



DeKalb County Government

Manuel J. Maloof Center
1300 Commerce Drive
Decatur, Georgia 30030

Agenda Item

File #: 2019-4707

1/7/2020

File Status: Preliminary Item

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 3 & 7

Application of Tony Dawson for a Special Land Use Permit (SLUP) for an alcohol outlet (beer/wine) within an existing 1,000 square-foot convenience store in the C-1 (Local Commercial) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table of the DeKalb County Code.

PETITION NO: N1. SLUP-20-1243596 (2019-4707)

PROPOSED USE: Alcohol Outlet within existing Convenience Store

LOCATION: 3285 Glenwood Road

PARCEL NO. : 15 170 13 003

INFO. CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

Application of Tony Dawson for a Special Land Use Permit (SLUP) for an alcohol outlet (beer/wine) within an existing 1,000 square-foot convenience store in the C-1 (Local Commercial) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table of the DeKalb County Code. The property is located on the south side of Glenwood Road, approximately 120 feet west of Glenvalley Drive, at 3285 Glenwood Road, Decatur, Georgia. The property has approximately 210 feet of frontage along Glenwood Road and contains 0.93 acre.

RECOMMENDATION:

COMMUNITY COUNCIL: Denial.

PLANNING COMMISSION: Pending.

PLANNING STAFF: Approval with Conditions.

STAFF ANALYSIS: The proposed request for an alcohol outlet as an accessory use to a convenience store is required to obtain a Special Land Use Permit (SLUP) since it is located in the C-1 (Local Commercial) zoning district. The proposed renovation of the existing convenience store on the subject property (see attached conceptual elevation) is consistent with the policy and strategy of the Commercial Redevelopment Corridor (CRC) future land use designation to upgrade the appearance of existing older commercial buildings with

façade improvements (CRC Policy #20). The proposed accessory use within an existing convenience store (Glenwood Road) should have little impact on traffic and is compatible with nearby convenience store and commercial developments along Glenwood Road (Section 27-7.46.B & D). Therefore, it is the recommendation of the Planning Department that the application be "Approved, with Staff's recommended conditions".

PLANNING COMMISSION VOTE: Pending

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Denial 9-0-0. As reasons for the recommendation, CC-3 Board members cited the proximity of the alcohol outlet to the day care center across the street and numerous code violations on the property.

RECOMMENDED CONDITIONS SLUP 20 1243596

- 1) Allow an alcohol outlet (beer & wine sales) in conjunction with the existing 1,000 square foot convenience store. Alcohol outlet shall not exceed 20% of the gross floor area of the convenience store.
- 2) Provide landscaping along Glenwood Road as shown on conceptual site plan dated 10/30/19 and as approved by the County Arborist.
- 3) Existing convenience store shall be renovated similar to the submitted conceptual elevations.
- 4) Demonstrate compliance with minimum parking requirements and provide striped parking spaces in the existing parking lot prior to the issuance of any business licenses or alcohol licenses.
- 5) Compliance with the Alcohol Ordinance.

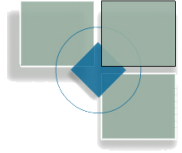


DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 500

Decatur, GA 30030

(404) 371-2155 / plandev@dekalbcountyga.gov



Michael Thurmond
Chief Executive Officer

Planning Commission Hearing Date: January 7, 2020, 6:30 P.M.

Board of Commissioners Hearing Date: January 28, 2020 6:30 P.M.

STAFF ANALYSIS

Case No.:	SLUP-20-1243596	Agenda #: N-1
Location/ Address:	3285 Glenwood Drive, Decatur, Georgia	Commission District: 3 Super District: 7
Parcel ID:	15 170 13 003	
Request:	For a Special Land Use Permit (SLUP) for an alcohol outlet (beer/wine) within an existing 1,000 square foot convenience store in the C-1 (Local Commercial) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table of the DeKalb County Code.	
Property Owner:	Buford Dam Ventures LLC	
Applicant/Agent:	Tony Dawson	
Acreage:	.93	
Existing Land Use:	Convenience Store	
Surrounding Properties:	A convenience store/food mart, hardware store, and vacant lot to the west; single-family homes, vacant buildings, a funeral home, and a Chevron gas station to the north and northeast across Glenwood Road; tire sales businesses and the Glenwood Crossing Shopping Center to the east; and an auto storage yard and single-family subdivision to the south.	
Adjacent Zoning:	North: C-1 & R-75 South: R-75 East: C-1 West: C-1	
Comprehensive Plan:	CRC	Consistent <input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/>
Proposed Density:	NA	Existing Density: NA
Proposed Units/Square Ft.:	Alcohol Outlet within existing convenience store.	Existing Units/Square Feet: 1,000 s.f. Convenience Store (no alcohol)
Proposed Lot Coverage:	NA	Existing Lot Coverage: NA

Staff Recommendation: APPROVAL WITH CONDITIONS

The proposed request for an alcohol outlet as an accessory use to a convenience store is required to obtain a Special Land Use Permit (SLUP) since it is located in the C-1 (Local Commercial) zoning district. The proposed renovation of the existing convenience store on the subject property (see attached conceptual elevation) is consistent with the policy and strategy of the Commercial Redevelopment Corridor (CRC) future land use designation to upgrade the appearance of existing older commercial buildings with façade improvements (CRC Policy #20). The proposed accessory use within an existing convenience store (Glenwood Road) should have little impact on traffic, and is compatible with nearby convenience store and commercial developments along Glenwood Road (Section 27-7.46.B & D). Therefore, it is the recommendation of the Planning Department that the application be “Approved” with the following conditions:

- 1) Allow an alcohol outlet (beer & wine sales) in conjunction with the existing 1,000 square foot convenience store. Alcohol outlet shall not exceed 20% of the gross floor area of the convenience store.
- 2) Provide landscaping along Glenwood Road as shown on conceptual site plan dated 10/30/19 and as approved by the County Arborist.
- 3) Existing convenience store shall be renovated similar to the submitted conceptual elevations.
- 4) Demonstrate compliance with minimum parking requirements and provide striped parking spaces in the existing parking lot prior to the issuance of any business licenses or alcohol licenses.
- 5) Compliance with the Alcohol Ordinance.

SUBJECT PROPERTY

The .93 acre project site is located on the south side of Glenwood Road, approximately 120 feet west of Glenvalley Drive at 3285 Glenwood Road in Decatur, Georgia. The property currently contains a convenience store with no alcohol. There are also two vacant accessory structure located behind the convenience store. The subject property is zoned C-1 (Local Commercial).

PROJECT ANALYSIS

The proposed request is to allow an alcohol outlet (beer and wine sales) within an existing 1,000 square foot convenience store as an accessory use. Since the subject property is zoned C-1 (Local Commercial), a Special Land Use Permit (SLUP) is required for the proposed accessory alcohol outlet. The subject site has approximately 210 feet of frontage along Glenwood Road. The subject site’s access is via two driveways off Glenwood Road. Glenwood Road is a four-lane major arterial road with sidewalks. The subject site’s access is via two (2) driveways off Glenwood Road. Glenwood Road is a four-lane Major Arterial Road with sidewalks. The Traffic Engineer has indicated that there are no traffic engineering concerns at this time. Therefore, ingress/egress and parking should be sufficient.

The submitted site plan and information does not show any striped parking spaces. The Zoning Ordinance requires three parking spaces for the existing 1,000 square foot convenience store. Based on a field investigation of the project site, there appeared to be enough area to provide at least three parking spaces. A recommended condition of approval by the Planning & Sustainability Department requires that the applicant demonstrate compliance with the parking ordinance and stripe all provided parking spaces prior to the issuance of any business licenses or alcohol licenses.

Additional criteria applicable to the C-1 zoning of the subject property is shown in the table below:

STANDARD		C-1 REQUIREMENT	EXISTING/PROPOSED	COMPLIANCE
LOT WIDTH		100 feet	253	YES
LOT AREA		20,000 square feet	40,511 square feet	YES
YARD SETBACKS	FRONT	60 feet	60 feet	YES
	INTERIOR SIDE	20 feet (Principal Use)	82 feet (west p/l) 86 feet (east p/l)	YES
		10 feet (Accessory Use)	12 feet (east) (accessory building) 28 feet (west) (accessory building)	YES
REAR	30 feet (Principal Use) 10 feet (Accessory Use)	60 feet 22 feet (west accessory building) 43 feet (east accessory building)	YES YES YES	
TRANS. BUFFERS		50 feet	0 feet	NO (Site was constructed circa 1998 and is a nonconforming site and no changes are being proposed).
HEIGHT		2 story	1 story	YES
PARKING		3 spaces	Not shown on site plan.	Undetermined. (Based on field investigation of the project site, there appeared to be enough area to provide at least three parking spaces. A recommended condition of approval by the Planning & Sustainability Department requires that the applicant demonstrate compliance with the parking ordinance and stripe all provided parking spaces prior to the issuance of any building permits, business licenses, or alcohol licenses).
MAX LOT COVERAGE		80%	Not shown on site plan.	YES. (Site was constructed circa 1998 and is a nonconforming site and no changes are being proposed).

Article 4.2.8 Compliance with Supplemental Regulations

<u>STANDARDS</u>	<u>COMPLIANCE</u>
1. Alcohol outlets shall not be located within 300 feet of any school building, school grounds,	YES

educational facility, college campus, or adult entertainment establishment.	
2. Alcohol outlets shall not be located within 600 feet of a substance abuse treatment center owned, operated, or approved by the state or any county or municipal government.	YES
3. Alcohol sales as an accessory use to retail shall not exceed 20% of gross floor area.	YES

ZONING ANALYSIS

The character of the surrounding area consists of a convenience store/food mart, hardware store, and vacant lot to the west in the C-1 (Local Commercial) District; single-family homes, vacant buildings, a funeral home, and a Chevron gas station to the north and northeast across Glenwood Road in the R-75 (Single-Family Residential) and C-1 (Local Commercial) Districts; tire sales businesses and the Glenwood Crossing Shopping Center to the east in the C-1 (Local Commercial) District; and an auto storage yard and single-family subdivision to the south in the R-75 (Single-Family Residential) District.

The proposed renovation of the existing convenience store on the subject property (see attached conceptual elevation) is consistent with the policy and strategy of the Commercial Redevelopment Corridor (CRC) future land use designation to upgrade the appearance of existing older commercial buildings with façade improvements (CRC Policy #20). The proposed accessory use within an existing convenience store (Glenwood Road) should have little impact on traffic, and is compatible with nearby convenience store and commercial developments along Glenwood Road.

LAND USE AND ZONING ANALYSIS

Section 27-7.4.6 of the DeKalb County Zoning Ordinance, “Special land use permit; criteria to be applied” states that the following criteria shall be applied 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.

- 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:**

Based on the submitted site plan and information, as well as field investigation of the project site, it appears that the size of the site is adequate for the use contemplated. Accessory alcohol outlets are allowed in the C-1 (Local Commercial) district, subject to approval of a SLUP. The C-1 district requires 20,000 square feet (approx. .46 acres), and the project site contains .93 acres.

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

Based on the submitted site plan and information, as well as field investigation of the project site, it appears that the proposed accessory alcohol outlet within an existing convenience store is compatible with nearby convenience store and commercial developments along Glenwood Road.

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

Based on the submitted information, it appears that public transportation facilities are adequate to service the use contemplated. There will no impact on schools since the proposed use is nonresidential. There is no burdensome impact anticipated on public utilities since the proposed use will be located in an established commercial building. The applicant will need to obtain a sewer capacity letter from the Department of Watershed Management to verify if sewer capacity is adequate.

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:

Based on the submitted site plan and information, as well as field investigation of the project site, the public street on which the proposed use is to be located is adequate and will not unduly increase traffic congestion since the existing convenience store accesses a four-lane major arterial road (Glenwood Road).

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:

Based on the submitted site plan and information, as well as field investigation of the project site, it appears that the existing land uses located along access routes to the site would not be adversely affected by the character of the vehicles or the volume of traffic generated since the proposed use will be located within an established commercial building along a major arterial road (Glenwood Road).

F. 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:

Based on the submitted site plan and information, as well as field investigation of the project site, it appears that ingress and egress to the subject property is adequate since the proposed use will be along a major arterial road (Glenwood Road) and no changes are proposed to the existing internal circulation system or to the existing access points onto Glenwood Road.

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:

There are no anticipated adverse impacts on surrounding properties due to noise, smoke, odor, dust, or vibration since it appears that the proposed accessory alcohol outlet within an existing convenience store is compatible with nearby convenience store and commercial developments along Glenwood Road.

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:

Based on the submitted information and elevations, it appears that the proposed use would not create adverse impacts on the adjoining land use by reason of the hours of operation since the hours of operation will be consistent with the current business hours of the existing convenience store.

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

See criteria "H".

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

It appears that the proposed plan is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located. Recommended conditions of approval by the Planning Department will address compliance with parking and landscaping requirements of the zoning ordinance.

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

The proposed renovation of the existing convenience store on the subject property (see attached conceptual elevation) is consistent with the policy and strategy of the Commercial Redevelopment Corridor (CRC) future land use designation to upgrade the appearance of existing older commercial buildings with façade improvements (CRC Policy #20).

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

While the site does not comply with the 50-foot transitional buffer requirement, the site is an existing non-conforming site constructed circa 1998, and no changes to the site or building area proposed.

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

Based on the submitted information, ample refuse and service areas are provided.

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

This is an existing permanent development and should not be limited in duration.

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:

Based on the submitted plan and information, the proposed use would be located in a one-story building and will comply with all minimum required building setbacks from the property line. Therefore, there are no impacts on the size, scale, and massing of adjacent and nearby lots and buildings.

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

Based on the submitted site plan and information, as well as field investigation of the project site, it does not appear that the proposed plan would adversely affect historic buildings, sites, districts, or archaeological resources.

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

Based on the submitted information, the proposed use complies with the supplemental regulations for alcohol outlets (Section 4.2.8 of the zoning ordinance) as follows: 1) The proposed alcohol outlet is not within three hundred (300) feet of any school building, school grounds, educational facility, college campus, or adult entertainment establishment; and 2. The proposed alcohol outlet is not within six hundred (600) feet of a substance abuse treatment center owned, operated, or approved by the state or any county or municipal government.

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:

Based on the submitted plan and information, as well as field investigation of the project site, the proposed use would be located in a one-story building and will comply with all minimum required building setbacks from the property line which should not create a negative shadow impact on any adjoining lot or building.

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 renovation of the existing convenience store on the subject property (see attached conceptual elevation) is consistent with the policy and strategy of the Commercial Redevelopment Corridor (CRC) future land use designation to upgrade the appearance of existing older commercial buildings with façade improvements (CRC Policy #20). The proposed accessory use within an existing convenience store (Glenwood Road) should have little impact on traffic, and is compatible with nearby convenience store and commercial developments along Glenwood Road.

Planning and Sustainability Department Recommendation: APPROVE WITH CONDITIONS

Attachments:

1. Public Works Department Comments
 - a. Land Development Division
 - b. Traffic Engineering Division
2. Watershed Management Department Comments
3. Board of Health Comments
4. Board of Education Comments
5. Application
6. Site Plan
7. Zoning Map
8. Aerial Photograph
9. Photographs



Dawson Engineering Consultants, L.L.C.

1569 Cherry Hill Road

Conyers, GA 30094

Office: 678-485-9610 / Fax: 470-207-7083

www.dawsonec.com / tonyd@dawsonec.com

Letter of Application:

- A. The zoning classification is C-1.
- B. The reason for the SLUP is for the outlet alcohol sale (beer & wine) in the existing convenience store.
- C. The existing use of the property is a convenience store with 4 gasoline pump islands located underneath and existing canopy. The existing building is also located underneath the existing canopy.

The proposed use will remain the same.

- D. The existing site has 4 pump islands. The existing building square footage is approximately 1,000sf. The height of the existing building is approximately 15'. There will be approximately 2 to 4 employees for the development. The hours of operation will be approximate 7am to 10pm.

The existing building will be aesthetically remodeled from its exiting condition.

- E. During the neighborhood meeting, it was discussed if the site will be updated to have more of a modern appeal. The community also wanted the new development to be in line with the revitalization of the Glenwood Road area.

We do anticipate that the existing building will get updated aesthetically along with new pump islands. The existing asphalt will be resealed, and any existing striping will be repainted.

We also will look at adding some additional minor landscaping to give the site more of a curb appeal.



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1569 Cherry Hill Road
Conyers, GA 30094
Office: 678-485-9610 / Fax: 470-207-7083
www.dawsonec.com / tonyd@dawsonec.com

Impact Analysis

Section 27- 7.4.6 of the Dekalb County Code states that the following criteria shall be applied in evaluating and deciding any applications for a Special Land Use Permit.

- 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 districts in which the use is proposed to be located:**

The site is existing and is approximately 0.93ac and has enough space for off street parking.

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

There are existing commercial developments located to the east and west of the existing development.

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

The site is existing with all current utilities and public facilities.

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

The site is existing with two curb cuts that allows for adequate egress/ingress.

- E. Whether or not the 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 existing land uses would not be affected adversely since the site is currently operating with the intended use.

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

There are two existing curb cuts that allow for adequate traffic flow.

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:

No adverse impacts are anticipated due to the existing use.

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 hours of operations are to be in line with the neighborhood with an anticipation of 7am to 10pm daily.

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

None are anticipated.

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 development is surrounded by mostly commercial development and therefore consistent with zoning districts.

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

The existing development is within a commercial area.

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 districts in which the use is proposed to be located:

The site is existing, and no enlarging of the building or pump islands are anticipated.

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

There is adequate area for the provision of refuse on site and will be provided.

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

The length of time should not be limited.

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 adjacent and nearby lots and buildings:

The building is existing and no anticipation enlarging of the building is proposed.

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

Not applicable.

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

The proposed use does satisfies the requirements for such special land use permit.

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

The existing building will not adversely impact the adjoining lot or building. The building height is in line with the existing commercial development around.

S. Whether the proposed use would result in a disproportional proliferation of that or similar uses in the subject character area:

The existing use will be in line with the commercial properties in the area.

ALCOHOLIC BEVERAGELI CENSES URVEY - **RETAIL SALES IN ORIGINAL PACKAGE**

To: DeKalb County, Georgia - Alcohol Licensing
330 W. Ponce De Leon Ave., 2nd Floor, Decatur, Ga. 30031

Date: 11-20-19

Applicant's Name: Winston Property Venture, LLC
Trade Name: Marathon Food Center
Business Address: 3285 Glenwood Av

BEER AND / WINE (100 YARDS MINIMUM)

- 1/266 Number of yards to the nearest church or place used primarily for religious services at:
3220 Glenwood Ave: Holy Family Baptist Church
- 1/666 yards to the nearest school building, school ground, educational facility or college campus; this includes kindergartens, or churches which have schools or kindergartens located at following address:
2541 Glenvalley Dr: Atlanta Preparatory School of the Arts
- yards to adult entertainment establishment at: _____
- yards (must be at least 200 yards for Beer or Wine) to the nearest alcohol treatment center located at: _____

LIQUOR (200 YARDS MINIMUM)

- yards to the nearest church or other place used primarily for religious services at the following address.

- yards to the nearest alcohol treatment center or adult entertainment establishment at following address.

- yards to private residence (includes houses, apartments, condos & etc). Give name if other than a house.

- yards to nearest school building, school ground and college campus; this includes kindergartens or churches which have schools or kindergartens. Give name and address on next line.

LIQUOR STORES (1,000 yards minimum)

- yards to the nearest operating liquor store. Give complete name and address on next line:

NOTE: ALL MEASUREMENTS SHALL BE MEASURED BY THE MOST DIRECT ROUTE OF TRAVEL ON THE GROUND (WALKING or DRIVING) AND SHALL BE MEASURED IN THE FOLLOWING MANNER:

- From the front door of the structure from which alcoholic beverage is to be sold or served;
- In a straight line to the nearest public sidewalk, street, highway, road or walkway;
- Along such public sidewalk, street, highway, road or walkway;
- To the front door of the building, unless you are measuring to an educational facility (schools and school grounds). When measuring to a school, the measurement stops at the nearest property line of the school.

Note: Survey drawing showing distance to the businesses described above must be attached to this survey certificate.

The undersigned surveyor has examined the subject location and has made measurements to determine compliance or non-compliance with the above distance requirements:

Signature of Land Surveyor
** Revised 09-20-05

26263
State License Number

11-20-19
Date



Stamp this form with your State Seal



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-20-1243596

Parcel I.D. #: 15-170-13-003

Address: 3285 Glenwood Road

Decatur, Georgia

WATER:

Size of existing water main: 8" CI 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: Shoal Creek Basin

Is sewer adjacent to property: Yes (X) No () If no, distance to nearest line: _____

Water Treatment Facility: Snappfinger Creek WTF () adequate () inadequate

Sewage Capacity: * (MGPD)

Current Flow: 21.77 (MGPD)

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.

THIS SITE IS LOCATED W/IN A SEWER CAPACITY
RESTRICTED AREA. A SEWER ACTION PLAN WILL
MOST LIKELY BE REQUIRED. MJO

Signature: 



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

N-1

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MADOLYN SPANN MSPANN@DEKALBCOUNTYGA.GOV OR JOHN REID JREID@DEKALBCOUNTYGA.GOV**

**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLUP-20-1243596 Parcel I.D. #: 15 170 13, 003

Address: 3285
Glenwood Rd
Decatur, GA.

Adjacent Roadway (s):

(classification)	(classification)

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

Please provide additional information relating to the following statement.

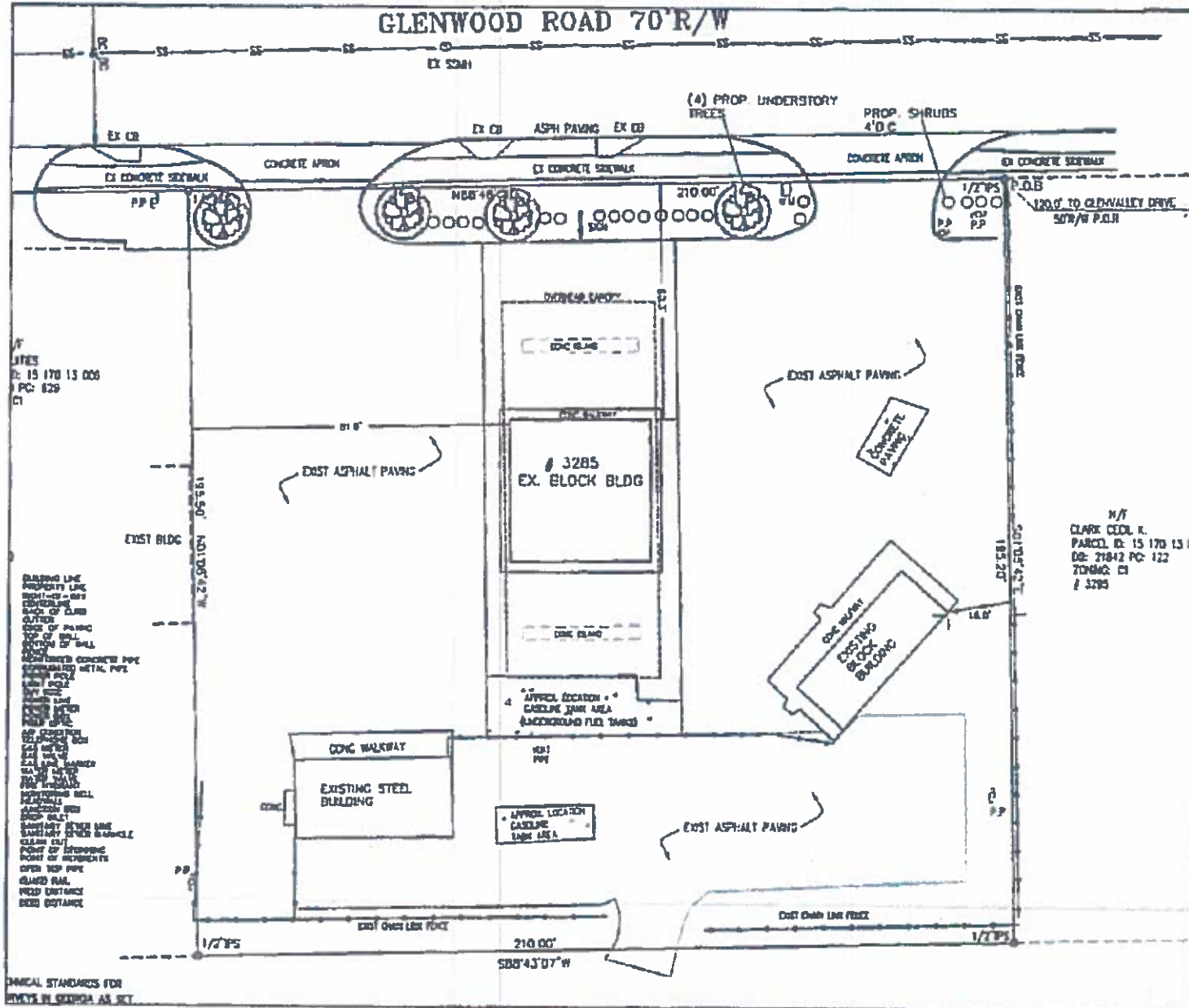
According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7TH Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____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

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

COMMENTS:

PLANS AND FIELD REVIEWED. NO PROBLEM THAT
WOULD INTERFERE WITH TRAFFIC FLOW.
12-7-19

Signature: Jerry White

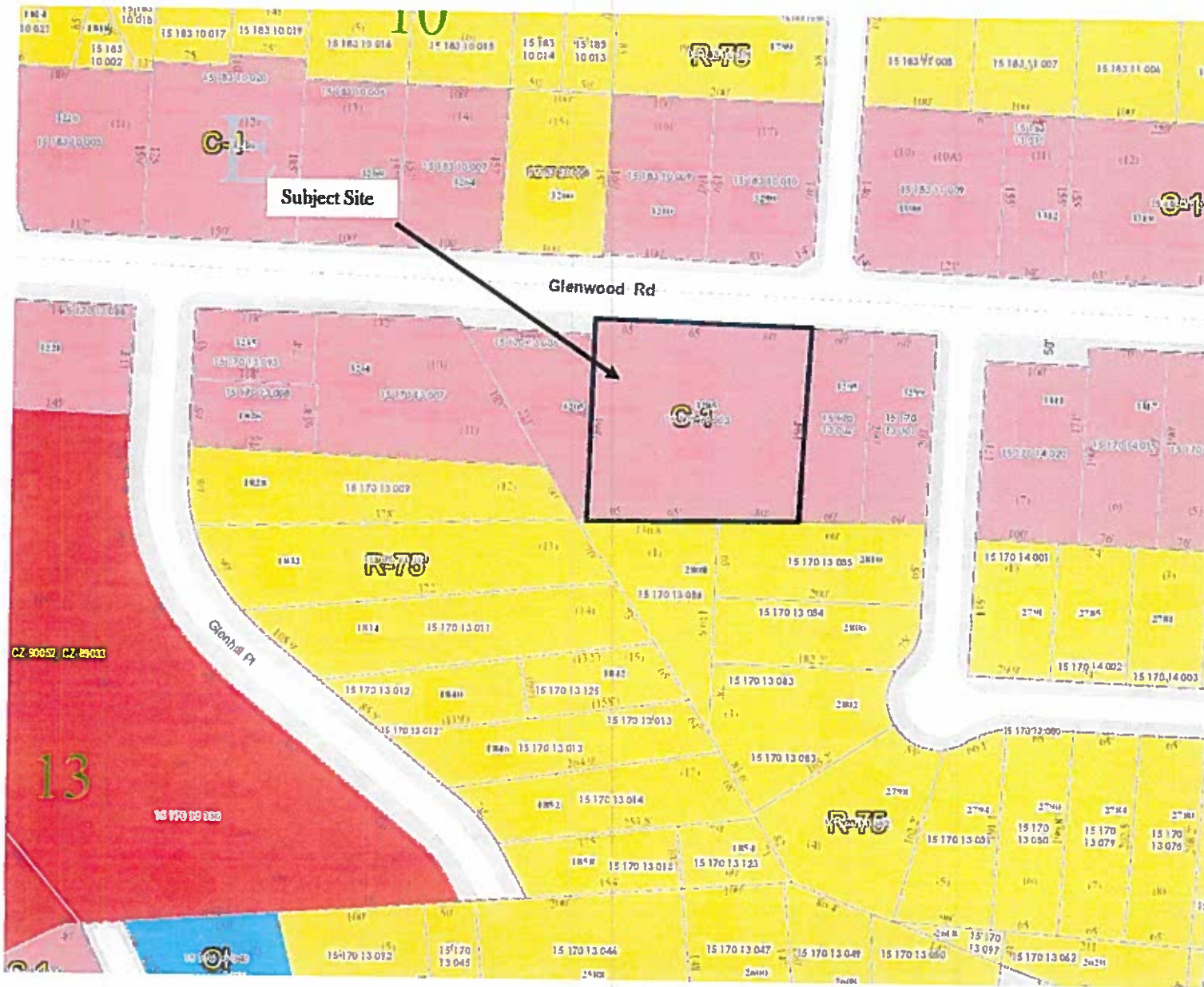


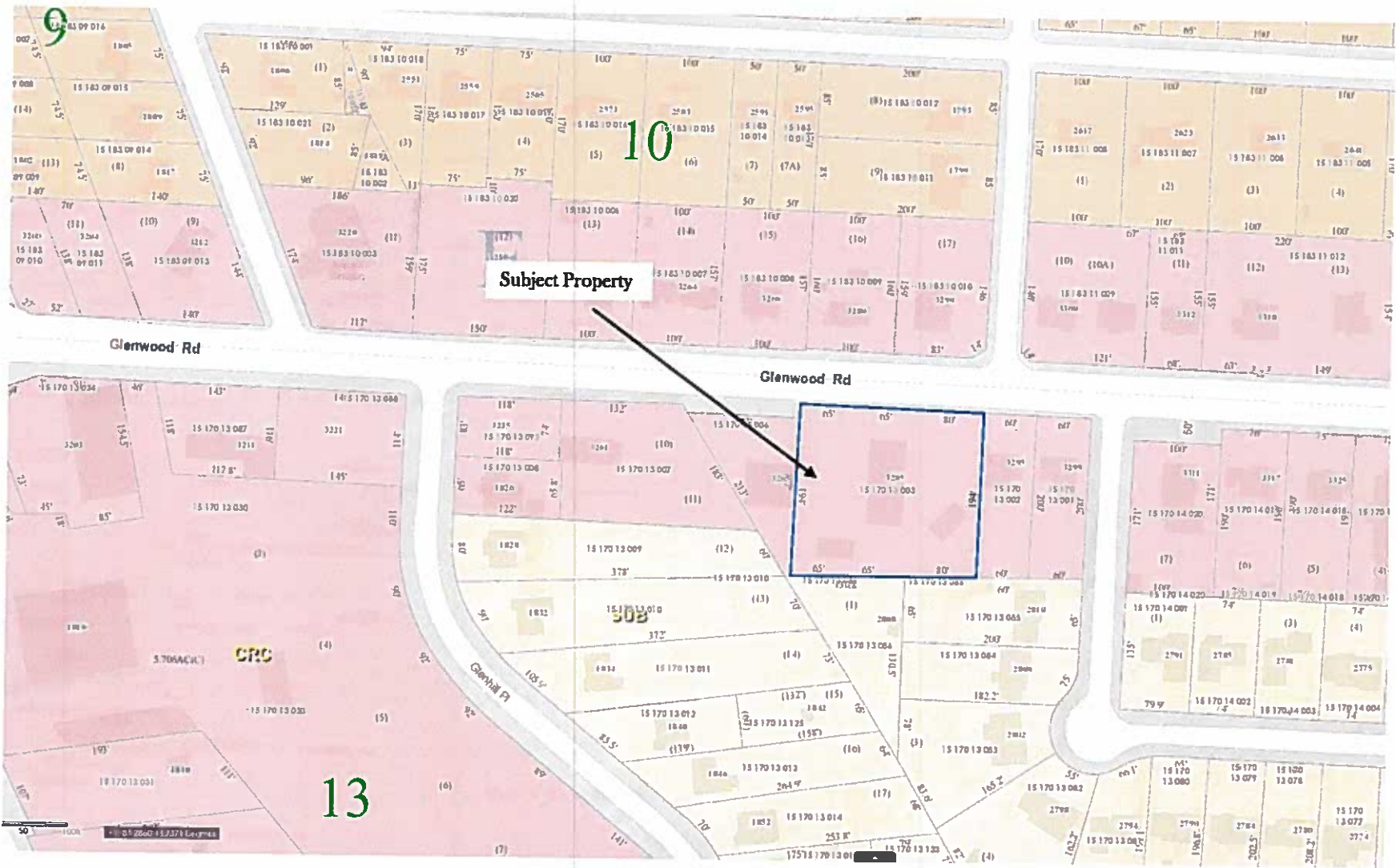
N.1

SLUP 20 1243596

CONCEPTUAL ELEVATIONS













John

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION
Amendments will not be accepted after 5 working days after the filing deadline.

Date Received: _____
Application No: SLUP-1243596

APPLICANT NAME: Tony Dawson

Daytime Phone: 678 485 9610 E-Mail: tonyd@dawsonrec.com

Mailing Address: 1569 Cherry Hill Rd, Conyers, GA 30094

Owner Name: Buford Pam Ventures LLC
(If more than one owner, attach contact information for each owner)

Daytime Phone: 770 495-0101 E-Mail: 954mary@gmail.com

Mailing Address: _____

SUBJECT PROPERTY ADDRESS OR LOCATION: 3285 Glenwood Rd

_____ DeKalb County, GA, _____

Parcel ID: 1517013003 Acreage or Square Feet: 0.93 Commission Districts 3 & 7

Existing Zoning: C-1 Proposed Special Land Use (SLUP) 4.2.8
Alcohol Outlet

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

Owner: _____ Agent: Signature of Applicant
[Signature]

Printed Name of Applicant: Tony Dawson

Notary Signature and Seal: [Signature]



DeKalb County

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404.371.4556 (F)
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Decatur, GA 30030

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

PRE-APPLICATION FORM
REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE
(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: Mary Sharif Phone: 2/495-0101 Email: 954Mary@gmail.com

Property Address: 3285 Glenwood Rd

Tax Parcel ID: 15 17013003 Comm. District(s): 3:7 Acreage: 0.93

Existing Use: _____ Proposed Use _____

Supplemental Regs: _____ Overlay District: _____ DRI: _____

Rezoning: Yes _____ No

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

Rezoning Request: _____

Land Use Plan Amendment: Yes _____ No

Existing Land Use: CRC Proposed Land Use: _____ Consistent Inconsistent _____

Special Land Use Permit: Yes No _____ Article Number(s) 4.2.8

Special Land Use Request(s): Alcohol (Beer & Wine) Outlet in existing conv store

Major Modification: _____

Existing Case Number(s): _____

Condition(s) to be modified: _____



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DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

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

Review of Site Plan

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

Comments: _____

Planner: MWSE

Date 3/29/19

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~~

PUBLIC NOTICE

To

Request for Special Land Use Permit (Alcohol Outlet)

Filed by: Mary Sharif

Property Located at: 3285 Glenwood Rd

Decatur, Georgia 30032

Current Use- Convenience Store

Proposed Use- Convenience Store

COMMUNITY MEETING TO TAKE PLACE AT:

Scott Candler Library (meeting room)

Location: 1917 Candler Road, Decatur, Ga 30032

Date & Time: Wednesday, August 28, 2019, at 7:00 PM

August 28, 2019
 Community Meeting
 Location: 3285 Glenwood Rd.

Name	Phone Number	Email Address	Address
Tony Dawson	678-485-9610	tonyd@dawsonec.com	1569 Cherry Hill Rd Conyers, GA 30094
DaMari Dawson	470-222-0710	damarid@dawsonec.com	
Power, Kenneth W.	404-617-0086	pdk-powell@comcast.net	