DeKalb County Department of Planning & Sustainability
330 Ponce De Leon Avenue, Suite 500
Decatur, GA 30030
(404) 371-2155 / plandev@dekalbcountyga.gov

Planning Commission Hearing Date: July 7, 2020, P.M.
Board of Commissioners Hearing Date: July 30, 2020, P.M.

STAFF ANALYSIS

Case No.: SLUP-20-1243957
Agenda #: N.8

Location/Address: 386 feet east of Moreland Avenue (no property frontage) and 527 feet south of Cedar Grove Road at 3468 Moreland Avenue in Conley, Georgia.

Parcel ID(s): 15 015 04 013

Request: For a Special Land Use Permit (SLUP) to allow a Minor Truck Repair establishment within Tier 2 of the Bouldercrest Overlay District and the underlying Light Industrial (M) District in accordance with Section 27-4.2.14.C (Minor Auto Repair Supplemental Regulations) and Section 27-3.39.3 (Permitted Uses) of the Bouldercrest Overlay District.

Property Owner(s): G & W PROPERTIES GROUP, LLC
Applicant/Agent: Harold McGlothlin

Acreage: 2.24

Existing Land Use: Vacant Building

Surrounding Properties: To be investigated

Adjacent Zoning:
- North: M (Tier 2)
- South: M (Tier 2)
- East: Railroad
- West: M (Tier 2)

Comprehensive Plan: LIND  X  Consistent  Inconsistent

<table>
<thead>
<tr>
<th>Proposed Density: NA</th>
<th>Existing Density: NA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Units: Minor Truck Repair</td>
<td>Existing Units: Vacant Building</td>
</tr>
<tr>
<td>Proposed Lot Coverage: NA</td>
<td>Existing Lot Coverage: NA</td>
</tr>
</tbody>
</table>
SPECIAL LAND USE PERMIT APPLICATION
Amendments will not be accepted after 5 working days after the filing deadline.

Date Received: 4-28-2020

APPLICATION NAME: HAROLD L. MCGLOTHIN

Daytime Phone: 404-453-4201 E-Mail: Haroldmcglothinv@gmail.com

Mailing Address: 5620 Windwood Rd, Atlanta, GA 30349

Owner Name: G & W Properties Group, LLC.
(If more than one owner, attach contact information for each owner)

Daytime Phone: 770-480-6626 E-Mail: _______________________

Mailing Address: 3474- Moreland Ave, Conley, GA 30288

SUBJECT PROPERTY ADDRESS OR LOCATION: 3468 Moreland Ave

Conley, GA 30288 DeKalb County, GA, _____________

Parcel ID: 15 015 09 03 Acreage or Square Feet: 2.24 A

Existing Zoning: M Proposed Special Land Use (SLUP) TRUCK REPAIR MINOR

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

Owner: _____ Agent: x Signature of Applicant __________________________

Printed Name of Applicant: HAROLD L. MCGLOTHIN

Notary Signature and Seal: ____________________________
SUBJECT PROPERTY