File #: 2018-1854
File Status: Public Hearing

Public Hearing: YES ☒ NO ☐
Department: Planning & Sustainability

SUBJECT:
COMMISSION DISTRICT(S): 3 & 6
D.3 Obewy Ojebe SLUP-18-22123
PETITION NO: SLUP-18-22123

PROPOSED USE: Salvage Yard
LOCATION: 2428 Moreland Avenue
PARCEL NO.: 15-080-07-007

INFORMATION CONTACT: Marian Eisenberg
PHONE NUMBER: 404-371-4922

PURPOSE:

To request a Special Land Use Permit (SLUP) to allow a salvage yard within an M (Light Industrial) District in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Article 4.2.44 Supplemental Regulations of the DeKalb County Code. The property is located on the east side of Moreland Avenue and the north side of Bailey Street at 2428 Moreland Avenue, Atlanta, Georgia. The property has approximately 165 feet of frontage along the east side of Moreland Avenue and approximately 321 feet of frontage along the north side of Bailey Street and contains 2 acres.

RECOMMENDATION:
COMMUNITY COUNCIL: Approval Conditional

PLANNING COMMISSION: N/A

PLANNING STAFF: Approval with Conditions

PLANNING STAFF ANALYSIS: Located on a major arterial in an industrial zoned district, the existing salvage yard is compatible with other industrial uses in the area. Given that the site is located along a major arterial (Moreland Avenue), it appears the existing salvage yard has little impact on traffic. The proposed use is consistent with the following Industrial plan policy of the 2035 Comprehensive Plan: Locate industrial centers in areas with good access to highways. The applicant has met with the community and Planning Staff and has
agreed to incorporate landscaping and site design to soften or shield views of buildings and parking lots,
loading docks, etc. Therefore, the Department of Planning and Sustainability recommends “APPROVAL” of
the SLUP request to operate the existing salvage yard site subject to the following attached recommended conditions:

PLANNING COMMISSION VOTE: N/A

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval Conditional 8-0-0. The approval was
based on fulfillment by the applicant of the actions requested by the CC3 Board at the April meeting. The
applicant cleaned out the yard, added a screening fence and shrubbery, and opened a 2nd entrance to improve
traffic circulation into and out of the property. The applicant stated that no engines are processed on-site and
are purchased with fluids already drained out.
SLUP-18-22123 RECOMMENDED CONDITIONS

1. Allow the existing salvage yard on the subject site as depicted on the site plan stamped received by the Planning and Sustainability Department on March 21, 2018. Said site plan is conceptual and is subject to District M (Light-Industrial) development standards unless variances are obtained from appropriate regulatory authorities.

2. The site shall be limited to the existing building on the subject site. Any building expansion will require approval of another Special Land Use Permit (SLUP).

3. Limit to one (1) curb cut on Bailey Street, entrance only and one (1) curb cut on Moreland Avenue, exit only subject to approval of the Department of Public Works, Transportation Division and the Georgia Department of Transportation (GDOT).

4. Customer unloading and deliveries will enter site through the fence from Bailey Street gate and exit site on Moreland Avenue. All unloading and deliveries will be behind the enclosed fenced area.

5. Bailey Street loading dock area shall be used for transport containers only.

6. Provide directional arrow on pavement or signage to direct flow of traffic entering and exiting the site.

7. Limit and label customer parking along Bailey Street frontage to four (3 + 1 handicapped) striped spaces.

8. Limit and label striped parking spaces on Moreland Avenue for employees only.

9. All storage (vehicle & household items) shall be kept within enclosed fenced area.

10. Plant four (4) street trees 30 feet on center along Moreland Avenue property frontage, subject to approval by the DeKalb County Arborist.

11. Plant evergreen shrubbery (i.e. Dwarf Burford Holly) along Bailey Road to screen exterior of fence, subject to approval by the DeKalb County Arborist.

12. Refuse areas shall not be visible from the public street.

13. Provide security lighting on site.
DeKalb County Department of Planning & Sustainability
330 Ponce De Leon Avenue, Suite 300
Decatur, GA 30030
(404) 371-2155 / plandev@dekalbcountyga.gov

Planning Commission Hearing Date: July 10, 2018, 6:30 P.M.
Board of Commissioners Hearing Date: July 24, 2018, 6:30 P.M.

Staff Analysis
Case No.: 2018-1854/ SLUP-18-22123
Agenda #: D.3

Location/Address: The east side of Moreland Avenue
and the north side of Bailey Street
at 2428 Moreland Avenue, Atlanta,
Georgia.

Parcel ID: 15-080-07-007

Commission District: 3  Super District: 6

Request: To request a Special Land Use Permit (SPLUP) to allow a salvage yard within an
M (Light Industrial) District in accordance with Chapter 27, Article 4, Table 4.1
Use Table and Article 4.2.44 Supplemental Regulations of the DeKalb County
Code.

Property Owners: Danny D Wonn

Applicant/Agent: Obewy Ojebe

Acreage: 2 Acres

Existing Land Use: Salvage Yard

Surrounding Properties: Tractor Trailer Parking & various Industrial Uses

Adjacent & Surrounding Zoning: North, South & East: M (Light Industrial) District
West: Industrial District (City of Atlanta)

Comprehensive Plan: Light Industrial (LIND)  Consistent X

<table>
<thead>
<tr>
<th>Proposed Building Square Feet: No planned expansion</th>
<th>Existing Building Square Feet: 5,108 Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Lot Coverage: N/A</td>
<td>Existing Lot Coverage: &lt;80%</td>
</tr>
</tbody>
</table>
**SUBJECT PROPERTY**

The subject site is located at the northeast intersection of Moreland Avenue and Bailey Street in unincorporated DeKalb County. The front entrance to the site is on Moreland Avenue (a four-lane major arterial with a middle turn lane). Moreland Avenue has sidewalks with curb and gutter. Bailey Street (a local street) has only curb and gutter.

The site, (Piscon Guardian Overseas auto salvage yard) is developed with a one (1) story concrete building with an approximate 8-foot high iron fence facing Moreland Avenue. An approximate 8-foot high aluminum fence exists along the Bailey Street frontage. Salvaged automobiles are kept in the yard enclosed by the fencing. During an initial site visit, Planning Staff observed a loading dock for large truck containers as well as storage for automobiles that were stacked and parked to the edge of Bailey Street. Various types of automotive vehicles were parked within the front and side yard setbacks along Moreland Avenue in violation of Article 4.2.44.C which prohibits any activity or vehicle storage within 50 feet of the street right-of-way. A second site visit by Planning Staff observed that all vehicles have been removed from the front yard and there were no vehicles being stored along the Bailey Street frontage. Additional grass had been planted along the corner of Moreland Avenue and Bailey Street. It appears the applicant has made a sincere effort to clean up the property. Staff has requested shrubbery along the property frontage.

The site is located in an industrial area and is surrounded by a mixture of industrial uses along Moreland Avenue. Across from the site along Bailey Street consists of wooded undeveloped property and Cornerstone of Praise Christian Ministries.

**ZONING HISTORY**

The 2.00-acre site is zoned M (Light Industrial). It has been zoned M since the adoption of the DeKalb County Zoning Code in 1955.

**PROJECT ANALYSIS**

Per the submitted documentation, the site has been operating as an export and salvage business for 5 years. The company (Piscon Guardian Overseas) exports household goods, appliances, new and used salvaged vehicles and parts to clientele in Africa, the Caribbean, the Middle East and South-East Asia. No goods or parts are sold at this location.

Per the DeKalb County Code, Article 4.1.3 Use Table, a salvage yard is a permitted use within the M (Light-Industrial) zoning district with an approved Special Land Use Permit (SLUP) from the Board of Commissioners. The purpose of this application is to bring the existing business into compliance.

**COMPLIANCE WITH DISTRICT STANDARDS**

Per the chart below, it appears the proposed use and building on the site can comply with minimum development standards of the M (Light Industrial) District per the DeKalb County Zoning Ordinance.

<table>
<thead>
<tr>
<th>STANDARD</th>
<th>REQUIREMENT</th>
<th>EXISTING</th>
<th>COMPLIANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT WIDTH (M)</td>
<td>A minimum 100 feet of lot width on a public street frontage</td>
<td>Approximately 165 feet of frontage along Moreland Avenue and approximately 321 feet of frontage along the north side of Bailey Street</td>
<td>Yes</td>
</tr>
<tr>
<td>LOT AREA (C-1)</td>
<td>30,000 Square Feet</td>
<td>2 acres or 87,120 square feet</td>
<td>Yes</td>
</tr>
<tr>
<td>---------------</td>
<td>-------------------</td>
<td>-------------------------------</td>
<td>-----</td>
</tr>
<tr>
<td>FRONT BUILDING SETBACK</td>
<td>Minimum 60 Feet</td>
<td>65 Feet</td>
<td>Yes</td>
</tr>
<tr>
<td>SIDE INTERIOR SETBACK</td>
<td>Min. 20 Feet</td>
<td>Approximately 80 Feet</td>
<td>Yes</td>
</tr>
<tr>
<td>SIDE CORNER SETBACK</td>
<td>Min. 60 Feet</td>
<td>Min. 45 Feet</td>
<td>Will require a variance</td>
</tr>
<tr>
<td>REAR SETBACK</td>
<td>30 Feet</td>
<td>&gt;30 Feet</td>
<td>Yes</td>
</tr>
<tr>
<td>HEIGHT</td>
<td>Over 3 stories require Fire Department Approval</td>
<td>&lt;2-Stories</td>
<td>Yes</td>
</tr>
<tr>
<td>PARKING</td>
<td>Min. 1 space per 2,000 square feet of floor area (2.5 spaces) or maximum 1 space per 1,300 square feet of floor area (3.8 spaces)</td>
<td>No striped parking spaces in front of site.</td>
<td>However, it appears that the site can accommodate at least 4 parking spaces.</td>
</tr>
</tbody>
</table>

**Article 4.2.44 – Salvage yard, junkyard: Compliance with Supplemental Regulations**

<table>
<thead>
<tr>
<th>STANDARDS</th>
<th>REQUIREMENT</th>
<th>EXISTING</th>
<th>COMPLIANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Site Enclosure</td>
<td>Wall or opaque fence not less than 8 feet high</td>
<td>Iron fencing along Moreland Avenue property frontage &amp; aluminum fencing along Bailey Street</td>
<td>Yes. However, aluminum fencing along Bailey street needs repair or replacing.</td>
</tr>
<tr>
<td>B. Activity or vehicle storage location</td>
<td>Not within 100 feet of residential zoned or used properties.</td>
<td>Vehicle storage is not within 100 feet of residential zoned properties</td>
<td>Yes</td>
</tr>
<tr>
<td>C. Location from right-of-way</td>
<td>Not within 50 feet of the street right-of-way</td>
<td>On second site visit, Staff observed no vehicles parked within 50 feet of the right-of-way</td>
<td>Yes</td>
</tr>
</tbody>
</table>
D. Location from side & rear property lines
   Not within 50 feet of side or rear property lines unless adjacent property is zoned industrial
   Staff observation and aerial photos depict vehicles parking within 50 feet of side & rear property line
   Yes. Adjacent & surrounding properties zoned industrial

E. Location from institutional uses
   Not within 300 feet of any property used for a school, park, playground or hospital
   Staff observed a church within 300 feet of the site which does not conflict with the standard.
   Yes

F. Automobile salvage parts
   Sale of auto parts removed from vehicles permitted
   Not known if sale of vehicle parts
   However, per code, it would be allowed.

G. Landscape Buffer
   10 feet wide around perimeter adjacent to property not zoned C-2, M, or M-2
   Surrounding & adjacent properties zoned M
   Not Applicable

LAND USE ANALYSIS

Salvage yards are allowed in an M (Industrial) District with an approved Special Land Use Permit.

Section 7.4.6 of the DeKalb County Zoning Ordinance, “Special land use permit; criteria to be applied” states that the following criteria shall be considered in evaluating and deciding any application for a Special Land Use Permit. No application for a Special Land Use Permit shall be granted unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application, and the application is in compliance with all applicable regulations in Article 4.

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

   The approximately 2-acre site is adequate for operation of a salvage yard on the site.

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

   The proposed use is compatible with nearby industrial uses along Moreland Avenue.

C. Adequacy of public services, public facilities, and utilities to serve the contemplated use:

   Given that the vicinity of the site along Moreland Avenue is developed with various industrial uses, it appears that there are adequate public services, public facilities and utilities to serve the existing salvage yard on the site.

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

   Given that Moreland Avenue is a four-lane major arterial with a middle turn lane, there is sufficient traffic carrying capacity for the existing salvage yard.
E. Whether or not existing land uses located along access routes to the site would be adversely affected by the character of the vehicles or the volume of traffic to be generated by the proposed use:

The character of vehicles or volume of traffic generated by the salvage yard should not adversely impact existing industrial land uses along access routes to the site.

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

The site can be accessed from Moreland Avenue or Bailey Street by pedestrian, passenger and emergency vehicles.

G. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration that would be generated by the proposed use:

The existing salvage yard should not create adverse impacts upon any adjoining industrial land use due to noise, smoke, odor, dust or vibration.

H. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use:

The existing hours of operation (9:00a.m. to 5:00p.m.) should not create adverse impacts upon any adjoining industrial land uses, given that the subject site is on a major arterial.

I. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.

The manner of operation should not create adverse impacts upon adjoining land uses.

J. Whether or not the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.

The existing salvage yard would be consistent with the requirements of the M (Light-Industrial) zoning district only if a Special Land Use Permit (SLUP) is approved for the proposed use on the site by the Board of Commissioners and site met development requirements per Article 4.2.44.

K. Whether or not the proposed use is consistent with the policies of the comprehensive plan.

Located within a Light Industrial Character area, the existing salvage yard is consistent with the following plan policies and strategies of the 2035 Comprehensive Plan: Direct development to industrial districts located in areas with compatible soils drainage and other environmental characteristics; and Locate industrial centers in areas with good access to highways. However, Planning Staff notes that the existing salvage yard is inconsistent with the following Industrial plan policy: Incorporate landscaping and site design to soften or shield views of buildings and parking lots, loading docks, etc.

L. Whether or not the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located.

Transitional buffer zones are not required along property lines for the proposed use.

M. Whether or not there is adequate provision of refuse and service areas.

Adequate refuse areas will be provided.

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

The existing salvage yard should not be limited to any length of time on the subject site.
O. Whether or not the size, scale, and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale, and massing of adjacent and nearby lots and buildings:

The existing salvage yard has a 1-story 5,108 square foot building consistent in size, scale and massing of nearby industrial buildings in the area.

P. Whether the proposed plan would adversely affect historic building sites, districts, or archaeological resources:

It does not appear that the existing salvage yard will adversely affect historic building sites, districts, or archaeological resources.

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

The existing salvage yard does not satisfy all the supplemental use regulations required in Article 4.2.44 (see above chart).

R. Whether or not the proposed building as a result of its proposed height, would create a negative shadow impact on any adjoining lot or building:

There will be no negative shadow impact on any adjoining lot.

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

The proposed use would provide consumers with option for automobile salvage in the area.

Staff Recommendation: APPROVAL WITH CONDITIONS

Located on a major arterial in an industrial zoned district, the existing salvage yard is compatible with other industrial uses in the area. Given that the site is located along a major arterial (Moreland Avenue), it appears the existing salvage yard has little impact on traffic. The proposed use is consistent with the following Industrial plan policy of the 2035 Comprehensive Plan: Locate industrial centers in areas with good access to highways. The applicant has met with the community and Planning Staff and has agreed to incorporate landscaping and site design to soften or shield views of buildings and parking lots, loading docks, etc. Therefore, the Department of Planning and Sustainability recommends “APPROVAL” of the SLUP request to operate the existing salvage yard site subject to the following recommended conditions:

1. Allow the existing salvage yard on the subject site as depicted on the site plan stamped received by the Planning and Sustainability Department on March 21, 2018. Said site plan is conceptual and is subject to District M (Light-Industrial) development standards unless variances are obtained from appropriate regulatory authorities.

2. The site shall be limited to the existing building on the subject site. Any building expansion will require approval of another Special Land Use Permit (SLUP).

3. Limit to one (1) curb cut on Moreland Avenue and one (1) curb cut on Bailey Street subject to approval of the Department of Public Works, Transportation Division and the Georgia Department of Transportation (GDOT).

4. Customer drop-off and deliveries will enter site through side gate on Bailey Street and exit site on Moreland Avenue. All unloading and deliveries will be behind the enclosed fenced area.
5. Bailey Street loading dock will only be used to fill large containers to transport items to shipping and final distribution.

6. Provide directional arrow on pavement or signage to direct flow of traffic entering and exiting the site.

7. Limit and label customer parking along Bailey Street frontage to four (3 + 1 handicapped) striped spaces.

8. Limit and label striped parking spaces on Moreland Avenue for employees only.

9. All storage (vehicle & household items) is prohibited from front yard and side yards. All items shall be kept within enclosed fenced area.

10. Plant four (4) street trees 30 feet on center along Moreland Avenue property frontage, subject to approval by the DeKalb County Arborist.

11. Plant evergreen shrubbery (i.e. Dwarf Burford Holly) along Bailey Road to screen exterior of fence, subject to approval by the DeKalb County Arborist.

12. Refuse areas shall not be visible from the public street.

13. Provide security lighting on site.

**Attachments:**

1. Department and Division Comments

2. Application

3. Site Plan

4. Zoning Map & Land Use Map

5. Aerial Photograph/Site Photographs
NEXT STEPS

Following an approval of this modification action, one or several of the following may be required:

- **Land Disturbance Permit** (Required for new building construction on non-residential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.)

- **Building Permit** (New construction or renovation of a building (interior or exterior) may require full plan submittal or other documentation. Zoning, site development, watershed and health department standards will be checked for compliance.)

- **Certificate of Occupancy** (Required prior to occupation of a commercial space and for use of property for any business type. The issuance follows the review of submitted plans if required based on the type occupancy.)

- **Plat Approval** (Required if any parcel is being subdivided, re-parceled, or combined. Issued “administratively”: no public hearing required.)

- **Sketch Plat & Final Plat Approval** (Required for the subdivision of property into three lots or more. Requires a public hearing by the Planning Commission.)

- **Overlay Review** (Required review of development and building plans for all new construction or exterior modification of building(s) located within a designated overlay district.)

- **Historic Preservation** (A Certificate of Appropriateness is required for any proposed changes to building exteriors or improvements to land when located within the Druid Hills or the Soapstone Geological Historic Districts. Historic Preservation Committee public hearing may be required.)

- **Variance** (Required to seek relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)

- **Minor Modification** (Required if there are any proposed minor changes to zoning conditions that were approved by the Board of Commissioners. The review is administrative if the changes are determined to be minor as described by Zoning Code.)

- **Major Modification** (Required submittal of a complete zoning application for a public hearing if there are any proposed major changes to zoning conditions that were approved by the Board of Commissioner for a prior rezoning.)

- **Business License** (Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations).

- **Alcohol License** (Required permit to sell alcohol for consumption on-site or packaged for off-site consumption. Signed and sealed distance survey is required. Background checks will be performed.)

Each of the approvals and permits listed above requires submittal of application and supporting documents, and payment of fees. Please consult with the appropriate department/division.
Transportation Comments

N1. Midway Road is classified as a collector road (requires 35 feet from centerline, bike lanes or multiuse path, 6 foot sidewalk and street lights). Beech Drive is classified as a local road (requires 27.5 feet right of way dedication from centerline, 5 foot sidewalk, and street lights). Verify that street offsets meet Section 14-200 (6) of the Land Development Code. Verify that intersection and stopping sight distance (per AASHTO) are met.

N2. Moreland Ave is a state route. GDOT review and permits are required. Moreland Ave is classified as a major arterial (requires 50 foot right of way dedication from centerline, bike lanes or multiuse path, 6 foot sidewalk and street lights). Bailey St is a minor arterial (requires 40 foot right of way dedication from centerline, bike lanes or multiuse path, 6 foot sidewalk, and street lights). Restrict parking along frontage of Bailey Street. Relocate existing access point farther from the intersection of Moreland Ave. Only one access point allowed on Bailey Street.

N3. Midway Road is classified as a collector road (requires 35 feet from centerline, bike lanes or multiuse path, 6 foot sidewalk and street lights). Tocoma Way is classified as a local road (requires 27.5 feet right of way dedication from centerline, 5 foot sidewalks and street lights). Locate driveway on lot 5 away from sharp curve. Extend sidewalks to the intersection of Tocoma Way and Midway Road on Tocoma Way for Midway Elem School access.

N4. ROW is within the City of Atlanta. COA review and permits required. No additional comments.

N5. Mountain Drive is a state route. GDOT review and approval is required. Verify sight distance (per AASHTO standards) for vehicles exiting the site. Mountain Drive is classified as a collector (requires 35 feet from centerline, bike lanes or multiuse path, 6 foot sidewalk and street lights). Verify that site driveway meets offset requirements in code section 14-200 (6). Verify length of queuing area for turn lanes in adequate at the intersection of access point and Mountain Dr. Code section 14-200 (5) requires 3 access points for 271 units. Extend sidewalks to existing sidewalks to the south near the intersection of Mountain Drive at Memorial Drive.

N6. Valley Brook Road is classified as a minor arterial (requires 40 feet from centerline, bike lanes or multiuse path, 6 foot sidewalk and street lights). Verify sight distance (stopping and intersection) for road near Judylyn Drive. If sight distance is not met, turn lanes or other improvements are required. Private alley may end in a turn around. If the interior streets are planned to be public, public alleys must connect to public streets and local roads require a 55 foot right of way, 6 foot sidewalk and streetlights. It appears that part of the proposed development is located on the existing Ford Place right of way. This will need to be corrected or the right of way abandoned.

N7. No comments.
N8. Parcel 15—62-02-005 is located within the Hidden Hills overlay district. The overlay requirements trump the zoning and land development codes. In areas where the overlay is silent, the zoning then the land development code is applied. Panola Road is a major arterial (requires 50 feet from centerline, bike lanes or multiuse path, 6 foot sidewalk and street lights). Limit access point to right in/right out on Panola Road due to vehicle paths crossing multiple lanes, including 2 left turn lanes for the intersection of Panola Road at Redan Road. Redan Road is classified as a minor arterial (requires 40 feet from centerline, bike lanes or multiuse path, 6 foot sidewalk and street lights).

N9. Pleasant Hill Road is classified as a minor arterial requires 40 feet from centerline, bike lanes or multiuse path, 6 foot sidewalk and street lights). Per code section 14- 200 (5) 214 units requires 3 access points. Verify that intersection and stopping sight distance (per AASHTO) are met prior to submitting for a land development permit.
**DEKALB COUNTY GOVERNMENT**  
**PLANNING DEPARTMENT**  
**DISTRIBUTION FORM**

**NOTE:** PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MADOLYN SPANN ASPANN@DEKALBCOUNTYGAGOV OR JOHN REID JREID@DEKALBCOUNTYGAGOV

**COMMENTS FORM:**  
**PUBLIC WORKS TRAFFIC ENGINEERING**

<table>
<thead>
<tr>
<th>Case No.: SLUP-18-22123</th>
<th>Parcel I.D.: 15-086-07-007</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 2428</td>
<td></td>
</tr>
<tr>
<td>Moreland Ave</td>
<td></td>
</tr>
<tr>
<td>Atlanta GA</td>
<td></td>
</tr>
</tbody>
</table>

**Adjacent Roadway (s):**

<table>
<thead>
<tr>
<th>Classification</th>
<th>Capacity (TPD)</th>
<th>Latest Count (TPD)</th>
<th>Hourly Capacity (VPH)</th>
<th>Peak Hour. Volume (VPH)</th>
<th>Existing number of traffic lanes</th>
<th>Existing right of way width</th>
<th>Proposed number of traffic lanes</th>
<th>Proposed right of way width</th>
</tr>
</thead>
</table>

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 67th 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:**

Plants and field reviewed. No problem that would interfere with traffic flow.

Signature: Jerry White
4/16/2018

To: Ms. Madolyn Spann, Planning Manager  
    Mr. John Reid, Senior Planner  
From: Ryan Cira, Environmental Health Manager  
Cc: Alan Gaines, Technical Services Manager  
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.
N.1


3446 Midway Road, Decatur, GA

☐ Amendment

- Please see general comments.
- Agenda that does not include N1 SLUP 18 22129. It has been removed from the agenda and the agenda has been re-numbered.

N.2

SLUP-18-22123

2428 Moreland Avenue, Atlanta, GA

☐ Amendment

- Please see general comments.
- Agenda that does not include N1 SLUP 18 22129. It has been removed from the agenda and the agenda has been re-numbered.

N.3


3392,3298,3402 and 3408 Midway Road, Decatur, GA

☐ Amendment

- Please see general comments.
- Septic system installed on properties 3392 on 10/27/95, 3402 on 04/11/75 and 3408 on 8/18/82.

N.4

CZ-18-22135 2018-1856 15-179-11-001

2028 Memorial Drive, Atlanta, GA

☐ Amendment

- Please see general comments.
DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE M ALEXANDER mmalexander@dekalbcountyga.gov OR JOHN REID jreid@DEKALBCOUNTYGA.GOV

COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER

Case No.: SLUP-18-22123/2018-1854

Parcel I.D. #: 15-080-07-007

Address: 2428 Moreland Avenue

Atlanta, Georgia

WATER:

Size of existing water main: 8" DI Water Main (adequate/inadequate)

Distance from property to nearest main: Adjacent to Property

Size of line required, if inadequate: N/A

SEWER:

Outfall Servicing Project: South River Basin

Is sewer adjacent to property: Yes ( ) No (X) If no, distance to nearest line: Approximately 1,449 Feet South and 3,028 East of the Property

Water Treatment Facility: Snapfinger WTF () adequate () inadequate


COMMENTS:

* Please note that the sewer capacity has not been reviewed or approved for this project. A Sewer Capacity Request (SCR) must be completed and submitted for review. This can be a lengthy process and should be addressed early in the process.

Signature: [Signature]

[Signature]
SPECIAL LAND USE PERMIT APPLICATION

Date Received: Application No.: SLUP-18-22123

APPLICANT NAME: OBENW

Daytime Phone#: Fax#: 678 362 1211

Mailing Address: 2428 MORELAND AVE ATLANTA GA 30326

E-mail: obewn@yahoo.com

OWNER NAME: DANNY D. WASHINGTON

Daytime Phone#: Fax#: 770 882 8278

Mailing Address: 123 Constitution Rd.

Email: 

SUBJECT PROPERTY ADDRESS OR LOCATION: 2428 MORELAND AVE ATLANTA

DeKalb County, GA, 

District(s): 15 Land Lot(s): 080 Block(s): 07 Parcel(s): 007

Acreage or Square Feet: 2.96 Commission District(s): 3 6 Existing Zoning: M

Proposed Special Land Use (SLUP): SHIPPING & SAVAGE YEAR

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

Owner: Agent: ✓ Signature of Applicant:

(Printed Name of Applicant: OBENW)

Notary Signature and Seal

SORAYA HARDAY
Notary Public, Georgia
Henry County
My Commission Expires 11/11/2021
PUBLIC NOTICE

TO

REQUEST FOR A SPECIAL LAND USE PERMIT.

Filed by: Piscon Guardian Overseas Inc.

Located at: 2428 Moreland Ave. Atlanta Ga 30315.

Current use: Shipping and salvage yard.

Proposed use: Shipping and salvage yard.

Hours of Operation

Current: Mon.- Sat. 9am 5am.

PRE-SUBMITTAL COMMUNITY MEETING TO TAKE PLACE AT:

Piscon Guardian Overseas Inc.

Location: 2428 Moreland Ave., Atlanta, Ga 30315.

Date & Time: Friday November 10, 2017 at 7.00 pm
Purpose of today's community meeting.

I thank everybody for being able to attend this community meeting as required by the county for an application for SLUP. I apologize for taking your time this Friday evening. I hoped this will not take more time than necessary.

We Have been in business in this location for about 5 years. We are registered with the state as Piscon Guardian Overseas Inc.

We do export of household goods, appliances, new and used salvaged vehicles and parts for our clients to Africa, the Caribbean, the Middle east and South east Asia. We do not sell any of these goods and parts here. In order to make the necessary changes to maintain and grow our business the code requires us to get the SLUP.

That is the purpose of this meeting as required by the county ordinance to address the concerns of the neighbour.

I know the concerns of the neighbours are noise, traffic and trash. We have implemented that no delivery or pick up on the street or sidewalk except inside our enclosed yard and no repairs outside the yard.

If there any other concerns of the neighbours we are here to address them and make changes where necessary.

I thank everybody here for attending.
<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Phone</th>
<th>E-Mail</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mark Brown</td>
<td>1415 Constitution</td>
<td>901-662-4402</td>
<td><a href="mailto:marlblackhali@gmail.com">marlblackhali@gmail.com</a></td>
</tr>
<tr>
<td>Robert Hill</td>
<td>2570 Horse Lane</td>
<td>678-773-6687</td>
<td><a href="mailto:blackhall09876@gmail.com">blackhall09876@gmail.com</a></td>
</tr>
<tr>
<td>Tara LeeLanai</td>
<td>2414 Horsechase Ave</td>
<td>(4) 552-5425</td>
<td><a href="mailto:taraLiesenger@gmail.com">taraLiesenger@gmail.com</a></td>
</tr>
</tbody>
</table>
Department of Planning and Sustainability SLUP Application.

The purpose of this SLUP application is to bring our present operation of shipping of engines and parts up to code as per the code enforcement official. We have been in business at the present location for 5 year.

A. We have approximately 2 acres of yard space which is adequate since we are not expanding our operation.
B. Our location is zoned light industrial. The properties close by us are light industries, repair shops and vacant wooded lots.
C. We are not adding additional utility usage or public service since we are not expanding our present capacity.
D. There is adequate capacity for traffic at our location and we are not increasing the flow of traffic more than we currently have.
E. The existing land use located along access routes will not be affected by the character and volume of traffic.
F. We have easy entry and exit in case of any emergency. We are at a corner lot with a wooded vacant lot to the east, major road to the west. A road and wooded vacant lot to the south and a repair shop to the north.
G. There will not be any adverse impact of any kind to any adjoining land use.
H. There will not be any adverse impact upon any land use by reason of our hour of operation which is from 9am to 5pm.
I. There will not be any adverse effect on any adjoining land use as a by reason of the manner of operation.
J. The plan is consistent with requirement of the zoning district classification.
K. The use is consistent with policies of Comprehensive plan.
L. The plan provides for all the required buffer zones required by the regulation of the district.

M. There is provision for refuse service by the county.

N. We request the permit be limited for 10 years renewable thereafter.

O. We are not proposing to put up a new structure. The permit is for the enclosed yard.

P. It will not impact any historical buildings, sites, districts and archaeological resources.

Q. The proposed use satisfies the requirements contained within the Supplemental Regulations for such land use permit.

R. We are not putting any new or remodeling any existing structure.

S. The proposed use will not result in proliferation of similar uses in the subject character area.

T. The proposed use is consistent with the needs of the neighborhood and community as a whole and will not conflict with overall objective of the comprehensive plan.
D.3
SLUP-18-22123
Future Land Use Map
Light Industrial
D.3  Z-18-22137  Site Photos

Property Frontage Along Moreland Avenue
Property Frontage Along Bailey Street