



DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

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

Date Received: 4-28-2020 Application No: _____

APPLICANT NAME: HAROLD L. MCGLOTHIN

Daytime Phone: 404-453-4201 E-Mail: Haroldlmcglothn@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 09 013 Acreage or Square Feet: 2.24 Ac Commission Districts _____

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

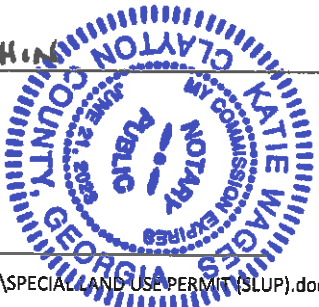
I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

Owner: _____ Agent: Signature of Applicant HMcGloth

Printed Name of Applicant:
HAROLD L. MCGLOTHIN

Notary Signature and Seal:

Katie Wages



DEPARTMENT OF PLANNING & SUSTAINABILITY

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: 4-28-2020

TO WHOM IT MAY CONCERN:

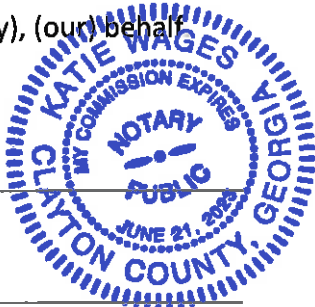
(I), (WE) G & W PROPERTIES, GROUP LLC
Name of owners(s) (If more than one owner, attach a separate sheet)

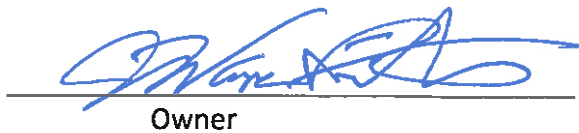
Being (owner) (owners) of the subject property described below or attached hereby delegate authority to

HAROLD L. MCGLOTHLIN
Name of Agent or Representative

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


Notary Public




Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner



STATE LICENSING BOARD FOR RESIDENTIAL AND GENERAL CONTRACTORS
 237 Coliseum Drive, Macon, GA 31217
 478-207-2440
www.sos.ga.gov/plb

Authorized Permit Agent Form (ONE FORM PER PERMIT)

This form may be used by a qualifying agent to designate an individual to obtain a permit on his/her behalf for a project for the qualifying company. The contractor should submit an original Authorized Permit Agent Form for each project for which he/she has designated an individual to pull permits. This designated individual shall further be identified as the authorized permit agent. This notarized form with an **ORIGINAL SIGNATURE** (no copies or faxes accepted), a copy of the contractor's license, a copy of the contractor's company license, and a copy of the driver's license of the authorized permit agent is to be given to the permit office in the city or county in which the project is located. **DO NOT SEND A COPY OF THIS FORM TO THE BOARD OFFICE UNLESS REQUESTED.**

License verification by permitting office should be completed by visiting <http://verify.sos.ga.gov/verification>

Name of Qualifying Agent:	Paula I. Smith
Contractor License # (Attach a copy of license.)	N/A
Name of Licensed Company:	N/A
Company License # (Attach a copy of license.)	N/A
Name of Authorized Permit Agent: (Attach a copy of driver's license.)	Harold McGlothlin

PROJECT (an original form is required for each project):

Company listed on contract:	SKS Truck & Trailer, Inc
Property Owner's Name:	G & W Properties Group, LLC
Street Address:	3476 Moreland Ave
Apartment or Suite #	N/A
City, State, Zip:	Conley, GA. 30288

I hereby designate the above listed Authorized Permit Agent to apply for and obtain the permit(s) for the project listed above. The undersigned, being licensed as a qualifying agent, do hereby affirm and swear, under oath, that all information on this form and on accompanying documents are true and correct.

[Handwritten Signature]

Original Signature of Qualifying Agent (no copies or faxes accepted)

State of Georgia County of Dekalb

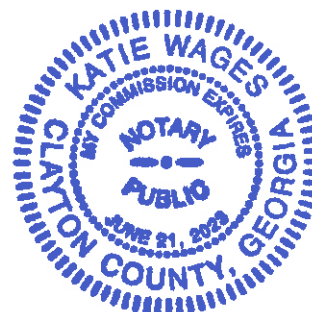
SUBSCRIBED AND SWORN BEFORE ME ON THIS THE

5 DAY OF February, 20 20

Katie Wages

NOTARY PUBLIC My Commission Expires:

NOTARY SEAL



Impact Analysis

Answers

- A. Site is 2.24 Acres and is adequate for the proposed use, site was previous used as a Truck & Trailer Repair facility until 2013 when the owner passed away.
- B. All adjacent are Industrial use and are zoned M.
- C. The site has existing Sanitary Sewer and existing County water.
- D. The site is served by a Major Thoroughfare, and will not have any impact, on the existing traffic and will not create any congestion.
- E. There will be no impact on existing land use.
- F. Existing ingress and egress will not be impacted and there will have any impact on pedestrian, automotive, or fire emergencies.
- G. There will be no smoke, dust, or noise, or odor created by the use of this facility.
- H. There will be no impact orb any adjoining properties.
- I. There will be no impact.
- J. The proposed use is in accordance with all adjacent properties.
- K. The proposed is consistent with the policies of the comprehensive plan.
- L. The proposed use will not have any required buffers.
- M. There is adequate refuse and service area.
- N. The length of time should not be limited.
- O. The size of the existing building is in appropriate in relation to all existing buildings on adjacent properties.
- P. The proposed plan will not have any historic buildings, sites, districts or archaeological resources.
- Q. The existing building satisfies all requirement contained within the supplementalRegulations for such Special Land Use Permits.
- R. There will be no negative impact on any adjoining lots or buildings.
- S. The existing building and proposed use is consistent with the needs of the community as a whole, and is not in conflict, with the overall objectives of the comprehensive plan.



P.O. BOX 505
CONLEY, GA 30288

"Proudly Serving The Conley Business Community"

April 20, 2020

TO: Dekalb County GIS:

RE: SKS Truck & Trailer Repair, Inc.
Dekalb County Business Registration Application and Site Plan

TO WHOM IT MAY CONCERN:

Please be advised that the Board of Directors of the Conley Area Business Association (CABA) unanimously support both the Business Application and the Site Plan for SKS Truck & Trailer Repair, Inc. at 3488 Moreland Avenue, Conley, GA. 30288.

As information, the applicant, Mrs. Paula L. Smith, is the wife of one of the Charter Members of CABA, Mr. J. Wayne Smith. Mr. Smith is now President of CABA. He has been instrumental in working with the County for many years including the new guidelines for the Overlay District. Therefore, he is very familiar with the guidelines and requirements of the County.

We thank you in advance for your consideration and approval of both the Business Application and the Site Plan for SKS Truck & Trailer Repair, Inc. If we may be of any further assistance to you in this matter, please feel free to contact me at 404-867-4974.

Sincerely,

Rob Roark, Vice Chairman
Board of Directors
Conley Area Business Association (CABA)
404-867-4974
robroark@allsouthwarehouse.com



April 20, 2020

To: Dekalb County GIS

RE: SKS Truck & Trailer Repair, Inc.

Dekalb County Business Registration Application and Site Plan

TO WHOM IT MAY CONCERN:

Please be advised that the Metro South Community Improvement District (MSCID) Board of Directors unanimously support both the Business Application and the Site Plan for SKS Truck & Trailer Repair, Inc. at 3468 Moreland Avenue, Conley, GA, 30288.

As information, the applicant, Mrs. Paula L. Smith, is the wife of one of the Charter Members of the MSCID, Mr. J. Wayne Smith. Mr. Smith is now Vice Chairman of MSCID. He has been instrumental in working with the County for many years and he is very familiar with the guidelines and requirements of the County.

We thank you in advance for your consideration and approval of both the Business Application and the Site Plan for SKS Truck & Trailer Repair, Inc.! If we may be of any further assistance to you in this matter, please feel free to contact me at 678-283-2045.

Sincerely,

Joel L. Gross, Chairman

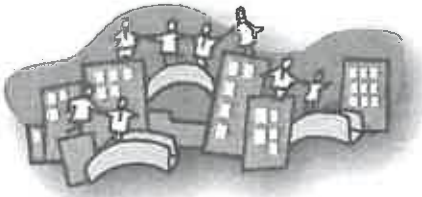
Board of Directors

Metro South Community Improvement District (MSCID)

678-283-2045

jgross@stickybusiness.net

Together Building Bridges in the Community



CEDAR GROVE NEIGHBORHOOD ASSOCIATION

P. O. Box 209, Ellenwood, GA, 30294

April 27, 2020

To: Dekalb County GIS

RE: SKS Truck & Trailer Repair, Inc.
Dekalb County Business Registration Application and Site Plan

TO WHOM IT MAY CONCERN:

Please be advised that the Cedar Grove Neighborhood Association (CGNA) unanimously support both the Business Application and the Site Plan for SKS Truck & Trailer Repair, Inc. at 3468 Moreland Avenue, Conley, GA, 30288.

As information, the applicant, Mrs. Paula L. Smith, is the wife of one of the Charter Members of both CABA and the MSCID, Mr. J. Wayne Smith. Mr. Smith is now President of the Conley Area Business Association (CABA) and Vice Chairman of the Metro South Community Improvement District (MSCID). He has been instrumental in working with the CGNA and the County for many years and he is very familiar with the guidelines and requirements of the County.

We thank you in advance for your consideration and approval of both the Business Application and the Site Plan for SKS Truck & Trailer Repair, Inc.! If we may be of any further assistance to you in this matter, please feel free to contact me at 404-660-9726.

Sincerely,

A handwritten signature in black ink that reads "Pat Culp". The signature is written in a cursive, slightly slanted style.

Pat Culp

President

Cedar Grove Neighborhood Association (CGNA)

404-660-9726

ppculp@att.net

South Atlanta Truck Repair LLC
dba Southern Truck Parts, Inc
3502 Moreland Avenue
Conley, GA 30288
404-363-3322

April 27, 2020

TO: Dekalb County GIS:

RE: SKS Truck & Trailer Repair, Inc.
Dekalb County Business Registration Application and Site Plan

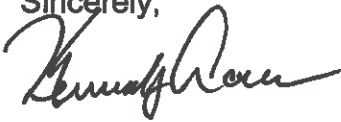
TO WHOM IT MAY CONCERN:

Please be advised that the South Atlanta Truck Repair LLC dba Southern Truck Parts unanimously support both the Business Application and the Site Plan for SKS Truck & Trailer Repair, Inc. at 3468 Moreland Avenue, Conley, GA. 30288.

As information, the applicant, Mrs. Paula L. Smith and her husband J. Wayne Smith have been our business neighbors for over 25 years. We have worked together for all these years and while we are in a similar type business, we will continue to work together with them in the future. We highly recommend and support their application.

We thank you in advance for your consideration and approval of both the Business Application and the Site Plan for SKS Truck & Trailer Repair, Inc.! If we may be of any further assistance to you in this matter, please feel free to contact me at 404-363-3322.

Sincerely,



Kenny Acree
Member
404-363-3322
southernntp@comcast.net

EXHIBIT "A"

TRACT I

All that tract or parcel of land lying and being in Land Lot 15 of the 15th District of DeKalb County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at an iron pin located on the northeasterly right-of-way line of Moreland Avenue (88-foot right-of-way) 104 feet southeasterly, as measured along the northeast side of Moreland Avenue from its intersection with the north line of said Land Lot 15; thence north 89 degrees 01 minute east 354 feet to an iron pin; thence north 01 degree 03 minutes 30 seconds west 98.9 feet to an iron pin located on the north line of said Land Lot 15; thence north 88 degrees 26 minutes east along the north line of said Land Lot 15, 50.4 feet to a hole made in concrete and THE TRUE POINT OF BEGINNING; thence north 88 degrees 26 minutes east along the north line of said Land Lot 15, 379.1 feet to an iron pin located on the westerly right-of-way line of Southern Railway; thence southwesterly along said right-of-way line (at a distance of 75 feet westerly and parallel to the center line of the original track) 234.84 feet to an iron pin; thence south 89 degrees 46 minutes west 205 feet to a nail and cap; thence north 00 degrees 17 minutes 10 seconds west 100.2 feet to an iron pin; thence south 89 degrees 49 minutes west along the north line of property now or formerly owned by Southern Brass Works, Inc., 23 feet to an iron pin; thence north 03 degrees 09 minutes 40 seconds west 69.7 feet to an iron pin; thence south 88 degrees 19 minutes west 82.6 feet to an iron pin; thence north 00 degrees 17 minutes 20 seconds east 150 feet to a hole in concrete and the TRUE POINT OF BEGINNING, said tract containing 2.25 acres, according to plat of survey by Delta Engineers & Surveyors Inc., dated February 20, 1976, last revised August 17, 1976.

TRACT II

TOGETHER with a non-exclusive permanent driveway easement and right-of-way ("Driveway Easement") for vehicular and pedestrian ingress and egress to and from the Northeasterly side of Moreland Avenue to and from the property described as Tract I hereinabove and for the purpose of constructing, maintaining, and repairing the Driveway Easement which Driveway Easement shall be for the benefit of Grantee, their respective heirs, successors, assigns, agents, employees, visitors, licensees, representatives of their respective estates, and any other individuals or entities conducting business with or dealing with Grantee on the property described as Tract I hereinabove; and which Driveway Easement shall be over, across, through and under the property hereinafter described as this Tract II;

All that tract or parcel of land lying and being in Land Lot 15 of the 15th District of DeKalb County, Georgia, and being more particularly described as follows:

BEGINNING at a point on the northeasterly side of Moreland Avenue 129 feet southeasterly from the intersection of the northeasterly side of Moreland Avenue with the north line of said Land Lot 15; running thence north 85 degrees 54 minutes east 167 feet to a point; thence north 84 degrees 54 minutes 20 seconds east 225.7 feet to a point on the west line of property hereinabove described; thence south 80 degrees 17 minutes 20 seconds west along the west line of said hereinabove described property 25 feet to a point; thence south 84 degrees 52 minutes 40 seconds west 223.8 feet to a point; thence south 85 degrees 34 minutes west 72 feet to a point; thence south 70 degrees 11 minutes 20 seconds west 80 feet to a point on the northeasterly side of Moreland Avenue, which point is located north 29 degrees 09 minutes 30 seconds west 69 feet from the northwest.

corner of property now or formerly of Southern Brass Works, Inc.; thence north 25 degrees 09 minutes 30 seconds west along the northeasterly side of Moreland Avenue 88 feet to the point of beginning; said property being shown and delineated as "Drive Easement" on plat of survey for James Felton Pearson prepared by Delta Engineers & Surveyors, Inc., dated February 20, 1976, last revised August 17, 1976.

TRACT III

TOGETHER with an exclusive, permanent easement for the purpose of erecting, constructing, maintaining, repairing, supplying utilities to, and performing all other acts necessary for maintaining a sign, which easement shall be over, across, through and under the property hereinafter described as this Tract III:

All that tract or parcel of land lying and being in Land Lot 15 of the 15th District of DeKalb County, Georgia, and being more particularly described as follows:

BEGINNING at a point on the northeasterly side of Moreland Avenue 192 feet southeasterly from the intersection of the northeasterly side of Moreland Avenue with the north line of said Land Lot 15; running thence south 25 degrees 09 minutes 30 seconds east along the northeasterly side of Moreland Avenue 9 feet to a point; thence north 64 degrees 30 minutes 30 seconds east 15 feet to a point; thence north 25 degrees 09 minutes 30 seconds west 8 feet to a point; thence south 64 degrees 30 minutes 30 seconds west 15 feet to a point on the northeasterly side of Moreland Avenue and the point of beginning, said point of beginning also being north 25 degrees 09 minutes 30 seconds west 36 feet from the northwest corner of property now or formerly of Southern Brass Works, Inc.; said property being more particularly shown on plat of survey by Delta Engineers & Surveyors, Inc., for James Felton Pearson; dated February 20, 1976, last revised August 17, 1976; and being shown and delineated thereon as "Sign Easement".

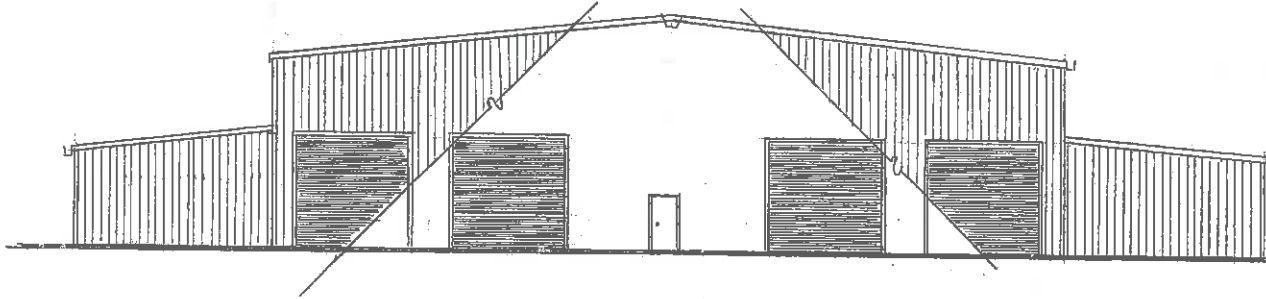
TRACT IV

All that tract or parcel of land lying and being in Land Lot 15 of the 15th District of DeKalb County, Georgia and being more particularly described as follows:

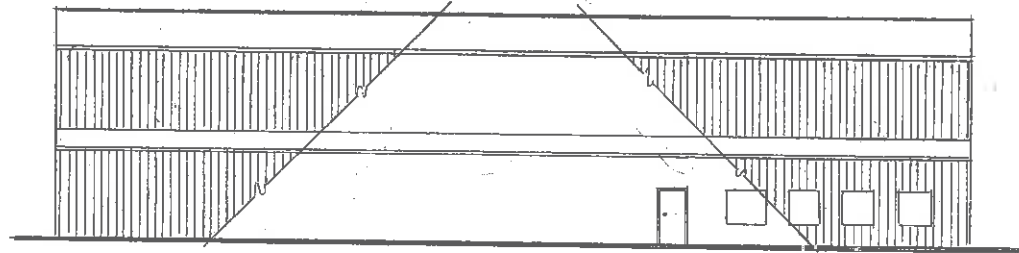
BEGINNING at a point on the northeasterly side of Moreland Avenue 179 feet southeasterly from the intersection of the northeasterly side of Moreland Avenue with the north line of said Land Lot 15; running thence north 70 degrees, 11 minutes, 20 seconds east 80.0 feet to a point; thence north 85 degrees, 54 minutes east 72.0 feet to a point; thence north 84 degrees, 52 minutes, 40 seconds east 223.8 feet to a point; thence south 00 degrees, 17 minutes, 20 seconds west 26.0 feet to a point; thence north 88 degrees, 19 minutes east 82.6 feet to a point; thence south 03 degrees, 09 minutes, 40 seconds east 69.7 feet to a point; thence south 89 degrees, 49 minutes west 435.4 feet to a point on the northeasterly side of Moreland Avenue; thence north 25 degrees, 09 minutes, 30 seconds west along the northeasterly side of Moreland Avenue, 49.0 feet to the point of beginning; said property being shown on plat of survey for James Felton Pearson prepared by Delta Engineers & Surveyors, Inc., dated February 20, 1976, last revised August 17, 1976.

EXHIBIT "B"

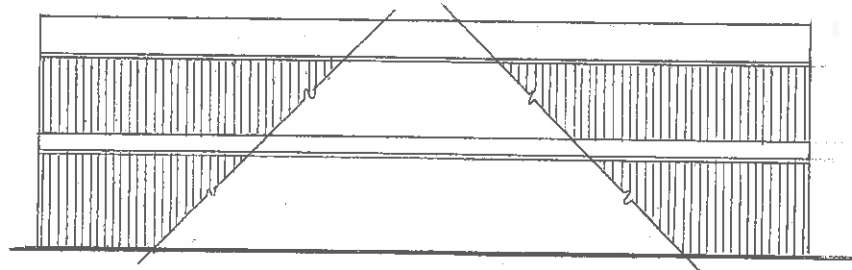
1. Unrecorded leases between Southern Railway Company and George F. Thurman and Jeanne C. Thurman, dated July 28, 1973 and September 18, 1974, assigned to James Felton Pearson and further assigned to Pemberton Leasing Company, Inc.
2. Easement in favor of Southern Brass Works, Inc., renewed in warranty deed from Southern Brass Works, Inc., to George F. Thurman and Jeanne Coffey Thurman, dated September 15, 1967, recorded in Deed Book 2238, page 19, DeKalb County, Georgia records.
3. Easement from Miss Bertha Cowan to Southern Bell Telephone and Telegraph Company, dated January 27, 1949, recorded in Deed Book 863, page 519, aforesaid records.
4. Easements in favor of Georgia Power Company, as follows:
 - (a) from George F. Thurman dated April 20, 1971, recorded in Deed Book 2644, page 173;
 - (b) from Perry Cowan, dated June 18, 1946, recorded in Deed Book 658, page 307;
 - (c) from Miss Bertha Cowan, dated October 23, 1952, recorded in Deed Book 953, page 220;
 - (d) from Southern Brass Works, Inc., dated July 1, 1959, recorded in Deed Book 1441, page 28;
 - (e) from Southern Brass Works, Inc., dated October 19, 1963, recorded in Deed Book 1828, page 751; and
 - (f) from Jeanne C. Thurman and George F. Thurman, dated August 28, 1970, recorded in Deed Book 2580, page 745, aforesaid records.



EXISTING FRONT ELEVATION



EXISTING RIGHT SIDE ELEVATION



EXISTING LEFT SIDE ELEVATION

REVISIONS	BY

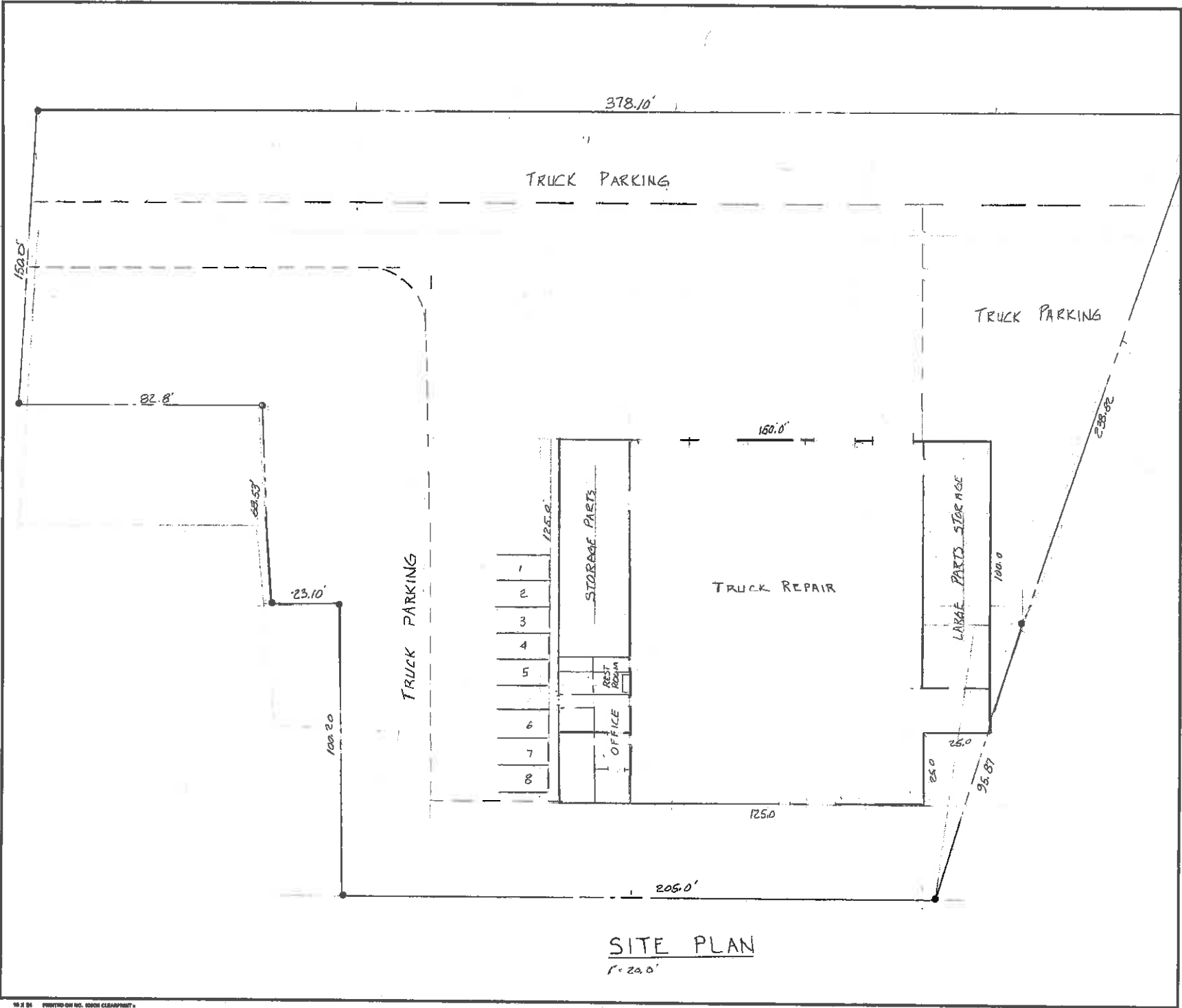
REPAIR
 EXISTING ELEVATIONS
 SKS TRUCK & TRAILER
 3468 MORELAND AVE.
 CONLEY GA. 30288

Date	
Scale	
Drawn	
Job	
Sheet	
Of	
Sheets	

REVISIONS	BY

SKS TRUCK & TRAILER REPAIR
SITE PLAN

Date	
Scale	
Drawn	
Job	
Sheet	
Of	
Sheets	



SITE PLAN
1" = 20.0'

THIS PLAT DOES NOT REQUIRE ANY FURTHER APPROVAL
 NO NEW ROADS/STREETS WERE CREATED
 NO NEW UTILITY IMPROVEMENTS REQUIRED
 NO NEW SANITARY SEWER OR SEPTIC TANK
 APPROVAL REQUIRED

REFERENCES:

PLAT FOR H.F. LEATHERS, JR BY McCLESKEY LAND SURVEYING DTD 8-14-96
 PLAT FOR BILL HERNDON BY SOUTHERN SURVEYORS DTD 4-16-07
 PLAT FOR G & W PROPERTIES GROUP, LLC BY SOUTHERN SURVEYORS DTD 12-22-2008
 PLAT FOR JAMES FELTON PEARSON BY DELTA ENGINEERS & SURVEYORS INC DTD 2-20-76

LINE	LENGTH	BEARING
L1	53.93	N22°12'25"W
L2	47.19	N22°12'25"W
L3	105.40	N22°12'25"W
L4	214.30	S89°01'15"E
L5	221.81	S87°57'33"E
L6	156.28	N88°55'16"E
L7	225.06	N88°55'36"E
L8	25.01	N03°29'24"E
L9	222.86	S88°42'19"W
L10	72.00	S88°55'16"W
L11	69.89	S73°48'01"W



BURTON & ASSOCIATES LLC

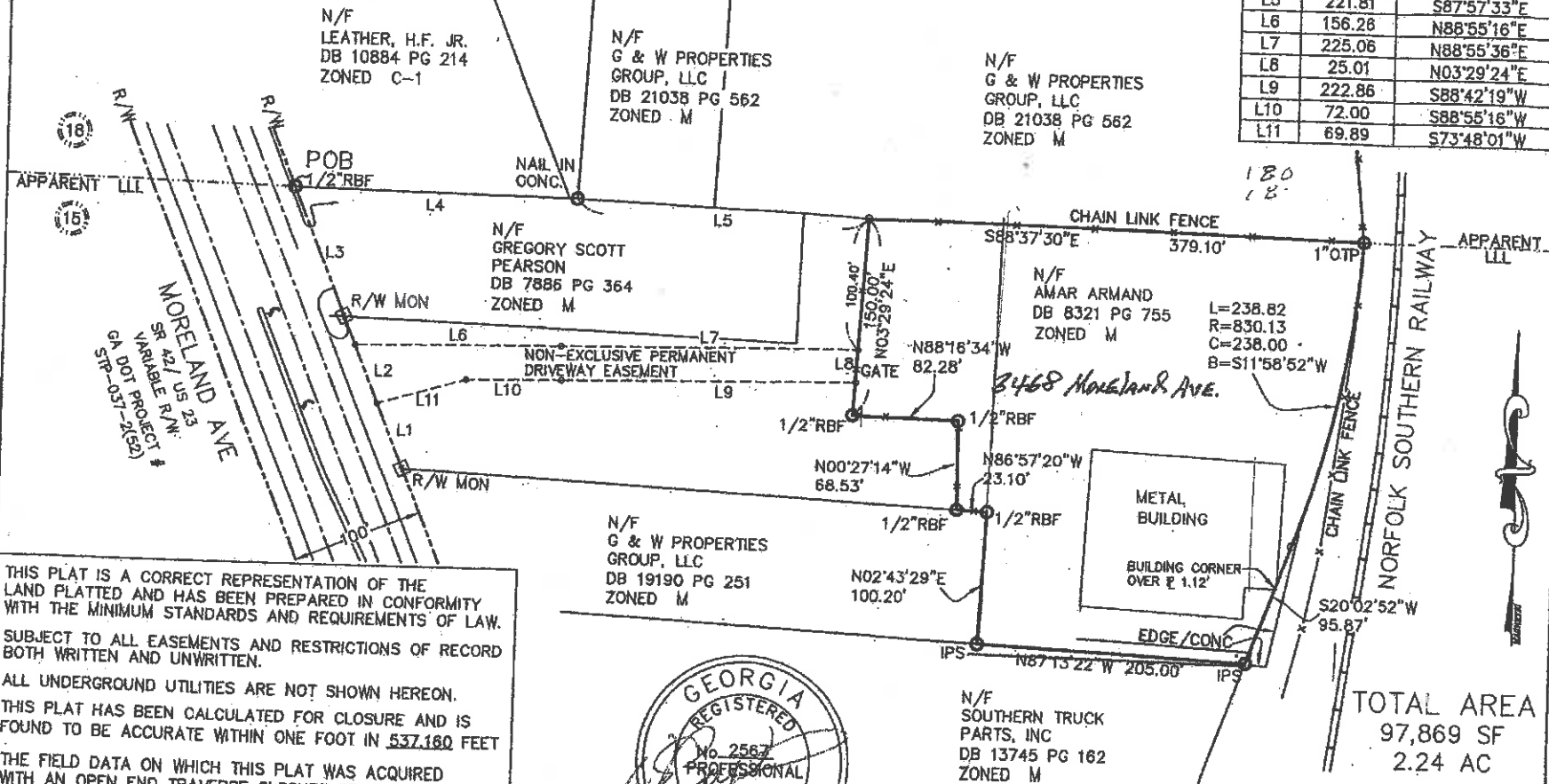
1740 Hudson Bridge Rd
 Suite 1226
 Stockbridge, Ga. 30281
 Tel (404) 867-8332
 bdoinc@bellsouth.net

PROJECT
 SURVEY OF
 3468 MORELAND AVE
 PARCEL ID #
 15 015 04 013

CLIENT
 G & W PROPERTIES
 GROUP LLC

LAND LOT(S) 15
 DISTRICT(S) 15
 CITY
 COUNTY(S) DEKALB
 REVISIONS

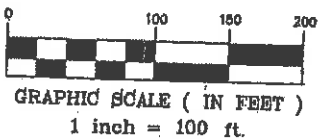
DATE 6-11-13
 JOB NUMBER 60813gw
 SCALE 1"=100'
 DRAWN BY DEKALB
 CHECKED BY



THIS PLAT IS A CORRECT REPRESENTATION OF THE
 LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY
 WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.
 SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD
 BOTH WRITTEN AND UNWRITTEN.
 ALL UNDERGROUND UTILITIES ARE NOT SHOWN HEREON.
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS
 FOUND TO BE ACCURATE WITHIN ONE FOOT IN 537,180 FEET
 THE FIELD DATA ON WHICH THIS PLAT WAS ACQUIRED
 WITH AN OPEN END TRAVERSE CLOSURE PRECISION
 NOT APPLICABLE
 FIELD MEASUREMENTS OBTAINED USING TOPCON-GTS
 FIELD WORK COMPLETED 5-08-13



6-13-13



TOTAL AREA
 97,869 SF
 2.24 AC