**Public Hearing: YES** ⊠ **NO** □ **Department:** Planning & Sustainability

#### **SUBJECT:**

COMMISSION DISTRICT(S): Commission District 05 Super District 07

Application of Anandi JRK, LLC c/o Battle Law, P.C. for a Special Land Use Permit (SLUP) request to allow accessory fuel pumps for a proposed convenience store within Tier 1 of the Interstate 20 Overlay

District and the C-1 (Local Commercial) zoning district, at 2571 E. Wesley Chapel Way.

PETITION NO: N6-2022-2537 SLUP-23-1246180

PROPOSED USE: Accessory fuel pumps for proposed convenience store.

**LOCATION:** 2571 East Wesley Chapel Way, Decatur, Georgia 30035.

**PARCEL NO.:** 15-126-03-007

**INFO. CONTACT:** Howard Johnson, Sr. Planner

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

#### **PURPOSE:**

Application of Anandi JRK, LLC c/o Battle Law, P.C. for a Special Land Use Permit (SLUP) request to allow accessory fuel pumps for a proposed convenience store within Tier 1 of the Interstate 20 Overlay District and the C-1 (Local Commercial) zoning district. The property is located on the north side of Interstate 20 and the west side of East Wesley Chapel Way, at 2571 East Wesley Chapel Way in Decatur, Georgia. The property has approximately 210 feet of frontage along East Wesley Chapel Way and contains 0.935 acre.

#### **RECOMMENDATION:**

**COMMUNITY COUNCIL:** Deferral.

PLANNING COMMISSION: Denial.

PLANNING STAFF: Denial.

**STAFF ANALYSIS:** The applicants are requesting a Special Land Use Permit (SLUP) to allow for the placement of accessory fuel pumps in front a convenience store. The applicants bought and converted this formally abandoned liquor/package store into a convenience store. The surrounding parcels are zoned for either C-1 (Local Commercial) or M (Light Industrial) uses. This site is very close to the Interstate 20 and Wesley Chapel intersection, which is considered a major intersection within metro Atlanta and carries a substantial amount of daily traffic. A convenience store with fuel pumps is compatible with existing commercial or industrial uses. This 0.935-acre parcel is zoned C-1 (Local Commercial) and is located within Tier 1 of the I-20 Corridor Compatible Use Overlay District. The I-20 Overlay District prohibits a liquor/package store, but it does allow for a convenience store. The applicants have obtained the proper county and state licenses to sell beer and wine only, but they do not intend to sell liquor. The I-20 Overlay regulations includes in its goals under the purpose and intent which may conflict with this proposal. The noted goals in Section 27-3.33.3 include: B. To provide for the development of sidewalks and walkways in order to promote safe and convenient pedestrian access and to reduce dependence on automobiles and other motorized means of transportation; and; D. To permit and to encourage mixed-use developments containing both commercial and residential use so, as to create a pedestrian-oriented community in which people can live, work and play. Additionally, in Section 3.33.4, Tier 1 of the I-20 regulations states that the purpose of Tier 1 is to allow the most intense mixed-use development. It states that the goal is: To allow for redevelopment of the oversized parking areas with new buildings including retail, office, and residential on one (1) parcel to decrease the need for vehicular trips. Therefore, this proposal to add fuel pumps to the

convenience store, may encourage more vehicle trips from Interstate 20 into the Wesley Chapel area. Furthermore, approving the installation of new fuel pumps at this location undermines the high-density redevelopment goals of the I-20 Overlay. The 2050 Unified Comprehensive Land Use Plan places this site under the core portion Town Center character area. "The intent of the Town Center character area is to promote the concentration of higher intensity residential and commercial uses, which serve several communities surrounding the center, in order to reduce automobile travel, promote walkability and increased transit usage. These areas act as a focal point for several neighborhoods with moderate densities and a variety of activities such as retail, commercial, professional office, housing, and public open space that are all easily accessible by pedestrians." (Page 33, 2050 Unified Comprehensive Land Use Plan). This proposal to add fuel pumps, consisting of four fuel islands, to the convenience store does not appear to be a high intensity commercial use and may encourage more vehicle trips from the Interstate 20 into the Wesley Chapel area. The proposal also fails to promote walkability and increased transit usage. Therefore, the proposed use is inconsistent with the policies of the policies of the 2050 Unified Comprehensive Land Use Plan and this property's designation as part of the Town Center character area. This property is also covered under the Wesley Chapel Activity Center, Livable Centers Initiative Redevelopment Plan Report. The redevelopment of the subject parcel and surrounding area is addressed under the Wesley Chapel-Snapfinger Woods Drive Commercial Redevelopment (Page 66). The LCI states that this northeastern corner of the I-20 and Wesley Chapel intersection is one of the most logical locations for new commercial development. However, in order to "close the gap between the LCI vision for the property of the study area and what currently occupies it, the building forms need to increase to a standard of at least 3 to 4 stories..." and an internal street grid should be introduced. The LCI shows this parcel as part of a larger redevelopment that would result in a highdensity density mixed used development. The proposal to add fuel pumps to a convenience store undermines the community's goal of high-density commercial development at this location. This proposal does not support the vision and goals described in the LCI report. Additionally, the proposed site plan shows a new 10-foot-wide sidewalk along East Wesley Chapel Way and a proposed 5-foot sidewalk from East Wesley Chapel Way into the rear parking lot. The applicant stated that the subject property is large enough to accommodate the proposed fuel pumps, but the applicant will be required to apply for a variance to reduce the number of parking spaces. Therefore, upon review of Section 7.3.5 of the Zoning Ordinance, staff recommends "Denial".

**PLANNING COMMISSION VOTE: Denial 9-0-0.** Jan Costello moved, LaSonya Osler seconded for Denial, per Staff recommendation.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: Deferral with conditions 7-1-0.** Deferred with 3 conditions: 1) Applicant shall provide sufficient lighting for both sides of the store to address loitering and safety concerns; 2) Closing time for the store shall be midnight; and, 3) Applicant shall provide security cameras for both sides of the store to address loitering and safety concerns.

# DeKalb County

#### **DeKalb County Department of Planning & Sustainability**

#### 175 Sams Street, Suite A-3600 Decatur, GA 30030

(404) 371-2155 / www.dekalbcountyga.gov/planning

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

#### **STAFF ANALYSIS**

Case No.:	SLUP-23-1246180	<b>Agenda #:</b> 2022-2637
Location/Address:	2571 East Wesley Chapel Way, Decatur	Commission District:05 Super District:07
Parcel ID(s):	15-126-03-007	
Request:	A Special Land Use Permit (SLUP) request to allow accessory fuel pumps for a proposed convenience store within Tier 1 of the Interstate 20 Overlay District and the C-1 (Local Commercial) zoning district.	
Property Owner(s):	Anandi JRK, LLC.	
Applicant/Agent:	Anandi JRK, LLC. c/o Battle Law, P.C.	
Acreage:	.935 acres	
Existing Land Use:	Town Center (TC)	
Surrounding Properties:	North: C-1 (Local commercial) East: C-1 (Local Commercial) West: M (Light Industrial) South: Interstate 20	
Comprehensive Plan:		Consistent X Inconsistent

#### Staff Recommendation: Denial.

The applicants are requesting a Special Land Use Permit (SLUP) to allow for the placement of accessory fuel pumps in front a convenience store. The applicants bought and converted this formally abandoned liquor/package store into a convenience store. The surrounding parcels are zoned for either C-1 (Local Commercial) or M (Light Industrial) uses. This site is very close to the Interstate 20 and Wesley Chapel intersection, which is considered a major intersection within metro Atlanta and carries a substantial amount of daily traffic. A convenience store with fuel pumps is compatible with existing commercial or industrial uses. This 0.935-acre parcel is zoned C-1 (Local Commercial) and is located within Tier 1 of the I-20 Corridor Compatible Use Overlay District. The I-20 Overlay District prohibits a liquor/package store, but it does allow for a convenience store. The applicants have obtained the proper county and state licenses to sell beer and wine only, but they do not intend to sell liquor.

The I-20 Overlay regulations includes in its goals under the purpose and intent which may conflict with this proposal. The noted goals in Section 27- 3.33.3 include:

- B. To provide for the development of sidewalks and walkways in order to promote safe and convenient pedestrian access and to reduce dependence on automobiles and other motorized means of transportation; and;
- D. To permit and to encourage mixed-use developments containing both commercial and residential use so, as to create a pedestrian-oriented community in which people can live, work and play.

Additionally, in Section 3.33.4, Tier 1 of the I-20 regulations states that the purpose of Tier 1 is to allow the most intense mixed-use development. It states that the goal is:

To allow for redevelopment of the oversized parking areas with new buildings including retail, office, and residential on one (1) parcel to decrease the need for vehicular trips.

Therefore, this proposal to add fuel pumps to the convenience store, may encourage more vehicle trips from Interstate 20 into the Wesley Chapel area. Furthermore, approving the installation of new fuel pumps at this location undermines the high-density redevelopment goals of the I-20 Overlay.

The 2050 Unified Comprehensive Land Use Plan places this site under the core portion Town Center character area. "The intent of the Town Center character area is to promote the concentration of higher intensity residential and commercial uses, which serve several communities surrounding the center, in order to reduce automobile travel, promote walkability and increased transit usage. These areas act as a focal point for several neighborhoods with moderate densities and a variety of activities such as retail, commercial, professional office, housing, and public open space that are all easily accessible by pedestrians." (Page 33, 2050 Unified Comprehensive Land Use Plan). This proposal to add fuel pumps, consisting of four fuel islands, to the convenience store does not appear to be a high intensity commercial use and may encourage more vehicle trips from the Interstate 20 into the Wesley Chapel area. The proposal also fails to promote walkability and increased transit usage. Therefore, the proposed use is inconsistent with the policies of the policies of the 2050 Unified Comprehensive Land Use Plan and this property's designation as part of the Town Center character area.

This property is also covered under the Wesley Chapel Activity Center, Livable Centers Initiative Redevelopment Plan Report. The redevelopment of the subject parcel and surrounding area is addressed under the Wesley Chapel- Snapfinger Woods Drive Commercial Redevelopment (Page 66). The LCI states that this northeastern corner of the I-20 and Wesley Chapel intersection is one of the most logical locations for new commercial development. However, in order to "close the gap between the LCI vision for the property of the study area and what currently occupies it, the building forms need to increase to a standard of at least 3 to 4 stories..." and an internal street grid should be introduced. The LCI shows this parcel as part of a larger redevelopment that would result in a high-density density mixed used development. The proposal to add fuel pumps to a convenience store undermines the community's goal of high-density commercial development at this location. This proposal does not support the vision and goals described in the LCI report.

Additionally, the proposed site plan shows a new 10-foot-wide sidewalk along East Wesley Chapel Way and a proposed 5-foot sidewalk from East Wesley Chapel Way into the rear parking lot. The applicant stated that the subject property is large enough to accommodate the proposed fuel pumps, but the applicant will be required to apply for a variance to reduce the number of parking spaces.

Therefore, upon review of Section 7.3.5 of the Zoning Ordinance, staff recommends denial.



#### DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE ALEXANDER <a href="mmalexander@dekalbcountyga.gov">mmalexander@dekalbcountyga.gov</a> AND/OR LASONDRA HILL <a href="mailto:lahill@dekalbcountyga.gov">lahill@dekalbcountyga.gov</a>

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

Case No.: SLUP-23-1246180	
Parcel I.D. #: 15-126-03-007	
Address: 2571 East Wesley Chapel Way	
Decatur, GA 30035	
WATER:	
Size of existing water main: 6" Cl	(adequate/inadequate)
Distance from property to nearest main:adjacer	nt
Size of line required, if inadequate: unknown	
SEWER:	
Outfall Servicing Project: Cobb Fowler Creek	
Is sewer adjacent to property: Yes ( ) No (X) If no, o	distance to nearest line: 208 ft
Water Treatment Facility: Snapfinger	() adequate ( ) inadequate
Sewage Capacity; 36 (MGPD)	Current Flow: 28 (MGPD)
COMMENTS:	
Sewer Capacity may be required if there is a	change of use

Signature: Yola Lewis

#### DEKALB COUNTY



#### Board of Health

#### 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 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.

#### DEKALB COUNTY

#### Board of Health

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#### **DeKalb County Board of Health**

404.508.7900 • www.dekalbhealth.net 12/8/2022

N5-202202536 Z-23-1246173 18-286-01-003

3964 Chamblee-Tucker Road, Doraville, GA 30340

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.

N6-2022-2537

SLUP-23-1246180 15-126-03-007

2571 E. Wesley Chapel Way, Decatur, GA 30035

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.

N7-2022-2538

 $LP-23-1246182\ 15-247-02-028,\ 15-247-02-029,15-247-02-030,\ 15-247-02-031,15-247-03-013,15-247-03-014,15-247-03-015,15-247-03-016,15-248-06-005,15-248-06-006,15-248-06-007,15-248-06-008,15-248-06-009,15-248-06-010,15-248-06-011,15-248-06-012,15-248-06-025$ 

745 Arcadia Ave., Decatur, GA 30030 Amendment

- Please review general comments.

N8-2022-2539

Z-23-1246183/15-247-02-028, 15-247-02-029, 15-247-02-030, 15-247-02-031, 15-247-03-013, 15-247-03-014, 15-247-03-015, 15-247-03-016, 15-248-06-005, 15-248-06-006, 15-248-06-007, 15-248-06-008, 15-248-06-009, 15-248-06-010, 15-248-06-011, 15-248-06-012, 15-248-06-025

745 Arcadia Ave., Decatur, GA 30030 Amendment

- Please review general comments.



#### Board of Health

#### **DeKalb County Board of Health**

404.508.7900 • www.dekalbhealth.net 12/8/2022

N9-2022-2540

Z-23-12446187/15-250-07-001, 15-250-07-003, 15-250-07-005, 15-250-07-006, 15-250-07-007, 15-250-07-008, 15-250-07-009, 15-250-07-010, 15-250-07-011, 15-250-07-012, 15-250-07-013, 15-250-07-014, 15-250-07-016, 15-250-07-017, 15-250-07-018, 15-250-07-019, 15-250-07-020,

3350 Kensington Road, Decatur, GA 30032

Amendment

- Please review general comments.
- $\quad case\#s....15-250-07-021,15-250-07-022,15-250-07-023,15-250-07-024,15-250-07-025,15-250-07-026,15-251-02-001,15-251-02-002,15-251-02-003,15-251-02-004,15-251-02-005,15,251-02-006,15-251-02-007,15-251-02-015,15-251-02-016\\$
- 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.

N10-2022-2541

SLUP-23-12461889/ 16/127/02/020

6651 Princeton Park Court, Lithonia, Ga 30058

Amendment

- Please review general comments.

N11-2022-2542

TA-23-1246147

County-wide

Amendment

- Please review general comments.

N12-2022-2549

TA-23-1246199

County-wide

Amendment

- Please review general comments.



Development Service Center 178 Sams Street Decatur, GA 30030 www.dekalbcountyga.gov/planning 404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer
Michael Thurmond

#### DEPARTMENT OF PLANNING & SUSTAINABILITY

Director

Andrew A. Baker, AICP

#### **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 (<u>TMatthews@dot.ga.gov</u>) 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) 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) 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.

Conceptual plan doesn't indicate the location of the stormwater management facility; location of stormwater management shall be in compliance with the County stormwater management regulations.

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

The county codes require the hydrology study to model the existing conditions as wooded

#### • 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.





## PLANNING DEPARTMENT DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE ALEXANDER

AND/OR LASONDRA HILL

COMMENTS FORM: PUBLIC WORKS TRAFFIC ENGINEERING N6-2022-2537 Case No.: 5410-23-1246/80 Parcel I.D. #:\_\_\_\_\_\_ Adjacent Roadway (s): (classification) (classification) Capacity (TPD) Capacity (TPD) Latest Count (TPD) Latest Count (TPD) Hourly Capacity (VPH) Hourly Capacity (VPH) Peak Hour. Volume (VPH)\_ Peak Hour. Volume (VPH) Existing number of traffic lanes Existing number of traffic lanes Existing right of way width \_\_\_ Existing right of way width Proposed number of traffic lanes Proposed number of traffic lanes \_ Proposed right of way width Proposed right of way width Please provide additional information relating to the following statement. According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7TH Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the \_\_\_\_\_square foot place of worship building would generate \_\_\_\_\_vehicle trip ends, with approximately peak hour vehicle trip ends. Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the \_\_\_\_\_(Single Family Residential) District designation which allows a maximum of \_\_units per acres, and the given fact that the project site is approximately \_\_acres in land area, \_\_daily vehicle trip end, and \_\_\_\_peak hour vehicle trip end would be generated with residential development of the parcel. **COMMENTS:** 



#### DEPARTMENT OF PLANNING & SUSTAINABILITY

#### SPECIAL LAND USE PERMIT APPLICATION

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

Application No.:
tle Law, P.C.
Fax #: <u>404.745.0045</u>
ke, Bldg. J, Ste 100 Tucker, GA 30084
E-mail: <u>mlb@battlelawpc.com</u>
on for each owner) (If
Fax #:
ilburn, GA 30047
E-mail: <u>rajpatelgastore@gmail.com</u>
TION: 2571 E Wesley Chapel Way DEKALB COMPUTE
, DeKalb County, GA, <u>30035</u>
Block(s):03 Parcel(s):007
sion District(s): <u>5 &amp; 7</u> Existing Zoning: <u>C-1</u>
ience Store with Gas Pumps
Development Department to inspect the property that is the
al Patel
al Falci



#### DEPARTMENT OF PLANNING & SUSTAINABILITY

#### SPECIAL LAND USE PERMIT APPLICATION 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: <u>10/14/2022</u>	
TO WHOM IT MAY CONCERN:	O ieOan
(I) (WE),Ra	jesh Ramanlal Patel Name of Owner(s)
11111111111	described below or attached hereby delegate authority to Battle Law, P.C.
Name Name	e of Applicant or Agent
to file an application on (my (our) behalf.	Rajesh Ramanlal Patel Kent Jatel
Notary Public  COMM. EXP. 0412	Owner N/A
Notary Public	Owner
NA	N/A
Notary Public	Owner
NIA	NIA
Notary Public	Owner

#### Campaign Contribution Disclosure Statements Last Updated 6/17/2022

#### **CAMPAIGN CONTRIBUTIONS DISCLOSURE STATEMENT**

Pursuant to the provisions of 36 O.C.G.A. 67(A), please find below a list of those contributions made by Michèle L Battle or Battle Law, P.C. in the past two years, aggregating \$250.00 or more, to local government officials who will consider this application.

NAME OF GOV'T OFFICIAL	OFFICIAL POSITION	AMOUNT OF CONTRIBUTION
Ted Terry	Commissioner	\$500
Mereda Davis Johnson	Commissioner	\$250
Lorraine Cochran-Johnson	Commissioner	\$750

Printed Name: Michele L Battle



DeKalbCountyGa.gov

#### 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_	V	No	*

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

- The name and official position of the local government official to whom the campaign 1. contribution was made.
- 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

Signature of Applicant /Date

The same of the

Check one: Owner

Agent

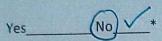
\*Notary seal not needed if answer is "no".

#### 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 <u>must</u> 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?



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

- 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. <u>and</u> to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

Notary

Rajesh Ramanlal Patel

Signature of Applicant /Date

Check one: Owner\_X Agent\_\_\_\_

Expiration Date/ Seal

10-27-22

<sup>\*</sup>Notary seal not needed if answer is "no".



3562 Habersham at Northlake, Bldg. J, Ste 100 Tucker, Georgia 30084

#### **Zoom Instructions:**

Go to <a href="https://otago.zoom.us/join">https://otago.zoom.us/join</a> and Enter the Meeting ID that you have been provided with in the appropriate field and click "Join". To join by phone, please dial (646) 558-8656. If you are unable to attend or would like to learn more about the proposed project, please call our office at the number below.

We encourage you to come out and participate!

For More Information Contact Batoya Clements at: Phone: 404-601-7616 ext. 2 Fax: 404-745-0045

Email: bdc@battlelawpc.com

# SPECIAL LAND USE PERMIT TO ALLOW FOR THE DEVELOPMENT OF A CONVENIENCE STORE WITH GAS PUMPS

Project Title: 2571 East Wesley Chapel Way

When: OCTOBER 24, 2022

Time: 6:00 PM Eastern (US and Canada)

Register in advance for this meeting:

https://otago.zoom.us/join

Meeting ID: 857 3495 4465

Passcode: 770085

PROPOSED LOCATION(S):

2571 EAST WESLEY CHAPEL WAY DECATUR, GEORGIA 30035

2571 East Wesley Chapel Community Meeting Maiing List 10/24/2022

Owner 1	Owner 2	Owner Address	Owner City	Owner State	Owner Zip
4225 Snapfinger Woods LLC		1253 Silver Trace Dr SW	Lilburn	GA	30047-3262
5 Even A Inc		1845 Lawrenceville Hwy	Decatur	GA	30033-5728
Agree Stores LLC		358 Saw Mill River Rd	Millwood	NY	10546-1014
Aires Weil Properties LLC		1520 Balboa Ave	Burlingame	CA	94010-4614
American Properties Wesley		1070 Dogwood Dr SE	Conyers	GA	30012-5384
Anaheim Management LLC		Po Box 80615	Indianapolis	IN	46280-0615
Anandi Jrk LLC		1024 Nash Springs Cir	Lilburn	GA	30047-1728
Atlanta Real Estate Holding LLC		4315 New Snapfinger Woods Dr	Decatur	GA	30035-2920
Bay Business Properties LLC		2811 Brookside Run	Snellville	GA	30078-5943
Capella Hospitality LLC		5825 Glenridge Rd Building 3 Ste 215	Decatur	GA	30035
Charles S Hill MD		4171 Snapfinger Woods Dr	Decatur	GA	30035-3412
Churchs Fried Chicken Inc		980 Hammond Dr	Atlanta	GA	30328-6161
Csc Wesley Chapel 1 LLC		5795 Ulmerton Rd Ste 200	Clearwater	FL	33760-3911
Dekalb Board Of Education		1701 Mountain Industrial Blvd	Stone Mountain	GA	30083-1027
Desfilia LLC		2665 Timberloch Ct	Snellville	GA	30039-6267
Donaustin Inc		2642 Old Wesley Chapel Rd	Decatur	GA	30034-2354
Dr Horton Inc		1371 Dogwood Dr SW	Conyers	GA	30012-5127
Gia Linh Enterprise LLC		2675 Wesley Chapel Rd	Decatur	GA	30034-2358
Golden Eagle Partners LLC		5317 T L Bower Way	Flowery Branch	GA	30542-2898
Henvil Sylvester Grant DVM		4242 Snapfinger Woods Dr	Decatur	GA	30035-3409
Home Depot U S A Inc		Po Box 105842	Atlanta	GA	30348-5842
John D Pelton		11883 Highway 278	Covington	GA	30014-1621
Keith B Alexander	Sonja H Alexander	278 Carlyle Park Dr NE	Atlanta	GA	30307-2883
Kuang Tian Na Hu		10340 Meadow Crest Ln	Alpharetta	GA	30022-6547
Libertae Vitae LLC		2544 Wesley Chapel Rd	Decatur	GA	30035-3405
McDonalds Real Estate Company		1139 Winterberry Way SE	Conyers	GA	30013-2446
McDonalds Real Estate Company		3700 Market St	Clarkston	GA	30021-2653
Mirelle Loroquet		937 E 37th St	Brooklyn	NY	11210-3431

Mohammed Iqbal Balagamwala	Altaf S Agad	5101 Buffington Rd	Atlanta	GA	30349-2922
Norman S Barber		2550 E Wesley Chapel Way	Decatur	GA	30035-3430
Ns Investors LLC		2230 Sugarloaf Club Dr	Duluth	GA	30097-7415
Nulyfe LLC		8060 Webb Rd	Riverdale	GA	30274-5502
Olive Branch Restaurant Inc		4710 Lou Ivy Rd	Peachtree Corners	GA	30096-2918
Public Storage Properties Xvii		Po Box 25025	Glendale	CA	91221-5025
Ra-Her LLC		5 Concourse Pkwy	Atlanta	GA	30328-5350
Rata Enterprises LLC		2724 Sunday Rd	Stockbridge	GA	30281-5323
Recovery Consultants Of Atlanta Inc		3423 Covington Dr	Decatur	GA	30032-1846
Rite Hospitality Inc		4300 Snapfinger Woods Dr	Decatur	GA	30035-3007
Ross Atlanta Properties LLC		7701 Independence Ave	Kansas City	MO	64125-1300
Sahil & Shaayaan Brothers LLC		3154 Lawrenceville Suwanee Rd	Suwanee	GA	30024-4472
Sanford Realty Company Inc		4118 Snapfinger Woods Dr	Decatur	GA	30035-3411
Sanford Realty Company Inc		4183 Snapfinger Woods Dr	Decatur	GA	30035-3412
Securcare Properties II LLC		9226 Teddy Ln	Lone Tree	CO	80124-6725
Sonja M Kilgore		2624 Old Wesley Chapel Rd	Decatur	GA	30034-2305
Spirit Master Funding Viii LLC		8900 Indian Creek Pkwy	Overland Park	KS	66210-1554
Springboard Real Estate Training LLC		885 Woodstock Rd	Roswell	GA	30075-2277
Tau South LLC		Po Box 3475	Tulsa	OK	74101-3475
Value Storage Ltd		9226 Teddy Ln	Lone Tree	CO	80124-6725
W B Kelley Jr		2610 Pleasantwood Dr	Decatur	GA	30034
Waffle House Inc		5986 Financial Dr	Norcross	GA	30071-2949
Wb Holdings-East LLC		3756 Lavista Rd	Tucker	GA	30084-5614
Wc Property LLC		3154 Lawrenceville Suwanee Rd	Suwanee	GA	30024-4472
Wesley Chapel Lodge LLC		4200 Wesley Club Dr	Decatur	GA	30034-2342
Wesley Chapel Properties LLC		2645 Wesley Chapel Rd	Decatur	GA	30034-2310
Wesley Chapel X LLC		316 Mid Valley Ctr	Carmel	CA	93923-8516
Wesley Club LLC		501 N Magnolia Ave	Orlando	FL	32801-1364
Winston Milford	Cypriana Milford	4207 Snapfinger Woods Dr	Decatur	GA	30035-3438
Zoom Express Car Wash LLC		1233 Greenridge Ln	Lithonia	GA	30058-2216

# Community Meeting Sign In Sheet 2571 East Wesley Chapel Road October 24, 2022 6:00PM

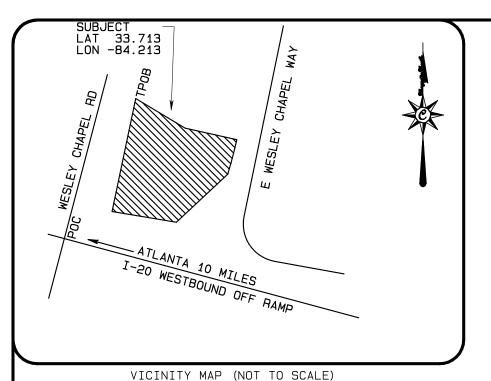
Registrants	Email Address	Registration Date
Zoom user	dkjbgfcrmn@private relay.appleid.com	Oct 24, 2022 06:27 PM
Joshua Mahoney	joshmahoney47@g mail.com	Oct 24, 2022 05:48 PM
Hill	hill.richard30@gmai l.com	Oct 24, 2022 03:24 PM
Mustaq Moosa	Mustaq@cityviewdb. com	Oct 24, 2022 12:13 PM
JAY PATEL	jpateln11@icloud.co m	Oct 24, 2022 12:07 PM
		-
RAJESH PATEL	RAJPATELGASTOR @GMAIL.COM	RE Oct 24, 2022 12:04 PM

#### LEGAL DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LANDLYING AND BEING IN LANDLOT 126 OF THE 15TH DISTRICT. DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE 20 (HAVING A VARIABLE WIDTH RIGHT-OF-WAY) WITH THE EASTERLY RIGHT OF WAY OF WESLEY CHAPEL BOAD (HAVING A VARIABLE WIDTH BIGHT-OF-WAY) THENCE FOLLOWING THE FASTERLY RIGHT-OF-WAY OF WESLEY CHAPEL ROAD, NORTH 19 DEGREES 46 MINUTES 49 SECONDS EAST A DISTANCE OF 124.28 FEET TO AN IRON PIN SET: THENCE NORTH 31 DEGREES 02 MINUTES 14 SECONDS EAST A DISTANCE OF 21.47 FEET TO AN IRON PIN SET: THENCE LEAVING SAID RIGHT-OF WAY SOUTH 75 DEGREES 27 MINUTES 21 SECONDS EAST A DISTANCE OF 158.83 FEET TO A 1/2' BEBAR FOUND BEING THE TRUE POINT OF BEGINNING. THENCE FROM SAID TRUE POINT OF BEGINNING AS THUS ESTABLISHED SOUTH 59 DEGREES 12 MINUTES 39 SECONDS EAST A DISTANCE OF 119.95 FEET TO A NAIL: THENCE SOUTH 77 DEGREES 23 MINUTES 53 SECONDS EAST A DISTANCE OF 110.34 FEET TO AN NAIL ON THE WESTERLY RIGHT-OF-WAY OF EAST WESLEY CHAPEL WAY (HAVING ASO FOOT RIGHT-OF-WAY): THENCE FOLLOWING SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A RADTUS OF 1050.00 FEET AND A LENGTH OF 74.12 FEET. SAID CURVE HAVING A CHORD BEARING OF SOUTH 14 DEGREES 37 MINUTES 27 SECONDS WEST AND A CHORD DISTANCE OF 74.10 FEET TO AN IRON PIN SET: THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 46 DEGREES 51 MINUTES 09 SECONDS WEST A DISTANCE OF 146.80 FEET TO AN IRON PIN FOUND ON THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE 20 (HAVING A VARIABLE WIDTH RIGHT-OF-WAY): THENCE FOLLOWING SAID RIGHT-OF WAY NORTH 80 DEGREES 34 MINUTES 49 SECONDS WEST A DISTANCE OF 136.00 FEET TO AN IRON PIN SET: THENCE LEAVING SAID RIGHT-OF-WAY NORTH 11 DEGREES 49 MINUTES 22 SECONDS EAST A DISTANCE OF 240.41 FEET TO A 1/2" REBAR FOUND BEING THE TRUE POINT OF BEGINNING. BEING KNOWN AS 2571 EAST WESLEY CHAPEL WAY. DECATUR. GEORGIA. SAID TRACT CONTAINS 0.935 ACRES OR 40.709 SQUARE FEET.

AND BEING MORE PARTICULARLY SHOWN ON AND DESCRIBED IN ACCORDANCE WITH A PLAT OF SURVEY PREPARED FOR RAJESH R. PATEL BY COMPASS SURVEYING, INC., BEARING THE SEAL AND CERTIFICATION OF BRIAN CALDWELL, GEORGIA REGISTERED LAND SURVEYOR NO. 2956. DATED JANUARY 28. 2021

THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 21-005371ATL



#### TECHNICAL STANDARDS

This survey was prepared in conformity with The technical standards for property surveys In Georgia as set forth in Chapter 180-7 of the Board rules of the Georgia Board of Registration For professional engineers and land surveyors And as set forth in the Georgia Plat Act

#### PRECISION NOTE

THE FIELD DATA DATED 1-28-2021

UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISON OF ONE FOOT IN 39,549 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE. THE CLOSING DISTANCE WAS .02 FEET. AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 241,016 FEET. TOPCON QS3 ROBOTIC TOTAL SUSED FOR ANGULAR AND LINEAR MEASUREMENTS TOTAL STATION

#### SURVEYORS NOTES

1.THIS SURVEY WAS PREPARED FROM TITLE INSURANCE COMMITMENT 21-005371ATL; EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS OF-WAY AND RESTRICTIONS OF RECORD WHICH HAVE NOT BEEN PROVIDED BY CLIENT TO THE SURVEYOR.

2. UTILITIES HEREIN ARE VISIBLE AND ABOVE GROUND ONLY, MANHOLES WERE OBSERVED, NO SUBSURFACE INVESTIGATION WAS PERFORMED.

3. STRUCTURES ARE MEASURED TO THE BUILDING WALL. VERTICAL AND HORIZONTAL DATUMS ARE ASSUMED UNLESS OTHERWISE SPECIFIED.

4. THERE IS NOT EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. THE RIGHT OF WAY ON E WESLEY CHAPEL WAY, DOES NOT APPEAR TO HAVE BEEN ALTERED RECENTLY.

5. NO CHANGES IN STREET RIGHT OF WAY LINES WERE PROVIDED TO THE SURVEYOR

6. NO FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST HIRED BY THE CLIENT, HAS BEEN PROVIDED TO THE SURVEYOR AND NONE WAS OBSERVED.

7. NO PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS WERE PROVIDED TO THE SURVEYOR B. ENCROACHMENTS ONTO OR BY ADJACENT PROPERTIES WERE FOUND AS A FENCE ALONG THE SOUTHERLY BOUNDARY AS SHOWN SOUTHERLY BOUNDARY AS SHOWN

THE PROPERTY HAS DIRECT ACCESS TO E WESLEY CHAPEL WAY, PUBLIC COUNTY ROAD
. NO PARTY WALLS WITH ADJOINING PROPERTIES WERE OBSERVED
. NO CONSTRUCTION ACTIVITY TO ROADS OR SIDEWALKS WERE OBSERVED

12. NO STREAMS OR BODIES OF WATER WERE OBSERVED ON THE PROPERTY

13. ZONING IS NON-CONFORMING TO A C-1 ZONE AND IS FROM THE TAX ASSESSORS OFFICE. NO
ZONING LETTER WAS RECEIVED FROM THE PLANNING DEPARTMENT

14. THERE WERE NO CEMETERIES OR FAMILY BURIAL SITES ON THE SUBJECT PROPERTY OBSERVED

THE PROPERTY IS NON-CONFORMING DUE TO THE BUILDING BEING OVER THE FRONT SETBACK LINE FRONT BUILDING SETBACK 50', SIDES 20', REAR 30'

LEGEND BUILDING SETBACK LINE - CHAIN LINK FENCE - CONCRETE SEWER CLEAN OUT DRAINAGE EASEMENT DOUBLE WING CATCH BASIN G - DEED BOOK, PAGE
- ELECTRIC LINE
- EDGE OF PAVEMENT
- FIRE HYDRANT - FEET - GUY WIRE HEIGHT OF BUILDING HEAD WALL JUCTION BOX
IRON PIN FOUND
IRON PIN SET (1/2" R/B)
LOCATION ACCORDING TO EXCEPTIONS LL LLL LP LAND LOT LINE SANITARY SEWER MANHOLE NOW OR FORMERLY PB, PG - PLAT BOOK, PAGE PROPERTY LINE
POINT OF BEGINNING
POINT OF COMMENCEMENT REINFORCED CONCRETE PIPE SQUARE FEET SUVAHE FEET SINGLE WING CATCH BASIN SANITARY SEWER LINE SANITARY SEWER EASEMENT

UTILITY POLE
UNDERGROUND ELECTRIC UTILITY
UNDERGROUND UTILITY PEDISTAL

SYMBOLS Q FIRE HYDRANT O UTILITY POLE S SEWER MANHOLE O WATER METER X WATER VALVE **WALL OF THE PROOF OF THE PROOF** AIR CONDITIONER GAS METER X LIGHT POLE J GUY WIRE O IRON PIN SET

● IRON PIN FOUND

#### LEGAL DESCRIPTION:

WOOD FENCE WEIR INLET

WATER VALVE

ÜĞE UĞU

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 126 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE 20 (HAVING A VARIABLE WIDTH RIGHT-OF-WAY) WITH THE EASTERLY RIGHT OF WAY OF WESLEY CHAPEL ROAD (HAVING A VARIABLE WIDTH RIGHT-OF-WAY) THENCE FOLLOWING THE EASTERLY RIGHT-OF-WAY OF WESLEY CHAPEL ROAD, NORTH 19 DEGREES 46 MINUTES 49 SECONDS EAST A DISTANCE OF 124.28 FEET TO AN IRON PIN SET; THENCE NORTH 31 DEGREES 02 MINUTES 14 SECONDS EAST A DISTANCE OF 21.47 FEET TO AN IRON PIN SET; THENCE LEAVING SAID RIGHT-OF WAY SOUTH 75 DEGREES 27 MINUTES 21 SECONDS EAST A DISTANCE OF 158.83 FEET TO A 1/2" REBAR FOUND BEING THE TRUE POINT OF BEGINNING.
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BEING KNOWN AS 2571 EAST WESLEY CHAPEL WAY, DECATUR, GEORGIA. SAID TRACT CONTAINS 0.935 ACRES OR 40,709 SQUARE FEET.

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THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 21-005371ATL

#### EXCEPTIONS TO TITLE POLICY:

2956, DATED JANUARY 28, 2021

4. EASEMENT TO GEORGIA POWER COMPANY, DATED MAY 27, 1936, FILED AND RECORDED IN DEED BOOK 432, PAGE 299, DEKALB COUNTY, GEORGIA RECORDS.
\*\*AFFECTS, BLANKET UTILITY EASEMENT
5. EASEMENT TO GEORGIA POWER COMPANY, DATED MARCH 19, 1951, FILED AND RECORDED IN DEED BOOK 874, PAGE 486, DEKALB COUNTY, GEORGIA RECORDS.
\*\*AFFECTS, BLANKET UTILITY EASEMENT

S. EASEMENT TO GEORGIA POWER COMPANY, DATED AUGUST 27, 1958, FILED AND RECORDED IN DEED BOOK 1367, PAGE 353, DEKALB COUNTY, GEORGIA RECORDS. DEED BOOK 1367,

\*\*AFFECIS, BLANKET UTILITY EASEMENT
7. EASEMENT TO GEORGIA POWER COMPANY, DATED APRIL 14, 1966, FILED AND RECORDED IN DEED
BOOK 2094, PAGE 800, DEKALB COUNTY, GEORGIA RECORDS.
\*\*AFFECTS, BLANKET UTILITY EASEMENT
8. EASEMENT TO THE REED DRUG CO., DATED SEPTEMBER 17, 1981, FILED AND RECORDED IN DEED
BOOK 4542, PAGE 559, DEKALB COUNTY, GEORGIA RECORDS (FOR INFORMATION PURPOSES ONLY).
\*\*DOES NOT AFFECT
0. EASEMENT TO EXYMN CORPORATION OF THE PROOF OF THE PROOF

9. EASEMENT TO EXXON CORPORATION, DATED JULY 9, 1986, FILED AND RECORDED IN DEED BOOK 5563, PAGE 492, DEKALB COUNTY, GEORGIA RECORDS.

\*\*AFFECTS, NOT PLOTTABLE

10. RIGHT-OF-WAY DEED TO GEORGIA DEPARTMENT OF TRANSPORTATION, DATED DECEMBER 11, 2003, FILED AND RECORDED IN DEED BOOK 15767, PAGE 284, DEKALB COUNTY, GEORGIA RECORDS.

11. DECLARATION OF EASEMENTS AND RESTRICTIONS FILED AND RECORDED IN DEED BOOK 20901, PAGE 96, DEKALB COUNTY, GEORGIA RECORDS.

\*\*AFFECTS AND SHOWN AS THE CURRENT 100 FT RIGHT OF WAY

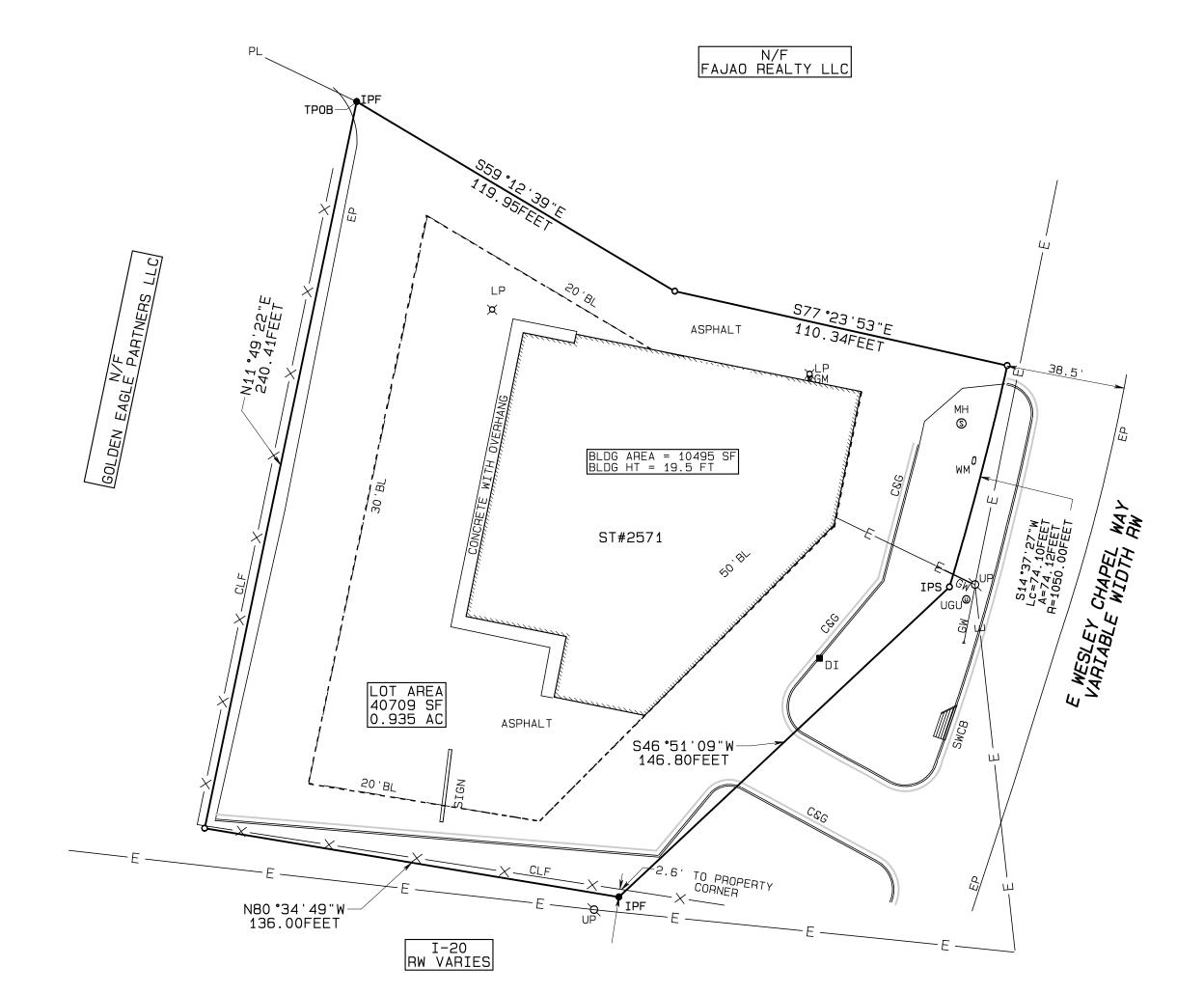
12. RIGHTS OF TENANTS IN POSSESSION, AS TENANTS ONLY, RESULTING FROM ANY UNRECORDED LEASES AND/OR OCCUPANCY AGREEMENTS OF THE PREMISES, IF ANY, AND/OR THE LANDS OF THE INSURED PROPERTY HEREIN DESCRIBED.

\*\*AFFECTS, NOT PLOTTABLE

13. RESTRICTIONS AS SHOWN ON ALL RECORDED PLATS AND PLANS.

\*\*AFFECTS, NOT PLOTTABLE

\*\* SURVEYORS NOTES



SURVEYORS CERTIFICATION TO:

ANANDI JRK LLC, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY,

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 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, 6a, 6b, 7a, , 7c, 8, 9, 11 (visible above ground utilities only), 13, 14, 16, 18, and 19 of Table A thereof. The field work was completed on 1-28-2021 Date of Plat: 1-28-2021



ALTA/NSPS LAND TITLE SURVEY FOR ANANDI JRK LLC, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY,

DATE: 1-28-2021 REV: 2-11-2021 JOB# WESLEY2571

DRAWN BY BAC

ALTA/NSPS LAND TITLE SURVEY OF

2571 E WESLEY CHAPEL WAY, DECATUR, GA 30035

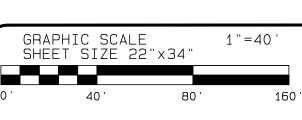
LOCATED IN LAND LOT 126, DISTRICT 15TH DEKALB COUNTY, GEORGIA

Compass Surveying, Inc.

9337 Meadow Gate Lane Jonesboro, Georgia 30236 Tel 404-550-9512 BCaldwell@CompassSurveying.com Survey Firm LSF001073

LOOD NOTE: THIS PROPERTY IS NOT IN A FEMA FLOOD AREA AND IS SHOWN ON DEKALB COUNTY UNINCORPORATED AREAS FIRM PANEL 13089C0154J, DATED 05/16/2013 AS A ZONE X

THIS PLAT IS FOR THE EXCLUSIVE USE OF ANANDI JRK LLC, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY, ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK

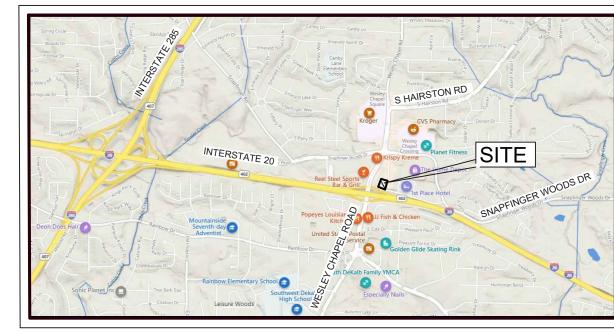


THIS PLAT IS NOT VALID UNLESS IT BEARS THE SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL

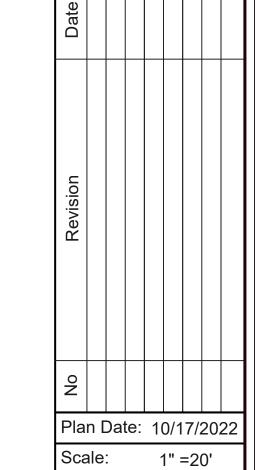


GRAPHIC SCALE - FEET





VICINITY MAP



GENERAL NOTES
- TRACT AREA = 0.935 ACRES (40,709 SQ. FT.)
- PARCEL NUMBER: 15 126 03 007 - SITE ADDRESS:

2571 EAST WESLEY CHAPEL WAY 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 - C-1 - COMMERCIAL PROPERTY IS IN I-20 OVERLAY DISTRICT (TIER 1) - HOR. DATUM: NAD 83 VERT. DATUM NAVD 88

<u>FLOOD NOTE</u>
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA
PER FIRM MAP NUMBER 13089C0154J, DATED MAY 16, 2013.

REFERENCES
BOUNDARY INFORMATION PROVIDED BY SURVEY BY COMPASS

EXISTING BUILDING DATA
TOTAL SQUARE FOOTAGE = 10,495 SQ FT
BUILDING HEIGHT = 19'-6"

IMPERVIOUS AREAS
TOTAL IMPERVIOUS = 35,051 SF (0.80 AC) = 0.80AC/0.94AC = 85%

OPEN SPACE CALCULATIONS
OPEN AREA = 5,658 SF (0.13 AC) = 0.135AC/0.94AC = 15%
OPEN SPACE REQUIRED = 20% (VARIANCE REQUIRED)

BUILDING SETBACKS
FRONT YARD: ZERO (0) WHERE THE DISTANCE BETWEEN BACK OF CURB AND PROPERTY LINES IS FIFTEEN FEET OR GREATER. INTERIOR YARD: TEN (10) FEET REAR YARD: TEN (10) FEET

PARKING CALCULATIONS
USE: CONVENIENCE STORE WITH GAS PUMPS MINIMUM REQUIRED: ONE SPACE PER 500 SF OF FLOOR AREA

10,495/500 = 21 MINUMUM SPACES REQUIRED MAXIMUM ALLOWED: ONE SPACE PER 150 SF OF FLOOR AREA 10,495/500 = 70 MXIMUM SPACES ALLOWED

SPACES PROVIDED REGULAR 18' x 9' SPACES = 7 SPACES REGULAR 20' x 9' SPACES = 11 SPACES GAS PUMP 20' x 9' SPACES = 8 SPACES

HANDICAP SPACES = 2 SPACES

TOTAL SPACES PROVIDED ON SITE = 28 SPACES

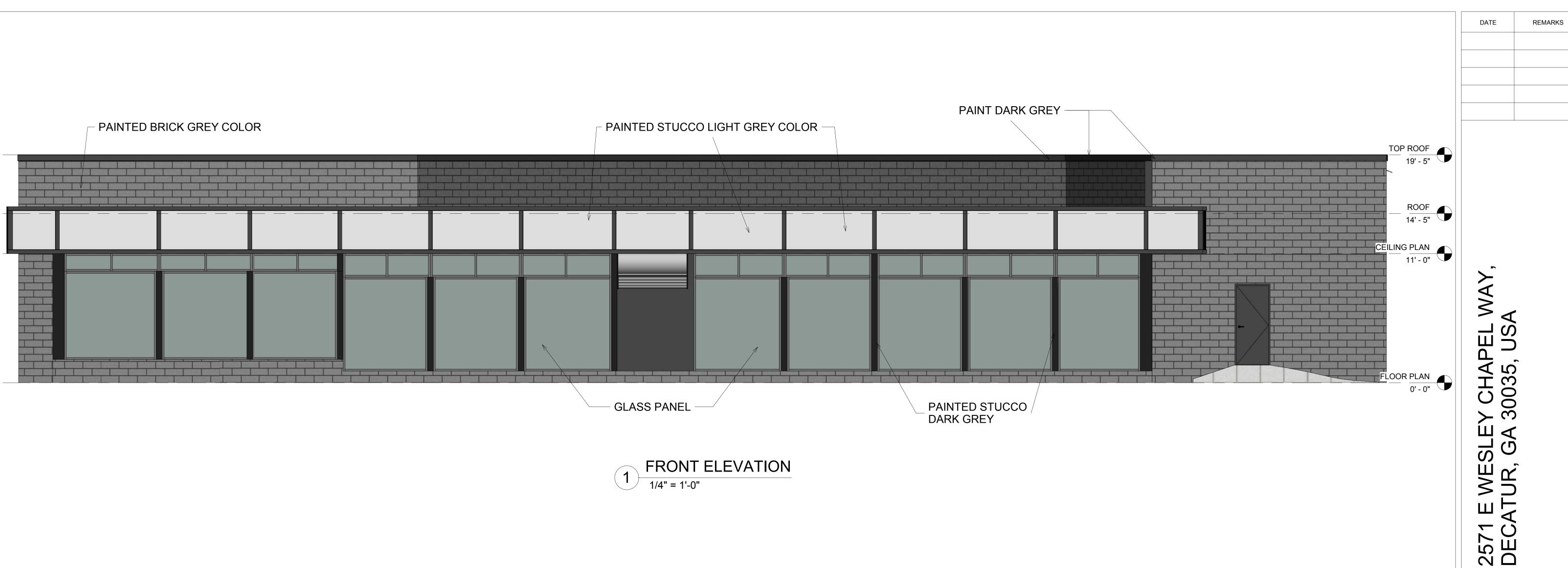
LOADING SPACES = 1 SPACE

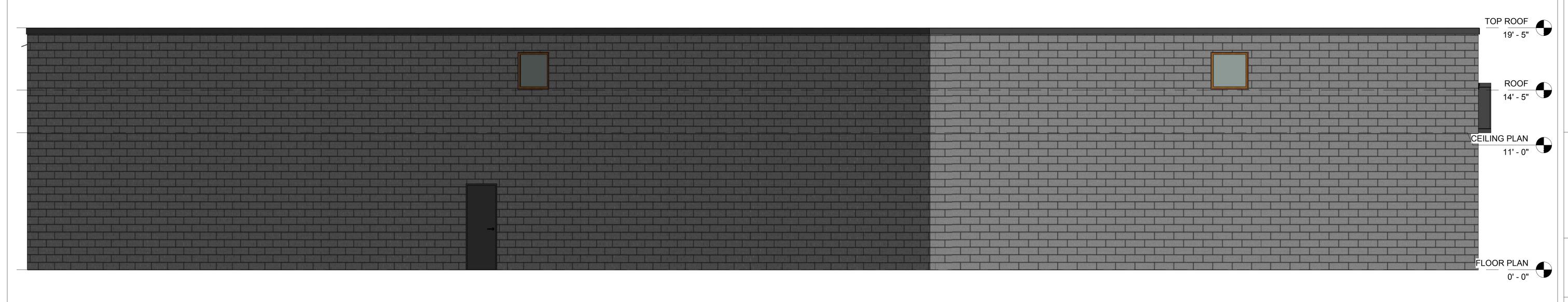
# CONCEPT - FOOD SLEY (126 - 15th DI



SHEET 1 OF 1 JOB #: 2022-196











TITLE FRONT AND REAR ELEVATIONS	

DRAWN
CHA
CHECKED
NAG
DATE
10.28.2022
SCALE
1/4" = 1'-0"
JOB NO.
04
FILE NAME
2571 E WESLEY CHAPEL WAY
SHEET
A101







2571 E WESLEY CHAPEL WAY, DECATUR, GA 30035, USA

DATE

TITLE ISO RIGHT VIEW

DRAWN
CHA
CHECKED
NAG
DATE
10.28.2022
SCALE
JOB NO.
04
FILE NAME
2571 E WESLEY CHAPEL WAY
SHEET
A103





2571 E WESLEY CHAPEL WAY, DECATUR, GA 30035, USA

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2571 E WESLEY CHAPEL WAY, DECATUR, GA 30035, USA

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#### **STATEMENT OF INTENT**

and

Other Material Required by DeKalb County Zoning Ordinance For A Special Land Use Permit for Fuel Pumps

of

ANANDI JRK., LLC. c/o Battle Law, P.C.

for

+/-0.935 Acres of Land
Being 2571 E. Wesley Chapel Way
DeKalb County, Georgia and
Parcel Nos. 15 126 03 007

Submitted for Applicant by:

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Battle Law, P.C.
Habersham at Northlake, Building J, Suite 100
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#### I. LETTER OF INTENT

Anandi Jrk., LLC. (the "Applicant") is seeking to develop on +/- 0.935 acres of land being Tax Parcel No. 15 126 03 007 having frontage on 2571 E. Wesley Chapel Way (the "Subject Property") with a convenience store with fuel pumps. The Applicant is seeking a Special Land Use Permit of the Subject Property to allow for only the fuel pumps.

This document serves as a statement of intent, analysis of the criteria under the DeKalb County Zoning Ordinance and contains notice of constitutional allegations as a reservation of the Applicant's rights.

#### II. SPECIAL LAND USE PERMIT CRITERIA

A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located;

The Subject Property is large enough to accommodate the proposed use, but the Applicant will be seeking a variance to reduce the number of parking required later on.

B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district;

The Subject Property is surrounded by parcels zoned for either commercial or industrial uses. There is a Dollar General immediately abutting the Subject Property and nothing else. A convenience store with fuel pumps will fit right in, especially considering the zoning district of the Subject Property and the immediately abutting property are identical. The convenience store with fuel pumps is not incompatible with the nearby industrial uses either, as the commercial use is a much less intense use than the industrial one. Therefore, the use proposed is compatible with the surrounding properties and land uses.

C. Adequacy of public services, public facilities, and utilities to serve the proposed use;

There are adequate public services, facilities, and utilities to serve the proposed use. The convenience store currently exists and used to function as an alcohol outlet. The utilities serving the building then can serve the building now. Additionally, any needed utilities for the fuel pumps will be installed by the Applicant. Therefore, there are adequate public services, facilities, and utilities to serve the proposed use.

D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area;



There is adequate public street on which the use is proposed to be located. The Subject Property is positioned right off Highway 20. Drivers will be able to exit the Highway, and turn right to get to the new fuel pumps. From there, the drivers will be able to exit onto E. Wesley Chapel Way and turn left to reach New Snapfinger Woods Drive. Drivers will then be able to turn left to get back onto Wesley Chapel Road and then take the on-ramp to get right back onto the Highway. This route would create a loop for traffic to follow to easily get into the fuel stations and back onto the Highway. Wesley Chapel Road and New Snapfinger Woods Drive are both Major Arterials and will be able to handle a great deal of increased traffic. E. Wesley Chapel Way appears to be a Minor Arterial, and will certainly be able to handle the traffic generated by this development. Therefore, there is adequate public street on which the use is proposed to be located.

E. Whether existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use;

No existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use. The only active land use located along access routes to the site is the Dollar General. The fuel pumps installed will not attract large trucks, but rather only pedestrian vehicles – the very same type of vehicle the Dollar General would attract. One type of vehicle the Dollar General would not attract that the fuel pumps would is a fuel truck. The fuel truck would deliver fuel to the pumps infrequently enough that the Dollar General would not be adversely affected by it though. Therefore, no existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use.

F. Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency;

There is adequate ingress and egress to the Subject Property and to all proposed buildings. Drivers will be able to access the Subject Property from either Wesley Chapel Road or from E. Wesley Chapel Way. Drives will be able to exit the Subject Property from either road.

G. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use;

The proposed use will not create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration.

H. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use;



The proposed use will not create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.

I. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use;

The proposed use will not create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use. The Subject Property will be used as a convenience store with fuel pumps that will be operated in a typical fashion for the use proposed.

J. Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located;

The Applicant will be seeking a variance for the proposed use to allow for a reduced number of parking spots.

*K.* Whether the proposed use is consistent with the policies of the comprehensive plan;

The proposed use is consistent with the policies of the comprehensive plan. The comprehensive plan places the Subject Property in the Town Center character area. The comprehensive plan describes the Town Center character as meant to "promote the concentration of higher intensity residential and commercial uses, which serve several communities surrounding the center..." The proposed use would fit right in with the intended commercial use for this area. Therefore, the proposed use is consistent with the policies of the comprehensive plan.

L. Whether the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located:

The proposed use provides all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located. The Subject Property is zoned C-1 and is immediately adjacent to parcels that are also zoned C-1. Section 5.4.5 of the DeKalb County Zoning Ordinance pertains to Transitional Buffers that must exist between the various zoning districts. Section 5.4.5 does not require a buffer between two parcels that are each zoned C-1. Therefore, the proposed use provides all require buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located.

M. Whether there is adequate provision of refuse and service areas;

There is adequate provision of refuse and service areas. The Subject Property will be serviced by a dumpster located on site that will accommodate all refuse needs. The dumpster will be screened from view so as not to cause offense to any who might pass by.



N. Whether the length of time for which the special land use permit is granted should be limited in duration.

The length of time for which the special land use permit is granted should not be limited in duration. The Applicant intends to run a business on the Subject Property indefinitely. Because the special land use permit is required for the operation of the fuel pumps, and the fuel pumps are a part of the business, a limited duration would hinder the Applicant's ability to run its business. Therefore, the length of time for which the special land use permit is granted should not be limited in duration.

O. Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings;

The size, scale, and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale, and massing of adjacent and nearby lots and buildings. The building that currently exists on the Subject Property will remain. The only addition will be the fuel pumps and the fuel pumps will be appropriately sized so as not to conflict with the character of the area.

P. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources;

The proposed use will not adversely affect historic buildings, sits, districts, or archaeological resources. The Subject Property does not lie within a historic district and there are no historic buildings or archaeological resources on the Subject Property that the Applicant is aware of.

Q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit;

The proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.

R. Whether the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height; and

The proposed use will not create a negative shadow impact on any adjoining lot or building as a result of the proposed building height. The existing building is shorter than the surrounding buildings and the gasoline pump fuel canopy will meet the requirements under DeKalb County's Zoning Ordinance so as not to cause any adverse impacts due to shadows.

S. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objective of the comprehensive plan



The proposed use will be consistent with the needs of the neighborhood or the community as a whole and will be compatible with the neighborhood, and would not be in conflict with the overall objective of the comprehensive plan. The area is a commercial area with both commercial and industrial zoning districts throughout. The proposed use would be consistent with the other commercial uses in the area. Additionally, the Subject Property is located just off of Highway 20. It is perfectly located for fuel pumps because it would allow drivers to exit the Highway, go less than a mile to reach the fuel pumps, and then head right back out onto the Highway. In other words, adding these fuel pumps at this location will be an asset for the community as a whole.

#### III. CONCLUSION

For the foregoing reasons, the Applicant hereby requests that the application for a Special Land Use Permit to allow for fuel pumps be approved. The Applicant welcomes any questions and feedback from the planning staff.

#### IV. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONTITUTIONAL RIGHTS

The portions of the DeKalb County Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the DeKalb County Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and



Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

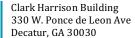
A refusal by the DeKalb County Board of Commissioners to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any SPECIAL LAND USE PERMIT of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to allow the land use amendment and/or Special Land Use Permit in questions would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the land use amendment and/or Special Land Use Permit in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of Fulton County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

Michele L. Battle, Esq. Attorney for the Applicant





Chief Executive Officer

#### DEPARTMENT OF PLANNING & SUSTAINABILITY

Director

Michael Thurmond

Andrew A. Baker, AICP

### PRE-APPLICATION FORM REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE

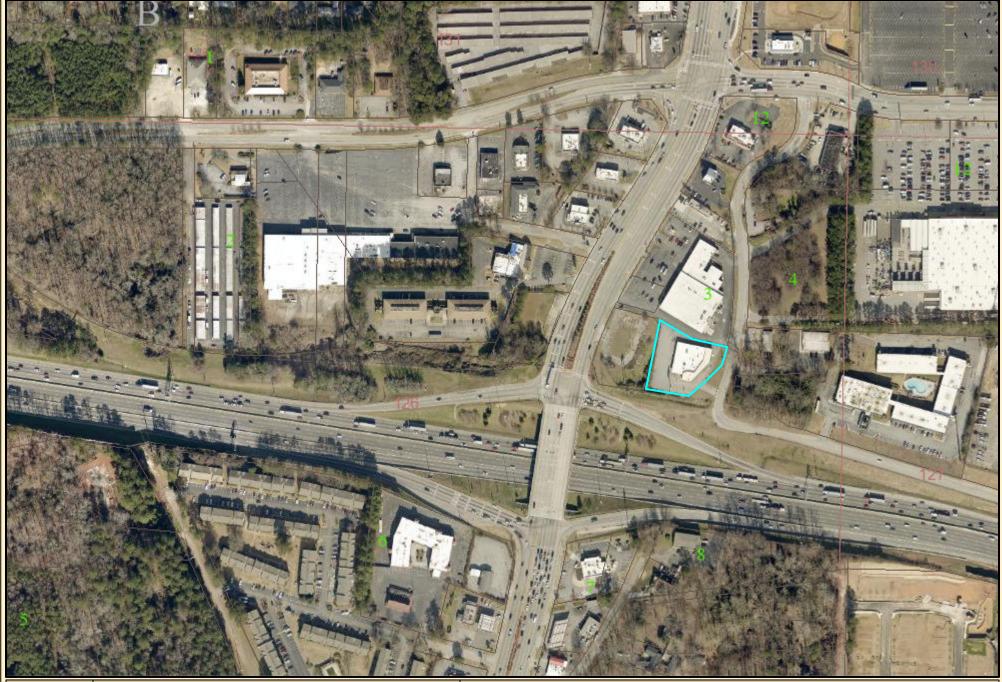
(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: <u>Anandi JRK, LLC c/o Battle Law</u> Phone: <u>469.855.1765</u> Email: <u>rajpatelgastore@gmail.com</u>				
Property Address: 2571 E Wesley Chapel Way, Decatur, GA 30035				
Tax Parcel ID: <u>15 126 03 007</u> Comm. District(s): <u>5 &amp; 7</u> Acreage: <u>.91</u>				
Existing Use: Vacant Bldg. Proposed Use Convenience Store with Gas Pumps				
Supplemental Regs: 4.2.28 Overlay District: I-20 Tier 1 DRI: N/A				
<b>Rezoning</b> : Yes NoX				
Existing Zoning: C1 Proposed Zoning: N/A Square Footage/Number of Units: N/A				
Rezoning Request: N/A				
Land Use Plan Amendment: Yes No X				
Existing Land Use: Proposed Land Use: Consistent Inconsistent				
Special Land Use Permit: Yes_X_ No Article Number(s) 27				
Special Land Use Request(s) Convenience Store with Gas Pumps				
Major Modification:				
Existing Case Number(s): N/A				
Condition(s) to be modified:				



#### **DEPARTMENT OF PLANNING & SUSTAINABILITY**

WHAT TO KNOW BEFORE YOU FILE YOUR A	APPLICATION	ON			
Pre-submittal Community Meeting: Review Calendar Dates:	PC: I	BOC:			
Letter of Intent:Impact Analysis: Owner Authorization(s):	_Campaign Dis	closure:			
Zoning Conditions: Community Council Meeting: Pub	lic Notice, Sign	s:			
Tree Survey, Conservation: Land Disturbance Permit (LDP):	Sketch Pla	nt:			
Bldg. Permits: Fire Inspection: Business License:	State License	e:			
Lighting Plan: Tent Permit: Submittal Format: NO STAPLE	ES, NO BINDEI	RS PLEASE			
Review of Site Plan					
Density: Density Bonuses: Mix of Uses: Op	oen Space:	Enhanced			
Open Space: Setbacks: front sides side corner	rear	Lot Size:			
Frontage: Street Widths: Landscape Strips: Buffers:					
Parking Lot Landscaping: Parking - Auto: Parking - E	Bicycle:	Screening:			
Streetscapes: Sidewalks:Fencing/Walls:	Bldg. Height: _	Bldg.			
Orientation: Bldg. Separation: Bldg. Materials: Roofs: _	Fenestration	on:			
Façade Design: Garages: Pedestrian Plan: Perimeter	Landscape Strip	o:			
Possible Variances:					
Comments:					
Planner: Howard L. Johnson	Date 9/12/2022				
Filing Fees					
<b>REZONING:</b> RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00 \$750.00				
RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5 OI, OD, OIT, NS, C1, C2, M, M2	\$750.00 \$750.00				
LAND USE MAP AMENDMENT	\$500.00				
SPECIAL LAND USE PERMIT	\$400.00				





#### **DeKalb County Parcel Map**

0 0.0175 0.035 0.07 0.105 0.14 mi

Date Printed: 12/27/2022



#### DeKalb County GIS Disclaimer

The maps and data, contained on DeKab County's Geographic Information System (GIS) are subject to constant change. While DeKab County strives to provide a courate and up-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKab County explicitly disclaims all representations and warrantes, including, without limitation, the implied warrantles of merchantability and fitness for a particular purpose. In no event shall DeKaib County be liable for any special, indirect, or consequential damages what soever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, anising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.

