

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

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

Application of Venture South Investment, LLC c/o Battle Law, P.C. for a major modification of zoning conditions pursuant to CZ-20-1243619 in the C-2 (General Commercial) zoning district and Tier 2 of the I-20 Overlay District to allow for a grocery store with retail shops to access Glenhill Place, at 1816 Candler Road.

PETITION NO: N3-2025-0286 CZ-25-1247427

PROPOSED USE: Grocery store with retail shops.

LOCATION: 1816 Candler Road, Decatur, Georgia 30032

PARCEL NO. : 15 170 13 030

INFO. CONTACT: John Reid, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Venture South Investment, LLC c/o Battle Law, P.C. for a major modification of zoning conditions pursuant to CZ-20-1243619 in the C-2 (General Commercial) zoning district and Tier 2 of the I-20 Overlay District to allow for a grocery store with retail shops to access Glenhill Place.

RECOMMENDATION:

COMMUNITY COUNCIL: (April 2025) Approval with conditions.

PLANNING COMMISSION: (May 6, 2025) Pending.

PLANNING STAFF: 30-Day Deferral.

STAFF ANALYSIS: The applicant is seeking a major modification to zoning conditions pursuant to CZ-20-1243619 in the C-2 (General Commercial) zoning district to allow for a grocery store with retail shops to access Glenhill Place. There is also a companion case (Z-25-1247428) at the corner of Glenhill Place and Glenwood Road to allow that parcel to be rezoned to C-2 to match the C-2 zoning to the west so that the project can be developed under one zoning district. The property also falls within the I-20 Overlay District which allows grocery stores and retail as permitted uses. While the project contains seven properties, the property at 1816 Candler Road is the primary portion of the subject site. **Site History:** The most recent zoning conditions for the subject property were approved by the Board of Commissioners on January 28, 2020, to allow a mixed-use development of multi-family, retail, and office with the following conditions: 1. Must comply with the I-20 Overlay District with plans that show building setbacks, height of buildings and structures, density, density bonus (if applicable), required parking, open space calculations, transitional buffer zone and transitional height, elevations complying with architectural elevations and landscaping requirements. Variances may be obtained from appropriate regulatory authorities. 2. Access to and from Glenhill Place shall be prohibited. **I-20 Overlay Purpose and Intent:** The I-20 Overlay aims to encourage development and redevelopment of properties in the district in order to achieve a variety of mixed-use communities, as well as accomplish the following goals: 1. To promote physically attractive, environmentally safe and economically sound residential and non-residential developments and communities; 2. 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; 3. To improve the

visual appearance and increase property values within the Bouldercrest-Cedar Grove-Moreland community; and

4. To allow flexibility in development standards to encourage the design of innovative development projects that set high standards for landscaping, green space, urban design, and public amenities. Discussion of the project's alignment with these goals continues below. **Compatibility:** The Applicant is seeking to remove condition #2 to allow for the development of a grocery store with retail shops and indicates that without the access to Glenhill Place the project is not viable. In addition to Glenhill Place, the current plan provides for access from Candler Road and Glenwood Road. The Applicant indicates that access from Glenhill Place will allow for separation of truck delivery traffic along Glenhill Place and customer traffic from Candler and Glenwood Roads. The Applicant acknowledges that allowing truck delivery access along Glenhill Place will have adverse impacts on the residential properties to the east along Glenhill Place. Additionally, it appears that delivery trucks might have adverse impacts on the single-family residential properties at the terminus of Glenhill Place. The applicant indicates they are actively seeking to acquire all the residential properties along the north side of Glenhill Place and providing a 30- foot buffer and underground detention to provide protection to the single-family properties abutting the rear of the property. Additionally, there is an existing 6 to 8-foot-high wooden fence to provide additional buffering for the residential neighborhood behind the subject property. **Transition of Adjacent Character Area:** There are several single-family residential properties to the north (across Glenhill Place) that fall within a SUB Character area. That area is undergoing transition with active buyouts, and it may be appropriate in the future to extend the CRC (Commercial Redevelopment Corridor) Character Area along Glenwood Road and Candler Road to this three-acre SUB pocket along Glenhill Place. CRC Character Areas are intended to improve the function and aesthetic appeal of commercial corridors in the County and promote the redevelopment of commercial corridors in decline. With appropriate sidewalks and streetscaping, the potential redevelopment of this area could strongly contribute to the CRC goals for the redevelopment of under-utilized commercial corridors focused along Glenwood Drive. **Opportunities for enhanced pedestrian activity and parking lot screening:** General planning principles encourage commercial buildings to locate close to the street with parking/access to the rear and side, screened from public view. Furthermore, Section 5.7.7.J.1 (Outparcel development, nonresidential buildings) requires outparcel buildings to be aligned in order to define continuous street edges with well-defined entry points with spaces between buildings improved to provide landscaped pedestrian amenities such as plazas, seating areas, arcades, pedestrian connections. Finally, the CRC Character Area goals and strategies include “*encouraging new developments to create new internal streets and smaller blocks*”. Smaller commercial blocks, especially at street intersections, create a more human scale, pedestrian-oriented environment. Toward that end, Staff believes there are alternative designs to separate truck delivery traffic from customer traffic without having to access Glenhill Place (see attached two alternative designs and another grocery store project in the County at Arcadia/Church Street intersection. Additionally, enhancing and increasing pedestrian traffic is vitally important as there is a bus stop at the corner of Glenwood Road and Candler Road which is part of the Candler Road Arterial Rapid Transit (ART) plan. The Candler Road ART project is an implementation of DeKalb County's goals that were established in the 2019 DeKalb Transit Master Plan. The DeKalb County Transit Master Plan addressed mobility challenges, enhancements of future development opportunities, and the necessity for quality of life improvements within each region of DeKalb County. In the Plan, Candler Road ART was identified as a potential transit improvement within DeKalb County (see attached Candler Road Fact Sheet). While no ART stops are planned in front of this parcel on Candler Road, there will be an increased pedestrian demand for this location due to proximity to improved transit. Sidewalks and driveways for the development should be carefully designed with pedestrian access and safety in mind. However, Staff acknowledges that a grocery store could be a community asset which “*promotes physically attractive, environmentally safe, and economically sound non-residential developments*” as envisioned by the goals of the I-20 Overlay District if designed to hide the parking lot with appropriate landscaping and building(s), encourage pedestrian activity as stipulated by the I-20 Overlay District and the Candler Road ART, and minimize any adverse impacts on residential properties along the east and south side of the project. Additionally, the plan needs to clarify the improvements to open space areas regarding street furniture, decorative lighting, and pavilion areas to promote community engagement as referenced in the application. To that end, Staff is not supportive of the current plan layout but would support a revision to the plan which provided a second pedestrian-oriented, one or two-story commercial building at the corner of Glenwood Road and Glenhill Place in addition to the landscaping already proposed on current plan. Additionally, both Glenwood Road and Glenhill Place would need to provide required sidewalks, landscape strips,

pedestrian lighting and street lighting as required by the DeKalb County Zoning Ordinance and the DeKalb County Transportation Department (see attached). Therefore, upon review of Section 7.3.10.A (Modifications and changes to approved conditions of zoning) of the *Zoning Ordinance*, it is the recommendation of the Planning & Sustainability Department that the application be “***Deferred, 30 days to the June 24, 2025 BOC a.m. meeting***” to allow the applicant time to consider revising the plan to address Staff’s comments. However, Staff offers the attached conditions should the major modification to zoning conditions be approved.

PLANNING COMMISSION VOTE: (May 6, 2025) Pending.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (April 2025) Approval with conditions 8-0-1. Council recommended approval with the following conditions: 1) provide sound barrier and a substantial beautification buffer for the single-family community to the east to minimize truck traffic noise and visual impacts; and, 2) restrict land uses and standards of the property at the corner of Glenhill Place and Glenwood Road (3221 Glenwood) to align with the I-20 Overlay District.

CZ-25-1247427 (2025-0286)
Recommended Conditions – May 2025
1816 Candler Road, Decatur, GA 30032

1. There shall be two, one to two-story commercial buildings on the overall project site. One building shall be located on the northwest corner of the site along Glenwood and Candler Road, and a second pedestrian oriented, one to two-story commercial building shall be constructed on the northeast corner of the site along Glenwood Road and Glenhill Place (3221 Glenwood Road) prior to the issuance of any certificates of occupancy for the proposed grocery store. These commercial buildings shall comply with the fenestration (windows) requirements of the I-20 Overlay District for all sides of the buildings. No parking is allowed between these buildings and Glenwood Road, Candler Road, or Glenhill Place.
2. The plan needs to clarify the improvements to open space areas regarding street furniture, decorative lighting, and pavilion areas as referenced in their application, and such improvements must be approved by the Planning & Sustainability Department and installed prior to issuance of any certificates of occupancy.
3. The entire roadway section of Glenhill Place needs to be brought up to current standards prior to issuance of any certificates of occupancy. Requires a 6-foot landscape strip and 5-foot sidewalk. Requires streetlights. All intersections must meet AASHTO sight distance requirements. Lane widths and other design factors must be designed for truck traffic. Written confirmation of approval from DeKalb County Transportation Department prior to issuance of any building permits. See attached Transportation Department comments. Developer should coordinate with MARTA during design phase to ensure that sidewalks and driveways are carefully designed with pedestrian access and safety in mind.
4. Glenwood Road requires a right-of-way (ROW) dedication of 40 feet from centerline OR such that all public infrastructure is within the ROW, whichever is greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR a 10-foot-wide multi-use path. Requires pedestrian streetlights. See attached Transportation Department comments. Developer should coordinate with MARTA during design phase to ensure that sidewalks and driveways are carefully designed with pedestrian access and safety in mind.
5. Candler Road requires a ROW dedication of 50 feet from centerline or such that all public infrastructure is within ROW, whichever is greater. Requires a 10-foot landscape strip with 6-foot sidewalk OR a 10-foot multi-use path. Requires pedestrian scale streetlights. See attached Transportation Department comments. Developer should coordinate with MARTA during design phase to ensure that sidewalks and driveways are carefully designed with pedestrian access and safety in mind.
6. Access to Eastfield Street is prohibited.
7. A minimum 30-foot undisturbed buffer shall be located along the rear property line, abutting Glen Valley Subdivision. The existing wooden fence along the rear property line shall be maintained in perpetuity.
8. Operating hours for delivery vehicles along Glenhill Place shall only be between 9:00 a.m. and 9:00 p.m.
9. Approval of this major modification application by the Board of Commissioners has no bearing on other regulatory approvals under the authority of the Planning Commission, the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by each entity.

Planning Commission Hearing Date: May 6, 2025
Board of Commissioners Hearing Date: May 22, 2025

STAFF ANALYSIS

CASE NO.:	CZ-25-1247427	File ID #: 2025-0286
Address:	1816 Candler Road, Decatur, Georgia 30032	Commission District: 03 Super District: 07
Parcel ID(s):	15 170 13 030	
Request:	For a major modification of zoning conditions pursuant to CZ-20-1243619 in the C-2 (General Commercial) zoning district to allow for a grocery store with retail shops to access Glenhill Place.	
Property Owner(s):	Mack III Development, LLC	
Applicant/Agent:	Venture South Investment, LLC c/o Battle Law, P.C.	
Acreage:	5.6 acres	
Existing Land Use:	Vacant structures and land.	
Surrounding Properties:	North: I-20 Overlay/C-2 (General Commercial) East: R-75 (Single-family residential) & C-1 (Local Commercial) South: O-I (Office-Institution), C-1 & R-75 West: I-20 Overlay/C-2)	
Comprehensive Plan:	CRC (Commercial Redevelopment Corridor) <u> X </u> Consistent <u> </u> Inconsistent	

STAFF RECOMMENDATION: 30-Day Deferral.

Request

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Compatibility

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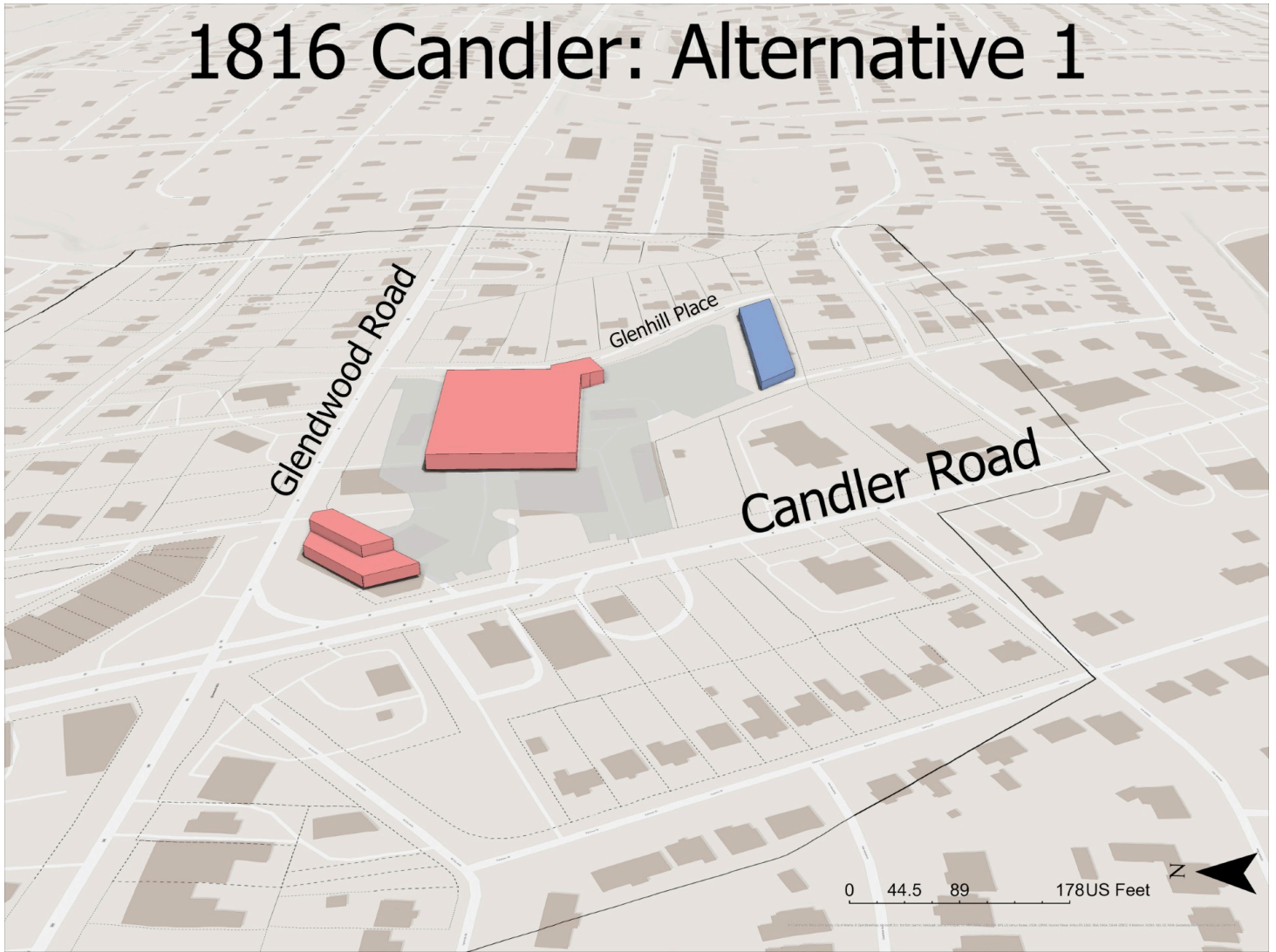
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1816 Candler: Alternative 1



1816 Candler: Alternative 2







FACT SHEET

Candler Road ART

Fall 2024



WHAT IS ARTERIAL RAPID TRANSIT?

Arterial Rapid Transit (ART) is a new type of transit service in the Atlanta Region. ART will create a network of fast, frequent, and reliable transit routes on existing high ridership corridors. ART bus service operates in mixed traffic with other vehicles and is characterized by short wait times, traffic signal priority, and enhanced amenities.



HOW DOES ART DIFFER FROM THE CURRENT LOCAL SERVICE?

ART uses technology to improve travel time and reliability. By equipping buses and traffic signals with transponders, the vehicles will get priority which reduces delay time at traffic signals. This, combined with consolidation of stops, allows the bus to provide a more efficient transit experience.



ABOUT CANDLER ROAD ARTERIAL RAPID TRANSIT (ART)

The Candler Road ART project is an implementation of DeKalb County's goals that were established in the 2019 DeKalb Transit Master Plan. The DeKalb Transit Master Plan addressed mobility challenges, enhancements of future development opportunities, and the necessity for quality-of-life improvements within each region of DeKalb County. In the Plan, Candler Road ART was identified as a potential transit improvement within DeKalb County.



ART ROUTE

Candler Road is a vital regional transportation corridor connecting south DeKalb County to Atlanta, Decatur, and the MARTA rail system. The ART route will provide enhanced transit service in this area, beginning at GSU-Decatur Campus in the south, and serving Panthersville Road, Memorial Drive, South Columbia Drive and Katie Kerr Drive, before terminating at Avondale Rail Station.



BENEFITS OF ART





-  Reduces travel time
-  Improves traffic safety
-  Increases transit reliability
-  Increased capacity (up to 250 riders per hour)
-  Creates faster connections
-  Reduces Greenhouse Gas (GHG) and local air pollutant emissions

FACT SHEET

Candler Road ART

Fall 2024

AMENITIES AT ART STATIONS

-  Seating
-  Real-time digital signage
-  Station placement near safe pedestrian crossings
-  Bicycle racks

STEPS TO IMPLEMENTATION

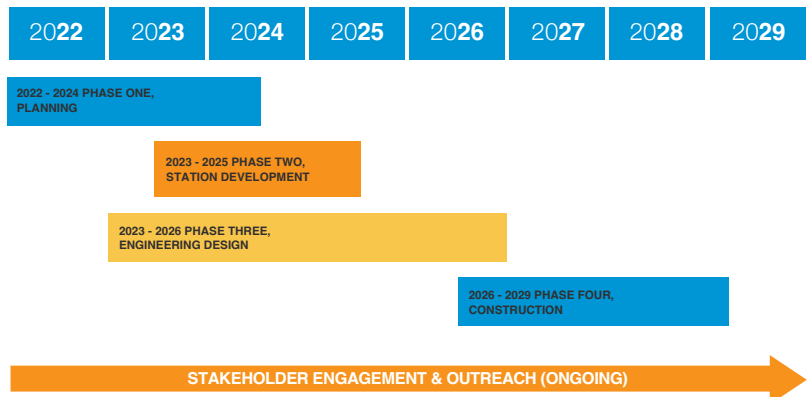
MARTA is currently:

- Creating preliminary designs of stop locations, including the southern terminus at the GSU-Decatur campus
- Identifying other projects that impact or enhance the ART project
- Communicating with the community and local leadership with updates of project progress

Anticipated Project Completion 2029

PROJECT SCHEDULE

The project initiated in 2022 and will continue through 2029.



HOW TO GET INVOLVED

MARTA is seeking public input throughout the project to ensure the corridor meets the community's current and future needs.

To request information in another language or in an accessible format, call 404-848-4037 (Voice) / 404-848-5665 (TTY).

For more information about the Candler Road ART, please visit <https://www.itsmarta.com/candlerART.aspx>.

CONTACT:

J. Andrew Pofahl

Project Manager

Office of Local Corridors & Hubs

EMAIL:

candler@itsmarta.com

Phone: 404-848-4099



DEPARTMENT OF PLANNING & SUSTAINABILITY

MAJOR MODIFICATION APPLICATION

Existing Conditional Zoning No.: CZ-20-1243619

Applicant Name: Venture South Investment, LLC c/o Battle Law P.C.

Applicant Email Address: mlb@battlelawpc.com

Applicant Mailing Address: 3562 Habersham at Northlake, Bldg J, Suite 100, Tucker, GA 30084

Applicant Phone Number: 404-601-7616

Owner Name: Mack III Development, LLC
(If more than one owner, attach list of owners.)

Owner Email Address: mwilbourn@mackii.com

Owner Mailing Address: 3421 Dogwood Dr., Hapeville, GA 30345

Owner Phone Number: 404-768-9977

Subject Property Address: 1816 Candler Road, Decatur, GA 30032

Parcel ID Number(s): 15 107 13 030

Acreage: 5.659 Commission District(s): 3 Super District: 7

Existing Zoning District(s): C-2 Proposed Zoning District(s): N/A

Existing Land Use Designation(s): CRC Proposed Land Use Designation(s): N/A

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

Owner: Agent: X

Signature of Applicant:



Battle Law

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

Zoom Instructions:

Go to <https://otago.zoom.us/join> 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
Jordan Battle at:
Phone: 404-601-7616 ext. 8
Fax: 404-745-0045
Email: jeb@battlelawpc.com

COMMUNITY MEETING TO DISCUSS A MAJOR MODIFICATION & REZONING TO ALLOW FOR A MIXED-USE PROJECT

**Project Title: Venture South Invest-ment,
LLC - 1816 Candler Road and 3221
Glenwood**

When: February 10, 2025

Time: 6:00 PM Eastern (US and Cana-da)

Register in advance for this meeting:

<https://otago.zoom.us/join>

Meeting ID: 892 1107 5291

Password: 71077

Parcel(s): 15 170 13 030

First Name	Last Name	Email
Malcolm	Hughes	hfgcpa@bellsouth.net
Dalton	Duriez	dduriez@blueriverdevelopment.com
Zoom user		frtj9zf9yk@privaterelay.appleid.com
Todd	Ellis	tellis@naibg.com
samuel	armstrong	armstrong424@gmail.com
Oge	Ekeh	ogeh22@yahoo.com
Andrew	Andrle	andrewandrle@gmail.com
Eve Jackson		eviejac@gmail.com
james	tyree	jtyree05@yahoo.com
James		jamescrawford.film@gmail.com
Johnny	Ross	jrpizza406@yahoo.com
Mack	Wilbourn	mwilbourn@mackii.com
Vanetta	Keyes	vanetta@vskcpa.com
Travis	Jones	tjones@mackii.com
Jason	Smith	jason@smithworksiron.com
Anna	Turkett	annaturkett@gmail.com
Kelly	Jordan	kellyjordan@earthlink.net
Chandra Armstrong		drbrittarm@yahoo.com
G	Curtis	gpcurtissr@comcast.net
Brian	Kay	BKay@atwell.com
Evan	Conder	e.conder@vsouth.com
Michael	Rossi	mrossi@atwell-group.com
Michael	K	M.kuniansky@vsouth.com
Lauren Smith		lsmithgolf@gmail.com

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: 2/14/2025

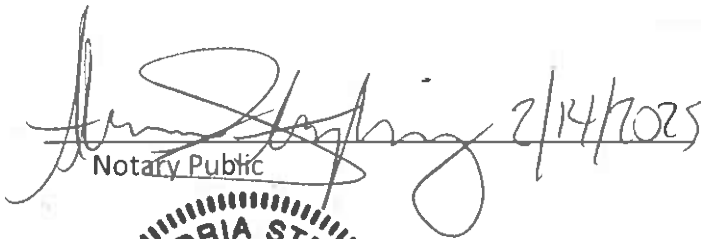
TO WHOM IT MAY CONCERN:

(I), (WE) Mack III Development, LLC
Name of owners(s) (If more than one owner, attach a separate sheet)

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

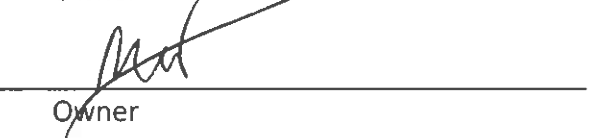
Venture South Investment, LLC & Battle Law, P.C.
Name of Agent or Representative

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


Notary Public

MACK III Development LLC, a Georgia limited liability company

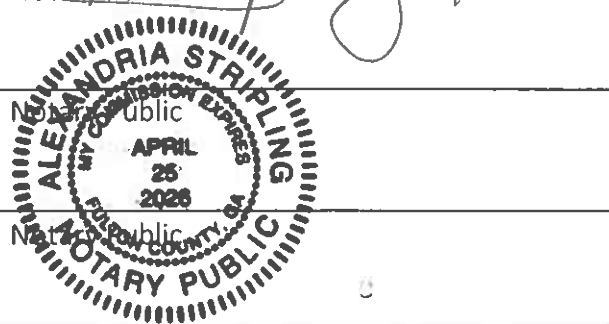
By: Mack Wilbourn
Owner


Owner

Owner

Owner

Owner



Notary Public

Notary Public

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

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

Yes ✓ No *

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

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

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

[Signature] 2/14/2025
Notary

[Signature] 2/14/2025
Signature of Applicant /Date

Check one: Owner ✓ Agent

4/25/2026

Expiration Date/ Seal



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



DeKalb County
GEORGIA

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

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

Yes XX 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.
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Notary

Signature of Applicant /Date

Check one: Owner _____ Agent XX



Expiration Date/Seal

*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 must be answered.

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Yes ____ No X *

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

Evan Conder Digitally signed by Evan Conder
Date: 2025.02.04 11:36:39 -05'00'

Signature of Applicant /Date

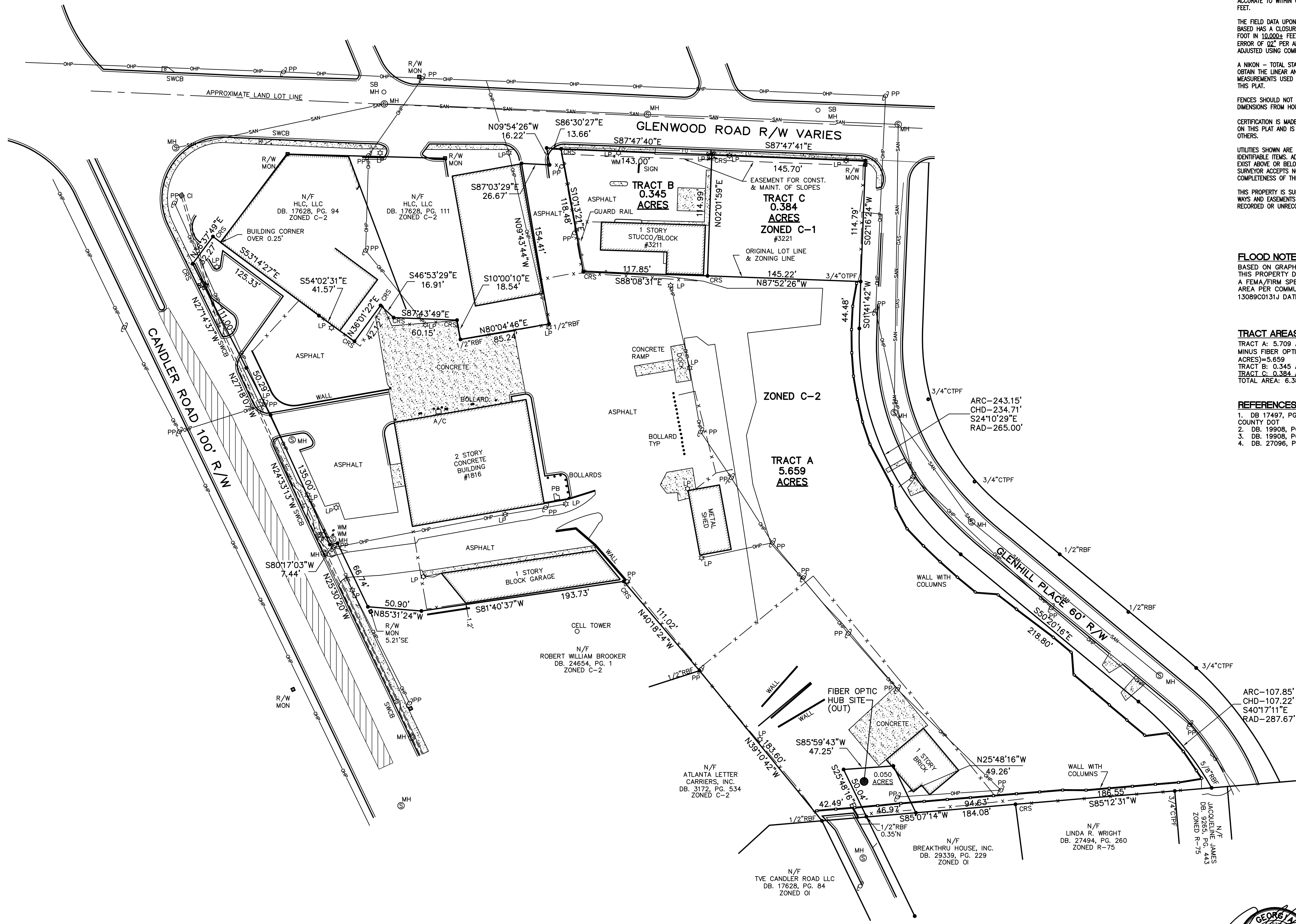
Check one: Owner _____ Agent X _____

Expiration Date/ Seal

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

- LEGEND**
- RBF REBAR FOUND (1/2" REBAR)
 - CRS CAPPED REBAR SET (1/2" REBAR)
 - OTF OPEN TOP FOUND
 - CTF CRIMP TOP FOUND
 - JUNCTION BOX
 - LLL LAND LOT LINE
 - ☆ LIGHT POLE
 - MH MANHOLE
 - PROPERTY LINE
 - BL BUILDING LINE
 - C.L.F. CHAIN LINK FENCE
 - C/O SEWER CLEAN OUT
 - DE DRAINAGE EASEMENT
 - DROP INLET
 - RBF REBAR FOUND
 - R/W RIGHT-OF-WAY
 - SE SANITARY SEWER EASEMENT
 - CRZ CRITICAL ROOT ZONE
 - UE UTILITY EASEMENT
 - ★ FIRE HYDRANT
 - SINGLE WING CATCHBASIN
 - DOUBLE WING CATCHBASIN
 - WATER VALVE
 - GAS VALVE
 - HEADWALL

BASE BEARING PER
GA GRID WEST



SURVEY NOTES:

TRACT A
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE
BY LATITUDES AND DEPARTURES AND IS FOUND
ACCURATE TO WITHIN ONE FOOT IN 248,632
FEET.

TRACT B
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE
BY LATITUDES AND DEPARTURES AND IS FOUND
ACCURATE TO WITHIN ONE FOOT IN 535,327
FEET.

TRACT C
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE
BY LATITUDES AND DEPARTURES AND IS FOUND
ACCURATE TO WITHIN ONE FOOT IN 242,628
FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS
BASED HAS A CLOSURE PRECISION OF ONE
FOOT IN 10,000+ FEET AND AN ANGULAR
ERROR OF 02" PER ANGLE POINT AND WAS
ADJUSTED USING COMPASS RULE.

A NIKON - TOTAL STATION WAS USED TO
OBTAIN THE LINEAR AND ANGULAR
MEASUREMENTS USED IN THE PREPARATION OF
THIS PLAT.

FENCES SHOULD NOT BE PLACED USING SIDE
DIMENSIONS FROM HOUSE OR STRUCTURE.

CERTIFICATION IS MADE TO PERSON(S) NAMED
ON THIS PLAT AND IS NOT TRANSFERABLE TO
OTHERS.

UTILITIES SHOWN ARE LOCATIONS OF GROUND
IDENTIFIABLE ITEMS. ADDITIONAL UTILITIES MAY
EXIST ABOVE OR BELOW GROUND. THE
SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE
COMPLETENESS OF THIS DATA.

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF
WAYS AND EASEMENTS SHOWN OR NOT SHOWN,
RECORDED OR UNRECORDED.

FLOOD NOTE:

BASED ON GRAPHIC DETERMINATION,
THIS PROPERTY DOES NOT LIE WITHIN
A FEMA/FIRM SPECIAL FLOOD HAZARD
AREA PER COMMUNITY PANEL NO.
13089C0131J DATED 5/16/13

TRACT AREAS

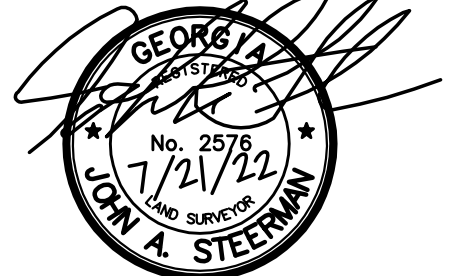
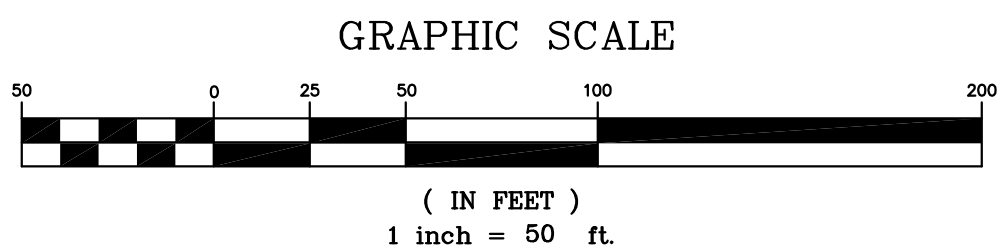
TRACT A: 5.709 ACRES
MINUS FIBER OPTIC HUB SITE: (0.050
ACRES)=5.659
TRACT B: 0.345 ACRES
TRACT C: 0.384 ACRES
TOTAL AREA: 6.388 ACRES

REFERENCES

1. DB 17497, PG. 712 DEKALB
COUNTY DOT
2. DB. 19908, PG. 748
3. DB. 19908, PG. 742
4. DB. 27096, PG. 467

ARC-107.85'
CHD-107.22'
S40°17'11"E
RAD-287.67'

ARC-243.15'
CHD-234.71'
S24°10'29"E
RAD-265.00'

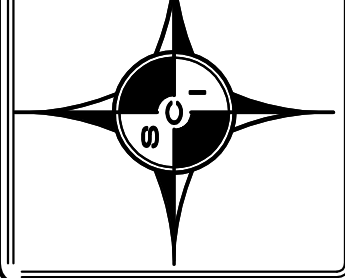


IN MY OPINION, THIS PLAT IS A CORRECT
REPRESENTATION OF THE LAND PLATTED AND
HAS BEEN PREPARED IN CONFORMITY WITH
THE MINIMUM STANDARDS AND REQUIREMENTS
OF LAW.

REVISIONS

1.	2.	3.	4.	5.
----	----	----	----	----

SCI Development Services
ENGINEERS - SURVEYORS - PLANNERS
2020 WESTSIDE COURT - SUITE E - SNELLVILLE, GEORGIA 30078
(770) 736-7666 FAX (770) 736-4623
MAIL@SURVEYCONCEPTS.NET



ASBUILT SURVEY FOR:
Mack III Development, LLC, First Horizon Bank and
Old Republic National title Insurance Company

LAND LOT 170 15th DISTRICT
DEKALB COUNTY, GEORGIA

DATE	DRAWN	CHECKED
7/10/22	DCP	JAS

SCALE 1"=50'
SHEET TITLE
ASBUILT SURVEY

PROJECT NUMBER
55745

Legal Description

1816 Candler Road

ALL THAT TRACT or parcel of land lying and being in Land Lot 170 of the 15th District, Dekalb County, Georgia, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, COMMENCE at point at the westerly right-of-way intersection of Glenwood Road (r/w varies) and Glenhill Place (60' r/w); thence following the right-of-way line of Glenhill Place S02°16'24"W a distance of 114.79 feet to a ¾" open top pipe found and the POINT OF BEGINNING; Thence continuing along said right-of-way line and running S01°41'42"W a distance of 44.48 feet to a point, thence following a curve to the left, said curve having an arc of 243.15 feet with a radius of 265.00 feet, and being subtended by a chord of S24°10'29"E a distance of 234.71 feet to a point; running thence S50°20'16"E a distance of 218.80 feet to a point; thence following a curve to the right, said curve having an arc of 107.85 feet with a radius of 287.67 feet, and being subtended by a chord of S40°17'11"E a distance of 107.22 feet to a 5/8" rebar found; thence leaving said right-of-way line and running S85°12'31"W a distance of 186.55 feet to a capped rebar set; running thence S85°07'14"W a distance of 94.63 feet to a capped rebar set at the corner of a Fiber Optic Hub site; running thence N25°48'16"W a distance of 49.26 feet to a point; running thence S85°59'43"W a distance of 47.25 feet to a point; running thence S25°48'16"E a distance of 50.04 feet to a point; thence leaving the Fiber Optic Hub site and running S85°07'14"W a distance of 42.49 feet to a ½" rebar found; running thence N39°10'42"W a distance of 183.60 feet to a ½" rebar found; running thence N40°18'24"W a distance of 111.02 feet to a capped rebar set; running thence S81°40'37"W a distance of 193.73 feet to a capped rebar; running thence N85°31'24"W a distance of 50.90 feet to a capped rebar set on the easterly right-of-way line of Candler Road (100' r/w); thence following said right-of-way line and running N25°30'20"W a distance of 66.74 feet to a capped rebar set; running thence S80°17'03"W a distance of 7.44 feet to a capped rebar set; running thence N24°33'13"W a distance of 135.00 feet to a point; running thence N27°18'07"W a distance of 50.29 feet to a point; running thence N27°14'37"W a distance of 111.00 feet to a capped rebar set; thence leaving said right-of-way line and running N36°37'49"E a distance of 32.27 feet to a capped rebar set; running thence S53°14'27"E a distance of 125.33 feet to a capped rebar set; running thence S54°02'31"E a distance of 41.57 feet to a capped rebar set; running thence N36°01'22"E a distance of 42.12 feet to a capped rebar set; running thence S46°53'29"E a distance of 16.91 feet to a capped rebar set; running thence S87°43'49"E a distance of 60.15 feet to a capped rebar set; running thence S10°00'10"E a distance of 18.54 feet to a ½" rebar found; running thence N80°04'46"E a distance of 85.24 feet to a ½" rebar found; running thence N09°43'44"W a distance of 154.41 feet to a capped rebar set on the southerly right-of-way line of Glenwood Road (r/w varies); thence following said right-of-way line and running S87°03'29"E a distance of 26.67 feet to a point; running thence N09°54'26"W a distance of 16.22 feet to a point; running thence S86°30'27"E a distance of 13.66 feet to a capped rebar set; thence leaving said right-of-way line and

running S10°13'21"E a distance of 118.48 feet to a capped rebar set; running thence S88°08'31"E a distance of 117.85 feet to a capped rebar set; running thence S87°52'26"W a distance of 145.22 feet to a ¾" open top pipe and the POINT OF BEGINNING.

Said tract or parcel of land contains 5.659 Acres



1
SP-2

SITE PLAN

SCALE: 1" = 100'

CANDLER RD RETAIL DECATUR, GA

JOB NUMBER: 2570202 | DATE: 02.07.2025 | BY: ART / BR

DRAWING: SITE PLAN RENDERING SP-2



PHILLIPS
ARCHITECTURE • CONSULTANTS

5901 PEACHTREE DUNWOODY RD. • SUITE A450 • ATLANTA, GA 30328 • 770.394.1616



CANDLER RD RETAIL
DECATUR, GA

JOB NUMBER: 2570202 | DATE: 01.31.2025 | BY: ART / BR

DRAWING: EXTERIOR PERSPECTIVE



PHILLIPS
ARCHITECTURE • CONSULTANTS

5901 PEACHTREE DUNWOODY RD. • SUITE A450 • ATLANTA, GA 30328 • 770.394.1616



**CANDLER RD RETAIL
DECATUR, GA**

JOB NUMBER: 2570202 | DATE: 01.31.2025 | BY: ART / BR

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PHILLIPS
ARCHITECTURE • CONSULTANTS

5901 PEACHTREE DUNWOODY RD. • SUITE A450 • ATLANTA, GA 30328 • 770.394.1616



MASTER SIGN PLAN

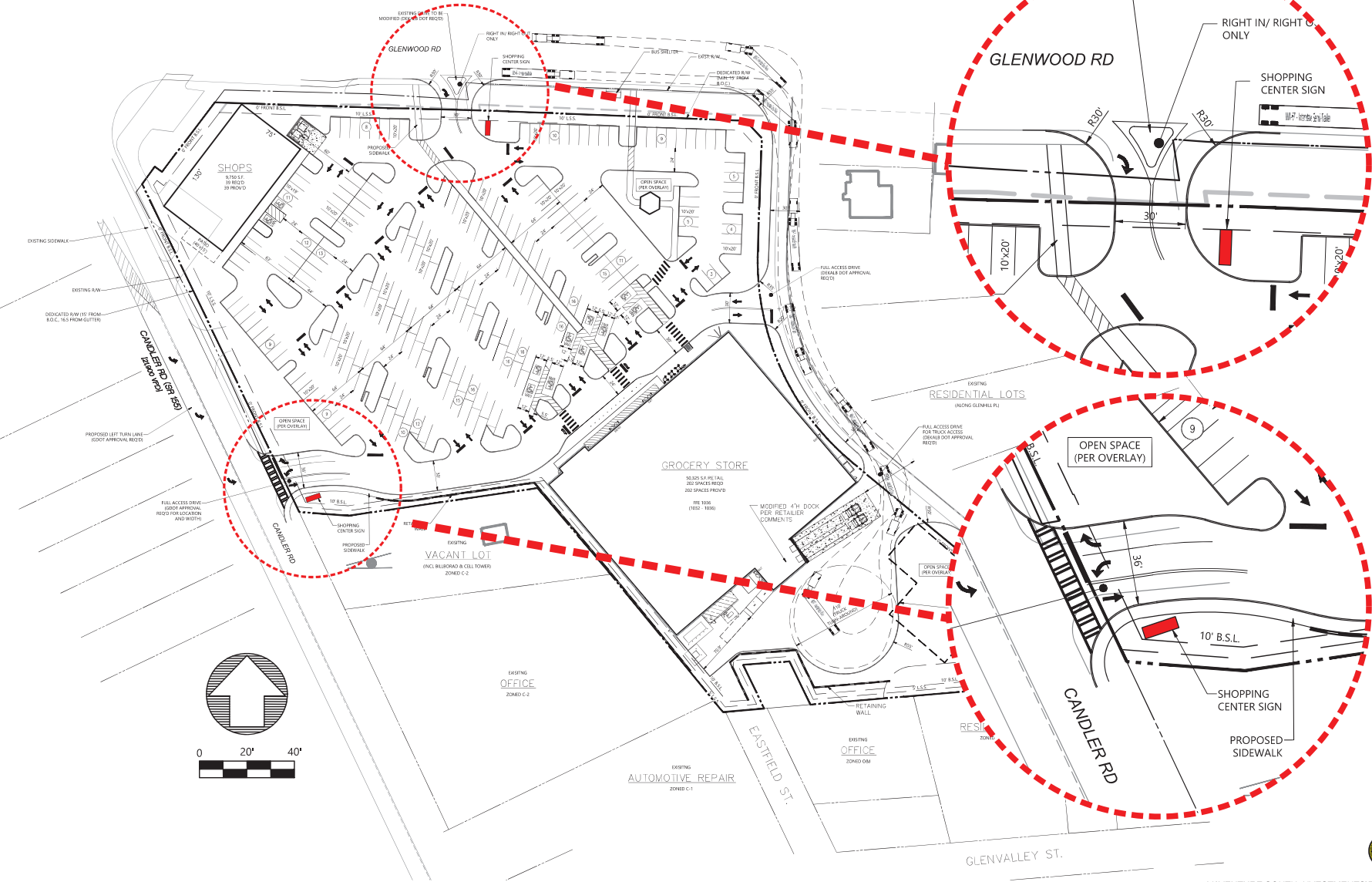
1816 Candler Road
Atlanta (Unincorporated Dekalb), GA 30032

(Parcel ID# 15 170 13 030)
(Jurisdiction Dekalb County)

PROJECT REVISIONS		
DATE:	REV #	NOTES:
00/00/00	1	XX
00/00/00	2	XX
00/00/00	3	XX
00/00/00	4	XX
00/00/00	5	XX
00/00/00	6	XX
00/00/00	7	XX
00/00/00	8	XX
00/00/00	9	XX

PROPOSED: Site Survey

CANDLER RD & GLENWOOD RD SIGN LOCATIONS



MFG / Nat'l Account Svcs:
4806 Wright Drive, Bldg. A
Smyrna, GA, 30082
(O) 770.989.1290
Corporate:
3548 Atlanta Rd.
Smyrna, GA, 30080
(O) 770.431.0807

comSIGNS.com

This Drawing is the Sole
Property of Commercial Signs
and may not be copied or
reproduced without consent.
Engineered Drawings and
Specs to follow upon
Acceptance of Approval

PROJECT ADDRESS:
1816 Candler Rd
Atlanta, GA 30032
Unincorporated DeKalb

SIGN CODE INFO:
XX

SQ. FT. ALLOWED:
XX

SQ. FT. SHOWN:
XX

SALES REP:
DAVID FRUSHTICK
David@Comsigns.com
404-502-6336

PM INITIALS:
SF

DRAWN BY INITIALS:
MP

DATE: 01/30/25

Authorized Signature

X _____

Date

X _____

PAGE

1

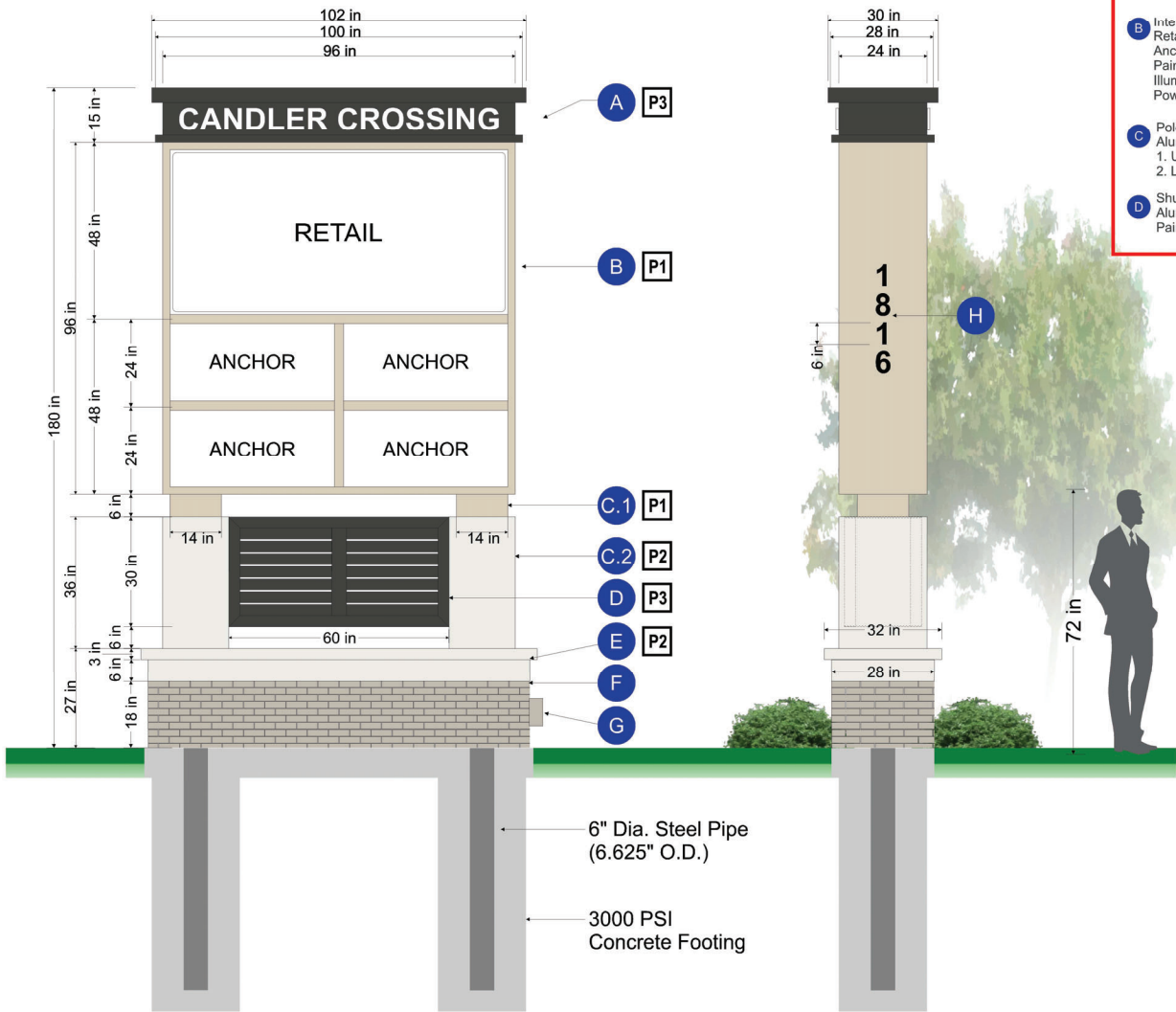


PROPOSED: D/F Monument Sign

P1

CANDLER RD LOCATION

QTY: 1 - 15'-0" TALL D/F MULTI-TENANT MONUMENT
64 SF TENANT AREA



STRUCTURE & SIGN DESCRIPTIONS

- A** Header:
Alum. Angle Framed w/ Alum. Skin
Painted (P3) Smooth
Copy: 1/2" Deep Flat Cut White Acrylic
- B** Internally illuminated Tenant Cabinet:
Retail Panel: White Panformed Polycarb
Anchors: Flat White Acrylic
Painted Alum. Cabinet (P1) Smooth
Illumination: White Low Voltage LED's
Power: 120v
- C** Pole Covers:
Alum. Angle Framed w/ Alum. Skin
1. Upper Short Section: Painted (P1) Textured
2. Lower Longer Section: Painted (P2) Textured
- D** Shutter:
Alum. Angle Framed w/ Alum. Skin
Painted (P3) Smooth
- E** Brick Base Cap
Alum. Angle Framed w/ Alum. Skin
Painted (P2) Smooth
- F** Base
Alum. Angle Framed w/ Alum. Skin
& Surrounded w/ Brick Shell
Manufacturer: Palmetto Brook
Finish Color: Pewter Grey
- G** Junction Box:
Final Electrical Connection By Others
Paint Box to Match Brick Color
- H** Address Numerals:
1/2" Thick Black Acrylic
Pin Mounted Flush on Street Side Only

- P1** PAINT TO MATCH SW 6148 WOOL SKEIN
- P2** PAINT TO MATCH SW 7005 PURE WHITE
- P3** PAINT TO MATCH SW 7069 IRON ORE
- M1** BRICK & MORTAR
Manufacturer: Palmetto Brick
Finish Color: Pewter Grey



MFG / Nat'l Account Svcs:
4806 Wright Drive, Bldg. A
Smyrna, GA. 30082
(O) 770.989.1290
Corporate:
3548 Atlanta Rd.
Smyrna, GA. 30080
(O) 770.431.0807
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Atlanta, GA 30032
Unincorporated Dekalb

SIGN CODE INFO:
XX

SQ. FT. ALLOWED:
XX

SQ. FT. SHOWN:
XX

SALES REP:
DAVID FRUSHTICK
David@Comsigns.com
404-502-6336

PM INITIALS:
SF

DRAWN BY INITIALS:
MP

DATE: 01/30/25

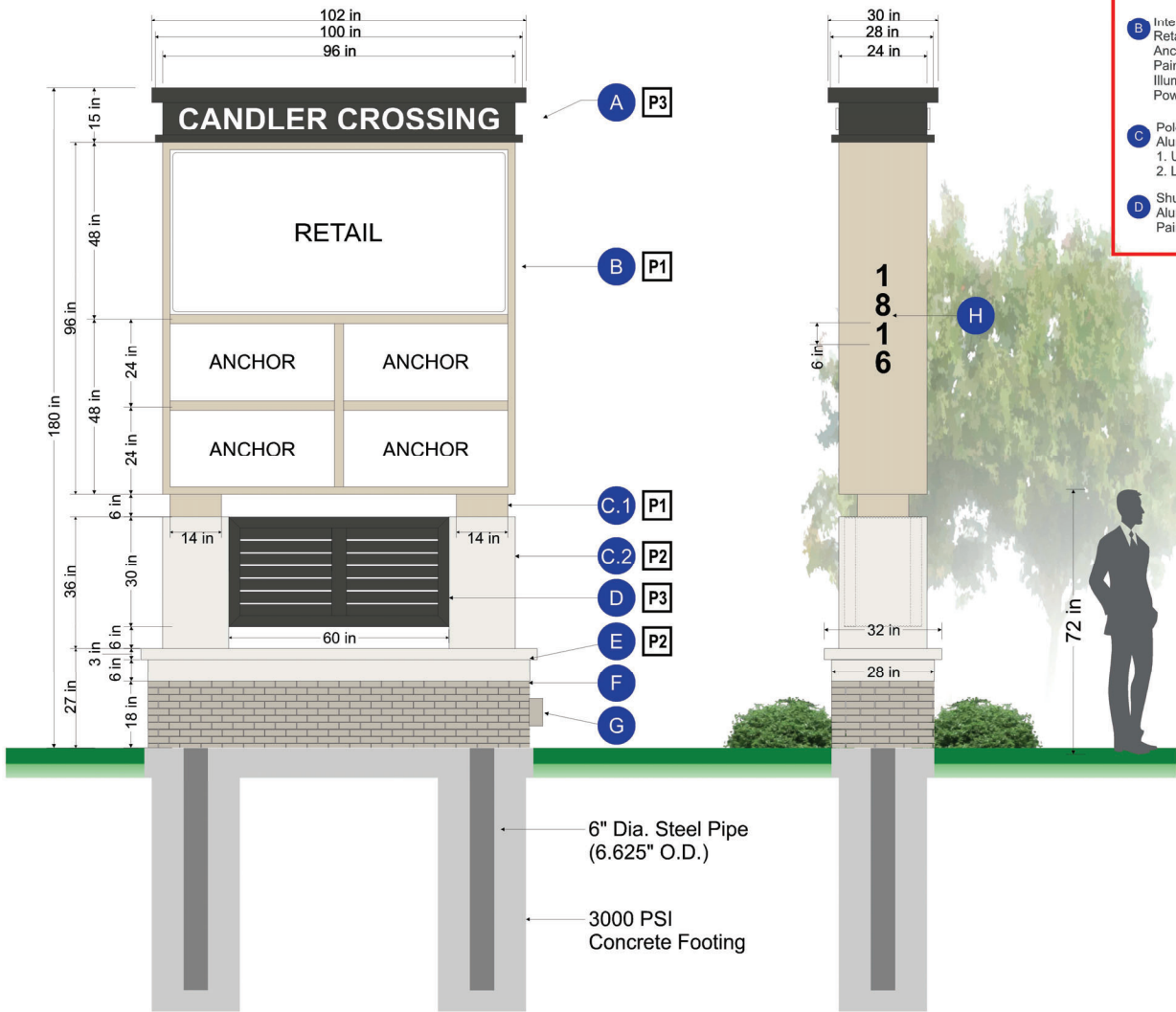
FINAL APPROVAL	DATE	PAGE
X		2

PROPOSED: D/F Monument Sign

P2

GLENWOOD RD LOCATION

QTY: 1 - 15'-0" TALL D/F MULTI-TENANT MONUMENT
64 SF TENANT AREA



STRUCTURE & SIGN DESCRIPTIONS

- A** Header:
Alum. Angle Framed w/ Alum. Skin
Painted (P3) Smooth
Copy: 1/2" Deep Flat Cut White Acrylic
- B** Internally illuminated Tenant Cabinet:
Retail Panel: White Panformed Polycarb
Anchors: Flat White Acrylic
Painted Alum. Cabinet (P1) Smooth
Illumination: White Low Voltage LED's
Power: 120v
- C** Pole Covers:
Alum. Angle Framed w/ Alum. Skin
1. Upper Short Section: Painted (P1) Textured
2. Lower Longer Section: Painted (P2) Textured
- D** Shutter:
Alum. Angle Framed w/ Alum. Skin
Painted (P3) Smooth
- E** Brick Base Cap
Alum. Angle Framed w/ Alum. Skin
Painted (P2) Smooth
- F** Base
Alum. Angle Framed w/ Alum. Skin
& Surrounded w/ Brick Shell
Manufacturer: Palmetto Brick
Finish Color: Pewter Grey
- G** Junction Box:
Final Electrical Connection By Others
Paint Box to Match Brick Color
- H** Address Numerals:
1/2" Thick Black Acrylic
Pin Mounted Flush on Street Side Only

- P1** PAINT TO MATCH SW 6148 WOOL SKEIN
- P2** PAINT TO MATCH SW 7005 PURE WHITE
- P3** PAINT TO MATCH SW 7069 IRON ORE
- M1** BRICK & MORTAR
Manufacturer: Palmetto Brick
Finish Color: Pewter Grey



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David@Comsigns.com
404-502-6336

PM INITIALS:
SF

DRAWN BY INITIALS:
MP

DATE: 01/30/25

FINAL APPROVAL

DATE: _____

PAGE: **3**



01-27-2025

Proposed Retail Development at Candler & Glenwood

Context:

The intersection of Candler Road and Glenwood Road in Decatur (unincorporated DeKalb), Georgia, serves as a significant node within the community, both architecturally and economically.

Architectural Perspective:

The area surrounding this intersection is characterized by a mix of commercial and residential structures. Commercial properties, such as Candler McAfee Center and Candler Plaza, are prevalent near the intersection, featuring retail spaces that cater to local needs. Residential areas nearby showcase a variety of architectural styles, reflecting the neighborhood's development over time.

Economic Perspective:

Economically, the intersection is a focal point for community development initiatives. The establishment of the Southwest DeKalb Tax Allocation District (TAD), which includes areas along Candler and Glenwood Roads, aims to stimulate economic growth through redevelopment incentives.

In summary, the intersection of Candler and Glenwood Roads is a blend of commercial and residential architecture, with ongoing economic development efforts focused on revitalization and community engagement.

Proposal:

This proposed development aims to create a thoughtfully designed commercial neighborhood at the southeast corner of Candler Road and Glenwood Road. The development spans approximately 7.31 acres, bordered by existing commercial and residential uses to the south and Glenhill Place to the east. It features a 50,325-square-foot grocery store and 11,200 square feet of retail shops.

The design prioritizes both functionality and aesthetics, ensuring alignment with the architectural styles, landscaping requirements, and design standards of the I-20 Corridor Overlay District. The project will integrate harmonious building facades, high-quality materials, and well-planned public spaces, addressing community needs and promoting sustainable development practices.

An amendment is required to remove the conditional zoning stipulation that currently prohibits access to Glenhill Place. Additionally, the project includes variance requests to reduce sidewalk width along Glenwood Road and reduce the landscape strip width on building side yards.

The development's design incorporates the I-20 Corridor Design Standards to ensure consistency with architectural, landscaping, and signage requirements. Building facades, materials, and color palettes will harmonize with the overlay district's vision. By promoting shared parking, incorporating green spaces, and



adhering to environmental best practices, the development demonstrates a commitment to sustainable growth. The project will include public spaces that foster community engagement and well-being.

- Total Site Area: Approximately 7.31 acres.
- Right-of-Way Dedication: 0.27 acres
- Commercial Land Use: 7.04 acres
- Includes a 50,325-square-foot grocery store and 11,200 square feet of retail shops.
- Approximate commercial density: 0.2 FAR
- Open Space: 1.42 acres
- Features include landscaped areas, pavilion, sidewalk, benches, street furniture, decorative lighting, bike racks and shaded seating areas.
- Approximate open space percentage: 20%

This development is a carefully crafted project that reflects the goals and intent of the I-20 Corridor Overlay District. By adhering to district standards and prioritizing community needs, the project will serve as a model for sustainable and community-focused growth. We respectfully request the approval of this proposal to bring this vision to life.

Respectfully,
ATWELL, LLC

Marietta, GA

STATEMENT OF INTENT AND
IMPACT ANALYSIS

and

Other Material Required by
DeKalb County Zoning Ordinance
for the
Application for Major Change of Condition for
CZ-20-1243619

by

VENTURE SOUTH INVESTMENT, LLC

for

5.659± Acres of Land
Being 1816 Candler Road
Land Lot 170, 15th District, DeKalb County

Submitted for Applicant by:

Michèle L. Battle, Esq.
Joshua S. Mahoney, Esq.,
Battle Law, P.C.
3562 Habersham at Northlake, Bldg. J, Suite 100
Tucker, GA30084
404-601-7616

I. STATEMENT OF INTENT

The Applicant, Venture South Investment, LLC, is seeking to develop a commercial/retail development on an assemblage of seven (7) parcels at the intersection of Glennwood Road and Candler Road owned by Mack III Development, LLC and HLC, LLC (the “Project Site”). The property at 1816 Candler Road being Tax Parcel 15 170 13 030 (the “Subject Property”) is the primary portion of the Project Site. On January 28, 2020 the DeKalb County Board of Commissioner approved the removal of the conditions set forth in CZ-91039, CZ-90052, and CZ-89033 to allow for the development of a mixed-use development in accordance with the I-20 Overlay District subject to the following two conditions:

Recommended Conditions

CZ-20-1243619

1. Must comply with the Interstate 20 Corridor Compatible Use Overlay District with plans that show building setbacks, height of building and structures, density, density bonus (if applicable), required parking, open space calculations, transitional buffer zone and transitional height, elevations complying with architectural regulations and landscaping requirements. Variances may be obtained from appropriate regulatory authorities.
2. Access to and from Glenhill Place shall be prohibited.

The Applicant is seeking to remove condition 2 to allow for the development of the Subject Property for a grocery store with retail shops. The Subject Property is currently zoned C-2 and is located within Tier II of the I-20 Corridor Overlay District (the “Overlay District”).

This document is submitted as a Statement of Intent regarding this Application, the Impact Analysis required for this Application as required by the DeKalb County Zoning Ordinance, and a preservation of the Applicant’s constitutional rights. A surveyed plat and conceptual site plan of the Subject Property controlled by the Applicant has been filed contemporaneously with the Application, along with other required materials.

III. IMPACT ANALYSIS

- (a) Suitability of use: The Subject Property is suitable for the proposed commercial/retail project as contemplated by the Overlay District requirements.
- (b) Effect on adjacent property: The removal of the prohibition of access from Glenhill Place will allow for access to both the parking area for the general public, as well as for access to the rear of the proposed grocery store building for delivery trucks. There is no question that this will have an impact on the residential properties along Glenhill Place. As a result, the Applicant is seeking to acquire all of the residential properties on Glenhill Place, and offer letters have already been delivered to each of the property owners. Without the proposed access points along Glenhill Place the proposed project is not viable.

With respect to the two residential properties that abut the rear of the Subject Property, the Applicant is providing for the required 30 ft transitional buffer. Additionally, the Applicant is providing for underground detention along with ample open space which further protects the adjacent residential property owners along Glenvalley Street. There will be no access to the Subject Property from Glenvalley Street.

- (c) Economic use of current zoning: The Subject Property has value as currently zoned, however, as currently zoned, the Subject Property cannot be incorporated into the large development planned by the Applicant due to the current zoning restrictions.
- (d) Effect on public facilities: The Subject Property is in an area with public utility availability. The proposed Major Modification will not cause excessive use of streets, transportation facilities, utilities, or schools in the area.
- (e) Effect on historic building, sites, etc. The approval of this Major Change of Condition Application will not have any adverse impact on any historic buildings, sites, districts or archaeological resources in the area.
- (f) Environmental Impact. The approval of this Major Change of Condition Application will not result in any adverse environmental impact.
- (g) Conformity with Comprehensive Plan or Land Use Plan: The Subject Property is currently zoned C-2 which is in conformity with the Commercial Redevelopment Corridor Land Use designation for the Subject Property.
- (h) Others: The following constitutional allegations are given in order to preserve the rights of the Applicant to appeal any adverse decisions that may be rendered by DeKalb County with respect to this Application:

NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL 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 zoning conditions for the Subject Property 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 rezoning 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 amendments to the zoning conditions in question 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 modification of the zoning conditions 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 zoning conditions and 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 DeKalb 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.

IV. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Major Change of Condition Application at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of DeKalb County so that such recommendations or input might be incorporated as conditions of approval of this Application.

Respectfully submitted,



Michèle L. Battle
Attorney For Applicant



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

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric G. Hudson, MCRP

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: **Michele Battle** Phone: **404-601-7616** Email: **mlb@battlelawpc.com**

Property Address: 1816 Candler Road, Decatur 30032

Tax Parcel ID: 15 170 13 030 Comm. District(s): 3 & 7 Acreage: 7.3

Existing Use: General commercial buildings Proposed Use: Grocery store and retail

Supplemental Regs: X Alcohol outlet Overlay District: I-20, Tier 2 DRI: NA

Rezoning: Yes X No

Existing Zoning: Tier 2/C-1 Proposed Zoning: Tier 2/C-2 Square Footage/Number of Units: _____

Rezoning Request: C-1 to C-2 for 3221 Glenwood to allow for accessory parking for proposed grocery store on adjacent parcels & to allow for all parcels to be under same C-2 underlying zoning when consolidate 3221 Glenwood with the adjacent properties. Proposed land use is grocery store w/ accessory beer & wine sales and retail.

Land Use Plan Amendment: Yes ☐ No ☒

CRC		Consistent	Inconsistent
Existing Land Use:	Proposed Land Use:		

Special Land Use Permit: Yes _____ No X Article Number(s) 27-_____

Special Land Use Request(s): _____

Major Modification:

Existing Case Number(s): CZ-20-1243619, CZ-91039, CZ-90052, CZ-89033

Condition(s) to be modified:

See pg. 3

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: X Review Calendar Dates: _____ PC: 5/6/25 BOC: 5/22/25
Letter of Intent: X Impact Analysis: X Owner Authorization(s): X Campaign Disclosure: _____
Zoning Conditions: _____ Community Council Meeting: 4/9/25 Public Notice, Signs: _____
Tree Survey, Conservation: _____ Land Disturbance Permit (LDP): X Sketch Plat: _____
Bldg. Permits: X Fire Inspection: _____ Business License: _____ State License: _____
Lighting Plan: _____ Tent Permit: _____ Submittal Format: NO STAPLES, NO BINDERS PLEASE

Review of Site Plan

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

Comments: Several parcels involved see community review package.

Applicant indicates that community meeting has already been done.

Planner: John Reid, Sr. Planner Date: 02/14/2025

FILING FEES

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Lorraine Cochran-Johnson

Interim Director
Cedric G. Hudson, MCRP

ZONING COMMENTS – MAY 2025

N1-2025-0283 Z-25-1247358 (1619 Pleasant Hill Trl & 7850 Pleasant Hill Rd): 149 units. Pleasant Hill Trail appears to be an unimproved right of way (not abandoned) in the proposed project area (per GIS Map)- classified as local. Verify ownership. If determined to be an unimproved public right of way, infrastructure improvements noted in Zoning Code 5.4.3 and Land Development Code 14-190 are required. This project requires 2 access points- ensure phasing meets required access points at any given time since connecting to other developments. Ensure that there are enough access points to service the entire system when all developments are complete (i.e.- this development cannot put the other developments that it is connecting to out of compliance for number of access points). Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. All interior streets require a right of way dedication of 55 feet. Requires a 6-foot landscape strip with a 5-foot sidewalk. Requires streetlights. (hefowler@dekalbcountyga.gov). All intersections must meet AASHTO sight distance requirements.

N2-2025-0285 Z-25-1247420 (4743 Flat Shoals Pkwy): 79 Units. 4743 Flat Shoals Parkway. Flat Shoals Parkway is SR 155 and classified as a major arterial. GDOT review and approval is required prior to permitting. (JLivingston@dot.ga.gov) Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Along all frontage of SR 155: Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). Interior streets to be private. General: no poles to remain in sidewalk/path. All intersections must meet AASHTO sight distance requirements.

N3-2025-0286 CZ-25-1247427 (1816 Candler Road); and N4-2025-0287 Z-25-1247428 (3221 Glenwood Road): I-20 Overlay District, Tier 2. Seek guidance from the overlay planner for required infrastructure improvements. Candler Road is SR 155 and a major arterial. GDOT review and approval is required prior to permitting. (JLivingston@dot.ga.gov) Where the overlay is silent: Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Along all frontage of SR 155: Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). Glenwood Road is classified as a minor arterial. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). Glenhill Place is classified as a local road. Discussions need to be held about approval of truck entrance on this road. No approval of truck entrance without the direct approval of Planning and Development and the Transportation Division. Would prefer truck traffic from Glenwood Rd or Candler Rd (both truck routes). If permission is granted, the entire roadway section (including pavement section) will need to be brought up to current standards to accommodate truck traffic. Requires a right of way dedication of 55 feet. Requires a 6-foot landscape strip with a 5-foot sidewalk. Requires streetlights. (hefowler@dekalbcountyga.gov). Lane widths and other design factors must be designed for truck traffic. General: no poles to remain in sidewalk/path. All intersections must meet AASHTO sight distance requirements.

N5-2025-0288 Z-25-1247426; and N6-2025-0289 SLUP-25-1247425 (5346 O'Malley Lane): No parking within 100 feet of the intersection.

N7-2025-0291 SLUP-25-1247431 (2667 Candler Woods Court): No on-street parking allowed.

N8-2025-0292 SLUP-25-1247429 (3574 Boring Road): No on-street parking allowed.

N9-2025-0293 SLUP-25-1247395 (2615 Shallowford Road): No comments.

N10-2025-0295 SLUP-25-1247423; and N11-2025-0296 SLUP-25-1247424:

Memorial Drive is a state route. GDOT review and approval is required prior to permitting. (JLivingston@dot.ga.gov). If a land development permit is required: Memorial Drive is a major arterial. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Along all frontage of SR 155: Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). No poles to remain in the sidewalk/path. All intersections must meet AASHTO sight distance requirements.



3/5/2025

To: Ms. LaSondra Hill, Planning Manager
From: Ryan Cira, Director
Cc: Alan Gaines, Duty 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 network. 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.



N1 2025-0283

Z-25-1247358 16 197 02 009 & 16 220 01 001

1619 Pleasant Hill Trail & 7850 Pleasant Hill Road, Lithonia, GA 30058

Amendment

- Please review the general comments.
- No septic indicated for this property.

N2 2025-0285

Z-25-1247420 15 061 03 001

4743 Flat Shoals Parkway, Decatur, GA 30034

Amendment

- Review general comments
- No septic indicated.

N3 2025-0285

CZ-25-1247427 15 170 13 030

1816 Glenwood Road, Decatur, GA 30032

Amendment

- Review general comments
- No septic indicated for this property.



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov
1816 Candler Road, Decatur, GA 30032

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:

- Transportation/Access/Row

- Storm Water Management

Underground detention pond is recommended.

- Flood Hazard Area/Wetlands

The area is located outside of floodplain.

- Landscaping/Tree Preservation

- Tributary Buffer

- **Fire Safety**



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

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**REZONE
COMMENTS FORM:**

PUBLIC WORKS ROAD AND DRAINAGE

Case No.: CZ-25-1247427 Parcel I.D. #: 15 170 13 030

Address: 1816 Candler Road Decatur, GA 30032

Drainage Basin: Dolittle Creek

Upstream Drainage Area: N/A

Percent of Property in 100-Year Floodplain: 0%

Impact on property (flood, erosion, sedimentation) under existing zoning: There is no recorded impact of flood, erosion or sedimentation under existing zoning.

Required detention facility(s): Yes.

COMMENTS:

Any redevelopment arising from a change of conditions of zoning that triggers the applicability standard for stormwater management under Chapter 14 Art. II, Section 14-40(b) of the county code.

Signature: Akin A. Akinsola



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jrcid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: CZ-25-1247427 Parcel I.D. #s: 15-170 13 030
Address: 1816 Candler Road
Decatur, Georgia 30032

Adjacent Roadway (s):

(classification) (classification)

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

Capacity (TPD) _____
Latest Count (TPD) _____
Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____
Existing right of way width _____
Proposed number of traffic lanes _____
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: Did not see any traffic engineering concerns
at this time.

Signature: _____

James Russell



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

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

Case No.: CZ-25-1247427 Parcel I.D. #: 15 170 13 030

Address: 1816 Candler Road

WATER:

Size of existing water main: 12"CI (adequate/inadequate)

Distance from property to nearest main: adjacent Size of line required, if inadequate: _____

SEWER:

Outfall Servicing Project: Intrenchment Creek

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

Water Treatment Facility: Entrenchment Ck adequate ☐ inadequate ☐

Sewage Capacity: _____ (MGPD) Current Flow: _____ (MGPD)

COMMENTS:

Any redevelopment arising from a change of conditions of zoning that triggers
the applicability standard for stormwater management under Chapter 14
Art. II, Section 14-40(b) of the county code.

Signature: Yola Lewis



MARTA May 2025 Case Comments

D1-2024-1496 CZ-25-1246771 4015 Flat Shoals Pkwy:

This development is adjacent to existing service along Columbia Drive and also fronts planned MARTA service along Flat Shoals Parkway. We recommend that a condition for rezoning be that the developer must coordinate with MARTA to ensure proper pedestrian access between the development and existing and planned bus stops.

N2-2025-0285 Z-25-1247420 4743 Flat Shoals Pkwy:

This development is adjacent to planned MARTA service along Flat Shoals Parkway. We recommend that a condition for rezoning be that the developer must coordinate with MARTA to ensure proper pedestrian access between the development and planned bus stops.

N3-2025-0286 CZ-25-1247427 1816 Candler Road:

This property is adjacent to existing MARTA service as well as the planned Candler Road Arterial Rapid Transit project. While no ART stops are planned in front of this parcel on Candler Road, there will be an increased pedestrian demand for this location due to proximity to improved transit. Sidewalks and driveways for the development should be carefully designed with ped access and safety in mind. Developer should coordinate with MARTA during design phase.

N4-2025-0287 Z-25-1247428 3221 Glenwood Road:

This location is adjacent to existing MARTA service for Route 107. Due to this and proximity to the planned Candler Road Arterial Rapid Transit project, there will be an increased pedestrian demand for this location. Sidewalks and driveways for the development should be carefully designed with ped access and safety in mind. Developer should coordinate with MARTA during design phase.



1
SP-2

SITE PLAN

SCALE: 1" = 100'

**CANDLER RD RETAIL
DECATUR, GA**

JOB NUMBER: 2570202 | DATE: 02.07.2025 | BY: ART / BR

DRAWING: SITE PLAN RENDERING SP-2



PHILLIPS
ARCHITECTURE • CONSULTANTS

5901 PEACHTREE DUNWOODY RD. • SUITE A450 • ATLANTA, GA 30328 • 770.394.1616



**CANDLER RD RETAIL
DECATUR, GA**

JOB NUMBER: 2570202 | DATE: 01.31.2025 | BY: ART / BR

DRAWING: EXTERIOR PERSPECTIVE



PHILLIPS
ARCHITECTURE • CONSULTANTS

5901 PEACHTREE DUNWOODY RD. • SUITE A450 • ATLANTA, GA 30328 • 770.394.1616



**CANDLER RD RETAIL
DECATUR, GA**

JOB NUMBER: 2570202 | DATE: 04.17.2025 | BY: ART / BR

DRAWING: EXTERIOR PERSPECTIVE



PHILLIPS
ARCHITECTURE • CONSULTANTS

5001 PEACHTREE DUNWOODY RD. • SUITE A450 • ATLANTA, GA 30328 • 770.394.1616



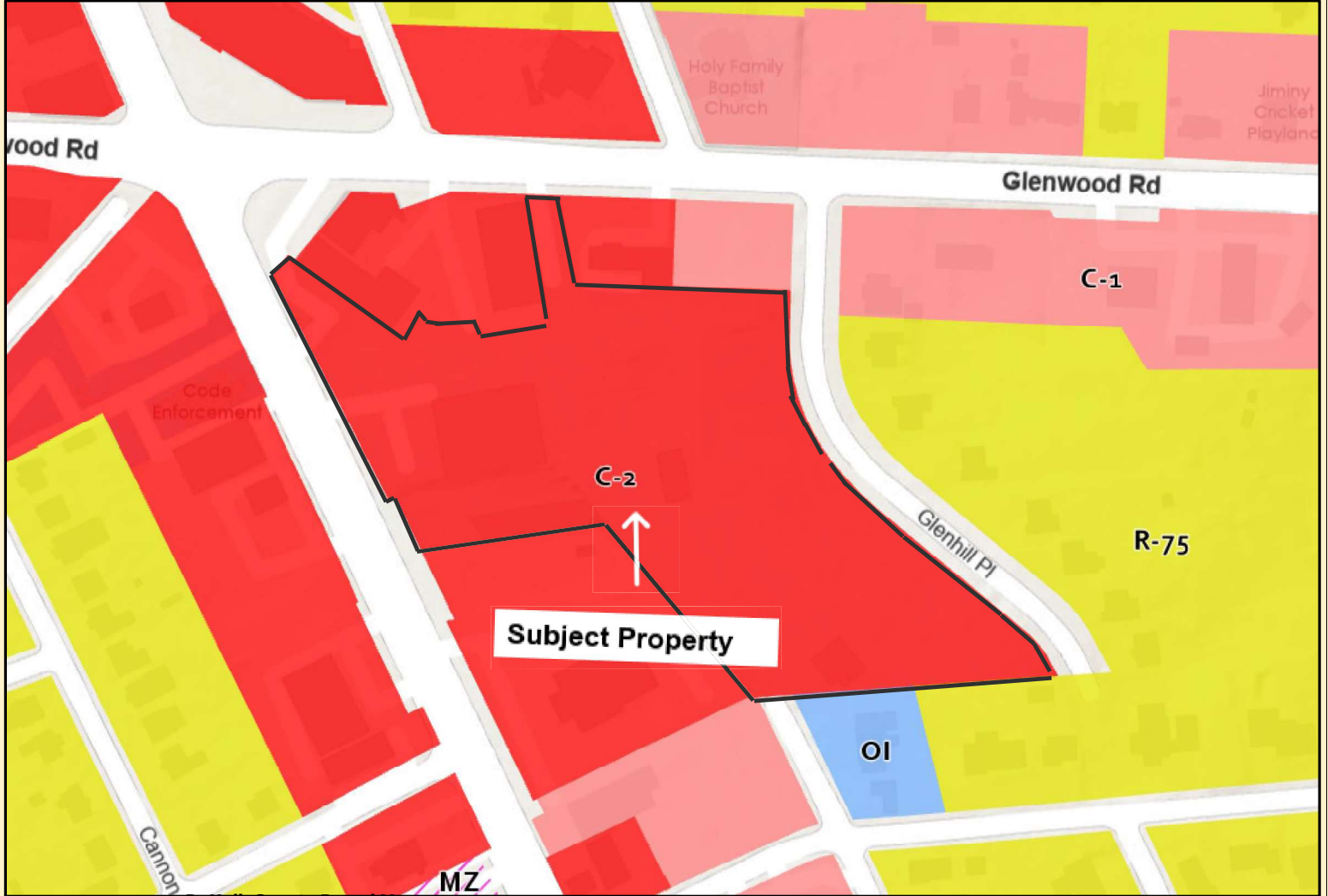
**CANDLER RD RETAIL
DECATUR, GA**

JOB NUMBER: 2570202 | DATE: 04.17.2025 | BY: ART / BR
DRAWING: EXTERIOR PERSPECTIVE

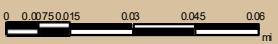


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ARCHITECTURE • CONSULTANTS

5001 PEACHTREE DUNWOODY RD. • SUITE A460 • ATLANTA, GA 30328 • 770.304.1616



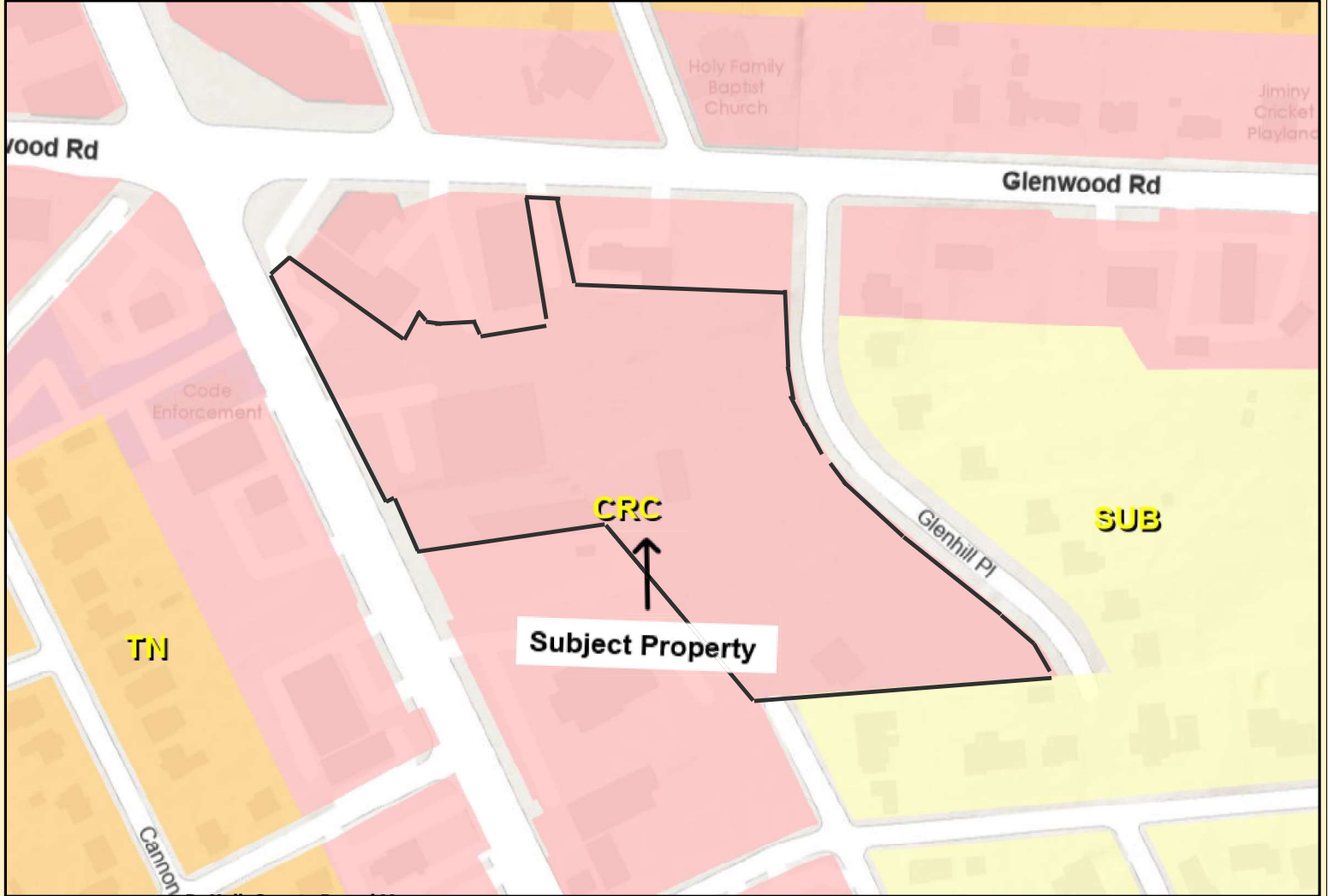
DeKalb County Parcel Map



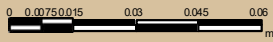
Date Printed: 3/6/2025



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DeKalb County Parcel Map

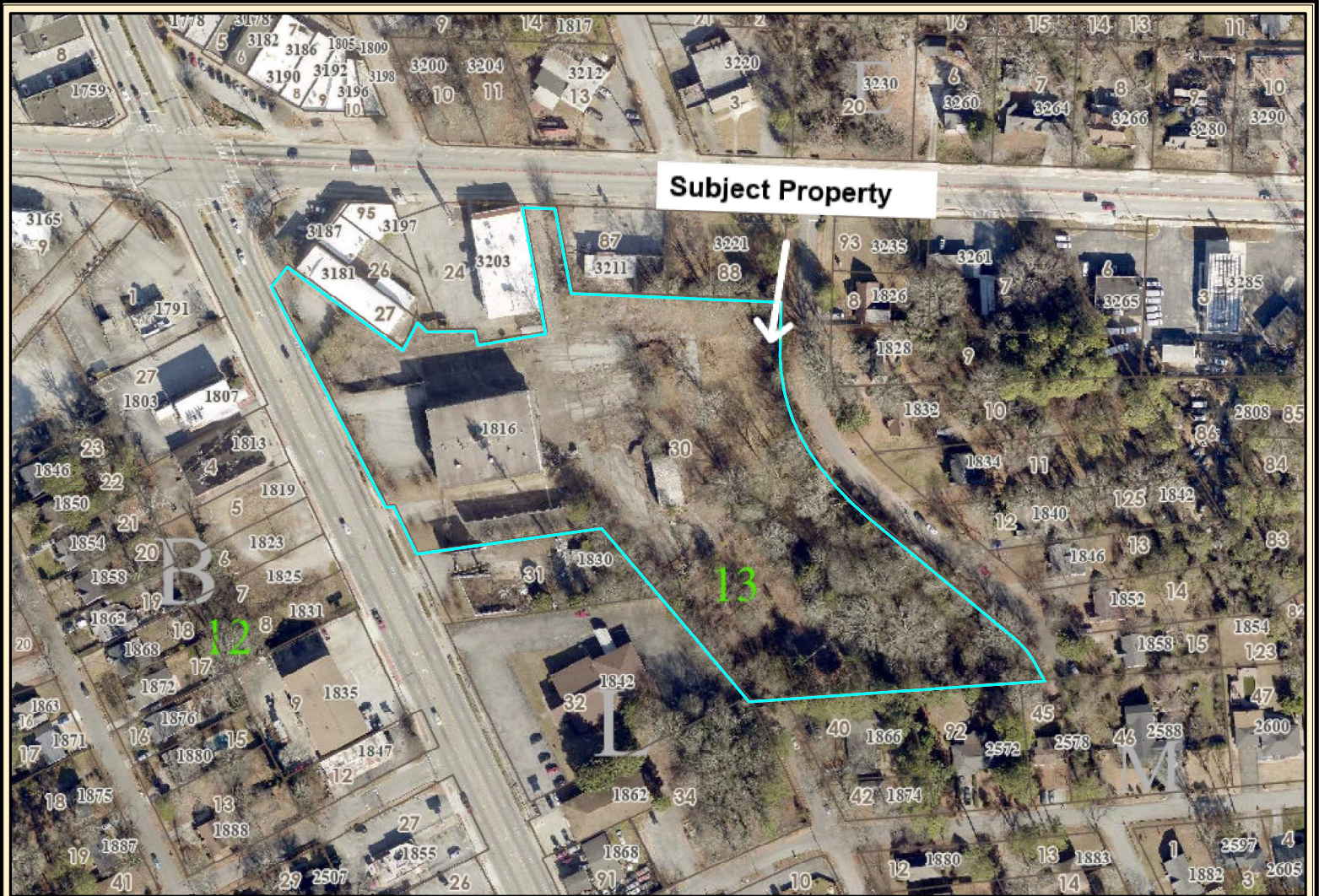


Date Printed: 3/6/2025



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Subject Property



DeKalb County Parcel Map

0 0.00750015 0.03 0.045 0.06
mi

Date Printed: 4/9/2025



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Glenwood buildings

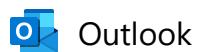
From john reid <dakiner1@yahoo.com>

Date Mon 4/21/2025 12:17 PM

To Reid, John <jreid@dekalbcountyga.gov>



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Glenwood buildings 2

From john reid <dakiner1@yahoo.com>

Date Mon 4/21/2025 12:17 PM

To Reid, John <jreid@dekalbcountyga.gov>



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Glenwood open space

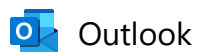
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Date Mon 4/21/2025 12:24 PM

To Reid, John <jreid@dekalbcountyga.gov>



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Glenwood open space

From john reid <dakiner1@yahoo.com>

Date Mon 4/21/2025 12:24 PM

To Reid, John <jreid@dekalbcountyga.gov>



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Glen hill corner

From john reid <dakiner1@yahoo.com>

Date Mon 4/21/2025 12:26 PM

To Reid, John <jreid@dekalbcountyga.gov>



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Glen hill place

From john reid <dakiner1@yahoo.com>

Date Mon 4/21/2025 12:14 PM

To Reid, John <jreid@dekalbcountyga.gov>



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Existing fence

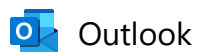
From john reid <dakiner1@yahoo.com>

Date Mon 4/21/2025 12:13 PM

To Reid, John <jreid@dekalbcountyga.gov>



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Glenwood building 3

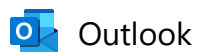
From john reid <dakiner1@yahoo.com>

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Glenwood building 3

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Date Mon 4/21/2025 12:57 PM

To Reid, John <jreid@dekalbcountyga.gov>



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