



DeKalb County Department of Planning & Sustainability

178 Sams Street
Decatur, GA 30030

Lorraine Cochran-Johnson
Chief Executive Officer

Phone: (404) 371-2155
dekalbcountyga.gov/planning

Cedric Hudson
Interim Director



ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING (VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)

Applicant and/or
Authorized Representative: Murphy Oil USA, Inc. c/o Ken Peters w/ Keck & Wood, Inc.
Mailing Address: 3090 Premiere Parkway, Suite 200,
Duluth, GA 30097
City/State/Zip Code: Duluth, GA 30097
Email: kpeters@keckwood.com
Telephone Home: 770-417-4008 Business: 770-361-2776

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Land Mass Management, LLC
Mailing Address: 201 Kelvington Way, Peachtree City, GA 30269
Email: kscoles48@msn.com Telephone: 678-557-3355 Business: 678-557-3355

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 5922 Memorial Drive City: Stone Mountain State: GA Zip: 30083
District(s): 18 Land Lot(s): 71 Block: _____ Parcel: 18 071 02 006
Zoning Classification: C-1 Commission District & Super District: CD 4, SD 6

CHECK TYPE OF HEARING REQUESTED:

☒ X VARIANCE (From Development Standards causing undue hardship upon owners of property.)
☐ SPECIAL EXCEPTIONS (To reduce or waive off-street parking or loading space requirements.)
☐ OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.

PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS.

Email plansustain@dekalbcountyga.gov with any questions.

AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct. I hereby certify that I am the owner of the property subject to the application.

2/25/25
DATE:


SIGNATURE:

AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.
I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the Zoning Board of Appeals for the requests as shown in this application.

March 24, 2025

Murphy Oil USA, Inc. c/o Ken Peters w/ Keck & Wood, Inc.

DATE:

APPLICANT/AGENT SIGNATURE

TO WHOM IT MAY CONCERN:

(I)/ (WE):

Kevin Chambers Landmass Mgmt

Name of Owner(s)

being (owner/owners) of the property described below or attached hereby delegate authority to the above signed agent/applicant.

Diane N. Walker
Notary Public

My Commission Expires



Kevin Chambers
Owner Signature



March 26, 2025

Dekalb County
Zoning Board of Appeals
Attn: Director of Planning and Sustainability
178 Sams Street
Decatur, GA 30030

RE: VARIANCE APPLICATION AND LETTER OF INTENT
FOR MURPHY OIL USA
(5922 MEMORIAL DRIVE, STONE MOUNTAIN, GEORGIA)

Dear Zoning Board of Appeals and Planning Staff:

Keck & Wood, Inc. respectfully submits this Letter of Intent on behalf of Murphy Oil USA (the "Applicant") for the purpose of requesting a variance from the Dekalb County Zoning Ordinance Chapter 27, Article 4, Section 4.2.28.I to allow a convenience store with fuel less than three-fourths of a mile from an existing small box retail discount store. The site is an approximate 0.96 acre-tract (the "Property") located at 5922 Memorial Drive, Stone Mountain, Georgia. The tax parcel for the Property is 18 071 02 006. The Property is currently zoned C-1 (Local Commercial). The Applicant intends to redevelop the property and construct a Murphy Oil convenience store with fuel pumps. The variance will allow for a quality development and construction of a Murphy Oil location, similar to the newer Murphy Oil locations throughout the State.

The Property currently is developed and is unoccupied. The Property currently contains an existing 6,912 square foot commercial building and asphalt parking lot and drive aisles. The Property is a corner lot containing an existing access driveway to Memorial Drive and an existing access driveway to Lauren Parkway (private).

The proposed Murphy Oil store will redevelop the site and will consist of a single building totaling approximately 2,824 square feet. The proposal calls for a total of six gas pumps located under a single canopy. The surrounding properties are all zoned C-1. The property to the west and opposite of Lauren Parkway is currently a tire store (Tires Plus). The property to the north and east of the property is currently undeveloped. The properties to the south and opposite of Memorial Drive are a mix of retail uses.

As indicated, the Applicant is seeking to obtain a variance from the Dekalb County Zoning Ordinance Chapter 27, Article 4, Section 4.2.28.I which states that no new convenience store shall be permitted within 3,960 feet (i.e., three-fourths of a mile) of any currently existing small box retail discount store. The proposed site is located within +/- 1,000 L.F. of an existing Dollar General located at 5978 Memorial Drive, Stone Mountain, GA 30083 and within 1,400 L.F. of an existing Dollar Tree located at 6050 Memorial Drive, Stone Mountain, GA 30083. A copy of the site plan is enclosed herein for your convenience.

Clarifying justification for the proposal based on the criteria as indicated in Section 27-7.5.3 of the Dekalb County Zoning Ordinance:

1. There is an extraordinary or exceptional physical condition(s) pertaining to the particular piece of property (such as, but not limited to, lot size, lot shape, specimen tree(s), steep slope(s), or preservation of historic characteristics of the property), which was not created by the current owner, previous owner, or applicant; by reason of a clearly demonstrable condition(s), the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by

other property owners in the same zoning district, as distinguished from a special privilege or convenience sought by the property owner.

Response: The fact that the subject property is within three-fourths of a mile from two existing small box discount store restricts the opportunity of the property owner to redevelop the property into a viable business. The current use on the property is abandoned, and Murphy Oil USA sees this property as a prime location to offer the community a convenience store with fuel sales. This redevelopment also provides an opportunity to bring the property into compliance with current codes and to alleviate the community of an abandoned building that has been subject to vandalism and loitering. The new Murphy Oil convenience store will provide a business that offers convenience to the nearby residents and will have safety measures (cameras) in place to keep the business safe and operational.

2. The requested variance does not go beyond the minimum necessary to afford relief and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located.

Response: The requested variance is to allow a convenience store with fuel within +/- 1,000 L.F. from an existing Dollar General and within +/- 1,400 L.F. from an existing Dollar Tree. The granting of the variance would allow the property to be redeveloped as proposed which is the minimum possible amount necessary to provide relief from this code section. There are existing uses of similar nature that are closer to the small box retail discount store, so the granting of this variance would not grant special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located.

We are aware of possible inconsistencies with the enforcement of this code section. Currently there is a proposed development at 4822 Covington Highway, Decatur, GA 30035 that is in for review and approval that does not appear to have an approved variance to comply with this code section. Also, there is a proposed development at 4124 Covington Highway, Decatur, GA 30032 that has been approved that does not appear to have an approved variance to comply with this code section.

3. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located.

Response: The grant of the variance will actually help the public welfare, as it will eliminate an abandoned use that is subject to vandalism, loitering, and potentially other nefarious activities (drug deals, prostitution, etc.). See attached news clip regarding a recent fire at the subject property. The proposed use will bring the property into compliance with current codes and not be injurious to the property or improvements in the zoning district in which the subject property is located.

The proposed use fits into the character area and compliments uses with adjacent businesses such as Wal-Mart and Tires Plus. The area is a commercial corridor along Memorial Drive and the proposed use will be consistent with the character of the area. As a focal point in the Memorial Drive Revitalization Plan, this development will play a vital role in achieving several strategic objectives outlined in the Plan:

- **Beautification:** Through thoughtful design, the project will improve the aesthetic appeal of the site, contributing to the broader goal of creating a more inviting and attractive corridor;
- **Economic Uplift:** The revitalization of the site will catalyze further private sector investment, consistent with the Plan's emphasis in encouraging healthy redevelopment;

- **Community Engagement:** By meeting community needs identified in the Plan, the project underscores its commitment to serving both the residents and broader corridor stakeholders.

The Memorial Drive Revitalization Plan included an online survey where residents and other stakeholders had an opportunity to provide feedback of existing properties along the corridor. Residents cited multiple issues with the existing gas/convenience stores, including, concerns over safety and crime, outdated and poorly maintained facilities, and lack of modern amenities and high-quality service offerings (see attachments included with application).

The redevelopment of the Property will help to improve the look of the corridor and provide the community with a newer, safer, and cleaner convenience store with fuel. Murphy Oil USA current standard is to provide up to sixteen (16) high-definition security cameras some with 360-degree view capabilities, and the cameras are under surveillance by Murphy's security staff 24 hours a day, 7 days a week. If the requirements of Dekalb County's Video Surveillance Ordinance at Gas and Service Stations is greater than Murphy standards, then we will meet the County requirements.

4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship.

Response: The strict application of the Dekalb County Zoning Ordinance Chapter 27, Article 4, Section 4.2.28.1 on the subject property renders the project impossible and causes an unnecessary hardship. The property owner has an opportunity to redevelop the subject property and to bring the property into compliance with current codes. Strict application of this code section limits the property owner's ability to redevelop the subject property and restricts the owner from a current and viable opportunity.

5. The requested variance would be consistent with the spirit and purpose of this chapter and the Dekalb County Comprehensive Plan text.

Response: The requested variance is consistent with the spirit and purpose of this chapter and the Dekalb County Comprehensive Plan in that it offers an opportunity to provide redevelopment of the subject parcel along a commercial corridor. The property is located within the CRC (Commercial Redevelopment Corridor) as designated by the Dekalb County Comprehensive Land Use Plan and the Memorial Drive Revitalization Plan. The proposed development aligns directly with the goals of the Revitalization Corridor Plan by transforming an underutilized commercial property into a vibrant, functional asset that supports the local community and revitalizes the area. The property is located in a Federal Opportunity Zone, Georgia State Opportunity Zone, and a Less Developed Census Tract. The development will contribute to local economic recovery and increase the local tax base.

The proposed project would reduce the amount of impervious surface on the site and provide the opportunity to bring the site into compliance with current stormwater management requirements of the County. The site proposes multimodal transportation options such as a pedestrian access from the public sidewalks to the front entrance of the building, and bicycle racks. The redevelopment would remove an abandoned commercial building and replace with a new business establishment offering employment opportunities, a safer opportunity for fueling, and a more aesthetically pleasing site for the nearby residents.

Murphy Oil has successfully operated convenience stores in numerous locations throughout the State, providing a safe and valuable service to the citizens of the State of Georgia and they look forward to continuing that same level of service at this location. The proposed location is centrally located at the intersection of Memorial Drive and Lauren Parkway (private), and is surrounded by more intense commercial uses along

Director of Planning & Sustainability

March 26, 2025

Page 4 of 4

Memorial Drive. The site has access to both Memorial Drive and Lauren Parkway, and the requested variance will provide ample parking and circulation, in compliance with Dekalb County and GDOT transportation requirements. The property has access to a public water supply, public sanitary sewer, and convenient direct access to major thoroughfares and state and interstate highways.

When this application is approved, the design of the site will meet all State and County requirements for Erosion and Sediment Control, Stormwater Management and Water Quality Treatment. Murphy Oil USA maintains a Spill Prevention Plan for all their stores and Murphy's Underground Storage Tank (UST) system meets and exceeds the minimum requirements for underground storage tanks by the GA EPD.

The Applicant and its representatives welcome the opportunity to meet with staff of the Dekalb County Department of Planning & Sustainability to answer any questions or to address any concerns relating to the matters set forth in this Letter of Intent or in the Variance Application filed herewith. The Applicant respectfully requests your approval of the Variance Application.

Respectfully submitted,

Keck & Wood, Inc.



Kenneth L. Peters, P.E.
Senior Project Manager

Enclosures

MURPHY OIL USA, INC., A DELAWARE CORPORATION
FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO. 241960GA
COMMITMENT DATE: SEPTEMBER 11, 2024 AT 12:00 AM

AS TO FEE PROPERTY:
11. EASEMENT IN WARRANTY DEED FROM EDNA MAE STEPHENS TO GROVER STEPHENS, DATED OCTOBER 24, 1960, RECORDED OCTOBER 27, 1960, IN DEED BOOK 1484, PAGE 419, DEKALB COUNTY, GEORGIA RECORDS.
-SAID DOCUMENT DESCRIBES A 25-FT STATE HIGHWAY BOARD OF GEORGIA EASEMENT. 25-FT FROM REMAINDER OF SAID EASEMENT AFFECTS SUBJECT PROPERTY AS SHOWN.

12. EASEMENT FROM LINGERLONG, INC., TO GEORGIA POWER COMPANY, DATED JUNE 17, 1983, RECORDED SEPTEMBER 21, 1983, IN DEED BOOK 4839, PAGE 66, AFORESAID RECORDS.
-SAID DOCUMENT DESCRIBES AN EASEMENT FOR AN ELECTRIC LINE. ALSO INCLUDES THE RIGHT OF ENTRY TO ACCESS SAID LINE AND THE RIGHT TO CLEAR ANY OBSTRUCTIONS THAT MIGHT INTERFERE WITH SAID LINE. SAID EASEMENT AND RIGHTS DO AFFECT THE SUBJECT PROPERTY AND ARE BLANKET IN NATURE; UNABLE TO PLOT.

13. PERMANENT UTILITY EASEMENT AGREEMENT BY VENTO MANAGEMENT CORPORATION, DATED MARCH 10, 1995, RECORDED AUGUST 7, 1995, IN DEED BOOK 8625, PAGE 181, AFORESAID RECORDS.
 -SAID DOCUMENT DESCRIBES AN UTILITY EASEMENT. SAID EASEMENT IS LOCATED WITHIN THE CURRENT RIGHT OF WAY OF MEMORIAL DRIVE, AND NO LONGER AFFECTS SUBJECT PROPERTY.

14. AFFIDAVIT BY LOUIS E. CHAMBERS, JR., RECORDED OCTOBER 15
2003, IN DEED BOOK 15542, PAGE 73, AFORESAID RECORDS.
-SAID DOCUMENT DESCRIBES A PRESCRIPTIVE EASEMENT TO
PROVIDE ACCESS TO SUBJECT PROPERTY OVER LAUREN PARKWAY.

15. AFFIDAVIT BY KEVIN M. CHAMBERS, RECORDED OCTOBER 15, 2003, IN DEED BOOK 15542, PAGE 76, AFORESAID RECORDS. -SAID DOCUMENT DESCRIBES A PRESCRIPTIVE EASEMENT TO PROVIDE ACCESS TO SUBJECT PROPERTY OVER LAUREN PARKWAY. SAID EASEMENT DOES BENEFIT SUBJECT PROPERTY AS SHOWN.

16. RIGHT OF WAY DEED FROM LAND MASS MANAGEMENT, LLC, TO
GEORGIA DEPARTMENT OF TRANSPORTATION, DATED MARCH 12,
2009, RECORDED APRIL 7, 2009, IN DEED BOOK 21362, PAGE 42;
AFORSAID RECORDS.

SAID DOCUMENT DESCRIBES A CONVEYANCE OF PROPERTY FOR
THE RIGHT OF WAY OF A STATE ROAD. SAID CONVEYANCE
ESTABLISHES CURRENT RIGHT OF WAY AND DOES NOT AFFECT
SUBJECT PROPERTY. ALSO DESCRIBES TEMPORARY EASEMENTS FOR
THE CONSTRUCTION OF SLOPES AND A DRIVE WAY. SAID TEMPORARY
EASEMENTS HAVE EXPIRED AND NO LONGER AFFECT SUBJECT
PROPERTY.

17. PROPOSED 20' STORM EASEMENT AND PROPOSED ACCESS
EASEMENT AS SHOWN ON THAT PLAT RECORDED IN PLAT BOOK 207,
PAGE 52, AFORESAID RECORDS.
-SAID PLAT DEPICTS 20-FT STORM EASEMENT AND ACCESS
EASEMENT, AND AFFECTS AND BENEFITS SUBJECT PROPERTY AS
SHOWN.

18. EASEMENT BETWEEN JOE M. ALMAND AND DEKALB COUNTY, GEORGIA, DATED SEPTEMBER 16, 1970, RECORDED OCTOBER 5, 1970 IN DEED BOOK 2579, PAGE 226, DEKALB COUNTY, GEORGIA RECORDS.

—SAID DOCUMENT DESCRIBES A 10-FT WIDE EASEMENT FOR A SEWER LINE, ALSO INCLUDES THE RIGHT OF ENTRY TO ACCESS SAID LINE FOR CONSTRUCTION AND MAINTENANCE. EASEMENT DESCRIPTION IS BARGE AND REFERENCE TO OWNERSHIP NO LONGER EXISTS. REFERENCED PLAN SHEET NOT INCLUDED; SAID EASEMENT MAY AFFECT SUBJECT PROPERTY, UNABLE TO PLOT.

19. EASEMENT IN FAVOR OF CITIZENS AND SOUTHERN NATIONAL BANK, AS THE EXECUTOR UNDER THE WILL OF OTIS A. KING, RECORDED IN DEED BOOK 3747, PAGE 187, AFORESAID RECORDS. -Said document describes an EASEMENT FOR SEWER LINE ALONG HAIRSTON ROAD, ALSO INCLUDES THE RIGHT OF ENTRY TO ACCESS SAID LINE. SAID EASEMENT DOES NOT AFFECT EASEMENT PROPERTY.

20. EASEMENT BETWEEN BRANCH INTERALLIANZ REALTY FUND, L.P., AND ETHEL P. ALMAND, JUDITH ALMAND JACKSON, SUSAN ALMAND BROWN AND JOE E. ALMAND, JR., DATED NOVEMBER 6, 1991, RECORDED NOVEMBER 8, 1991, RECORDED IN DEED BOOK 7096, PAGE 507, AFORESAID RECORDS.

—SAID DOCUMENT DESCRIBES EASEMENTS FOR INGRESS/EGRESS AND A SEWER LINE. SAID EASEMENTS DO AFFECT EASEMENT PROPERTY TRACT 2, AND ARE OUTSIDE THE BOUNDS OF THE SURVEY AREA, UNABLE TO PLOT.

21. CONVEYANCE OF ACCESS RIGHTS BETWEEN THE DEPARTMENT OF TRANSPORTATION AND JOE M. ALMAND, INC., DATED JANUARY 4, 1984, RECORDED JANUARY 6, 1984, IN DEED BOOK 4900, PAGE 3, AFORESAID RECORDS.

SAID DOCUMENT DESCRIBES A CONVEYANCE OF ACCESS RIGHTS ALONG THE RIGHT OF WAY OF MEMORIAL DRIVE. SAID CONVEYANCE DOES NOT AFFECT THE EASEMENT PROPERTY.

22. ALL MATTERS APPEARING ON PLAT RECORDED IN PLAT BOOK
23, PAGE 28, AFORESAID RECORDS.
SAID PLAT ILLEGIBLE, UNABLE TO DETERMINE RELATIONSHIP TO
EASEMENT PROPERTY.

23. AGREEMENT CONCERNING EASEMENTS BY BOOS-MEMORIAL, LLC, AND BANK OF AMERICA. N.A. FKA NATIONALBANK, N.A.(SOUTH) FKA THE CITIZENS AND SOUTHERN TRUST COMPANY (GEORGIA) N.S. AND MAY SUSAN A. BROWN, AS CO-EXECUTORS AND CO-TRUSTEES UNDER THE LAST WILL AND TESTAMENT OF ETHEL GORDON POWER ALMAND AKA ETHEL P. ALMAND, DATED NOVEMBER 22, 2000, RECORDED DECEMBER 1, 2000, IN DEED BOOK 11728, PAGE 449, AND RESAID RECORDS.

Said document describes an EASEMENT TO PROVIDE ACCESS OVER LAUREN PARKWAY. SAID EASEMENT DOES AFFECT EASEMENT PROPERTY AS SHOWN.

24. EASEMENT EVIDENCED BY SUBORDINATION, NON-DISTURBANCE & ATTORNMENT AGREEMENT BETWEEN BOOS-MEMORIAL, LLC, MORGAN TIRE AND AUTO, INC., AND AMSOUTH BANK, DATED NOVEMBER 27, 2000, RECORDED DECEMBER 1, 2000, IN DEED BOOK 11728, PAGE 504, AFORESAID RECORDS.
SAID AGREEMENT DOES NOT AFFECT THE EASEMENT PROPERTY.

25. RIGHT-OF-WAY EASEMENT FROM JOE M. ALMAND TO GEORGIA POWER COMPANY, DATED SEPTEMBER 20, 1972, RECORDED IN DEED BOOK 2894, PAGE 336, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES AN EASEMENT FOR ELECTRIC SERVICE.
SAID EASEMENT DOES NOT AFFECT THE EASEMENT PROPERTY.

26. NOTICE OF FILING OF DECLARATION OF TAKING PURSUANT TO CIVIL ACTION NO. 09CV5384, STYLED DEKALB COUNTY, GEORGIA VERSUS BANK OF NORTH GEORGIA, DATED APRIL 27, 2009, FILED OF RECORD JUNE 23, 2009, AS RECORDED IN DEED BOOK 21509, PAGE 228, AFORESAID RECORDS.
SAID DOCUMENT DESCRIBES A CONVEYANCE OF PROPERTY FOR THE

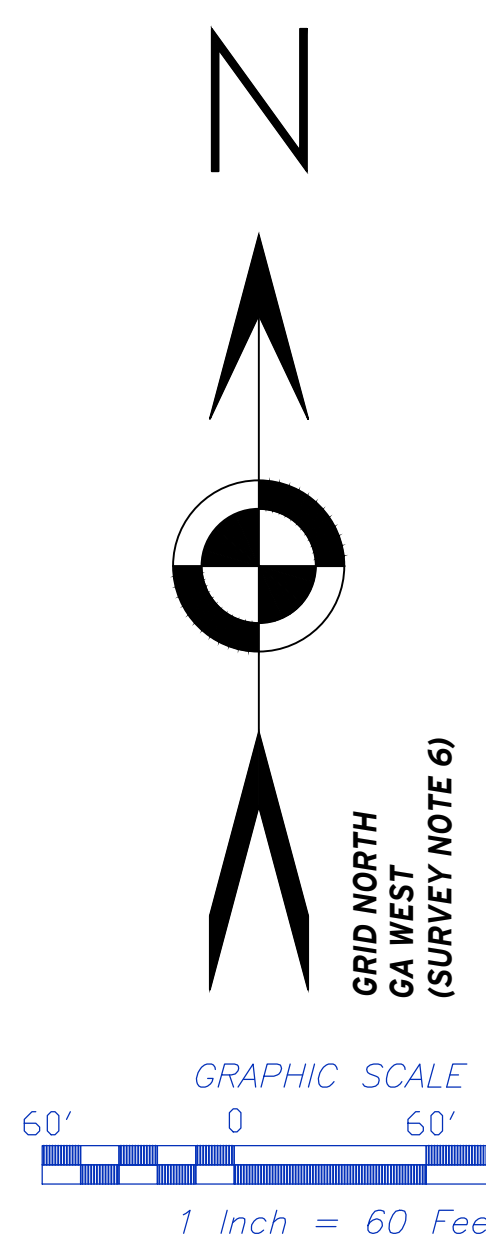
FOR SLOPES. SAID CONVEYANCE DOES NOT AFFECT THE EASEMENT
PROPERTY. SAID EASEMENT DOES AFFECT THE EASEMENT PARCEL
AS SHOWN.

27. PERMANENT UTILITY EASEMENT AGREEMENT BY VENTO MANAGEMENT CORPORATION, TO DEPARTMENT OF TRANSPORTATION OF THE STATE OF GEORGIA, DATED MARCH 10, 1995, RECORDED AUGUST 7, 1995, IN DEED BOOK 8625, PAGE 181, AFORESAID RECORDS. -SAID DOCUMENT DESCRIBES AN EASEMENT FOR UTILITIES SAID EASEMENT LIES WITHIN THE CURRENT RIGHT OF WAY OF MEMORIAL DRIVE AND NO LONGER AFFECTS.

28. DRAINAGE EASEMENT AND EXISTING EASEMENT AS SHOWN ON THAT PLAT RECORDED IN PLAT BOOK 57, PAGE 108, AFORESAID RECORDS. - SAID EASEMENTS DO AFFECT THE EASEMENT PROPERTY AS SHOWN.

29. 25'-FT STATE BUFFER, 75' UNDISTURBED COUNTY BUFFER, OVERHEAD POWER LINE, PROPOSED 20' STORM EASEMENT, PROPOSED ACCESS EASEMENT, PROPOSED POND AND SANITARY SEWER EASEMENT AS SHOWN ON THAT PLAT RECORDED IN PLAT BOOK 207, PAGE 52, AFORESAID RECORDS.

—SAID PLAT DEPICTS A 25'-FT BUFFER, A 75'-FT BUFFER, A 20'-FT EASEMENT, AN ACCESS EASEMENT, AND A POND EASEMENT. SAID EASEMENTS DO AFFECT EASEMENT PROPERTY AS SHOWN. SAID PLAT DEPICTS AN OVERHEAD POWER LINE. SAID LINE IS SHOWN. SAID PLAT DOES NOT DEPICT A SANITARY SEWER EASEMENT.



- 1) PROPERTY SHOWN HEREON WAS SURVEYED OCTOBER 1, 2024.
- 2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1' IN 34,915" WITH AN ANGULAR ERROR OF 3.36 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- 3) A SOKKIA IX SERIES ROBOTIC TOTAL STATION, CARLSON BRX7 GPS RECEIVER, AND CARLSON SURVEYOR+ DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.
- 4) THIS PLAT HAS A MAP CLOSURE OF 1' IN 604,263'.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 7
OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA, AND BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING COMMENCE AT A RIGHT-OF-WAY

MONUMENT LOCATED AT THE INTERSECTION OF THE WESTERLY
RIGHT-OF-WAY LINE OF NORTH HAIRSTON ROAD WITH THE NORTHWESTERLY
RIGHT-OF-WAY LINE OF MEMORIAL DRIVE (HAVING A VARIABLE

[illegible]

THE ABOVE DESCRIBED PROPERTY CONTAINS 1.0113 ACRES AND IS SHOWN ON, AND DESCRIBED ACCORDING TO THAT SURVEY PREPARED FOR EMORY BAZEMORE, DATED JANUARY 23, 1984, BY TRAVIS PRUITT & ASSOCIATES P.C.

LESS AND EXCEPT PROPERTY CONVEYED BY RIGHT OF WAY DEED FROM LAND MASS MANAGEMENT, LLC, TO GEORGIA DEPARTMENT OF TRANSPORTATION, DATED MARCH 12, 2009, RECORDED APRIL 7, 2009, IN DEED BOOK 21362, PAGE 42, AFORESAID RECORDS.

TOGETHER WITH EASEMENT OVER PROPERTY OF AOK PROPERTIES, LLC BY VIRTUE OF QUITCLAIM DEED FROM AOK PROPERTIES I, LLC, TO AOK PROPERTIES, LLC, DATED JANUARY 1, 2019, RECORDED JANUARY 31, 2020 IN DEED BOOK 28082, PAGE 141, AFORESAID RECORDS.

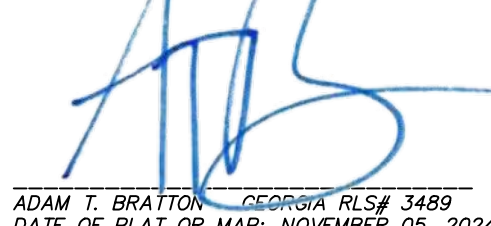
LEGEND			
	PROPERTY LINE		GAS METER
	OVERHANG/awning		GAS VALVE
	RECORD CALLS		POWER METER
	BUILDING SETBACK LINE		SANITARY SEWER MANHOLE
	BUILDING SETBACK LINE		DROP INLET
	B.S.L.		CURB INLET
	X		SINGLE-WING CATCH BASIN
	W		DOUBLE-WING CATCH BASIN
	OHE		REBAR
	G		CAPPED REBAR
	SS		CONCRETE R/W MONUMENT
	UGE		OPEN TOP PIPE
	X X		FOUND
	X		LIGHT POLE
	X		SIGNAL POLE
	X		SIGN
	X		TREE
	X		HARDWOOD
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		

THIS PLAN IS A RETRACTION OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY OTHER CHANGES TO THE LAND. THIS INSTRUMENT PROVIDES NO ADDITIONAL INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREIN.

THE PURPOSE OF THIS INSTRUMENT IS TO REVOKE ALL RECORDING JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LANDOWNER HEREBY CERTIFIES THAT THERE ARE NO COMMUNITY DEVELOPMENT TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION OF PROFESSIONAL SURVEYORS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

TO MURPHY OIL USA, INC., A DELAWARE CORPORATION, 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6(A)(B), 7(A)(P)(C), 8, 9, 11(A)(B), 13, 14, & 16-19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 01, 2024.



PROFESSIONAL
LAND SURVEYORS, LLC
317 GRASSDALE ROAD
CARTERSVILLE, GA 30120
770-334-8186
WWW.PLS.US
INFO@PLS.US
GEORGIA C.O.A.: LSF001380

PREPARED FOR:
MURPHY OIL USA, INC., A DELAWARE CORPORATION
&
FIDELITY NATIONAL TITLE INSURANCE COMPANY

ALTA/NSPS LAND TITLE SURVEY OF:
5922 MEMORIAL DRIVE
STONE MOUNTAIN, GA 30083
PARCEL # 18 071 02 006

STATE: GEOR
LAND LOT: 71

DATE:	DESCRIPTION:
-------	--------------

[illegible]

PROFESSIONAL LAND SURVEYORS



DATE: NOVEMBER 05, 2024
JOB #: 245018
SCALE: 1"=60'
SHEET 2 OF 2

AS-SURVEYED LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 71, OF THE 18TH DISTRICT, DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT FOUND AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF HAIRSTON ROAD (HAVING A VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY) AND THE NORTHWESTERLY RIGHT OF WAY OF MEMORIAL DRIVE (AKA STATE ROUTE 10) (HAVING A VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY), THENCE LEAVING SAID RIGHT OF WAY OF HAIRSTON ROAD AND CONTINUING ALONG SAID RIGHT OF WAY OF MEMORIAL DRIVE THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 4427.50 FEET AND AN ARC DISTANCE OF 64.91 FEET, WITH A CHORD BEARING OF SOUTH 50 DEGREES 27 MINUTES 56 SECONDS WEST AND A CHORD DISTANCE OF 64.91 FEET TO A POINT; ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 6727.40 FEET AND AN ARC DISTANCE OF 162.29 FEET, WITH A CHORD BEARING OF SOUTH 49 DEGREES 21 MINUTES 16 SECONDS WEST AND A CHORD DISTANCE OF 162.29 FEET TO A POINT; SOUTH 48 DEGREES 39 MINUTES 48 SECONDS WEST A DISTANCE OF 114.52 FEET TO A POINT; NORTH 38 DEGREES 15 MINUTES 14 SECONDS WEST A DISTANCE OF 19.98 FEET TO A POINT; SOUTH 48 DEGREES 30 MINUTES 52 SECONDS WEST A DISTANCE OF 198.20 FEET TO A 1/2-INCH REBAR FOUND; SOUTH 48 DEGREES 30 MINUTES 52 SECONDS WEST A DISTANCE OF 99.62 FEET TO A 1/2-INCH ROD FOUND; SOUTH 46 DEGREES 17 MINUTES 02 SECONDS WEST A DISTANCE OF 28.68 FEET TO A 5/8-INCH CAPPED REBAR SET; ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1360.26 FEET, WITH AN ARC DISTANCE OF 172.47 FEET, WITH A CHORD BEARING SOUTH 52 DEGREES 22 MINUTES 46 SECONDS WEST, AND A CHORD DISTANCE OF 172.35 FEET TO A 1/2-INCH REBAR FOUND, SAID 1/2-INCH REBAR BEING THE TRUE POINT OF BEGINNING.

THENCE CONTINUING ALONG SAID RIGHT OF WAY OF MEMORIAL DRIVE THE FOLLOWING COURSES AND DISTANCES: SOUTH 27 DEGREES 35 MINUTES 07 SECONDS EAST A DISTANCE OF 7.73 FEET TO A 5/8-INCH CAPPED REBAR SET; ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1869.80 FEET, WITH AN ARC DISTANCE OF 203.17 FEET, WITH A CHORD BEARING SOUTH 60 DEGREES 21 MINUTES 10 SECONDS WEST, AND A CHORD DISTANCE OF 203.07 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; NORTH 58 DEGREES 21 MINUTES 19 SECONDS WEST A DISTANCE OF 17.09 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; THENCE LEAVING SAID RIGHT OF WAY OF MEMORIAL DRIVE NORTH 20 DEGREES 07 MINUTES 06 SECONDS WEST A DISTANCE OF 192.70 FEET TO A 5/8-INCH CAPPED REBAR SET; THENCE NORTH 59 DEGREES 15 MINUTES 37 SECONDS EAST A DISTANCE OF 186.94 FEET TO A 1-INCH OPEN TOP PIPE FOUND; THENCE SOUTH 27 DEGREES 34 MINUTES 48 SECONDS EAST A DISTANCE OF 201.00 FEET TO A 1/2-INCH REBAR FOUND, SAID 1/2-INCH REBAR BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 0.957 ACRES (41,690 SQUARE FEET).



811 Know what's below.
Call before you dig.

This drawing and the design shown are the property of Keck & Wood, Inc. The reproduction, copying or other use of this drawing without written consent is prohibited and any infringement will be subject to legal action.

CONTRACTOR IS TO ENSURE THAT THE
CONSTRUCTION FENCE ENCOMPASSES THE ENTIRE
WORK AREA. (RE: DETAIL 2F)

CONTRACTOR TO ENSURE THE LIGHT POLES AND SIGNS ARE AT LEAST 2' FROM THE BACK OF THE CURB TO PREVENT THE VEHICLES STRIKING THE LIGHT POLE OR SIGN.

BUILDING SETBACKS:

SEE SITE PLAN

ZONING: C-1 (LOCAL COMMERCIAL)

CONTRACTOR SHALL BE RESPONSIBLE FOR AND HIRE A GEORGIA REGISTERED LAND SURVEYOR TO ESTABLISH PROPERTY CORNERS, BUILDING CORNERS, CANOPY, ETC. AS REQUIRED FOR CONSTRUCTION LAYOUT.

PROPOSED	
	BOUNDARY LINE
	CONCRETE CURB AND GUTTER
	BUILDING CONTROL POINT

GENERAL SITE NOTES

4. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. ALL CURB RETURN RADII SHALL BE 3', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
6. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON:
ALL CURB AND GUTTER ADJACENT TO PAVING SHALL BE INSTALLED PER DETAIL. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE PAVING PLAN OVER THE ENTIRE PARKING LOT AND ALL APPROACH DRIVES. SEE ASSOCIATED PLANS FOR CANOPY, COLUMN, DISPENSER ISLAND DETAILS AND LAYOUT.
7. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
8. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED, IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
9. CONTRACTOR SHALL PURCHASE AND INSTALL A MAILBOX AND SHALL COORDINATE LOCATION OF MAILBOX WITH MURPHY CONSTRUCTION MANAGER AND/OR ON-SITE REPRESENTATIVE AND LOCAL POSTMASTER.
10. ALL PROPOSED PAVEMENT STRIPING OR MARKINGS SHALL FOLLOW THE SPECIFICATIONS FOR PAINT INCLUDED IN DETAIL 10A.
11. BUILDING HEIGHT IS 18'-6" WITH A FLOOR AREA OF 2,824 S. F. AND CANOPY HEIGHT IS 18'-9".

 SITE NOTES

- 8B OVERHEAD CANOPY (TYP. PER CANOPY PLANS)
- 12A 4" TRAFFIC YELLOW LANE STRIPE (SEE LENGTH INDICATED AT SYMBOL)
- 12D 4" WIDE PAINED STRIPES, 2' O.C. @ 45° (SEE SIZE INDICATED AT SYMBOL)
- 14J GC TO INSTALL (1) 4" PVC SLEEVE FOR IRRIGATION LINE. (SEE UTILITY PLAN FOR INSTALLATION REQUIREMENTS)
- 14K GC TO INSTALL (2) 4" PVC SLEEVES FOR FUTURE USE (SEE UTILITY PLAN FOR INSTALLATION REQUIREMENTS)
- 16A MURPHY FREE STANDING SIGN
- 21E UNDERGROUND STORAGE TANKS (1-25,000 GAL. & 1-26,000 GAL.)
- 21K MURPHY EXPRESS ID SIGN PER APPROVED RENDERING
- 21L PRICE SIGN PER APPROVED ELEVATION
- 51B LIMITS OF SAWCUT AND PAVEMENT REMOVAL

SITE DETAILS

- 1A INTEGRAL CONCRETE CURB
- 2E DUMPSTER ENCLOSURE
- 3D CONCRETE SIDEWALK (SEE PAVING & JOINT PLAN)
- 3K CONCRETE SIDEWALK AROUND BUILDING
- 5B TRAFFIC SIGN IN BOLLARD
- 5F STEEL BOLLARD W/ COVER (SINGLE)
- 9A ACCESSIBLE PARKING SYMBOL (SEE PAIN COLOR INDICATED AT SYMBOL)
- 9U ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN MOUNTED IN BOLLARD
- 9X "NO PARKING" PAINTED ON PAVEMENT
- 10A TRAFFIC FLOW ARROW (TYP.)
- 10B STOP BAR (TYP.)
- 12G "STOP" SIGN
- 13A SITE LIGHT POLE (SEE PHOTOMETRIC PLANS FOR POLE BASE DETAIL, FIXTURE TYPE, LOCATION AND MOUNTING DETAILS)
- 18G CONSTRUCTION CAMERA (COORDINATE WITH MOUSA PM FOR LOCATION)
- 21G AIR VACUUM UNIT WITH 4"x7" CONCRETE SLAB
- 21H ATM PAD (SEE FUEL DEVELOPMENT PLAN SHE. FE-1 FOR CONDUITS)
- 21P 7'x10' CONCRETE SLAB FOR PROPANE TANKS
- 21U MAILBOX (CONTRACTOR SHALL COORDINATE LOCATION WITH MURPHY AND POSTMASTER FOR INSTALLATION)
- 21U 5'x7" ICE UNIT (SEE NUMBER TO SYMBOL)

PARKING INFORMATION:

DESCRIPTION	BUILDING AREA (S.F.)	REQUIRED: RATIO	SPACES			
FUELING STATION	2,824	1/500 S.F.	REGULAR 5	UNDER CANOPY	ACCESSIBLE 1	TOTAL 6
		PROVIDED:				
			SPACES			
		1/235 S.F.	REGULAR 11	UNDER CANOPY	ACCESSIBLE 1	TOTAL 12
NO. OF FUEL ISLANDS: 6						
NO. OF VEHICLE FUELING POINTS: 12						

NO. OF FUEL ISLANDS: 6
NO. OF VEHICLE FUELING POINTS: 12

PRE-CONSTRUCTION

IMPERVIOUS SITE RATIO (ISR)

AREA	SQUARE FEET	%
IMPERVIOUS (ROOF AND PAVING)	31,869	76.4%
LANDSCAPE AREA	9,822	23.6%
GROSS SITE	41,690	100%

POST-CONSTRUCTION

IMPERVIOUS SITE RATIO (ISR)

AREA	SQUARE FEET	%
IMPERVIOUS (ROOF AND PAVING)	25,125	60.3%
LANDSCAPE AREA	16,565	39.7%
GROSS SITE	41,690	100%

THESE DRAWINGS DO NOT INCLUDE
COMPONENTS FOR CONSTRUCTION SAFETY.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

SHEET NO.

PARCEL #: 6169 139
DISTRICT

SUP SITE
MURPHY USA (NTI)

MURPHY USA (NTI)

**5922 MEMORIAL DRIVE
STONE MOUNTAIN, GEORGIA 30083**

Keck+Wood
COLLABORATION BY DESIGN

3090 PREMIERE PARKWAY, SUITE 200
DULUTH, GA 30097
KECK & WOOD LICENSE #F-1154

MURPHY OIL USA, INC.

MURPHY
USA 

200 PEACH STREET

EL DORADO, AR 71731-7000

ADVERTISEMENT

Firefighters, police respond to fire at abandoned DeKalb County sports bar



Firefighters were out early Monday morning to put out a fire at an abandoned sports bar in DeKalb County.

By [Atlanta News First staff](#)

Published: Feb. 10, 2025 at 4:38 AM EST | Updated: Feb. 10, 2025 at 8:19 AM EST



ATLANTA, Ga. (Atlanta News First) - Firefighters were out early Monday morning to put out a fire at an abandoned sports bar in DeKalb County.

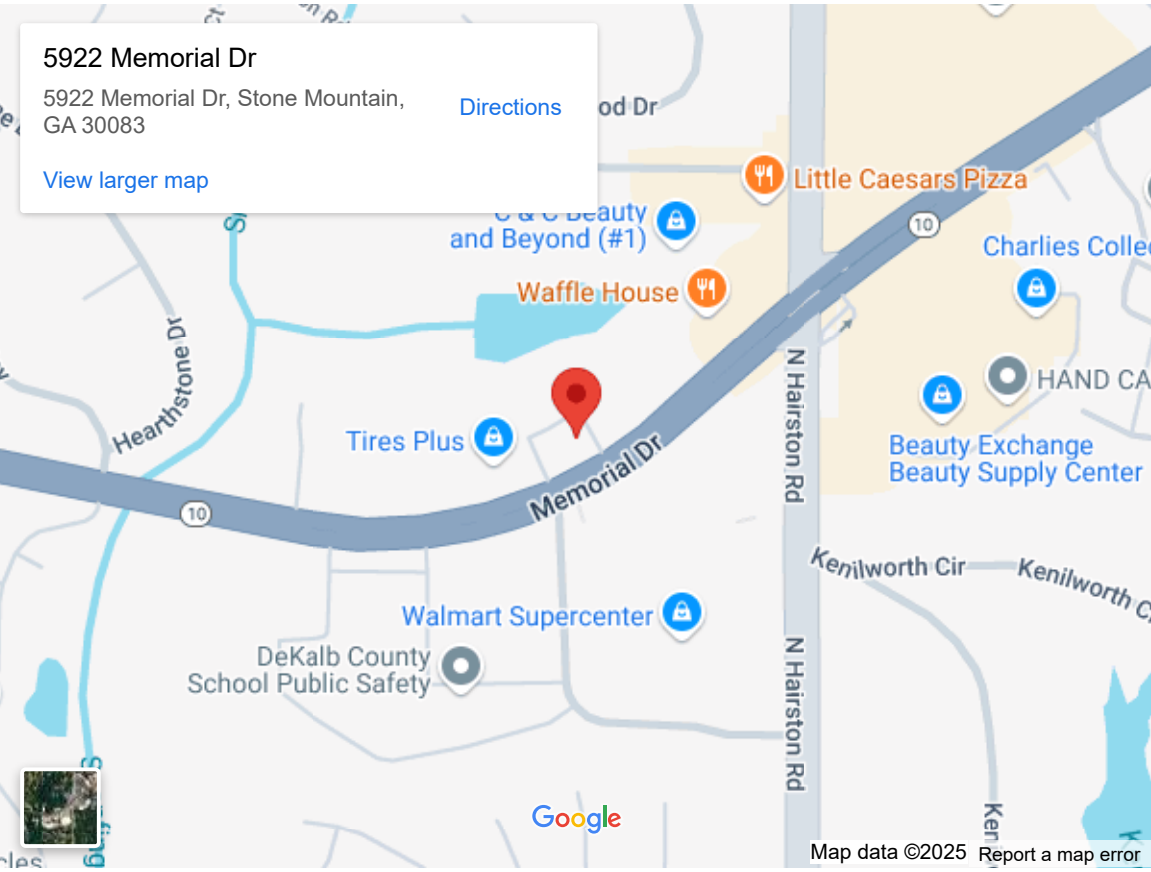
The fire was at the old Dec Bar building on 5922 Memorial Dr. in Stone Mountain. Police say the building has been abandoned for over a year, but it is known to be a hangout for wanderers.

INICIO

1. Haga clic en "Inicio"
2. Iniciar la instalación
3. Bloquear anuncios y malware

Proteja su PC
100% GRATUITO
 Web Companion





Atlanta News First sent crews to the scene. When they arrived, police told them a call about the fire came in around 3:30 a.m.

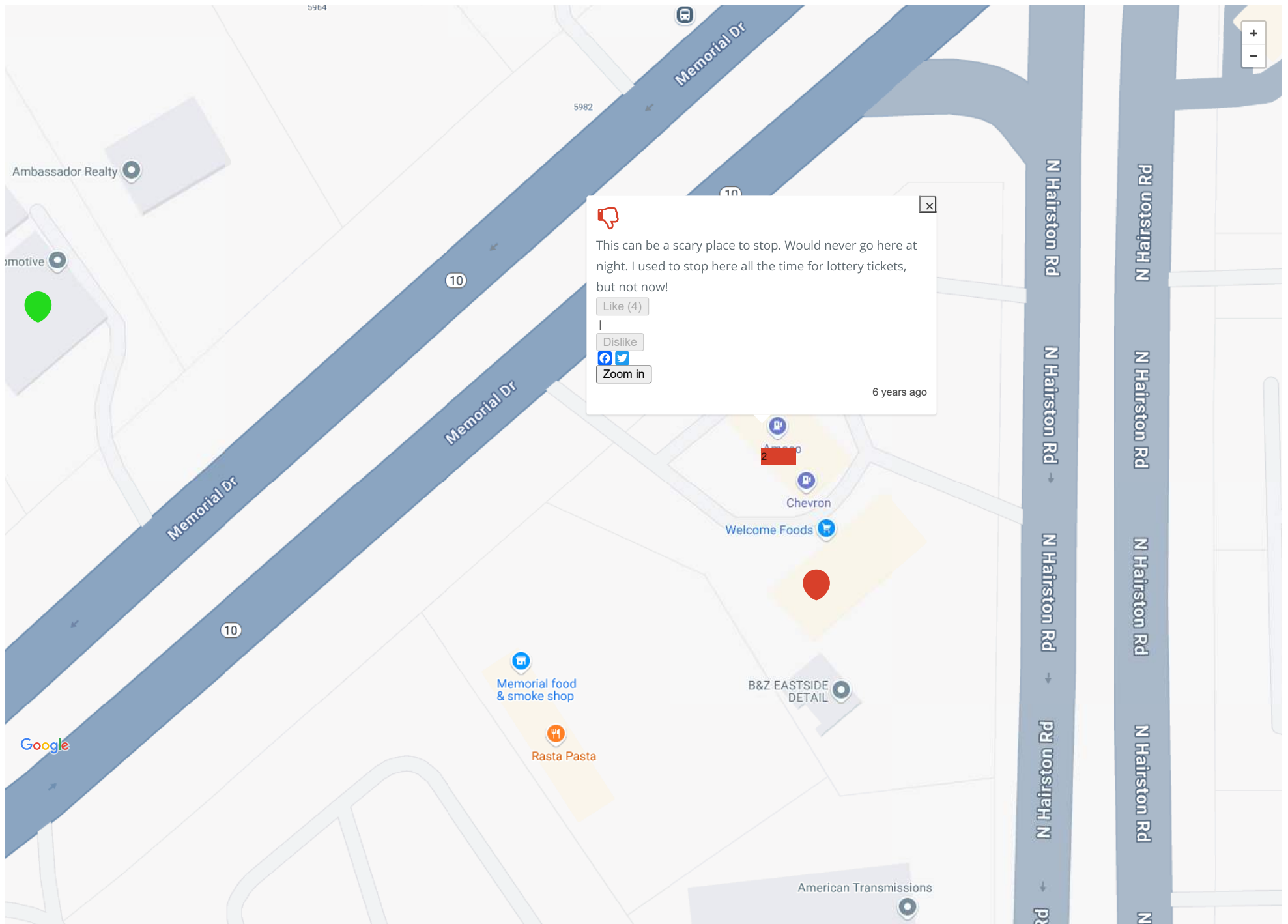
According to police, the fire started near the rear door. The fire was limited to the outside.

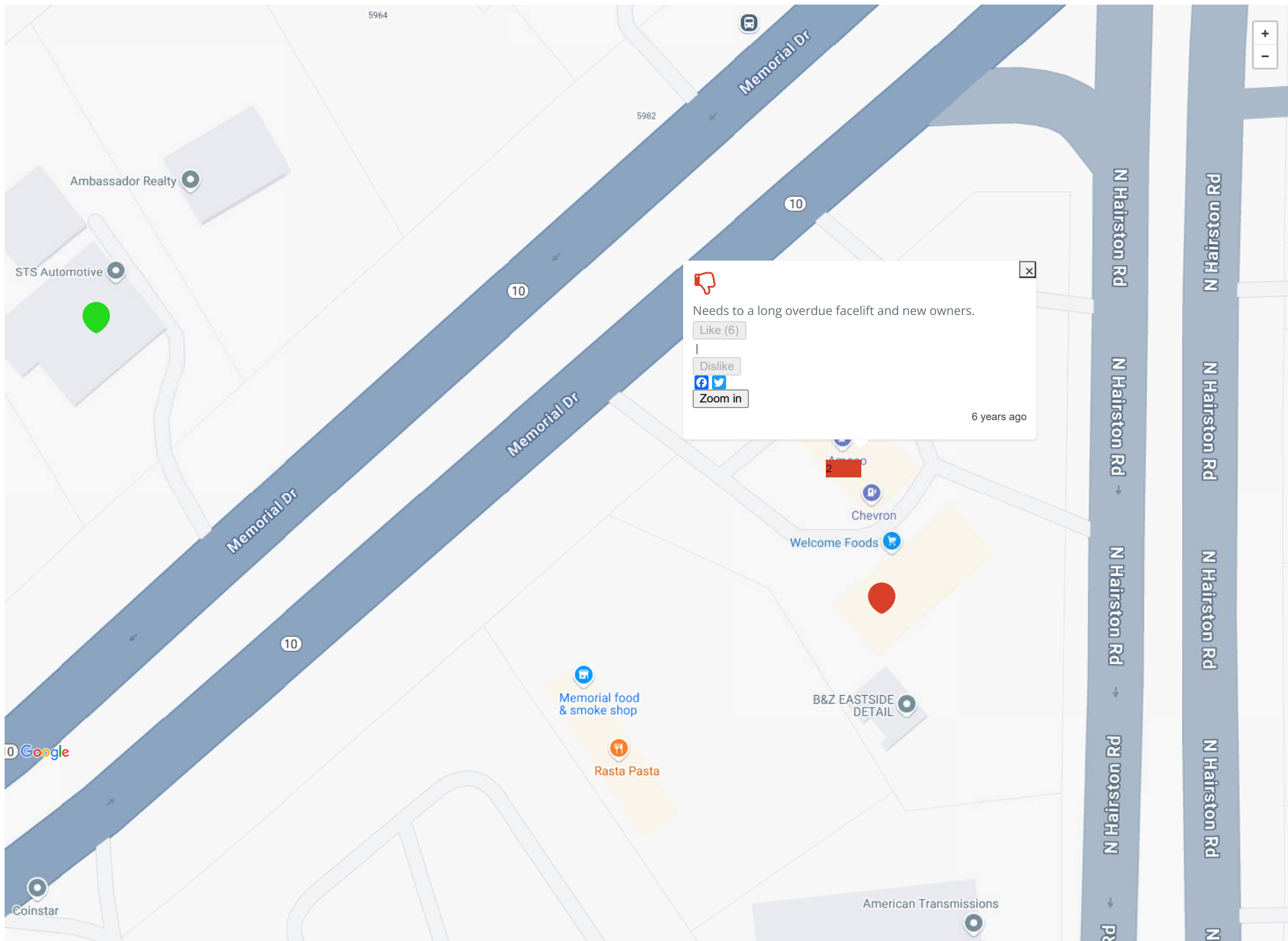
ADVERTISEMENT

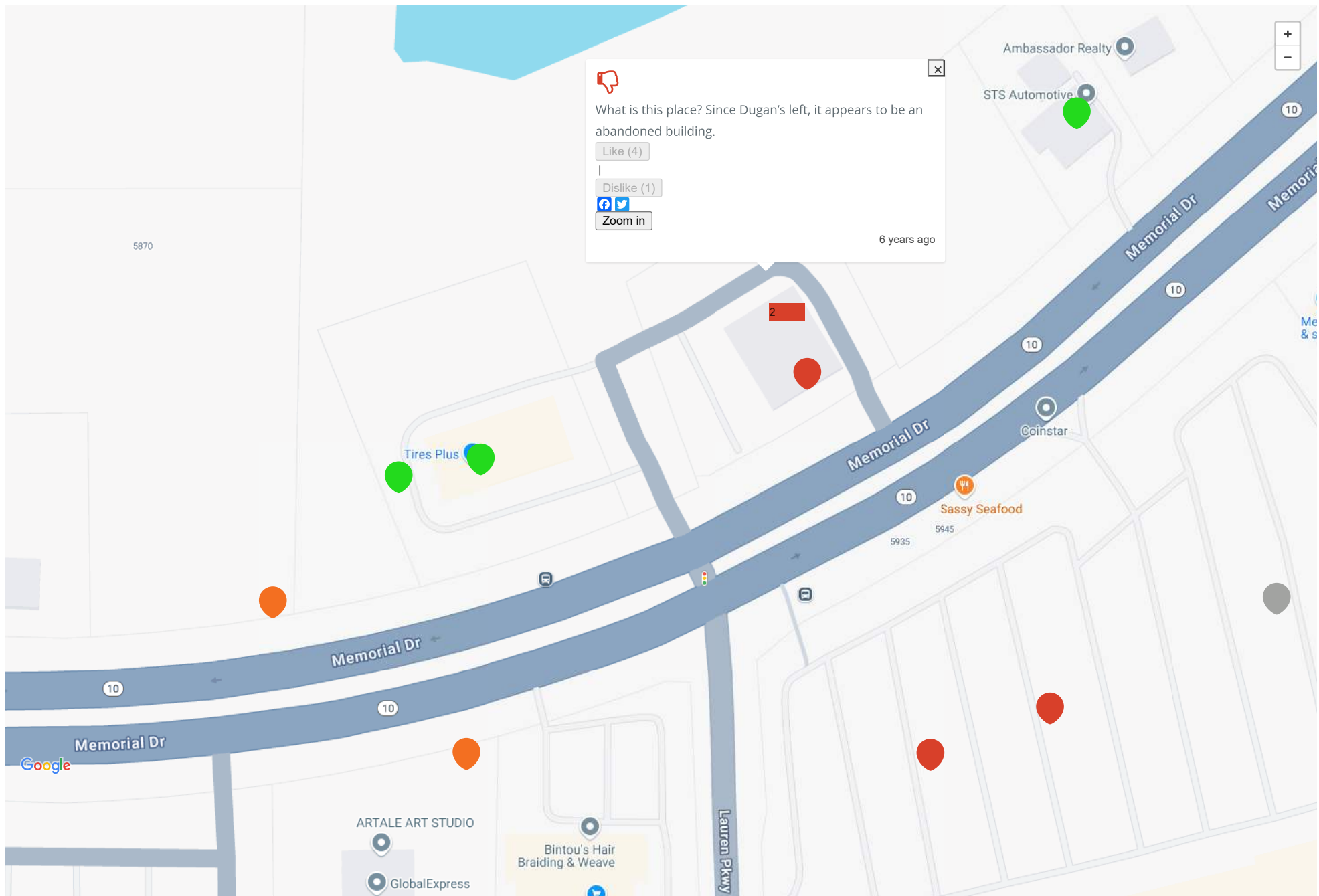
There was no damage to the inside of the building, according to police.

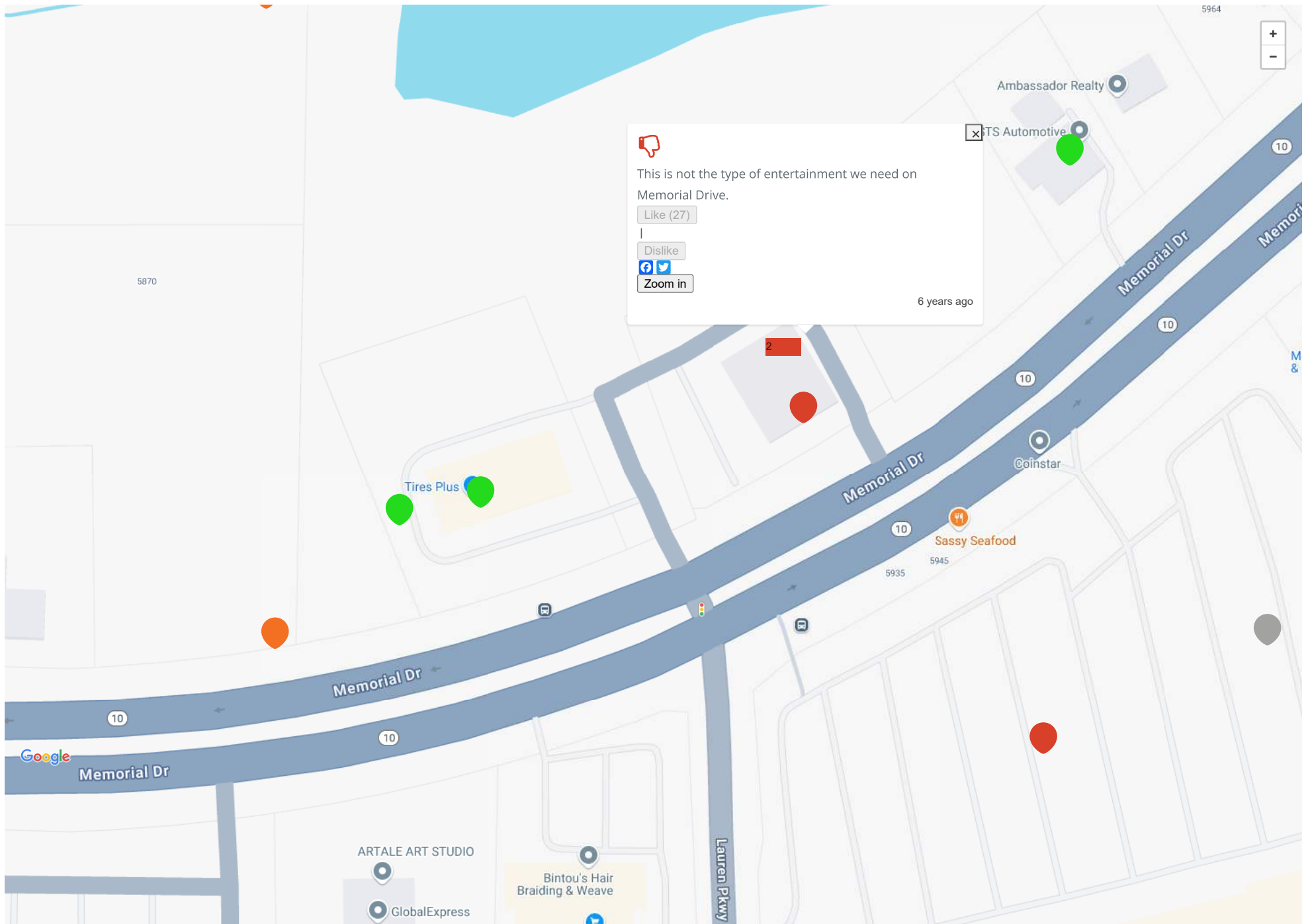
This is a developing story. Check back with Atlanta News First for updates.

Copyright 2025 WANF. All rights reserved.









This is not the type of entertainment we need on Memorial Drive.

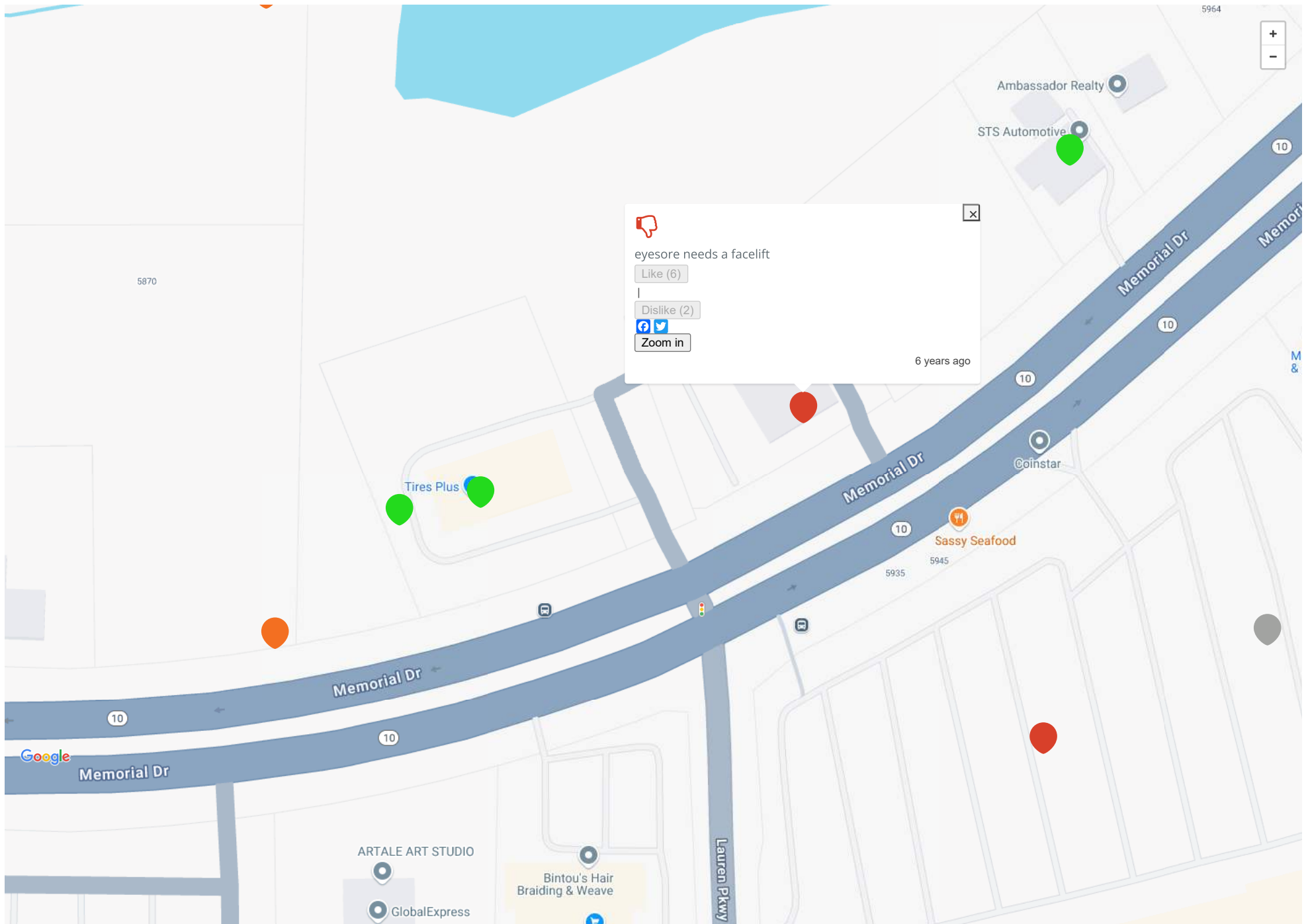
Like (27)

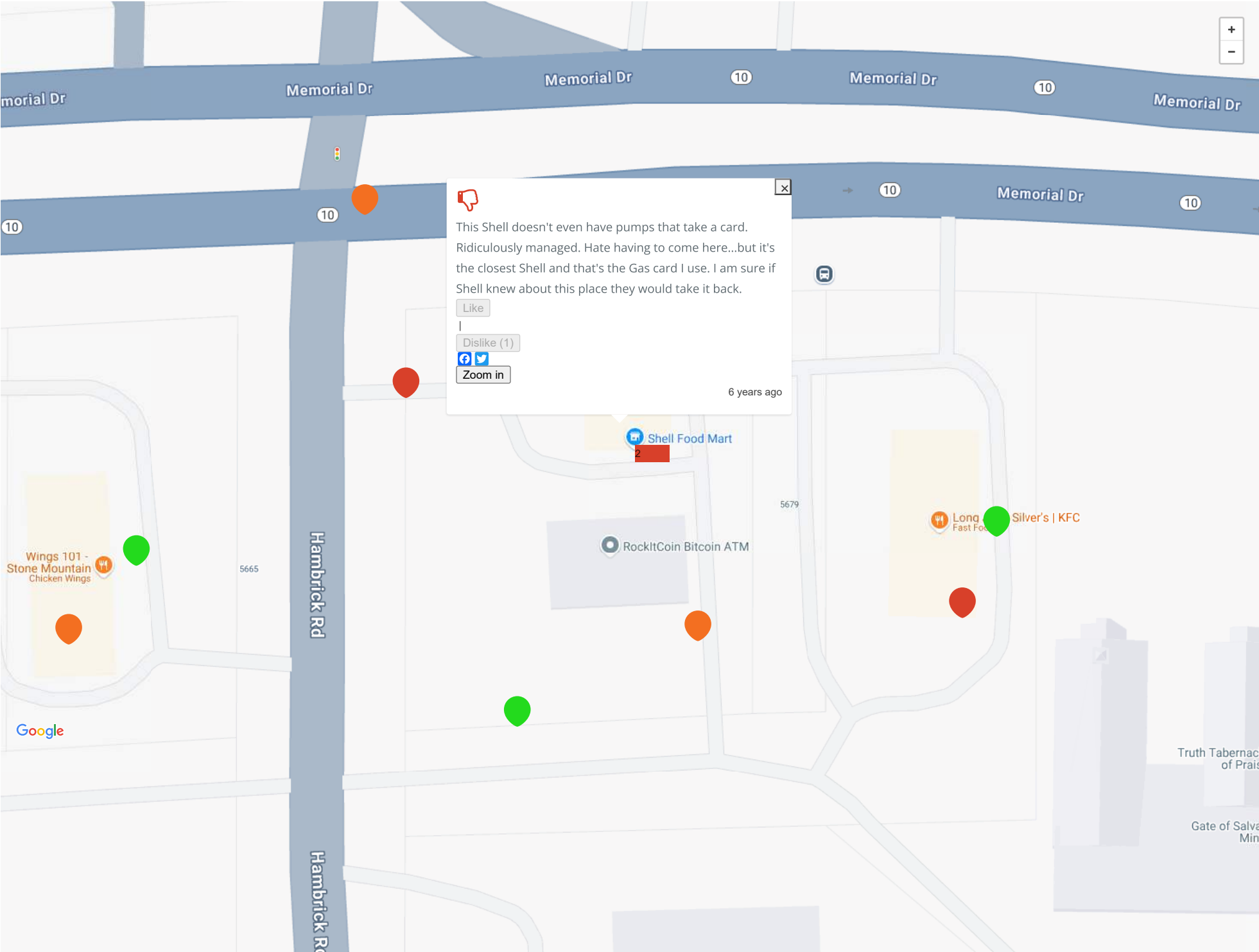
Dislike



Zoom in

6 years ago





Wings 101 -
Stone Mountain
Chicken Wings

Google

5665

Hambrick Rd

Hambrick Rd

Memorial Dr

10

Memorial Dr

10

Memorial Dr

Memorial Dr

10

Shell Food Mart

RockItCoin Bitcoin ATM

5679

Long's

Fast Food

Silver's | KFC

Truth Tabernacle
of Praise

Gate of Salvation
Ministries



This Shell doesn't even have pumps that take a card.
Ridiculously managed. Hate having to come here...but it's
the closest Shell and that's the Gas card I use. I am sure if
Shell knew about this place they would take it back.

Like

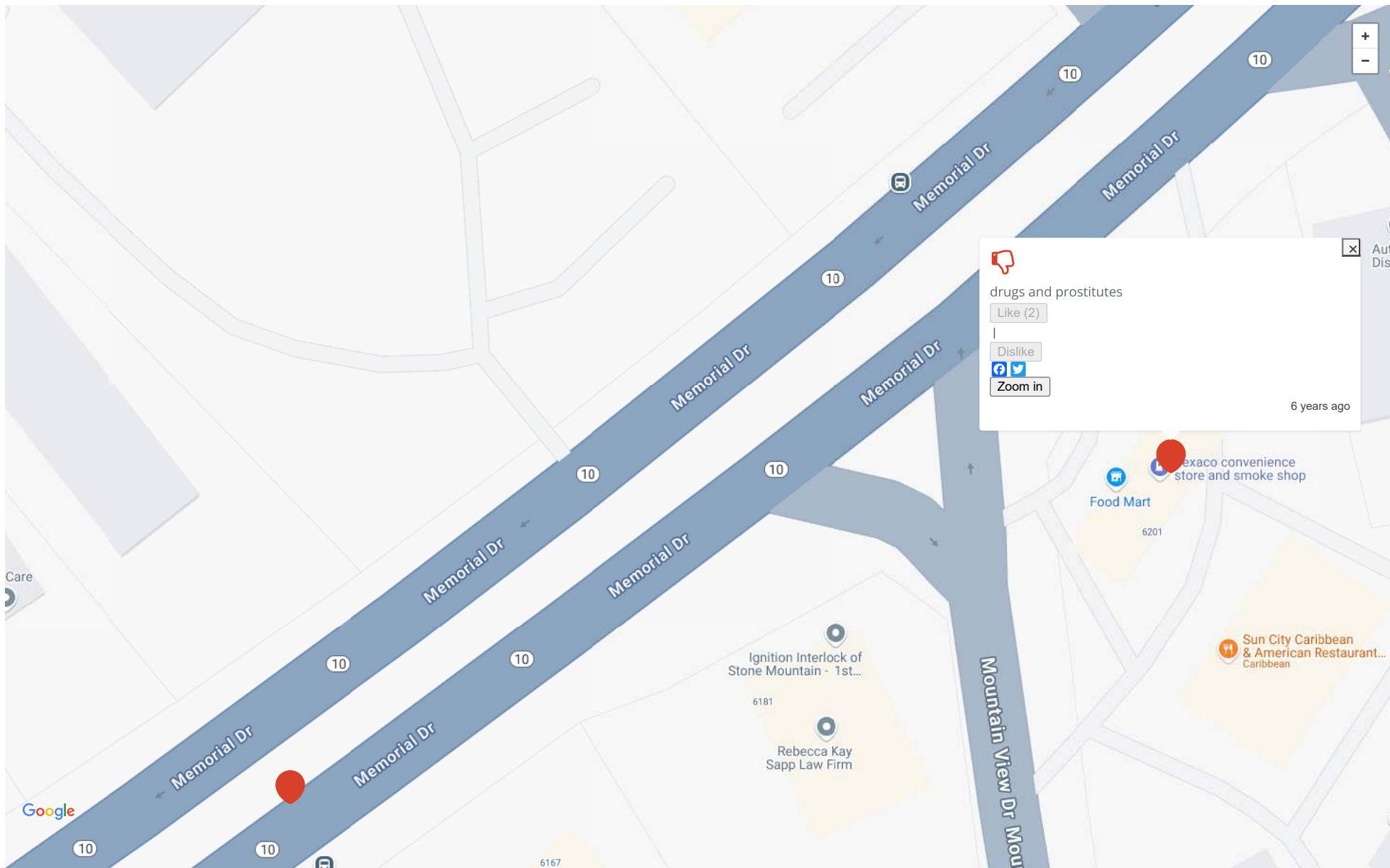
I

Dislike (1)



Zoom in

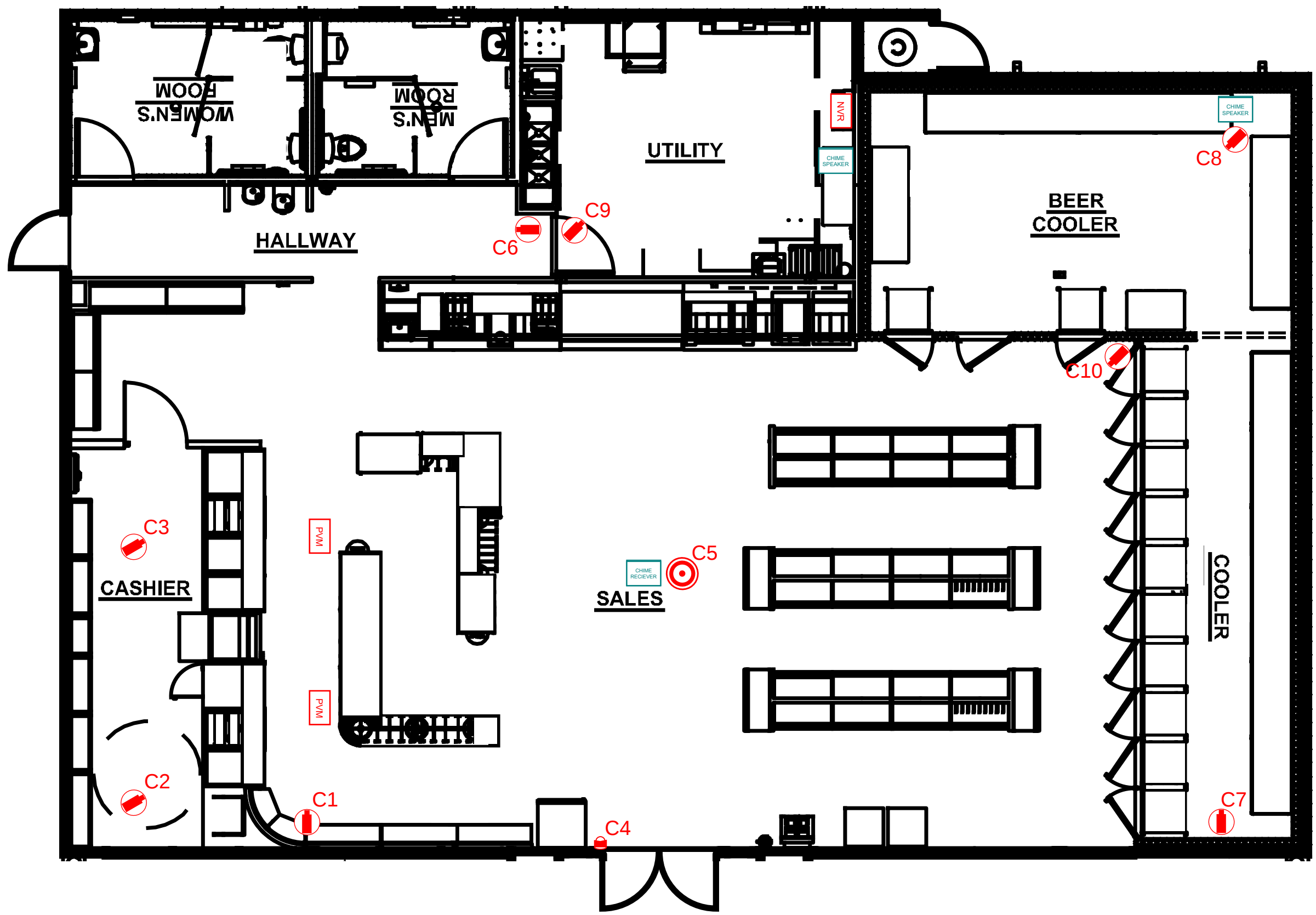
6 years ago



 Dome Camera

 Door Jamb Camera

 360 Fish-eye Camera



SENSITIVE INFORMATION:
THESE DRAWINGS ARE NOT
TO BE REDISTRIBUTED OR
COPIED WITHOUT PROPER
AUTHORIZATION.

MUSA #7906

STORE SIZE: 1400

Security Integrator

**OWL**

OWL Services/CBE Inc.
645 S McDonough Street
Montgomery, AL 36104
334-265-8903

REVISIONS

CHECKED BY:
DRAWN BY: JEREMY ALVAREZ
DOCUMENT DATE: 03/20/2025

SECURITY PLAN

