



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030

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

Michael Thurmond
Chief Executive Officer

Planning Commission Hearing Date: March 3, 2020, 6:30 P.M
Board of Commissioners Hearing Date: March 24, 2020, 6:30 P.M.

STAFF ANALYSIS

Case No.: SLUP-20-1243754 **Agenda #:** N.5

Location/Address: 1250 Moreland Avenue **Commission District:** 03 **Super District:** 06

Parcel ID: 15-144-02-054

Request: A Special Land Use Permit (SLUP) for a proposed drive-through restaurant in a C-2 (General Commercial) District.

Property Owner/Agent: Eden Rock Moreland, LLC

Applicant/Agent: Eden Rock Moreland, LLC c/o Dennis J. Webb, Jr.

Acreage: 0.90

Existing Land Use: Used Car Lot

Surrounding Properties/ Adjacent Zoning: **North and South:** C-2 (General Commercial) District; Tire Repair Shop and Child Day Care Center. **East:** R-75 (Residential Medium Lot-75) District; Single family residences

Comprehensive Plan: Commercial Redevelopment Corridor (CRC) **Consistent** **Inconsistent**

Proposed Density: N/A	Existing Density: N/A
Proposed Square Ft.: N/A	Existing Units/Square Feet: N/A
Proposed Lot Coverage: 69.3%	Existing Lot Coverage: 69.3%

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

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

Date Received: 1/2/2020 Application No.: SLUP-20-1243754

APPLICANT NAME: Eden Rock Moreland, LLC, c/o Dennis J. Webb, Jr.

Daytime Phone #: 404-815-3620 Fax #: 404-685-6920

Mailing Address: 1230 Peachtree Street, Suite 3100, Atlanta, Georgia 30309

E-mail: dwebb@sgrlaw.com

OWNER NAME: Eden Rock Moreland, LLC (if
more than one owner, attach contact information for each owner)

Daytime Phone #: 404-800-5696 Fax #: _____

Mailing Address: 550 Pharr Road, Suite 200, Atlanta, Georgia 30305

E-mail: brandon@edenrockre.com

SUBJECT PROPERTY ADDRESS OR LOCATION: 1250 Moreland Avenue, Atlanta, Georgia 30316

_____, DeKalb County, GA, _____

District(s): 15th Land Lot(s): 144 Block(s): _____ Parcel(s): _____

Acreage or Square Feet: 0.8784 Commission District(s): 3 Existing Zoning: C2

Proposed Special Land Use (SLUP): Add a Drive-Thru Window

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: [Signature]
(Check One)

Printed Name of Applicant: Eden Rock Moreland, LLC

Notary Signature and Seal:

[Signature]
DANNA S. BAKER
NOTARY
EXPIRES
GEORGIA
Sept. 27, 2020
PUBLIC
GWINNETT COUNTY



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 AUTHORIZATION

The property owner should complete this form or a similar, signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: _____

TO WHOM IT MAY CONCERN:

(I) (WE), Eden Rock Moreland, LLC
Name of Owner(s)

being (owner) (owners) of the subject property described below or attached hereby delegate authority to Dennis J. Webb, Jr., the law firm of Smith, Gambrell & Russell, LLP and Platinum Donuts, LLC
Name of Applicant or Agent

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

Joseph Gerl
Notary Public Joseph Gerl

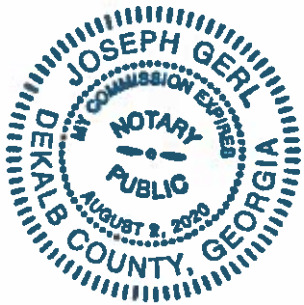
[Signature]
Owner Eden Rock Moreland, LLC

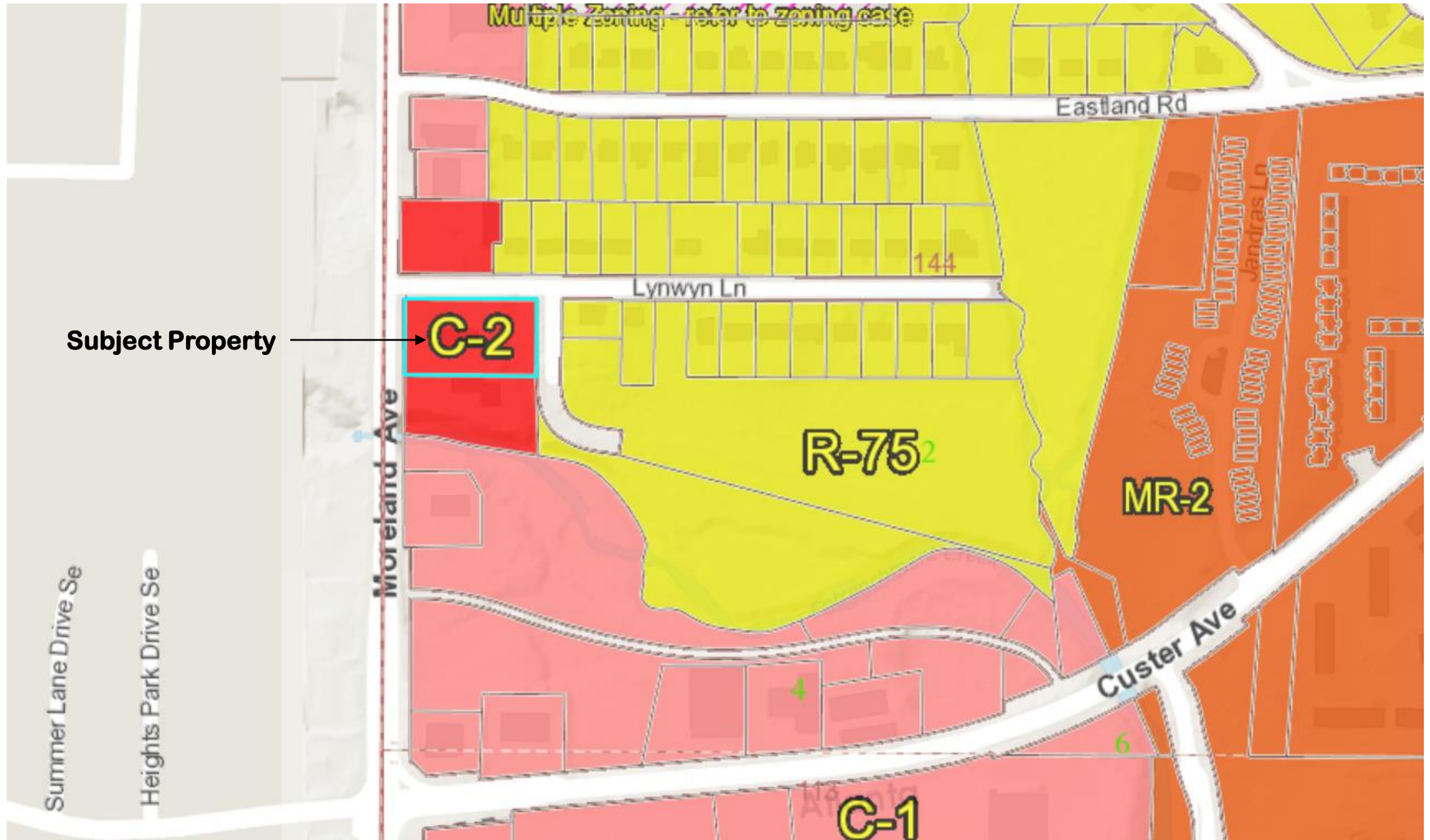
Brandon Ashkarti
Manager

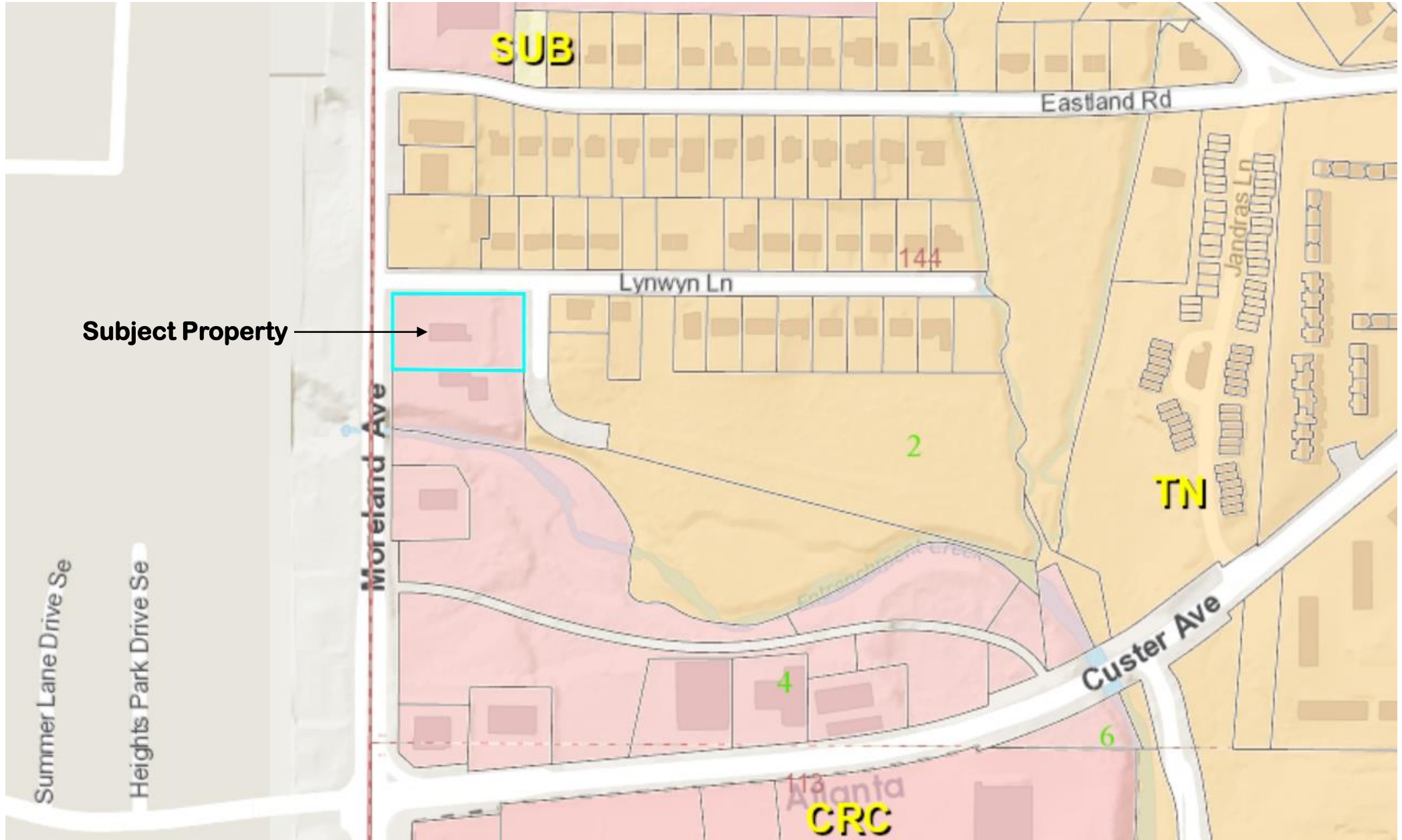
Notary Public _____ Owner _____

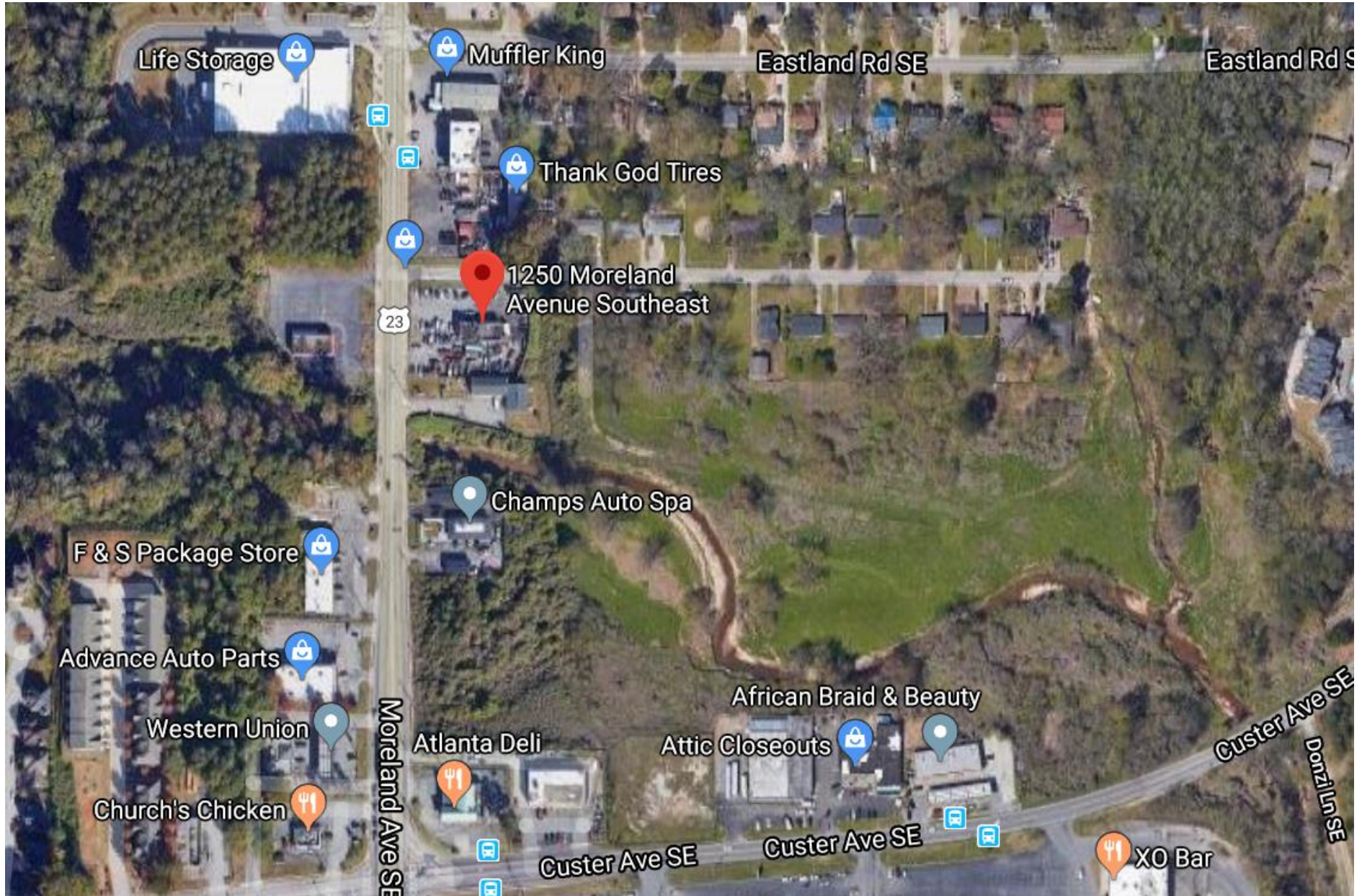
Notary Public _____ Owner _____

Notary Public _____ Owner _____









**View from
Moreland Avenue**



**View from Moreland
Avenue and Lynwyn
Lane**



