenwood rezone project  
**Date:** Thursday, December 22, 2022 2:40:48 PM

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fyi

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**From:** Mustaq Moosa <Mustaq@cityviewdb.com>  
**Sent:** Thursday, December 22, 2022 2:37 PM  
**To:** Reid, John <jreid@dekalbcountyga.gov>  
**Cc:** Aneel Ismaily <aneel.ismaily@gmail.com>  
**Subject:** Re: Glenwood rezone project

Hi John

Thank you for the clarification received via your email below.

Based on the direction of my client, as the applicant for the Rezoning, SLUP and Future Land Amendment applications, I would like to Withdraw all applications without prejudice. At this time I would like to request Dekalb County Planning department that we withdraw all applications submitted for the property located at 4819 Glenwood Road, Dekalb County, GA. We would like to Withdraw without Prejudice.

Please acknowledge receipt of this email, such that, we know you have received the same. As always, thank you for all your help.

Regards  
Mustaq

On Wed, Dec 21, 2022 at 4:35 PM Reid, John <[jreid@dekalbcountyga.gov](mailto:jreid@dekalbcountyga.gov)> wrote:

Mustaq i talked with management, and because we are recommending denial, we would not support a full cycle deferral...but you could still ask for one at the Planning Commission and see what happens...however because your public hearing signs were not posted by the deadline its possible they will have to recommend denial since notice requirements were not met

if you were to request withdrawal without prejudice, its possible that Planning Dept staff could support that request but we would have to have an email from you by COB tomorrow--

john

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Mustaq Moosa  
404 704 6356



**DeKalb County Department of Planning & Sustainability**

**178 Sams Street,  
Decatur, GA 30030**

**(404) 371-2155 / [www.dekalbcountyga.gov/planning](http://www.dekalbcountyga.gov/planning)**

**Planning Commission Hearing Date: January 5, 2023  
Board of Commissioners Hearing Date: January 26, 2023**

**STAFF ANALYSIS**

<b>Case No:</b>	Z-23-1246097	<b>Agenda #:</b> N2-2022-2533
<b>Location/Address:</b>	4819 Glenwood Road, Decatur, GA 30035	Commission District:03 Super District: 07
<b>Parcel ID:</b>	15-163-04-163	
<b>Request:</b>	<b>Rezone property from R-75 (Residential Medium Lot-75) zoning district to C-2 (General Commercial) zoning district to allow construction of a three-story "Self-Storage Multi" (multi-story with only interior access) climate controlled public storage building.</b>	
<b>Property Owner:</b>	Pentagon Partners, LLC	
<b>Applicant/Agent:</b>	Mustaq Moosa	
<b>Acreage:</b>	1.56	
<b>Existing Land Use:</b>	<b>Suburban (SUB)</b>	
<b>Adjacent Zoning:</b>	<b>North: R-75(SUB) South: R-75(SUB) East: R-75(SUB) West: R-75(INS) Northeast: R-75(SUB) Northwest: R-75(SUB) Southeast: R-75(SUB) Southwest: R-75</b>	
<b>Comprehensive Plan:</b>	<b>Consistent: Inconsistent: X</b>	

**Staff Recommendation:** Denial.

The applicant, Mustaq Moosa, is proposing to build a three-story climate controlled public storage facility. The site is currently an undeveloped lot on the corner of Glenwood Road and Janet Lane. The applicant is requesting to rezone from R-75 (Residential Medium Lot-75) to C-2 (General Commercial). The applicant has submitted a companion Special Land Use Permit (SLUP) application to allow the "Self-Storage Multi" (multi-story with only interior access) climate controlled public storage building within the C-2 (General Commercial) zoning district.

Although C-1 (Local Commercial) and C-2 zoning districts are within a mile of the property, the property is immediately surrounded by residential development which overrides this proximity to commercial zoning districts. The requested rezoning from R-75 to C-2 is inconsistent with the *Comprehensive Plan* and *Zoning Ordinance*. 4819 Glenwood Road is in an R-75 zoning district, the purpose and intent of this district is to provide protection of neighborhoods, compatible infill development, and for new developments that are *appropriately sized*, accessible, and contain useable open space for health, recreational and social opportunities for county residents (Section 2.7.1 *DeKalb County Zoning Ordinance*). A multi-story public storage building does not fulfill this purpose and intent. Additionally,

this proposal is not consistent with a Suburban (SUB) future land use character area. The intent of this character area is to protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density (pg.45). Approval of this application could undermine the residential development pattern of the area. Transition zones and height planes should focus the most intense development away from adjacent lower density development. Development should complement those uses in height and density when adjacent to single-family areas. The proposed height and scale of the proposed storage facility fail to comply with these requirements.

Section 4.2.35 of the *Self-Storage Supplemental Regulations*, which was approved to *restrict self-storage, mini and multi warehouse to M & M-2 zoning districts* was not addressed on the site plan submitted by the applicant. The applicant and site plan do not specify how many storage units are within the facility, but each floor of the three (3) story building is 21,220 square feet – totaling 63,660 square feet. The site plan has only one (1) ingress and egress located off Glenwood Road into the parking lot (total of 8 parking spaces) and no access from Janet Lane. The site has a sidewalk and an existing wall along Glenwood Road that is proposed to remain. The facility is surrounded by parcels within the R-75 zoning district and has two (2) 50-foot transitional buffers to the south and eastern side of the property, as well as two (2) 10-foot tree landscaping strips along Glenwood Road and Janet Lane - as the property is surrounded by residential neighborhoods requiring a buffer. The property is currently zoning R-75, however the proposed use of the property for self-storage, is not allowed within the R-75 zoning district. Therefore, the applicant has proposed of a rezone from R-75 to C-2 (General Commercial).

Dekalb County Board of Health also noted in their review that there was no record indicating septic on this property, and that sewer capacity is required. Additionally, the bioretention pond located in the northeastern corner of the lot, should have discharge directed /connected to the existing stormwater structure in the right-of-way, and not discharged toward adjacent properties. This was not reflected on the site plan submitted.

Therefore, upon review of Section 7.3.5. of the *Zoning Ordinance* and Section 4.2.35 of the *Self-Storage Supplemental Regulations*, staff recommends a denial.



**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

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

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

Case No.: Z-23-146097

Parcel I.D. #: 15-163-04-163

Address: 4819 Glenwood Road

DECATUR, GA 30035

**WATER:**

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

Distance from property to nearest main: adjacent

Size of line required, if inadequate: unknown

**SEWER:**

Outfall Servicing Project: Cobb Fowler Creek

Is sewer adjacent to property: Yes ☒ No ☐ If no, distance to nearest line: \_\_\_\_\_

Water Treatment Facility: SnapFinger Treatment Plant ( ) adequate ( ) inadequate

Sewage Capacity: 36 (MGPD)

Current Flow: 28.25 (MGPD)

**COMMENTS:**

Sewer capacity is required

Signature: Yola Lewis

12/8/2022

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

General Comments:

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

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

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

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

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

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

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

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

# DEKALB COUNTY

## Board of Health

### DeKalb County Board of Health

404.508.7900 • [www.dekalbhealth.net](http://www.dekalbhealth.net)

12/8/2022

N1-2022-2532

LP-23-1246168 15-163-04-163

4819 Glenwood Road, Decatur, GA 30045

Amendment

- Please review general comments.
- No records indicating septic on this property. Our record indicates septic on property located on 4859 Glenwood Road. Please note that septic may be installed 4819 Glenwood.

N2-2022-2533

Z-23-1246097 15-163-04-163

4819 Glenwood Road, Decatur, GA 30035

Amendment

- Please review general comments

N3-2022-2533

Z-23-1246097 15-163-04-163

4819 Glenwood Road, Decatur, GA 30035

Amendment

- Please review general comments.

N4-2022-2635

SLUP-23-1246169 15-009-05-032

2931 Ward Lake Way, Ellenwood, GA 30294

Amendment

- Please review general comments.
- No septic system indicated in our system for this property. The surrounding area appears to have an installed septic system. Please note this particular property may have septic.

## Zoning Comments – December 2022

**N1, N2 & N3: 4819 Glenwood Road.** No access allowed to Janet Lane. Glenwood Road is classified as a Minor Arterial. Please see Zoning Code Chapter 5 and the Land Development Code Chapter 14-190 for required infrastructure improvements. A right of way dedication of 40 feet from centerline is required OR such that all public infrastructure is within right of way, whichever greater. A five-foot landscape strip from back of curb with a 10-foot multiuse path required. Pedestrian Street Lighting required. A plan prepared by a professional engineer showing that sight distance based on AASHTO Greenbook is achieved when exiting the driveway due to the wall and the crest of the hill. Please note that the driveway may need to be shifted to achieve sight distance.

**N4. 3964 Chamblee-Tucker Road.** No Comment

**N5. 3964 Chamblee Tucker Road.** Only one access point allowed on Chamblee Tucker Road. Chamblee Tucker Road is classified as a Minor Arterial. Please see Zoning Code Chapter 5 and the Land Development Code Chapter 14-190 for required infrastructure improvements. A right of way dedication of 40 feet from centerline is required OR such that all public infrastructure is within right of way, whichever greater. A five-foot landscape strip from back of curb with a 10-foot multiuse path required. Pedestrian Street Lighting required. A plan prepared by a professional engineer showing that sight distance based on AASHTO Greenbook is achieved when exiting the driveway must be submitted with the Land Development Permit.

**N6. 2571 E. Wesley Chapel Way.** Review and approval required by PM Tim Matthews or designee ([TMatthews@dot.ga.gov](mailto:TMatthews@dot.ga.gov)) with GDOT I-20 at I-285 MMIP Interchange Project. Provide any right of way necessary for PI 0013915. E. Wesley Chapel Way is classified as a local street. Please see Zoning Code Chapter 5 and the Land Development Code Chapter 14-190 for required infrastructure improvements. A right of way dedication of 27.5 feet from centerline is required OR such that all public infrastructure is within right of way, whichever greater. A five-foot landscape strip from back of curb with a 6-foot sidewalk is required. Pedestrian Street Lighting required.

**N7 & N8. 745 Arcadia Avenue.** Provide a traffic study for the development to include a traffic signal warrant study. If the study is approved by PW- Transportation, install a traffic signal at the intersection of Craigie Ave and Arcadia Ave/Katie Kerr. Arcadia Ave/Katie Kerr is classified as a minor arterial. Please see Zoning Code Chapter 5 and the Land Development Code Chapter 14-190 for required infrastructure improvements. A right of way dedication of 40 feet from centerline is required OR such that all public infrastructure is within right of way, whichever greater. A five-foot landscape strip from back of curb with a 10-foot multiuse path required. Pedestrian Street Lighting required. Craigie Ave and Derrydown Way are classified as local streets. Please see Zoning Code Chapter 5 and the Land Development Code Chapter 14-190 for required infrastructure improvements. A right of way dedication of 27.5 feet from centerline is required OR such that all public infrastructure is within right of way, whichever greater. A five-foot landscape strip from back of curb with a 6-foot sidewalk is required. Pedestrian Street Lighting required. The proposed plan requires a right of way abandonment to be approved by the Board of Commissioners at a future date.

**N9. 3350 Kensington Road.** Review and approval required by PW- Transportation and GDOT PM April McKown ([april.mckown@oneatlas.com](mailto:april.mckown@oneatlas.com)) for PI 0017992. Dedicate right of way necessary for the PI 0017992 (which will build most of your required infrastructure improvements below, depending on project schedules). Reserve right of way for a potential roundabout at Mountain Drive and the MARTA Station main entrance. Traffic study required. Kensington Road is classified as a minor arterial. Please see Zoning Code Chapter 5 and the Land Development Code Chapter 14-190 for required infrastructure improvements. A right of way dedication of 40 feet from centerline is required OR such that all public infrastructure is within right of way, whichever greater. A five-foot landscape strip from back of curb with a 10-foot multiuse path required. Pedestrian Street Lighting required. Mountain Drive is a state route. GDOT District 7 (Renaldo Mathis at [RMathis@dot.ga.gov](mailto:RMathis@dot.ga.gov)) review and approval required prior to permitting. Mountain Drive is classified as a collector road. Please see Zoning Code Chapter 5 and the Land Development Code Chapter 14-190 for required infrastructure improvements. A right of way dedication of 35 feet from centerline is required OR such that all public infrastructure is within right of way, whichever greater. A five-foot landscape strip from back of curb with a 10-foot multiuse path required.

**N10. 6651 Princeton Park Ct.** No Comment.



## DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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

### DEVELOPMENT ANALYSIS:

- **Storm Water Management**

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

**Discharge from the detention pond shall be directed/connected to the existing stormwater structure in the right-of-way, and not discharged towards adjacent properties.**

- **Flood Hazard Area/Wetlands**

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

- **Landscaping/Tree Preservation**

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

- **Tributary Buffer**

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



DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM

W-2

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO  
MADOLYN SPANN [MSPANND@DEKALBCOUNTYGA.GOV](mailto:MSPANND@DEKALBCOUNTYGA.GOV) OR JOHN REID [JREID@DEKALBCOUNTYGA.GOV](mailto:JREID@DEKALBCOUNTYGA.GOV)

COMMENTS FORM:  
**PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: 2-23-1246097 Parcel I.D. #: 15-163-04-163

Address: 4819  
Glenwood Rd.  
Decatur, Ga. 30035

Adjacent Roadway (s):

_____	_____
(classification)	(classification)

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

Please provide additional information relating to the following statement.

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

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

COMMENTS:

Plans and Field reviewed. No problem That  
would interfere with Traffic Flow.

Signature: Jerry White

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

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### 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 of 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 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)

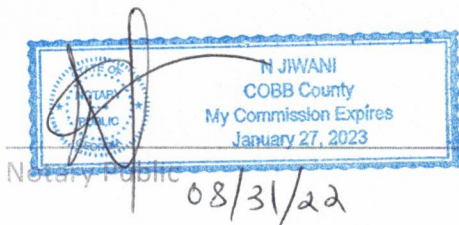
\_\_\_\_\_  
Name of owner(s)

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.



Pentagon Partners LLC (Nazim Huda)

Owner

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

\_\_\_\_\_  
Owner

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

\_\_\_\_\_  
Owner

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

\_\_\_\_\_  
Owner

## DEPARTMENT OF PLANNING & SUSTAINABILITY

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### FILING FEES

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

<b><u>Rezoning</u></b>	<b><u>FEE</u></b>
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 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

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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:

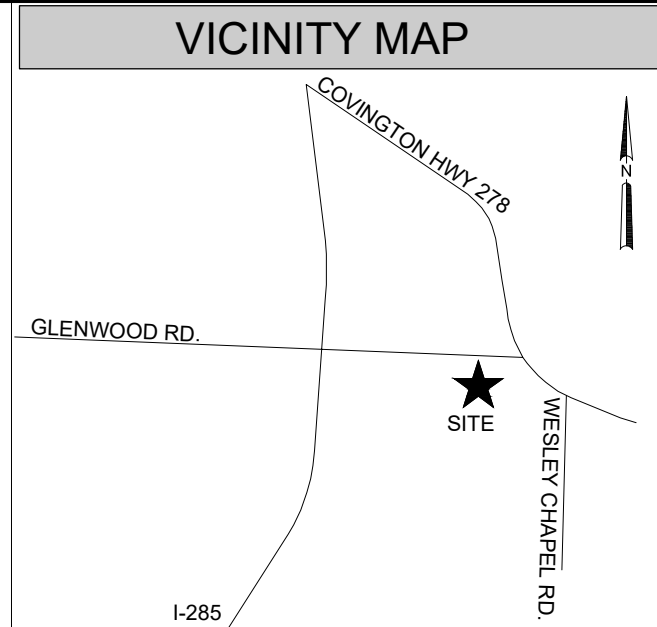
BEGINNING AT A MAG NAIL SET, LOCATED AT THE INTERSECTION OF THE SOUTHERNLY RIGHT OF WAY OF GLENWOOD ROAD (R/W VARIES) AND THE EASTERNLY RIGHT OF WAY OF JANET LANE (60' R/W). THENCE, ALONG SAID RIGHT OF WAY OF GLENWOOD ROAD S 88° 17' 21" E FOR A DISTANCE OF 282.21 FEET TO AN IRON PIN SET. THENCE, LEAVING 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 FOUNDED (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	X
GAS LINE	G
SANITARY SEWER LINE	SAN
OVERHEAD POWER, TELEPHONE AND CATV	P.T.T.V. WALL
RETAINING WALL	
STREET ADDRESS	4819
ASPHALT	
CONCRETE	
TREE	



THIS DOCUMENT WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT IS SIGNED BY AN OFFICIAL OF THE STATE OF TEXAS.

REGISTERED LAND SURVEYOR AT THE OFFICE OF WESTLON ASSOCIATES LAND SURVEYORS, LLC OR AUTHORITY O.C.G.A. 43-12-022

RECORDS AND FIELD OBSERVATIONS, UTILITY COMPANY RECORDS AND UNDERGROUND UTILITIES MARKED BY OTHERS ARE THE BASIS OF THE INFORMATION SHOWN ON THESE SURVEYS. LLS DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN. VERIFICATION OF UTILITIES SHOULD BE MADE BY THE INDIVIDUAL USER PRIOR TO ANY CONSTRUCTION PROJECTS THAT TAKE UPON WHAT IS SHOWN HEREIN.

AVERAGE RELATIVE ACCURACY OF 0.03 FEET AT THE 95% CONFIDENCE LEVEL. THIS PLAT HAS BEEN CALCULATED FOR A TOTAL LENGTH OF 174.49 FEET. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY UTILIZING A SOKKIA GPS RTK RECEIVER WHICH WAS CALIBRATED AND COMPLETED ON 2/28/2016.

TOTAL AREA OF PROPERTY = 1.56 ACRES.

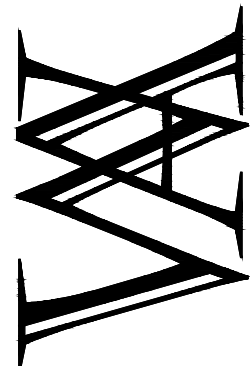
SUBJECT PROPERTY IS DESIGNATED AS PARCEL 16 183 04 163. THEREFORE, THE SUBJECT AREA IS IDENTIFIED BY THE FOLLOWING GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN.

PLAT 163 OF THE 16TH JUDICIAL DISTRICT, THE SUBJECT AREA LIES WITHIN SECTION "X" OF THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NO. 13086R0151J, DATED MAY 16, 2013. COUNCIL OF GOVERNMENTS OF THE COUNTY OF TARRANT, ELEVATIONS SHOWN ARE REFERENCED TO NAVD 83.

[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

FO

PENTAGON PARTNERS, LLC &amp;

OT 163  
15TH LAND DIS

GEORGIA

Project No.:	1314-029
Drawing No.:	ALTA
Drawn By:	B.J.H.
Checked By:	S.H.J.
R.L.S. No.:	317

R.L.S. No.:	317
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Date: 3/9/21

Scale: 1"=20'

Sheet No.:

1 of 1

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 THE BOUNDARIES, AREA, OR DIMENSIONS OF THE LAND. THE RECORDING INFORMATION ON THIS PLAT IS BASED ON THE RECORDING INFORMATION ON THE PLAT, DEED, 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.

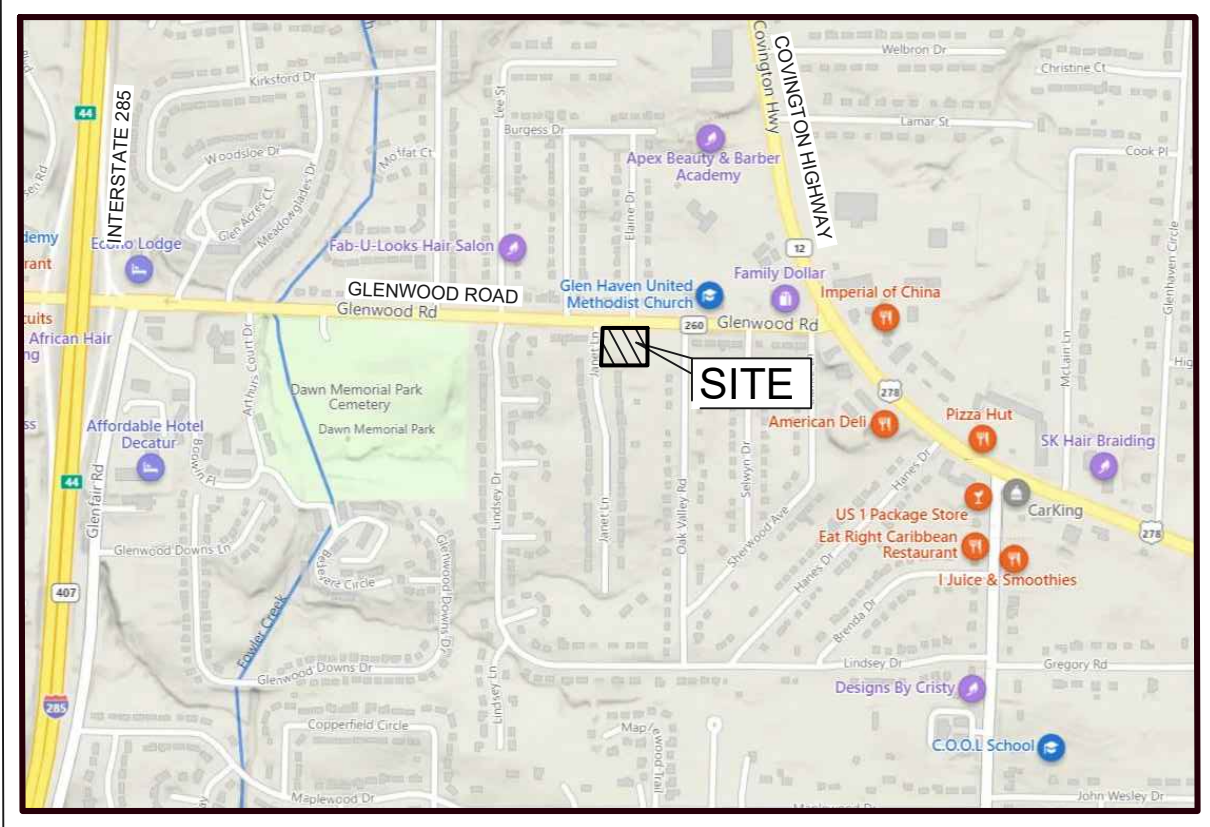
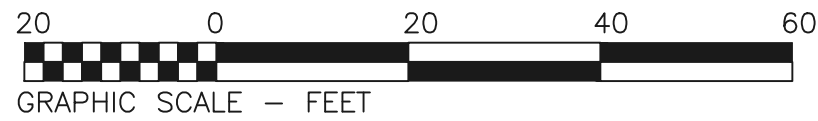
REGISTERED  
No. 3171  
LAND SURVEYOR  
GEORGIA  
DAVID C. HENDERSON

Spencer H. Johnson, GARLS#3171  
C.A. IL#500949

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/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8 AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 2/25/2022

DATE: 3-9-22 REGISTRATION NO. 3171

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	

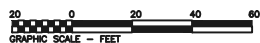
Plan Date: 8/29/2022

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
- 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

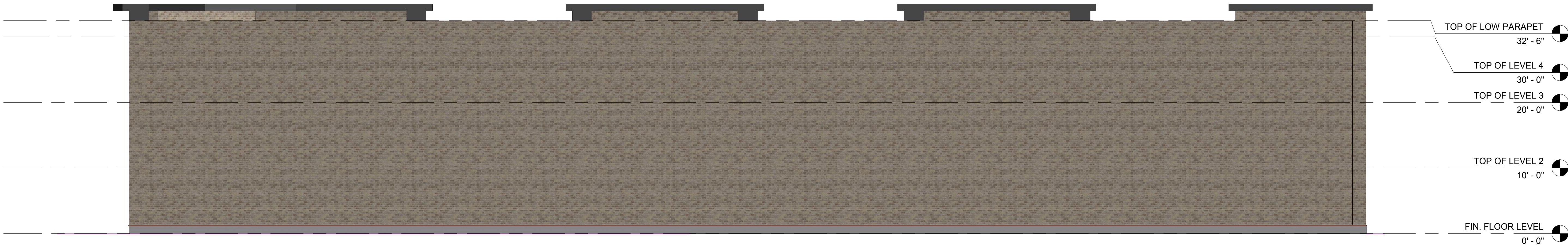
Scale: 1" = 20'

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



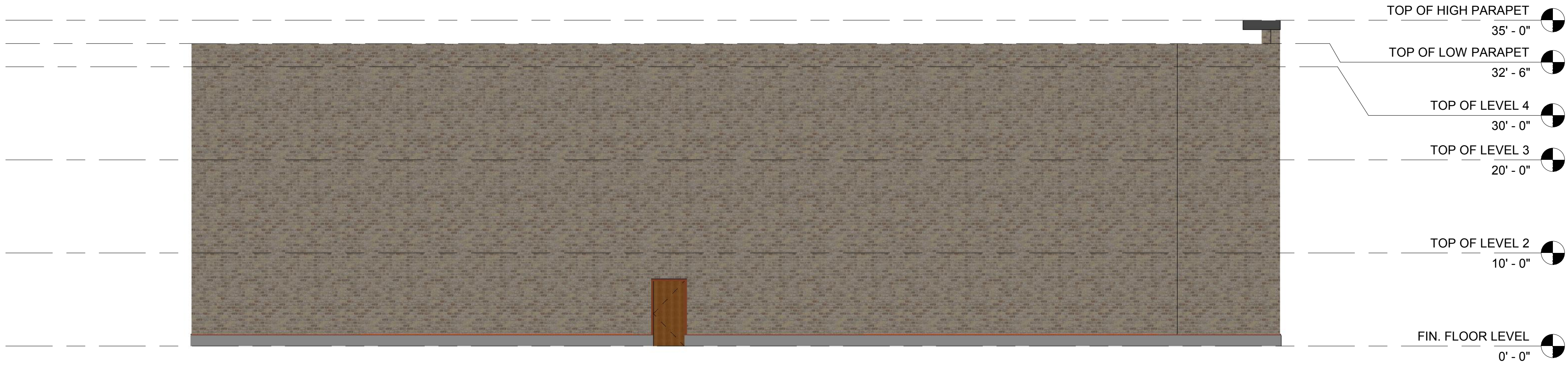


1 FRONT ELEVATION  
1/8" = 1'-0"



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:

## 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

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DEPARTMENT OF PLANNING & SUSTAINABILITY

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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.**

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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]

