



Government Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

ADMINISTRATIVE VARIANCES AND SPECIAL EXCEPTIONS APPLICATION

AV/NO.:

APPLICANT NAME (OWNER/REPRESENTATIVE):

ADDRESS: EMAIL:

CITY: STATE: ZIP:

TELEPHONE: HOME: BUSINESS: FAX:

OWNER OF RECORD FOR WHICH APPLICATION IS MADE

Name (Print):

Name (Signature): E-Mail:

Address: City: State: Zip:

Telephone Home: Business: Fax:

SUBMITTAL INSTRUCTIONS

Contact Planner, Kyle McLean at kamclean@dekalbcountyga.gov to discuss your application prior to submission.

Please create an account or open a new application through an existing account using the following portal: <https://epermits.dekalbcountyga.gov>

Once you've created or updated an existing account, please send your application number (1246XXX) to kamclean@dekalbcountyga.gov stating your request.

To Be Completed by Planning & Development Department

Date Received: Fee Paid: Receipt No:

May 30, 2024

DeKalb County Planning & Zoning Department

RE: Henrico Trailer Storage
Request for Administrative Variance - Letter of Intent
PMI Project #: 2024122
DeKalb County AP #: 1247060

To Whom It May Concern,

This letter is to serve as our letter of intent in requesting a variance from Zoning Code section 27-5.4.3 – Streetscape and Landscaping Requirements and Land Development Code Chapter 14, Article III, Division 3, Sec.14-190 – Street Classification and Right-of-Way Width to remove any required frontage improvements along our frontage street, Henrico Road. As further described in the below paragraphs, we are asking for this variance to preserve an existing large drainage swale along our road frontage as the existing swale serves a broader purpose of providing runoff conveyance of a large basin in the area; and the topography of the swale does not provide adequate space along the property frontage to provide sidewalk, landscape strip, and/or multi-use path required by the above-mentioned sections of DeKalb County Code of Ordinances.

We are proposing a tractor trailer parking lot and trailer maintenance facility located at 1342 Henrico Road, Conley, GA 30288. The site is currently vacant and wooded, and was formerly the BFI Conley landfill from 1975-1980. As shown in the below image, our site has a single road frontage of Henrico Road, a Dekalb County roadway with only industrial usage and no public use facilities in the surrounding area. The current roadway does not contain any sidewalks or pedestrian paths.



Along our road frontage there is an existing drainage swale that currently conveys stormwater runoff from ±14.75 acres from outside of our site boundary, and ±10.1 acres from within our development area – totaling ±24.85 acres of runoff within the drainage swale. Our development will have a detention pond located adjacent to this swale that will then discharge into this swale after being detained. Post construction, ±17.9 acres of off site drainage area and our detained stormwater from our development will discharge within this swale. At our site driveway location that intersects with this swale, we are proposing a driveway culvert sized to maintain the existing and proposed stormwater conveyance along the swale. In addition, grading improvements, channel stabilization, check dams, and rip-rap aprons are proposed to address erosion along the existing swale and to meet slope stability requirements.

We are asking for this variance in order to preserve this existing stormwater drainage swale as the existing topography of the swale does not provide adequate space along the property frontage to provide sidewalk, landscape strip, and/or multi-use path required by the above-mentioned sections of DeKalb County Code of Ordinances. Also, the site and the surrounding sites are privately ran industrial developments that do not have a use conducive to pedestrian traffic.

Should you have any questions please give us a call.

Sincerely,
PAULSON MITCHELL, INC.


Valeria Palacios
Project Manager



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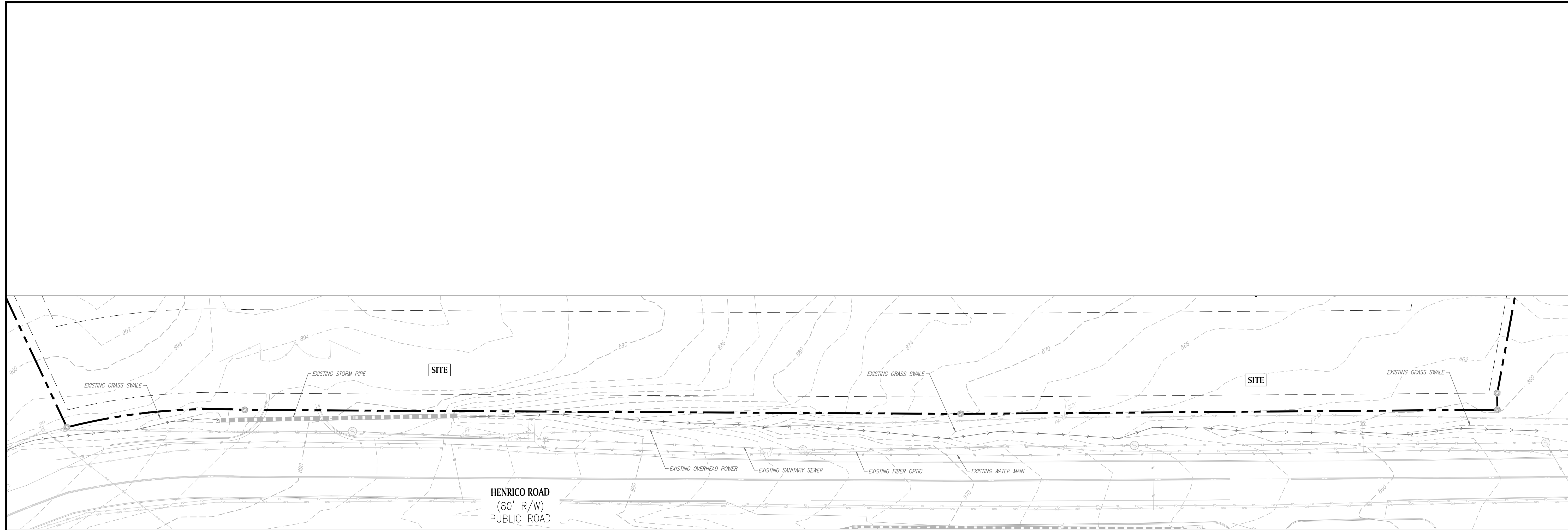
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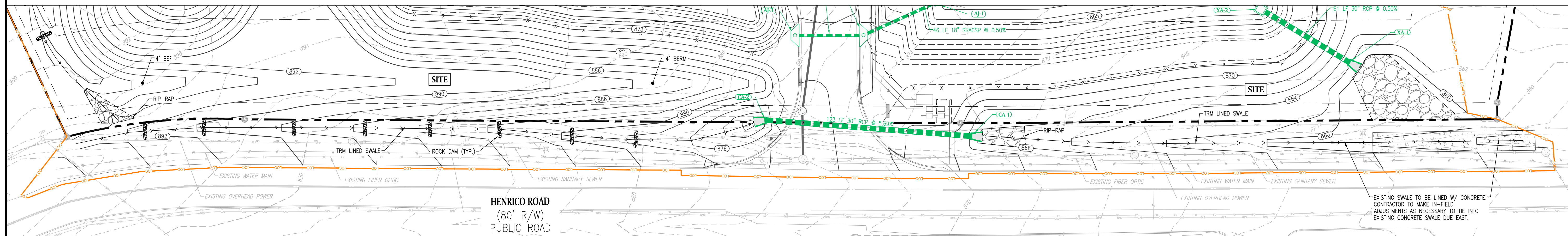
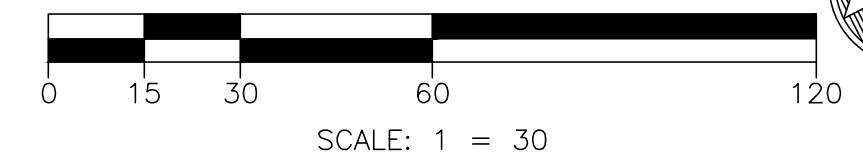
To Be Completed by Planning & Development Department

Date Received: Fee Paid: Receipt No:

\\paulsonmitchell\proj\2024\2024122 - COA-11 - Admin Variance.dwg - 04/30/2024 - 11:33:35 AM



EXISTING CONDITIONS



PROPOSED GRADING



LAND PLANNERS
ENGINEERS • SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS

85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075

VOICE 770.650.7685
FAX 770.650.7684
www.paulsonmitchell.com

PAULSON MITCHELL
INCORPORATED

PROJECT:

HENRICO TRAILER STORAGE

LAND LOTS 47 & 50
15TH DISTRICT
1342 HENRICO ROAD
DEKALB COUNTY, GEORGIA

FOR:

HENRICO OWNER LLC

1776 PEACHTREE ST NW
SUITE 720S
ATLANTA, GA 30309

COA-PEF001716 • EXP. - 6/30/2024

REVISIONS



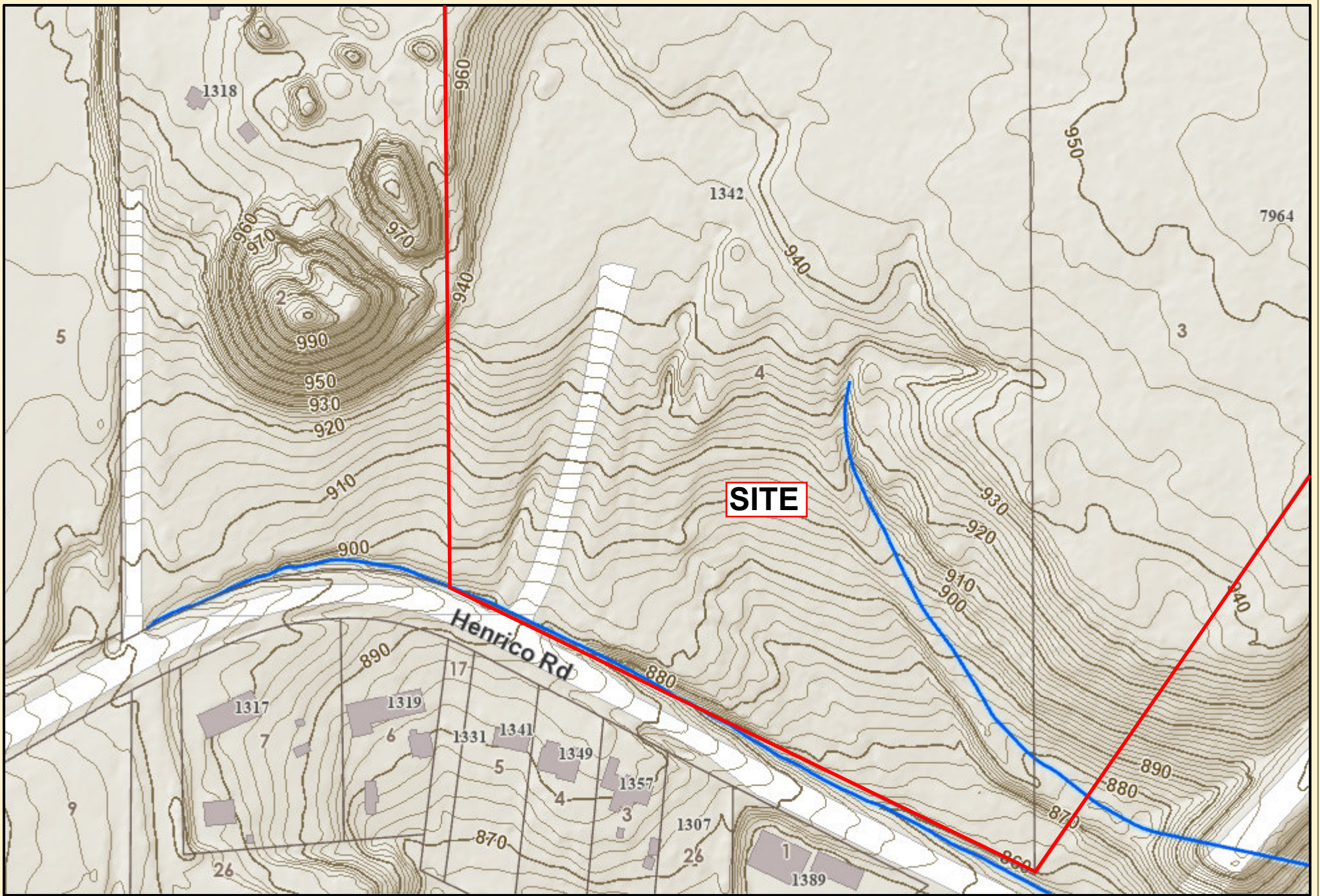
24 HR EMERGENCY CONTACT
MR. GREGORY BOLER
215.300.4926

2024122 - Exhibit - 05.29.24
Admin Variance.dwg

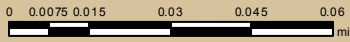
ADMIN. VARIANCE EXHIBIT

SHEET

EX-A



DeKalb County Parcel Map



Date Printed: 5/21/2024



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