



PLANNING & ZONING BOARD MEETING

AGENDA

September 20, 2022, 7:00 PM
ZOOM

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF JUNE 2022 MEETING MINUTES.

PUBLIC HEARING:

Any member of the public may address the Planning and Zoning Board, during the time allotted for public hearing. Each attendee will be allowed 3 minutes. If your public comment contains a series of questions, please provide those questions to staff in writing on the Public Comment Card (Staff) prior to the meeting. This will facilitate follow-up by the Board or Staff. The Planning and Zoning Board desires to allow an opportunity for public comment; however, the business of the Board must proceed in an orderly and timely manner.

D. OLD BUSINESS

E. NEW BUSINESS

1. **PUBLIC HEARING:** To consider a variance request from Doug Steverson/Rajen Sheth of Boardwalk Development Group to eliminate (the) parking requirement and reduce the landscape buffer from 50' to 10'. The subject properties are located at 795, 801 and 803 Glendale Road, Scottdale, GA (City of Clarkston, GA) 30079 zoned I-Light Industrial.

F. OTHER BUSINESS

G. ADJOURNMENT

Join Zoom Meeting

<https://us02web.zoom.us/j/87129352968?pwd=MWkzMTVhRkFk2UHhpgNFoxQW5LSUpRQT09>

Meeting ID: 871 2935 2968

Passcode: 956262

Dial by your location

- +1 301 715 8592 US (Washington DC)
- +1 312 626 6799 US (Chicago)
- +1 646 558 8656 US (New York)
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 669 900 9128 US (San Jose)



PLANNING & ZONING BOARD MEETING MINUTES

June 21, 2022, 7:00 PM
ZOOM

AGENDA

- A. CALL TO ORDER:** The meeting was called to order at 7:15 PM.
- B. ROLL CALL:** Chair Charles McFarland, Vice Chair Felicia Weinert, Birendra Dhakal, Lisa Williams, Herbert Clark
- C. APPROVAL OF APRIL 2022 MEETING MINUTES:** Charles McFarland called for a motion to approve the April 2022 meeting minutes. Birendra Dhakal made a motion to approve, Felicia Weinert seconded, and the motion passed 5/0/0.
- D. OLD BUSINESS**
 - 1. **PUBLIC HEARING:** To consider a variance request from Zac Harrison for the property located at 3747 Market Street, Clarkston, GA 30021, zone NR-1, Low Density Neighborhood Residential to reduce the required side setback requirement of 10 feet for an accessory structure to 2 feet to expand the use to an accessory dwelling unit.

Chairman McFarland gave an overview of the variance request and outlined the process. PED Director Qawiy gave an overview of the variance request and the variance criteria for the location of 3747 Market Street. The applicant's representatives were present at the meeting and introduced.

Chairman McFarland opened the public hearing.

Amy Medford spoke in favor of the variance request.

With no additional speakers or questions from the public, Chairman McFarland closed public comment.

Felicia Weinert, Lisa Williams, and Birendra Dhakal inquired about the structure being a legal non-conforming use and the impact it would have on the adjacent properties.

Herbert Clark inquired about the structure and the current location.

Lisa Williams asked if the structure could be moved to another location on the property. Also, if the variance request is a true financial burden to the property owner.

With no further discussion from the Board, Chairman McFarland called for a motion.

Herbert Clark made the motion to approve the variance request for 3747 Market Street.
Seconded by Birendra Dhakal, and the motion passed 5/0/0.

E. ADJOURNMENT : Chairman McFarland called for a motion to adjourn. Birendra Dhakal made the motion to adjourn, Felicia Weinert seconded the motion, and the motion passed 5/0/0. Meeting adjourned at 8:16PM.



VAR-02-09-22

CITY of CLARKSTON VARIANCE ANALYSIS

Report Prepared by: Shawanna N. Qawiy, MPA, MSCM
Planning, Economic and Development Director

Applicant: Doug Steverson/Rajen Sheth

Location: 795/801/803 Glendale Road, Clarkston, GA 30021

Parcel ID(s): 18 065 06 042 / 18 065 06 032/ 18 065 06 043

Lot Size: 1.85 acres

Current Use: Vacant warehouse/ Empty Lot/ Telecommunications tower/lot

Proposed Use: A class A 125,000 SF multi-story climate controlled self-storage facility.

Zoning: I- Light Industrial

Zoning and Use of Surrounding Properties:

	Zoning	Land Use
North	NR-3 High Density Neighborhood District	N/A Church Street (Glendale Rowe- 60-unit townhomes)
South	I-Light Industrial	Decatur Paint and Body Inc. Spectrasite Communications LLC (Cellular Tower)
East	I-Light Industrial	Industrial Office Park
West	I-Light Industrial	Business Plaza INTNOJ Barbershop Vacant Space-Restaurant Body Shop (Corner of Church St. / Glendale Rd.)

Requests: Variance requests to eliminate the parking requirements and to reduce the landscape buffer from 50' to 10'.

Signs Posted: September 1, 2022

P&Z Meeting: September 20, 2022

City Council Meeting: October 4, 2022

Analysis:

According to Section 1107 Minimum off-street Parking Requirements; one (1) parking space is required per 2,000 square feet.

Commercial, manufacturing and industrial not for retail	1 space per 2,000 sq. ft. of gross office, plant and storage area
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Section 709- I Light Industrial district (g) Buffer requirements, (1) When a use within the I district abuts any residential district use, a fifty-foot landscaped buffer shall be required.

The applicant is proposing to eliminate the parking requirements and reduce the required landscape buffer from 50' to 10' to construct a Class A multi-story climate-controlled self-storage facility. The proposed facility will be 5 stories at 125,00 SF of storage with 40 units.

The variance request is currently for three (3) parcels. 803 Glendale Road is the location of a telecommunication tower that has an access easement to the property from 795 Glendale Road. 801 Glendale Road is a vacant warehouse.

According to Section 709 I Light Industrial zoning district the I-zoning is intended to have access to arterial roadways and utilities and discourage uses which are incompatible with light manufacturing. When located on the perimeter of an industrial node, I zoned properties should provide for uses that are low in intensity and scale to ensure compatibility with adjacent properties.

Mini-warehouse and self-storage facilities are permitted land uses in the I-Light Industrial zoning district with the required specifications.

Criteria for Granting a Variance (Article III, Sec. 308):

Criteria 1: There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography.

The three (3) parcels do not have an extraordinary or exceptional condition pertaining to the size, shape, or topography. 803 Glendale Road is the location of the telecommunications tower that has an access easement from the property located at 795 Glendale Road.

Criteria 2: Such conditions are peculiar to the particular piece of property involved.

803 Glendale Road is the location of a telecommunications tower that has an access easement to the property from the property located at 795 Glendale Road, the location of a vacant warehouse. These conditions are not peculiar to the properties involved.

Criteria 3: Such conditions are not a result of the actions of the applicant.

The current conditions of the properties are not the result of the actions of the applicant. The such conditions existed prior to the purchase of the properties by the applicant.

Criteria 4: A literal interpretation of the provisions of this ordinance would create an unnecessary hardship.

A literal interpretation of the provisions of the ordinance would not create an unnecessary hardship.

Criteria 5: The variance requested will not cause substantial detriment to the public good nor impair the purposes or intent of this zoning ordinance.

The variance requested may cause a substantial disadvantage to the public good due to an established storage facility within 0.5 mile of the proposed site. The variances request to eliminate the parking requirements and reduce the landscape buffer will impair the purpose and/or intent of this zoning ordinance.

Criteria 6: The variance is not a request to permit a structure or use of land not authorized in the applicable district.

The applicant's variance request is not to permit a structure or use of land not authorized in the applicable zoning district. The request is to vary the development regulation requirements outlined in the zoning ordinance.

Staff Recommendation:

Staff recommends **DENYING** the variance request.

Attachments:

- Application package including proposed site plan
- Pictures of the site.
- Sections of the Clarkston Zoning Code and Ordinance referenced in the analysis



CITY of CLARKSTON
PLANNING AND DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION

1055 ROWLAND STREET
CLARKSTON, GA 30021
404.296.6489

This page must be completed by the Applicant. Please see Applicant Instructions for full requirements.

SUBMITTAL CHECKLIST

Your application must include the following items, or it will not be considered complete:

- ☒ Plan(s) to scale demonstrating variance requested
- ☒ Survey
- ☒ Property Deed
- ☐ Recorded Plat of Property (seven (7) copies) *-no plats have been recorded*
- ☒ Campaign Contribution Disclosure Form
- ☒ Filing Fee (payable to The City of Clarkston)

FOR OFFICE USE/DETERMINATION

Review determination and fee: Review fee (payable to *The City of Clarkston*) depends on type of review(s). (See Fee Schedule):

_____ Variance _____ (Fee)
Please indicate if this is an Administrative Variance

APPLICANT INFORMATION

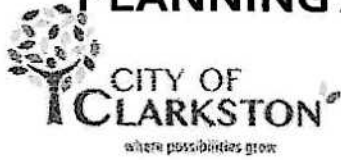
Doug Stevenson/Rajen Sheth		Boardwalk Development Group
Applicant Name		Company
770-331-7949	770-640-0022	
Primary Phone #	Alternate Phone #	Fax #
dougs@boardwalkstorage.com		
Email Address		

PROJECT SUMMARY

Boardwalk Storage - Glendale Rd (BSGR), A Class-A Multi-Story Climate-Controlled self storage facility
Name of Project

Detailed Description of Variance. Include: Variance needed (code section, square footage or other dimension); Proposed use(s) and square footage of floor area for each use; and written explanation of hardship involved with need for variance (see checklist).

1. Eliminate parking requirement. Site useability is limited because of the cell tower and accompanying easement. For the applicant's proposed use, very limited parking is needed for day to day operations. Applicant can fit 20 total spaces.
2. Reduce landscape buffer from 50' to 10'. When the site next door was rezoned for townhomes, it negatively



CITY of CLARKSTON
PLANNING AND DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION

1055 ROWLAND STREET
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impacted the setbacks for the subject property. Applicant is comfortable with a 50' building setback but request a variance to reduce the undisturbed buffer to allow for a driveway around the building. Applicant has reached out to the affected neighbors to discuss and has received support/approval (supporting documentation is attached) for the proposed redevelopment.

Total Number of Parcels Involved:	<u>3 - to be combined</u>	Total Project Area (acre/sf):	<u>1.85 AC</u>	Total Disturbed Area:	<u>Approximately 1.5 AC</u>
Total Number of Buildings:	<u>1</u>	Total Estimated Construction Cost:	<u>\$7,000,000</u>		

☒ Project Submittal Checklist and all documents, plans, written analysis, and fees required therein accompany this application form.

I hereby certify that all information provided herein and in the accompanying documents is true and correct.

Applicant Signature
☐ Property Owner

☒ Owner's Agent

8/16/22
Date



CITY of CLARKSTON

PLANNING AND DEVELOPMENT DEPARTMENT

VARIANCE APPLICATION

1055 ROWLAND STREET
CLARKSTON, GA 30021
404.296.6489

PROPERTY INFORMATION/OWNER AUTHORIZATION

If more than one parcel is the subject of review, owner-applicant shall complete information for each parcel on additional page attachments; authorized agent-applicants must complete this page for EACH parcel.

PARCEL (PROPERTY) INFORMATION

795, 801, and 803 Glendale Rd		Scottdale, GA	30079
Property Address/Location	Suite/Apt. #	City, State	Zip Code
18 065 06 032, 18 065 06 043, 18 065 06 042		1.85 AC	
Parcel ID/Property Tax Identification Number		Total Acreage	
Dilapidated warehouse (tear down)		Light Industrial	
Present Use(s)		Present Zoning (Official Zoning Map)	
Class-A Multi-story Climate Controlled Self-Storage			
Proposed Use(s)			

☒ Indicate here if there are more than one subject parcels (attach information accordingly)

Legal description includes: Or: ☒ Indicate here that an exhibit identifying property location is attached.

Subdivision Name	Lot #	Block #
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PROPERTY OWNER

Joseph C. Gargiulo

Owner (Person, Firm, Corporation, or Agency)	Company Name
3111 E. Ponce de Leon Ave.	Scottdale, GA 30079
Mailing Address	City, State Zip Code
404-294-4726	n/a (Property owner does not use email)
Primary Phone #	Fax # Email Address

PROPERTY OWNER'S AGENT (If applicable; must match applicant contact information on page #1)

Doug Stevenson/Rajen Sheth - Boardwalk Development Group

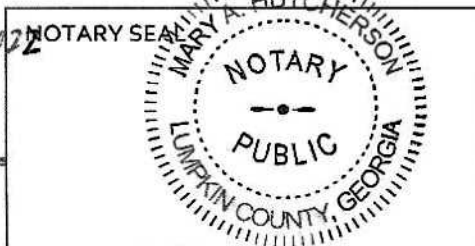
Name and Company (Owner's Agent or Attorney)			
5400 Laurel Springs Pkwy	Ste. 301	Suwanee, GA	30024
Mailing Address	Suite/Apt. #	City, State	Zip Code
770-331-7949	n/a	dougs@boardwalkstorage.com	
Primary Phone #	Fax #	Email Address #	

AUTHORIZATION FOR AGENT (If applicable)

Owner Signature	Date
JOSEPH C. GARGIULO	8-16-22
Print Name	

Subscribed and sworn before me this 16th day of August, 2022

Mary A. Hutcherson





CITY of CLARKSTON
PLANNING AND DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION

1055 ROWLAND STREET
CLARKSTON, GA 30021
404.296.6489

day of August, 20 22.

May A. Hutchinson
Signature of Notary Public in the State of Georgia

795, 801 & 803 Glendale Road, Clarkston, GA
Proposed Redevelopment – A Class A Multi-Story Climate Controlled Self-Storage Facility

Aerial View



Street View – Looking SE



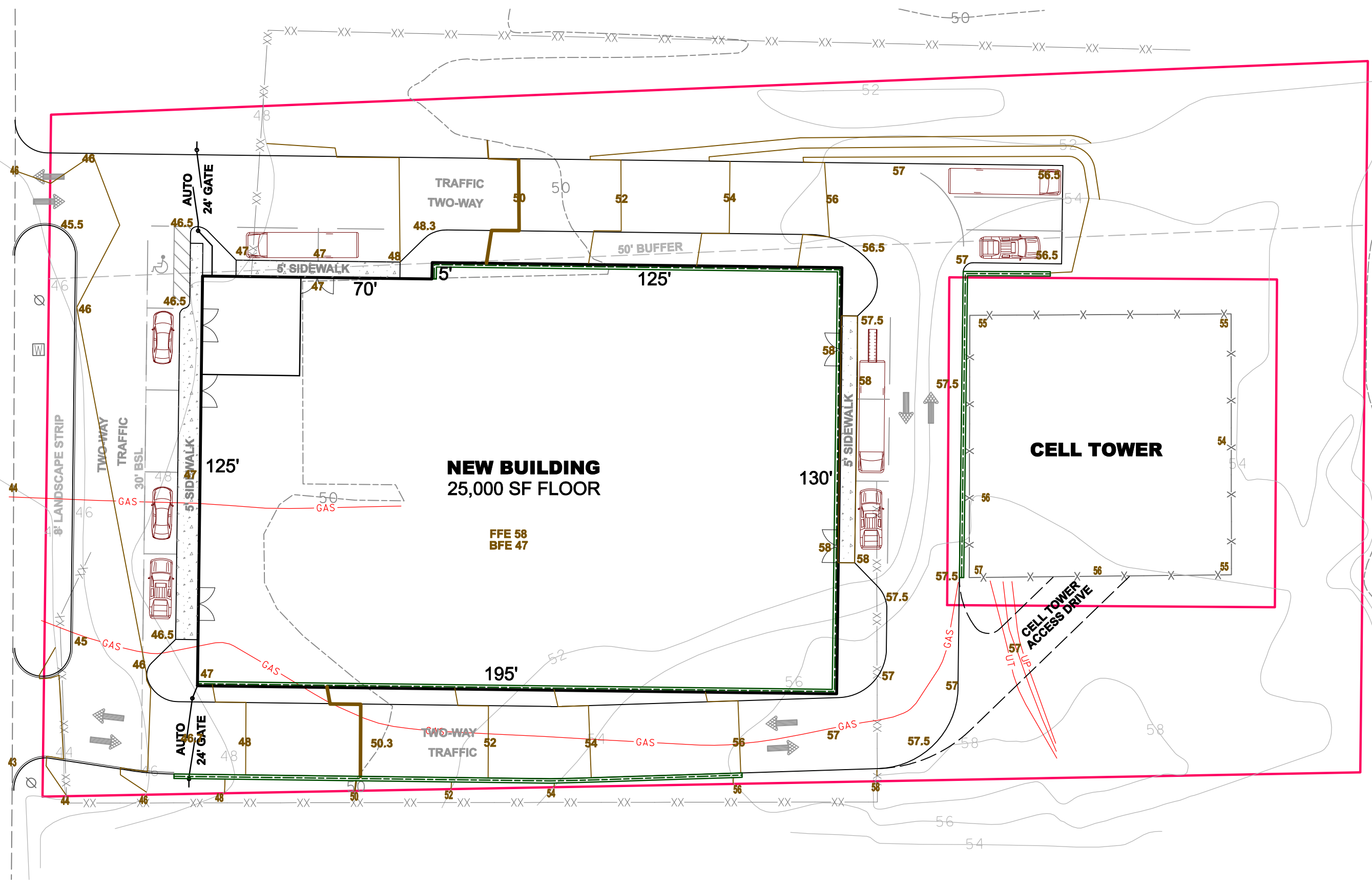
Street View – Looking NE



Class A Multi-Story Climate Controlled Self-Storage Buildings



GLENDALE ROAD



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doi:10.1017/S0022292412001611

Life
Sustaining the World

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2. IA/ACSM SURVEY FOR
JOSEPH GARCIA
AND CHICAGO TITLE INSURANCE COMPANY

795 GLENDALE ROAD
AKA 795 GLENDALE DRIVE

LEAD CODE: 2750A

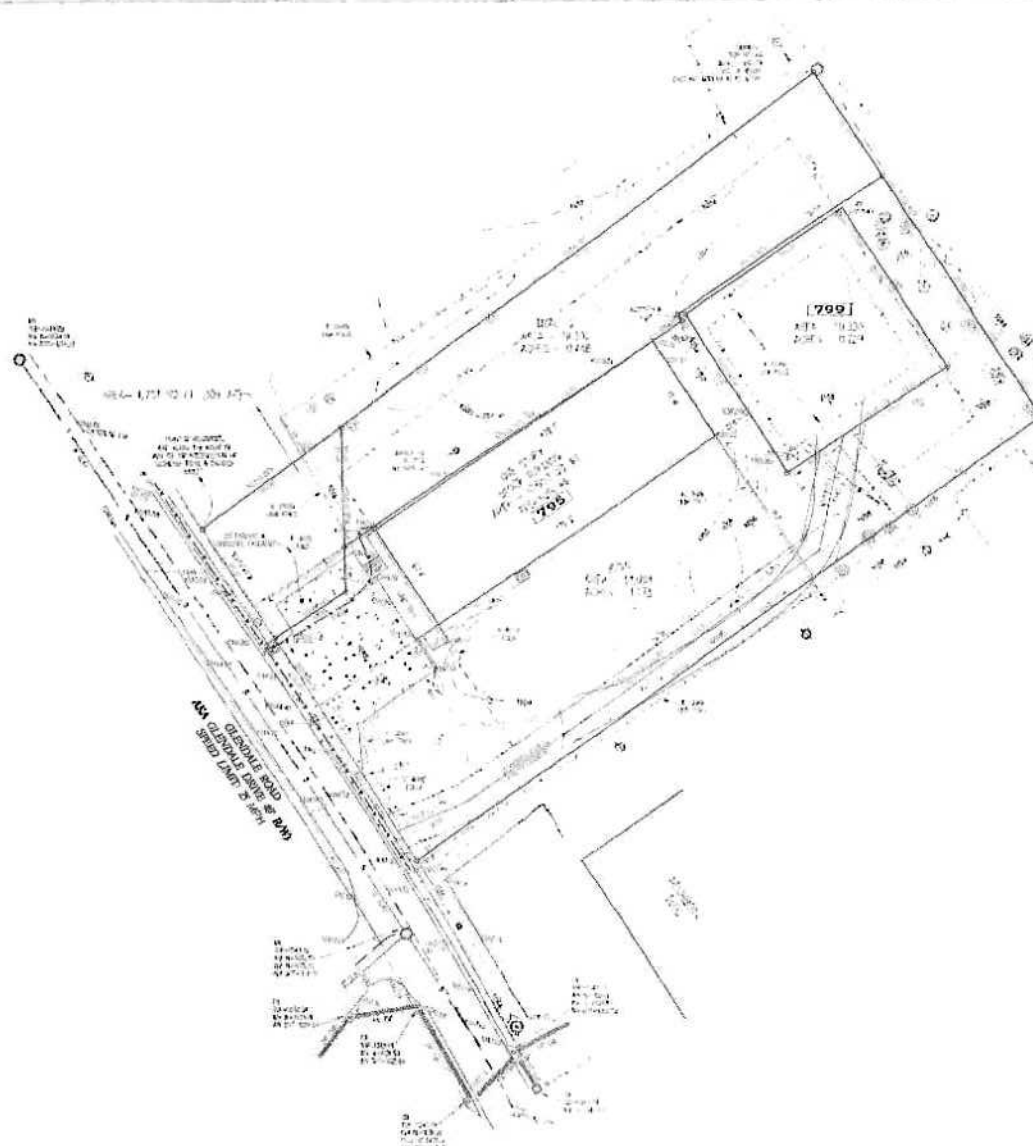
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ENVIRON. MONIT. ASSESS. 6: 1-4

Also, $\lim_{t \rightarrow \infty} \|\mathbf{y}(t) - \mathbf{y}^*\| = 0$ if and only if $\lim_{t \rightarrow \infty} \|\mathbf{y}(t) - \mathbf{y}^*\| = 0$.

[illegible]

Received: 16 July 2015; revised: 20 October 2015; accepted: 27 October 2015; published online: 22 November 2015



(Cont'd from p. 60)

* All dates are given in parentheses after the year of publication.

[illegible]

UNCLASSIFIED

² Although not reported in this study, the authors did find that the likelihood of a family's contact with a health care provider was related to the following:

Initial stages of leucizing commenced in pine forests but spread rapidly to the southern limit of mature deciduous forest, the Great Smoky Mountains National Park, where the leucizing agent had been applied. The leucizing agent was applied to the southern limit of the forest in the Great Smoky Mountains National Park, where the leucizing agent had been applied. The leucizing agent was applied to the southern limit of the forest in the Great Smoky Mountains National Park, where the leucizing agent had been applied.

Soil Pore Pressure 1-415 went to 61,500 kPa (100 psi) as shown on graph by Digital
Devices, Inc. dated June 23, 2004.

[illegible]

628
INMID TRUCKS, INC.
607 W. BROAD ST. - 10TH
DARTON
KENTON CO. GEORGETOWN, KY



01022 - THIS IS A PAPER DRAWN
AND NOTED BY THE AGENT AND THE
PROPERTY OF THE DIVISION
AND MAY BE USED FOR INFORMATION
PURPOSES ONLY. IT IS NOT
TO BE USED FOR ANY
OTHER PURPOSES.

801 Glendale Rd

2018001354 DEED BOOK 26685 Pg 147
Filed and Recorded:
1/4/2018 9:35:44 AM
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia
Real Estate Transfer Tax \$65.00

AFTER RECORDING, RETURN TO:

Michael J. Hay, Esq.
ANDERSEN, TATE & CARR, P.C.
One Sugarloaf Centre
Suite 4000
1960 Satellite Boulevard
Duluth, Georgia 30097
File #7248.20003 (JW)

LIMITED WARRANTY DEED

THIS INDENTURE, Made as of the 28th day of December, 2017, between

RBM DECATUR, LLC, a Georgia limited liability company

as party or parties of the first part, hereinafter called Grantor, and

JOSEPH C. GARGIULO

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 65 of the 18th District, Dekalb County, Georgia, as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

Said property is conveyed subject to those permitted title exceptions set forth on Exhibit "B" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise

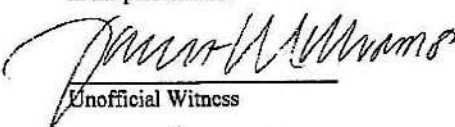
appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of Grantor and all others claiming by, through or under Grantor, but not otherwise.

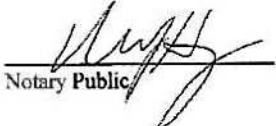
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered
in the presence of:

RBM DECATUR, LLC, a Georgia limited
liability company


Unofficial Witness

By:  (SEAL)
Robert H. Buckler, Member


Notary Public

[NOTARY SEAL]



EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 65 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF GLENDALE DRIVE (A 40-FOOT RIGHT-OF-WAY), 499.0 FEET SOUTHEASTERLY, AS MEASURED ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF GLENDALE DRIVE, FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF CHURCH STREET (SAID RIGHT-OF-WAY BEING LOCATED 149 FEET SOUTHEASTERLY OF AND PARALLEL TO THE CENTERLINE OF THE GEORGIA RAILROAD TRACK) WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF GLENDALE DRIVE; RUNNING THENCE SOUTH 33 DEGREES 16 MINUTES 44 SECONDS EAST ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF GLENDALE DRIVE, 68.70 FEET TO A POINT; THENCE LEAVING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF GLENDALE DRIVE AND RUNNING NORTH 56 DEGREES 49 MINUTES 44 SECONDS EAST, 44.89 FEET TO A POINT; RUNNING THENCE NORTH 01 DEGREE 41 MINUTES 04 SECONDS WEST, 45.39 FEET TO A POINT; RUNNING THENCE SOUTH 53 DEGREES 40 MINUTES 30 SECONDS WEST, 90.38 FEET TO THE POINT OF BEGINNING; AND BEING MORE PARTICULARLY SHOWN ON AND DESCRIBED IN ACCORDANCE WITH A PLAT OF SURVEY PREPARED BY GUDGER SURVEYING, INC., DATED JUNE 13, 2005.

LESS AND EXCEPT PROPERTY SET FORTH IN RIGHT OF WAY DEED BETWEEN CHARLES Z. BOROCHOFF MARITAL TRUST AND DEKALB COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, DATED FEBRUARY 13, 2006, RECORDED IN DEED BOOK 19603, PAGE 794, DEKALB COUNTY, GEORGIA RECORDS.

BEING THE SAME PROPERTY AS CONVEYED BY LIMITED WARRANTY DEED BETWEEN BOROCHOFF TRANSITION, LLC, A GEORGIA LIMITED LIABILITY COMPANY AND CERADYNE, INC., A DELAWARE CORPORATION, DATED AUGUST 3, 2007, DEED BOOK 20188, PAGE 269, DEKALB COUNTY, GEORGIA RECORDS; AS ALSO CONVEYED BY QUIT CLAIM DEEDS AT 18338/622, 18338/625, 18338/628 AND 18338/631, DEKALB COUNTY, GEORGIA RECORDS;

803 Glendale Rd.

Grantor: TAX COMMISSIONER AND
EX OFFICIO SHERIFF OF DEKALB COUNTY

Grantee: JOSEPH GARGIULO

Taxpayer: DECATUR PAINT & BODY
JOSEPH C GARIULO

2017132987 DEED BOOK 26474 Pg 600



Real Estate Transfer Tax \$0.00

Filed and Recorded:
9/6/2017 4:57:41 PM
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

IRVIN J. JOHNSON
DEKALB COUNTY TAX COMMISSIONER
4380 MEMORIAL DRIVE, SUITE 100
DECATUR, GA. 30032

2017-R22471435-AUG



**STATE OF GEORGIA
DEKALB COUNTY**

4380 Memorial Drive, Suite 100, Decatur, GA 30032

TAX DEED

THIS INDENTURE, made this 8/1/2017, between the Tax Commissioner and Ex Officio Sheriff of DeKalb County, GRANTOR, and JOSEPH GARGIULO, AS GRANTEE.

WITNESSETH: That, WHEREAS, in obedience to writ(s) of Fieri Facias issued against DECATUR PAINT & BODY, JOSEPH C GARIULO the Taxpayer(s) and Defendant(s) in Fieri Facias, for unpaid School, State, County and Municipal taxes for the year (s) 2011, 2012, 2013, 2014, 2015, 2016, said Tax Commissioner and Ex Officio Sheriff of DeKalb County did on 6/8/2017, levy on the within described property, serve notice, and, after the same being duly advertised agreeable to law, expose the said property within the legal hours of sale, at public outcry before the Courthouse door in DeKalb County on 8/1/2017, offering the whole said lot for sale, at which time the GRANTEE herein was the best and highest bidder of said property.

NOW, THEREFORE, in consideration of the sum of \$ 15,362.19 DOLLARS, receipt of which is hereby acknowledged, the said GRANTOR, the Tax Commissioner and Ex Officio Sheriff of DeKalb County, does grant, bargain, sell and convey, so far as the Office of Ex Officio Sheriff authorizes her, unto the said GRANTEE, heirs and assigns,

ALL THAT PARCEL OF LAND BEING IN DEKALB COUNTY DESCRIBED AS FOLLOWS:

DISTRICT 18, LANDLOT 65, DEED BOOK 17686, PAGE 796
PLAT AND DEED ARE A PART HEREOF, EXCLUDING RIGHTS OF WAY AND EASEMENTS.
IMPROVED PROPERTY KNOWN AS 803 GLENDALE DR AND PARCEL 18 065 06 043 PER RECORDS OF THE TAX COMMISSIONER AND TAX ASSESSORS.
LESS AND EXCEPT ALL PARCELS OTHER THAN 18 065 06 043.

TO HAVE AND TO HOLD the said described premises, together with all the rights, members and appurtenances thereof; and, also, all the estate, right, title, interest, claim or demand of the said Taxpayer and Defendant in Fieri Facias, heirs and assigns, legal, equitable or otherwise whatsoever, in and to the same, unto the said GRANTEE, heirs and assigns, subject to the right of redemption as provided by law.

IN WITNESS WHEREOF, the said Tax Commissioner and Ex Officio Sheriff of DeKalb County, has set her hand and affixed her seal hereto, the day and year first above written.

Signed, Sealed and delivered
In the presence of:

[Signature]
Unofficial Witness

[Signature]
Notary Public



[Signature]
Irvin J. Johnson

AS TAX COMMISSIONER & EX OFFICIO SHERIFF OF
DEKALB COUNTY, GEORGIA
4380 MEMORIAL DRIVE, SUITE 100
DECATUR, GA. 30032

795 Glendale Rd.

RETURN TO:
Rick S. Sexton
Zachary & Segraves, P.A.
1000 Commerce Drive
Decatur, GA 30030

2018198700 DEED BOOK 27299 Pg 105

Real Estate Transfer Tax \$0.00

Filed and Recorded:
12/17/2018 9:07:51 AM
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

STATE OF GEORGIA
COUNTY OF DEKALB

Cross Reference:
Quit Claim Deed recorded at
Deed Book 17686, Page 796
DeKalb County Records

QUIT CLAIM DEED

THIS INDENTURE made this 5th day of December, 2018, by and between Carson Reid Cushwa, as party of the first part, hereinafter called Grantor, and Joseph Gargiulo, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That the said party of the first part for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, remise, release, and forever quit-claim to the said party of the second part, his heirs and assigns, all the right, title, interest, claim or demand which the said party of the first part has or may have had in and to the following described property:

For legal description, see Exhibit A attached hereto and incorporated herein by reference.

with all rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

This Deed conveys to Grantee all my right, title and interest in the above referenced property by reason of being an heir and beneficiary under the terms of the Last Will and Testament of Michael A. Cushwa.

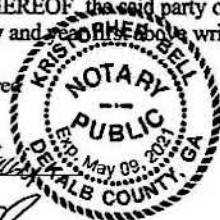
TO HAVE AND TO HOLD the said described premises unto the said Grantee, his heirs and assigns, so that neither the said party of the first part nor his successors, nor any other person claiming under him shall at any time, claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, the said party of the first part has caused this instrument to be signed in his name the day and year first above written.

Signed, sealed and delivered
in the presence of:

Joseph Gargiulo
Unofficial Witness

Debra DeBerry



Carson Reid Cushwa [SEAL]
Carson Reid Cushwa

EXHIBIT A

LEGAL DESCRIPTION 795 GLENDALE DRIVE TRACT 3 - CERADYNE LEASE

All that tract or parcel of land lying and being in Land Lot 65 of the 18th District of Dekalb County Georgia, and being shown as Tract 3 on a survey prepared by Ronald E. Gudger, R.L.S. No. 2089, of 795 Glendale Drive and being more particularly described as follows:

Beginning at a point on the northeasterly right of way of Glendale Drive (having a 40' right of way) which is 499.0' southeasterly from the southeasterly right of way of Church Street; thence leaving said right of way of Glendale Drive proceed North 53°40'30" East for 90.28' to a point being the TRUE POINT OF BEGINNING; with the point of beginning thus established thence proceed North 53°40'30" East for 311.72' to a point; thence proceed South 33°22'43" East for 65.46' to a point; thence proceed South 56°35'26" West for 130.00' to a point; thence proceed South 33°24'34" East for 4.00' to a point; thence proceed South 33°22'43" East for 214.38' to a point; thence proceed North 01°41'08" West for 62.94' returning to the point of beginning. Said parcel contains 19,503 square feet, more or less.

DEED BOOK 27299 Pg 106
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

795 Glendale Rd.

RETURN TO:
Rick S. Sexton
Zachary & Segaves, P.A.
1000 Commerce Drive
Decatur, GA 30030

2018198702 DEED BOOK 27299 Pg 107
Filed and Recorded:
12/17/2018 9:07:51 AM
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia
Real Estate Transfer Tax \$0.00

STATE OF GEORGIA
COUNTY OF DEKALB

Cross Reference:
Quit Claim Deed recorded at
Deed Book 17686, Page 796
DeKalb County Records

QUIT CLAIM DEED

THIS INDENTURE made this 24th day of October, 2018, by and between Drew Michael Cushwa,, as party of the first part, hereinafter called Grantor, and Joseph Gargiulo, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That the said party of the first part for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, remise, release, and forever quit-claim to the said party of the second part, his heirs and assigns, all the right, title, interest, claim or demand which the said party of the first part has or may have had in and to the following described property:

For legal description, see Exhibit A attached hereto and incorporated herein by reference.

with all rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

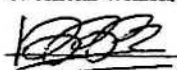
This Deed conveys to Grantee all my right, title and interest in the above referenced property by reason of being an heir and beneficiary under the terms of the Last Will and Testament of Michael A. Cushwa.

TO HAVE AND TO HOLD the said described premises unto the said Grantee, his heirs and assigns, so that neither the said party of the first part nor his successors, nor any other person claiming under him shall at any time, claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, the said party of the first part has caused this instrument to be signed in his name the day and year first above written.

Signed, sealed and delivered
in the presence of:

Unofficial Witness



NOTARY PUBLIC FOR GA 10/24/18

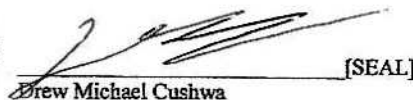
 [SEAL]
Drew Michael Cushwa

EXHIBIT A

LEGAL DESCRIPTION 795 GLENDALE DRIVE TRACT 3 - CERADYNE LEASE

All that tract or parcel of land lying and being in Land Lot 65 of the 18th District of DeKalb County Georgia, and being shown as Tract 3 on a survey prepared by Ronald E. Gudger, R.L.S. No. 2089, of 795 Glendale Drive and being more particularly described as follows:

Beginning at a point on the northeasterly right of way of Glendale Drive (having a 40' right of way) which is 499.0' southeasterly from the southeasterly right of way of Church Street; thence leaving said right of way of Glendale Drive proceed North 53°40'30" East for 90.28' to a point being the TRUE POINT OF BEGINNING; with the point of beginning thus established thence proceed North 53°40'30" East for 311.72' to a point; thence proceed South 33°22'43" East for 65.46' to a point; thence proceed South 56°35'26" West for 130.00' to a point; thence proceed South 33°24'34" East for 4.00' to a point; thence proceed South 33°22'43" East for 214.38' to a point; thence proceed North 01°41'08" West for 62.94' returning to the point of beginning. Said parcel contains 19,503 square feet, more or less.

DEED BOOK 27259 Ps 108
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

CITY OF CLARKSTON:
Disclosure of Campaign Contributions

Disclosure of Campaign Contributions

City of Clarkston

Pursuant to OCGA, Section 36-67A-3(a), the following disclosure is mandatory when an applicant or any representative has made campaign contributions aggregating \$250.00 or more to a local government within two (2) years immediately preceding the filing of this application.

It shall be the duty of the applicant and the attorney representing the applicant to file a disclosure with the governing authority of the respective local government. The following questions **must** be answered:

Have you, the applicant, made \$250.00 or more in campaign contributions to a **local** government official within two years immediately preceding the filing of this application?

Yes ☐ No ☒

If the answer is **yes**, you must file a disclosure report with the governing authority of City of Clarkston showing:

1. The name and official position of the local governing authority in City of Clarkston to whom the campaign contribution was made.

Name and official position of the applicant/representative (Please Print)

2. The dollar amount and description of each campaign contribution made during the two (2) years immediately preceding the filing of this application and the date of each such contribution was made.

Description of Campaign Contribution
(Please Print)

\$ _____
Dollar Amount

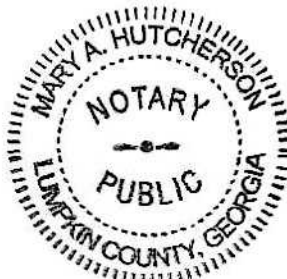
This disclosure must be filed within ten (10) days after the application is first filed and must be submitted to the City of Clarkston, 3921 Church Street, Clarkston, GA 30021.

[Signature]
Signature (choose one) Applicant ☐ Owner ☒

8-16-22
Date

Mary A. Hutcherson
Notary Signature

8/16/22
Date and Seal



Site description (1/3)

EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 65 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF GLENDALE DRIVE (A 40-FOOT RIGHT-OF-WAY), 499.6 FEET SOUTHEASTERLY, AS MEASURED ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF GLENDALE DRIVE, FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF CHURCH STREET (SAID RIGHT-OF-WAY BEING LOCATED 149 FEET SOUTHEASTERLY OF AND PARALLEL TO THE CENTERLINE OF THE GEORGIA RAILROAD TRACK) WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF GLENDALE DRIVE; RUNNING THENCE SOUTH 33 DEGREES 16 MINUTES 44 SECONDS EAST ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF GLENDALE DRIVE, 68.70 FEET TO A POINT; THENCE LEAVING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF GLENDALE DRIVE AND RUNNING NORTH 56 DEGREES 49 MINUTES 44 SECONDS EAST, 44.89 FEET TO A POINT; RUNNING THENCE NORTH 01 DEGREE 41 MINUTES 08 SECONDS WEST, 86.39 FEET TO A POINT; RUNNING THENCE SOUTH 53 DEGREES 40 MINUTES 30 SECONDS WEST, 90.38 FEET TO THE POINT OF BEGINNING; AND BEING MORE PARTICULARLY SHOWN ON AND DESCRIBED IN ACCORDANCE WITH A PLAT OF SURVEY PREPARED BY GUDGER SURVEYING, INC., DATED JUNE 13, 2005.

LESS AND EXCEPT PROPERTY SET FORTH IN RIGHT OF WAY DEED BETWEEN CHARLES Z. BOROCHOFF MARITAL TRUST AND DEKALB COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, DATED FEBRUARY 15, 2006, RECORDED IN DEED BOOK 19603, PAGE 794, DEKALB COUNTY, GEORGIA RECORDS.

BEING THE SAME PROPERTY AS CONVEYED BY LIMITED WARRANTY DEED BETWEEN BOROCHOFF TRANSITION, LLC, A GEORGIA LIMITED LIABILITY COMPANY AND CERADYNE, INC., A DELAWARE CORPORATION, DATED AUGUST 3, 2007, DEED BOOK 20188, PAGE 269, DEKALB COUNTY, GEORGIA RECORDS; AS ALSO CONVEYED BY QUIT CLAIM DEEDS AT 18338/622, 18338/625, 18338/628 AND 18338/631, DEKALB COUNTY, GEORGIA RECORDS;

Site description (2/3)

EXHIBIT "A"

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 65 of the 18th District, DeKalb County, Georgia, containing 1.85 acres, more or less, as shown on that certain ALTA/ACSM Survey for Joseph Gargiulo and Chicago Title Insurance Company, dated June 23, 2014, prepared by DeKalb Survey, Inc. and bearing the certification and seal of Patrick F. Carey, Georgia Registered Surveyor No. 3077, and being more particularly described according to said Survey as follows:

BEGINNING at a point on the northeasterly right-of-way of Glendale Road a/k/a Glendale Drive (having a 40' right-of-way) which is 499.0' southeasterly from the southeasterly right-of-way of Church Street; thence continuing along the northeasterly right-of-way of Glendale Drive South 33° 16' 44" East 68.70' to a point, being the TRUE POINT OF BEGINNING; with the TRUE POINT OF BEGINNING thus established, leaving said right-of-way of Glendale Drive and proceed North 56° 49' 44" East 44.89' to a point; thence proceed North 01° 41' 08" West 23.45' to a point, thence proceed North 56° 35' 26" East 214.38' to an iron pin found, thence proceed North 33° 24' 34" West 4.00' to a point, then proceed North 56° 35' 26" East 130.00' to a point; thence proceed South 33° 22' 43" East 151.54' to a point; thence proceed South 54° 57' 32" West 402.00' to an iron pin found on the northeasterly right-of-way of said Glendale Drive; thence along the right-of-way of said Glendale Drive proceed North 33° 16' 44" West 139.30' to a point, said point being the POINT OF BEGINNING.

LESS AND EXCEPT:

All that tract or parcel of land lying and being in Land Lot 65 of the 18th District of DeKalb County, Georgia, and being more particularly described as follows:

To find the point of beginning, commence at a point located 499.0' southeast along the northern right-of-way line of Glendale Road (40' R/W) from the intersection of said northern right-of-way line of Glendale Road with the southern right-of-way line of Church Street; thence running along said northern right-of-way line of Glendale Road, S 33° 16' 44" E, 189.47' to a point; thence leaving said northern right-of-way line of Glendale Road and running N 67° 22' 17" E 39.66' to a point; thence N 54° 57' 32" E 227.33' to a point; thence N 11° 58' 05" E 61.63' to a point; thence S 56° 37' 17" W 35.00' to a point and the TRUE POINT OF BEGINNING; thence running N 33° 22' 43" W 100.00' to a point; thence N 56° 37' 17" E 100.00' to a point; thence S 33° 22' 43" E 100.00' to a point; thence S 56° 37' 17" W 100.00' to a point and the TRUE POINT OF BEGINNING.

Said Tract 2 contains 0.2296 acres (10,000 sq. ft.), more or less, as shown in a survey prepared for Nextel Communication by Site Design Services, Inc., dated July 18, 2000.

TOGETHER WITH a 20' wide ingress-egress and utility easement lying and being in Land Lot 65 of the 18th Land District, DeKalb County, Georgia, and being more particularly described by the following centerline data:

Site description (3/3)

To find the point of beginning, commence at a point located 499.0' southeast along the northern right-of-way line of Glendale Road (40' R/W) from the intersection of said northern right-of-way line of Glendale Road with the southern right-of-way line of Church Street; thence running along said northern right-of-way line of Glendale Road, S 33° 16' 44" E 189.47' to a point and the TRUE POINT OF BEGINNING; thence leaving said northern right-of-way line of Glendale Road and running N 67° 22' 17" E 39.66' to a point; thence N 54° 57' 32" E 227.33' to a point; thence N 11° 58' 05" E 61.63' to the ENDING at a point.

TOGETHER WITH a 10' wide utility easement lying and being in Land Lot 65 of the 18th Land District, DeKalb County, Georgia, and being more particularly described by the following centerline data:

To find the point of beginning, commence at a point located 499.0' southeast along the northerly right-of-way line of Glendale Road (40' R/W) from the intersection of said northern right-of-way line of Glendale Road with the southerly right-of-way line of Church Street; thence running along said northern right-of-way line of Glendale Road, S 33° 16' 44" E 189.47' to a point; thence leaving said northern right-of-way line of Glendale Road and running N 67° 22' 17" E 39.66' to a point; thence N 54° 57' 32" E 227.33' to a point; thence N 11° 58' 05" E 61.63' to a point and the TRUE POINT OF BEGINNING; thence running S 38° 15' 06" E 52.22' to the ENDING at a point.

Boardwalk Development Group

5400 Laurel Springs Parkway, Suite 301

Suwanee, GA 30024-6063

www.boardwalkselfstorage.com



I am a resident of Clarkston and I support Boardwalk Development Group's plan to redevelop the Property at 795 Glendale Rd. in Scottdale, GA to a Class-A multi-story climate controlled self storage facility. My support including their effort to reduce the undisturbed buffer from 50' to 10', while heavily landscaping the remaining buffer with evergreen trees for privacy.

Resident name	Address	Signature	Comments
1 Su Kim Jeshva Hall	3294 Allgood Ln Scottdale, GA 30074		great change!
2 priti Patel Parth Narveinwala	3300 allgood ln scottdale, ga 30074		cant wait!
3 Tyra Scott	3308 Allgood lane Scottdale Ga 30074		
4 Shavika Lawrence	30		
5			
6			
7			
8			
9			
10			
11			

Sec. 709. - I, light industrial district.

- (a) *Purpose and intent:* The I zoning district is intended to provide suitable areas for business distribution/service facilities, transportation terminals and manufacturing/assembly processes which do not emit noise, vibration, smoke, gas, fumes, or odors from an enclosed building. These districts should have access to arterial roadways and utilities and discourage uses which are incompatible with light manufacturing. When located on the perimeter of an industrial node, I-zoned properties should provide for uses that are low in intensity and scale to ensure compatibility with adjacent properties.
- (b) *Permitted uses:*
- (1) Places of assembly, including religious institutions.
 - (2) Automobile, truck, motorcycle and heavy equipment sales/service/rental/parts/repair establishments.
 - (3) Automobile service stations and automotive service centers, including paint and body repair.
 - (4) Pet boarding/breeding kennels.
 - (5) Communications towers (cellular).
 - (6) Commercial dry cleaning plants.
 - (7) Entertainment venues, including bowling alleys, movie theaters (non-adult oriented) and other similar and customary uses.
 - (8) Fortune tellers, psychics and similar forms of personal entertainment.
 - (9) Funeral homes (no on-site crematory services).
 - (10) Greenhouses and horticultural nurseries.
 - (11) Hospitals.
 - (12) Manufacturing and assembly, provided no gas, fumes or odors are emitted as a result of the activity.
 - (13) Car washes.
 - (14) Mini-warehouses and self-storage facilities.
 - (15) Professional offices, including medical doctors, dentists, attorneys, chiropractic, veterinary, accountants/tax professionals and other similar occupations.
 - (16) Bottle shops/package stores.
 - (17) Research and experimental testing laboratories.
 - (18) Eating and drinking establishments, including drive-thru/drive-in fast food establishments.
 - (19) Non-automotive repair services such as cameras, jewelry, shoes and the like.
 - (20) Tattoo parlors and piercing studios.
 - (21) Taxi stands and dispatching agencies.
 - (22) Trade shops, building and equipment supply/repair services, including:
 - a. Locksmiths
 - b. Gunsmiths
 - c. Sheet metal
 - d. Upholstering
 - e. Furniture

- f. Appliance
- g. Electrical
- h. Carpentry
- i. Sign manufacturing/assembly/repair
- j. Other similar and customary uses
- k. Wholesaling and warehousing with associated office and storage facilities

(23) Accessory uses and structures incidental to any legal permitted use, provided:

- a. Retail sales and services must be conducted and accessed wholly within the building(s) housing the use to which the activities are accessory and comprise no more than ten (10) percent of the gross floor area.
- b. No show window or other advertising shall be visible from the exterior of the primary use structure.

(c) *Conditional uses:*

- (1) Adult entertainment, including massage parlors, adult video/book stores, gentleman's clubs and other similar uses.
- (2) Crematories.
- (3) Title loan businesses, pawn shops and similar establishments.

(d) *Accessory uses:*

- (1) All such structures shall be located upon the same lot and to the side or rear of the principal use at least fifteen (15) feet from side or rear lot lines or within the side-or-rear-yard setback, whichever is greater. In cases of corner lots, the accessory structure may not be closer to any right-of-way than the principal building.
- (2) When an accessory structure is attached to the principal building in any manner, it shall be deemed part of the principal structure and subject to all bulk and area requirements of same.
- (3) Any accessory building in excess of two thousand (2,000) square feet of gross space must be at least ten (10) feet from any property line and shall be architecturally compatible with the principal structure.
- (4) No accessory structure shall be constructed upon a lot before the principal building.
- (5) No accessory structure may exceed the more restrictive of either twenty (20) feet or the height of the principal building.
- (6) The area of the accessory building's footprint may not exceed fifty (50) percent that of the principal structure.
- (7) Swimming pools must be enclosed by a fence not less than six (6) feet in height with a self-closing, self-latching gate and must comply with all applicable safety and health ordinances.

(e) *Use limitations:*

- (1) All outdoor storage must be screened by an opaque fence no less than eight (8) feet in height. Maximum of fifty (50) percent of lot may be utilized for such use.
- (2) Building design and materials may be of the developer's choosing; however, structures which utilize metal siding shall be constructed with brick, stone, rock or wood covering any facade of the building facing a roadway.
- (3) Cellular telecommunications towers shall be located at a minimum distance of two hundred fifty (250) feet from all residential dwellings.

(f) *Bulk and area regulations:*

Floor Area Ratio (FAR) (Residential, Max.)	N/A
Floor Area Ratio (FAR) (Non-Residential, Max.)	2
Floor Area Ratio (FAR) (Total, Max.)	2
Min. Residential Unit Size (finished, heated floor are)	N/A
Building Coverage (Max, a % of lot area)	70%
Min. Open Space	N/A
Max. Building Height	50'
Min. Lot Size	N/A
Min. Lot Width	N/A
Minimum Front Yard Setback	35'
Minimum Side Yard Setback	15'
Minimum Rear Yard Setback***	20' or 50'***
***Rear yard setback must be of greatest distance when abutting a single-family residential district	

(g) *Buffer requirements:*

- (1) When a use within the I district abuts any residential district or use, a fifty-foot landscaped buffer shall be required.
- (2) All loading docks shall be screened by either landscaping or a stabilized berm.

(h) *Temporary uses:* Temporary uses if approved pursuant to section 313.

(Ord. No. 375, § 8(Attach.), 10-1-13)

Sec. 1107. - Minimum off-street parking requirements.

The following are the minimum number of off-street parking spaces required by type of permitted use. The square footage is the gross square footage unless otherwise indicated.

- (a) The total number of permitted parking spaces shall not exceed one hundred ten (110) percent of the minimum number of off-street parking spaces required by type of permitted use.
- (b) All surface parking provided in excess of one hundred (100) percent of the minimum number of off-street parking spaces required by type of permitted use shall be of porous paving or grass paving systems and as approved by the planning and zoning board.
- (c) The minimum number of off-street parking spaces required by use are as follows:

Use	Number of Spaces Per Unit
Commercial:	
Automotive sales	1 space per 150 sq. ft.
Automotive service garages	3 spaces per service bay with a minimum of 10
Beauty and barber shops	3 spaces per operator
Commercial, manufacturing and industrial not for retail	1 space per 2,000 sq. ft. of gross office, plant and storage area
Convenience store	1 space per 200 sq. ft. of gross floor area
Grocery or food stores	1 space per 250 sq. ft. of gross floor space
Furniture and appliances	1 space per 500 sq. ft. of space
Gasoline service stations	2 spaces per gas pump, plus 3 spaces per service bay, plus 1 space for each attendant
Hotel and motel	1 space per unit, plus 1 space per 5 units for visitors, plus 1 space per 2 employees on the same shift
Hotel and motel with meeting rooms or banquet facilities	1 space per unit, plus 1 space per 5 units for visitors, plus 1 space per 2 employees on the same shift, plus 1 space per 200 sq ft of accessory use
Recreation—Subdivision recreation area	1 space per 10 dwelling units

Recreation—Commercial and public	1 space per 200 sq. ft. of recreational space with 20 spaces minimum
Restaurants and taverns	1 space per 3 seats or 100 sq. ft. if no seats are provided, plus 1 per employee on the largest shift with a minimum of 10
Retail stores	1 space per 250 sq. ft. of gross floor space
Shopping centers	5 spaces per 1,000 sq. ft. of gross floor area
Small item service and repair shops	1 space per 250 sq. ft. of gross floor area
Wholesale stores	1 space per 200 sq. ft. of gross floor area, plus 1 space 2000 sq. ft. of gross storage area
Institutional:	
Religious institutions, other places of worship and funeral parlors	1 space per 3 seats in the main assembly area or 1 space per 50 sq. ft. where fixed seats are not provided
Social organizations including lodges and fraternal organizations	1 space per 250 sq. ft.
Hospitals or group homes	1 space per 2 beds, plus 1 space for each employee on the largest shift
Libraries, galleries, and similar uses	1 space per each 400 sq. ft. of gross space to which the public has access
Places of public assembly	1 space per 3 seats or 1 space per 50 sq. ft. where fixed seats are not provided
Schools (elementary and middle schools)	2 spaces per classroom, plus 1 space per teacher and employee, plus 1 space per 100 sq. ft. of seating space in the auditorium(s).
Schools (high schools)	2 spaces per classroom, plus 1 space per teacher and employee, plus 1 space per 100 sq. ft. of seating space in the auditorium(s), plus 1 space per 10 students

Schools (colleges, universities or adult education facilities)	10 spaces per classroom
Daycare or nursery	3 spaces per 1,000 sq. ft.
Offices:	
Offices—Government, banks, professional, general	1 space per 250 sq. ft.
Medical and dental offices	6 spaces per practitioner
Residential:	
Apartments, townhomes, condominiums, and other multifamily attached uses	2 spaces per dwelling unit
Boarding or rooming houses	1 space per bedroom
Cottage housing	1.25 to 2.0 spaces per dwelling unit as regulated in section 904
Residences including single-family, duplexes, triplexes	2 spaces per dwelling unit
Senior citizen independent living facility	1 space per unit

- (d) Additional requirements for non single-family districts. All required off-street parking facilities (other than those for single-family dwellings), including entrances, exits, and maneuvering areas, shall comply with the following provisions. Each parking facility:
- (1) Shall have access to a public street;
 - (2) Shall be graded and paved, including access drive(s), and be curbed when needed for effective drainage control;
 - (3) Shall have all spaces marked with paint lines, curb stones or other similar devices;

- (4) Shall be drained so as to prevent damage to abutting properties or public streets and where possible shall be drained towards infiltration swales located in the five-foot head-to-head landscape strips required between vehicles in section 1205(f).
- (5) To the extent practicable, adjacent parking lots serving nonresidential or mixed-use buildings shall be interconnected and shall provide for future interconnectivity.
- (6) Shall have adequate lighting if the facilities are to be used at night, provided such lighting shall be arranged and installed so as not to reflect or cause glare on abutting properties;
- (7) Shall be designed to conform to the geometric design standards of the institute of traffic engineers;
- (8) Wheel bumpers shall be placed at the head of all parking spaces that abut a landscape strip or sidewalk. When wheel bumpers are adjacent to a sidewalk, a two-foot extension of the sidewalk shall be permitted to be substituted in the place of the required wheel bumpers.
- (9) No parking area may be used for the sale, repair, dismantling, servicing or long term storage of any vehicles or equipment unless such use is permitted within the district in which the parking area is located.
- (10) Location on other property. If the required automobile parking spaces cannot be reasonably provided on the same lot on which the principal use is conducted, such spaces may be provided on adjacent or nearby property within the same zoning district, provided a major portion lies within twelve hundred (1,200) feet of the main entrance to the principal use for which such parking is provided. A written agreement among all owners of record shall be provided and held on file with the city clerk. All renewed or terminated leases shall be filed with the city clerk.

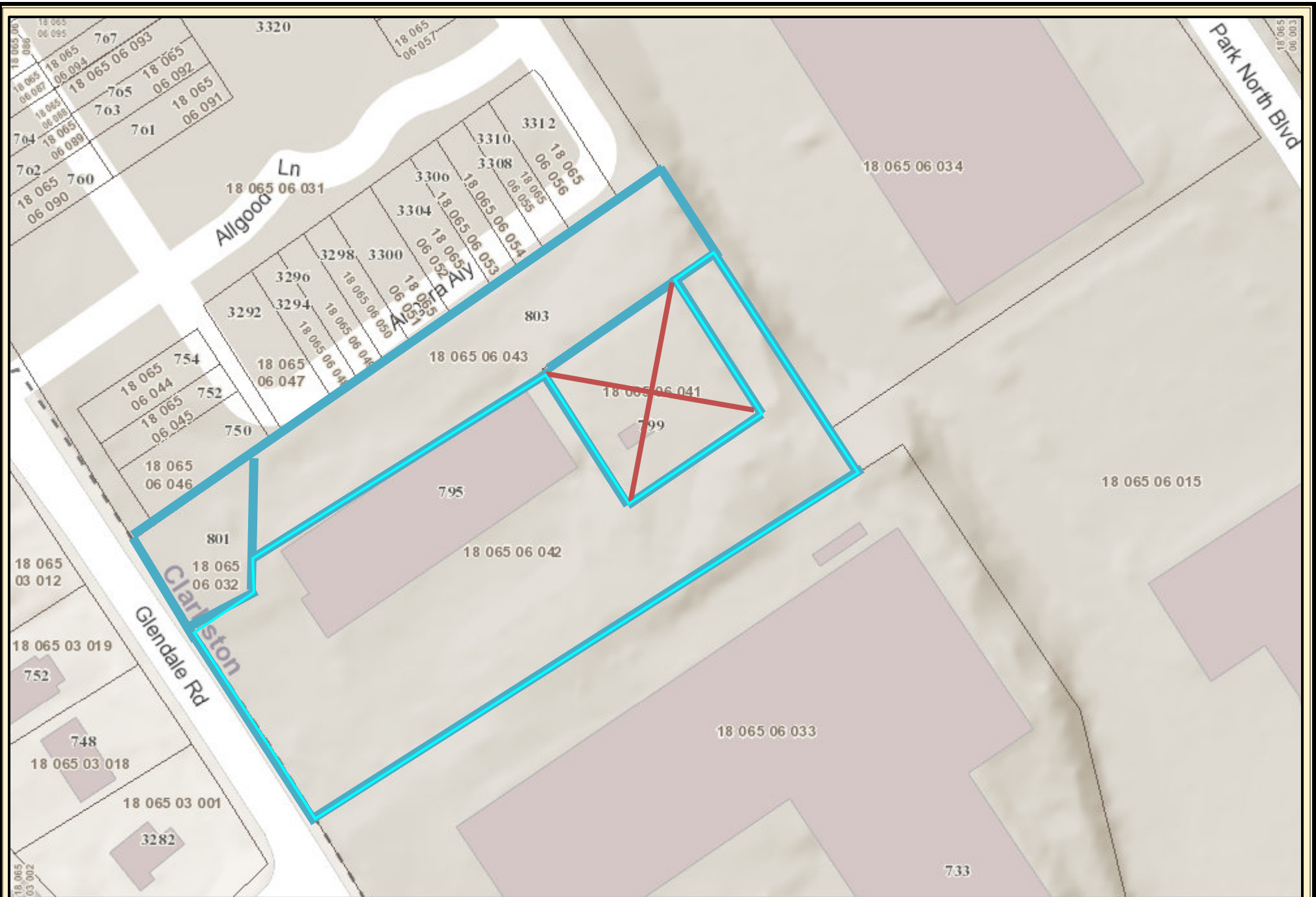
([Ord. No. 396, § 17, 7-5-16](#))

Sec. 1109. Handicapped parking requirements.

Handicapped parking spaces shall meet the following criteria:

- (a) Handicapped Spaces. Handicapped parking spaces shall be in accordance with the regulations set forth by the Americans with Disabilities Act. All handicapped spaces shall be identified by pavement markings and by appropriate signage. Handicapped parking shall be required on all multi-family and non-residential sites.
- (b) Handicapped parking spaces shall be located in the closest proximity to major building entrances, but in no event shall such spaces be located more than one hundred (100) feet from a major building entrance.
- (c) Handicapped parking spaces shall be a minimum of eight (8) feet in width by twenty (20) feet in length and shall have an adjacent access aisle with a minimum width of five (5) feet. Two (2) accessible parking spaces may share a common access aisle.
- (d) The first one (1) out of every eight (8) accessible parking spaces shall be a van accessible space. Van parking spaces shall have an adjacent access aisle a minimum of eight (8) feet in width and a vertical clearance of at least eight (8) feet along the vehicular route to the parking space.
- (e) Handicapped parking will be required on all sites. The minimum number to be provided for all multifamily and nonresidential developments is as follows:

Number of Spaces in the Parking Lot	Required Number of Handicapped Spaces
0—25	1
26—50	2
51—75	3
76—100	4
101—150	5
151—200	6
201—300	7
301—400	8
Over 400	2% of Total Spaces



795 801 803 Glendale Road

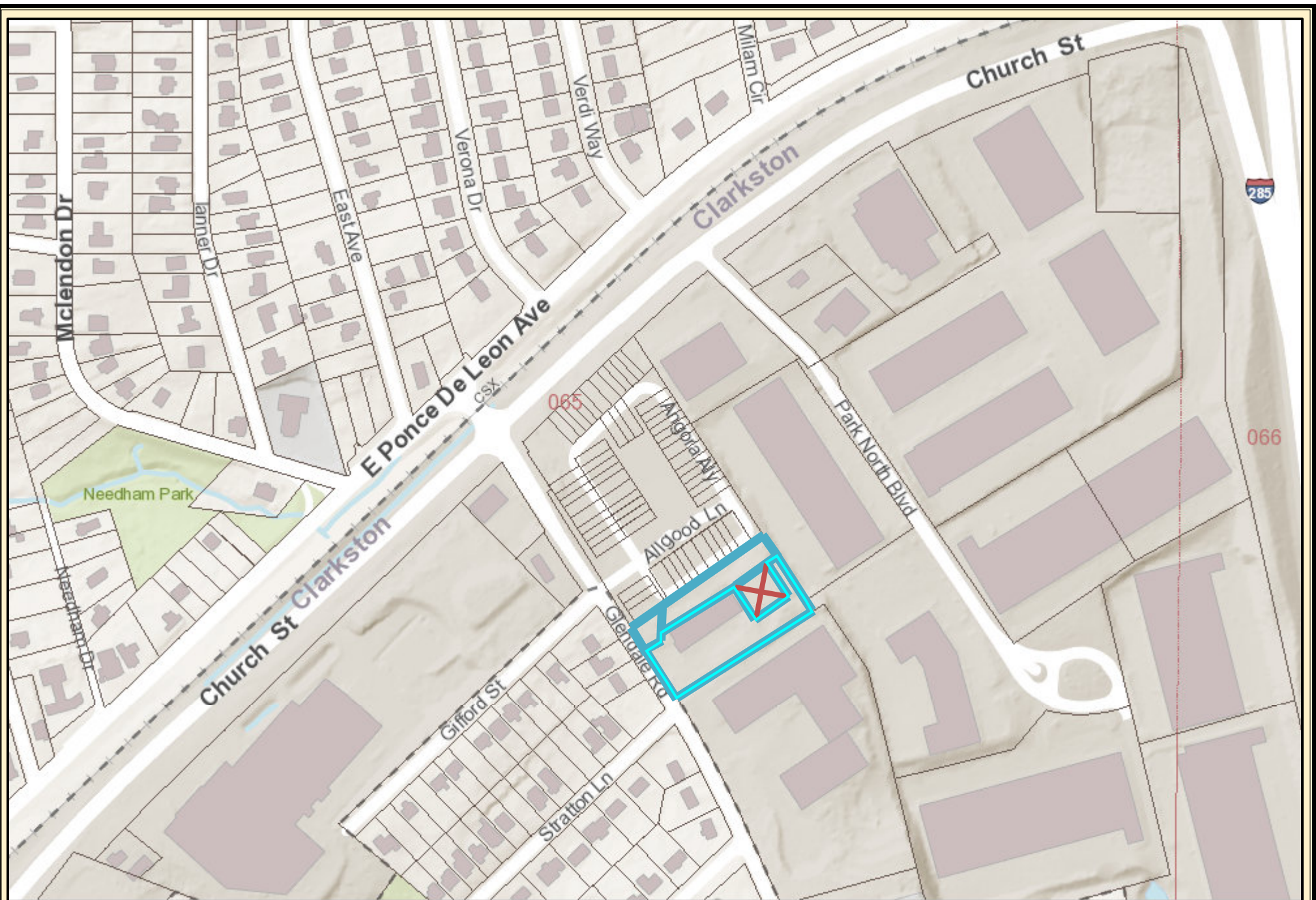
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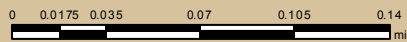


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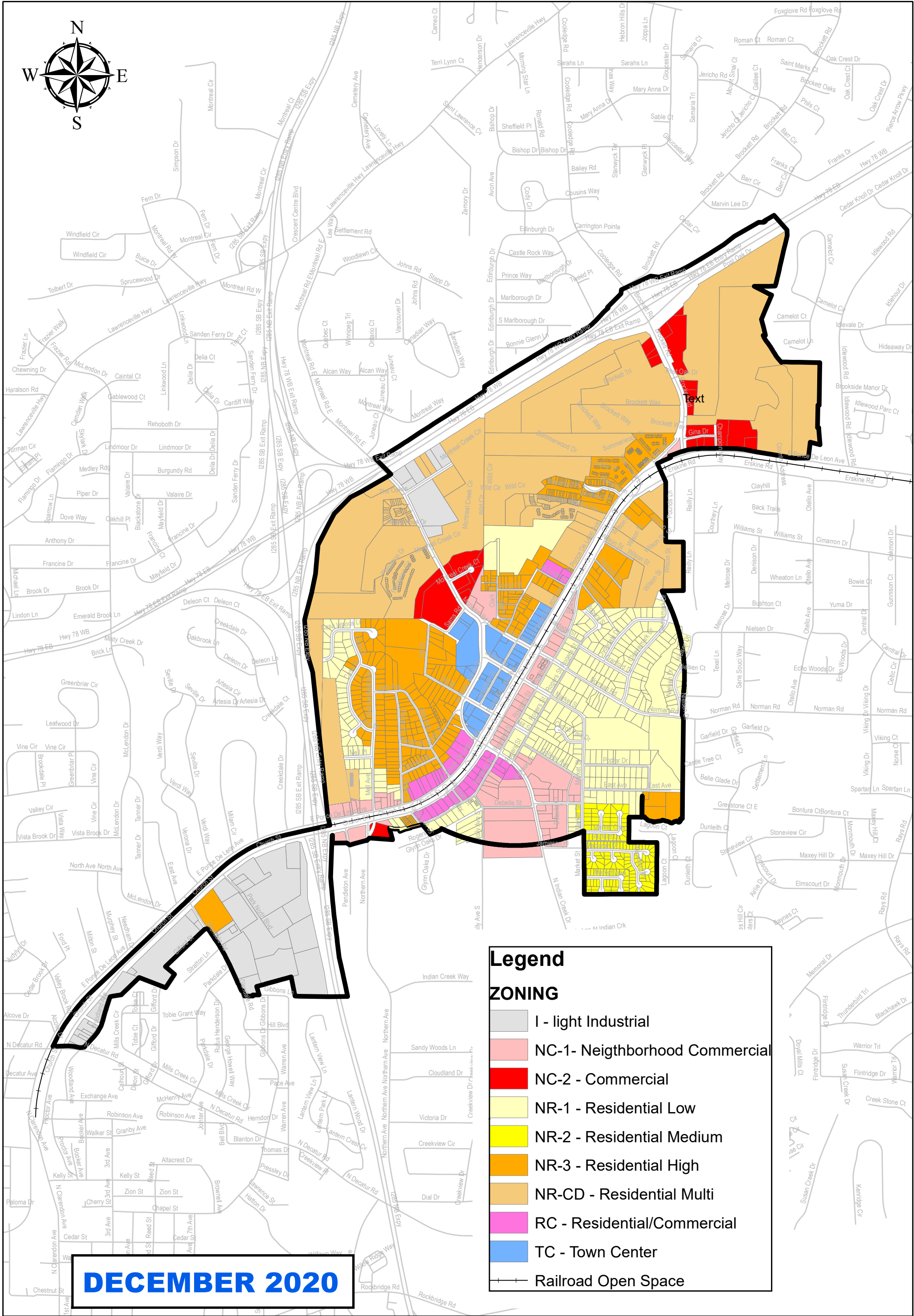


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For more information, please contact the owner at the following phone number:

214-261-1234

SALE

94-4726



