

# SPECIAL LAND USE PERMIT (SLUP) APPLICATION

to Amend the Official Zoning Map of DeKalb County, Georgia

APPLICANT/OWNER: Christina Lewis

Subject Property Address: 4717 East Anderson Rd, Stone Mountain, GA 30083

City: Stone Mountain State: GA Zip: 30083

Parcel ID Number(s): 18 071 02 032

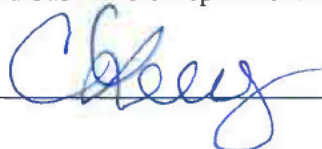
Acreage: 1.24 Commission District(s): 4 & 6 Super District: 6

Existing Zoning District(s): C-1 Proposed Zoning District(s): C-1

Existing Land Use Designation(s): CRC Proposed Land Use Designation(s): N/A (if applicable)

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

03/15/20  
Date

**NOTE: PLEASE BE MINDFUL THAT THE APPLICATION AND ALL OF ITS CONTENTS IS A PUBLIC RECORD ONCE SUBMITTED AND ACCEPTED FOR A ZONING CYCLE**

**SPECIAL LAND USE PERMIT (SLUP) APPLICATION FEE:**  
**\$400.00**

**DeKalb County does not require payment by wire transfer.  
Be aware of scammers and fraudulent emails.**



Lauren Hunt  
Urban Planner

May 21, 2026

**RE:** A Proposed Special Land Use Permit at 4717 East Anderson Rd, Stone Mountain, GA 30083

Dear Property Owner:

We would like for you to join our Teams Video meeting for Monday, June 8, 2026, from 5:30pm – 6:30pm to discuss a proposed special land use permit for the property located at 4717 East Anderson Rd, Stone Mountain, GA 30083. Our client Middle Mile Infrastructure is seeking a special land use permit to make an attached wireless communication facility a principal use in the C-1 zoning district.

Below are the meeting instructions. There are multiple ways for you to join the meeting, including via your computer, tablet, or cell phone, with or without video. If you are unable to make it, but would like to learn more, please contact our Urban Planner, Lauren Hunt, at lauren.hunt@aecom.com and she will send you a summary of the meeting.

You are invited to a Teams meeting.

When: Jun 8, 2026, 05:30 PM Eastern Time (US and Canada)

Register in advance for the meeting:

<https://teams.microsoft.com/meet/245302276763436?p=VCGoOzvikeKoSGlpRc>

After registering, you will receive a confirmation email containing information about joining the meeting

**MEETING ID:** 245 302 276 763 436

**PASSCODE:** 6Kp2rS3W

Please contact our office if you have any questions regarding the meeting.

Sincerely,

Lauren Hunt

10 Patewood Dr Building 500,

Greenville, SC 29615





# 6.8.26 Public Meeting – Fiber ILA Hut

4717 East Anderson Rd, Stone Mountain, GA 30083

A circular logo in the bottom right corner containing the tagline "DELIVERING A BETTER WORLD." in green, uppercase letters.

DELIVERING  
A BETTER  
WORLD.

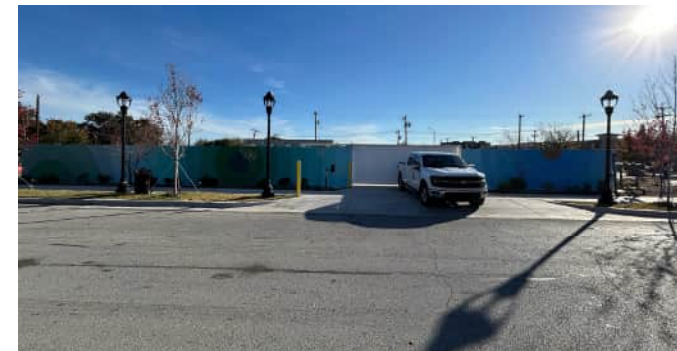
# About the project

- The Fiber Amplification Hut (In-Line Amplifying (ILA) Hut) is a protective structure that houses telecommunications and fiber optic interface equipment.
- In-Line Amplifying (ILA) hut to energize the fiber optics lines every 50-60 miles as the fiber will lose bandwidth without being recharge.
- These huts are unmanned structures, serviced only for facility maintenance monthly.
- Minimal traffic generated.
- No water/sewer required.



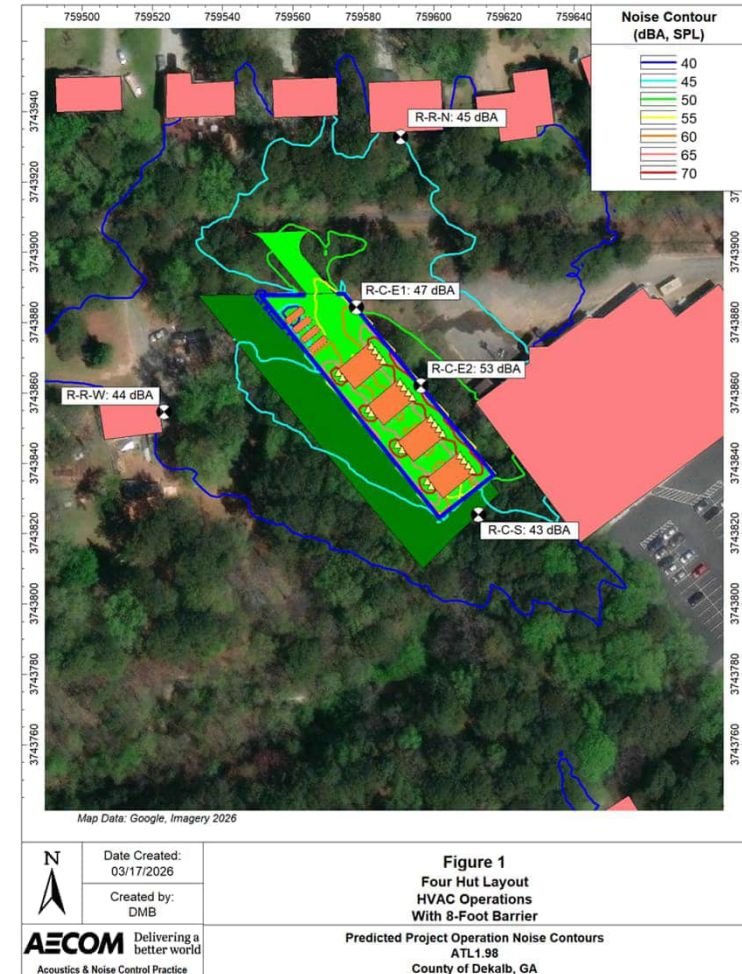
# About the project

- The footprint is enclosed with a perimeter security fence and contains the equipment on an ASTM 57 stone lot.
- The ILA huts themselves are 24' x 36' prefabricated concrete buildings, roughly 12.5' tall.
- Attached to the huts are 6 HVAC units that continuously run.
- Minimal full cut-off lighting unless required by the County.



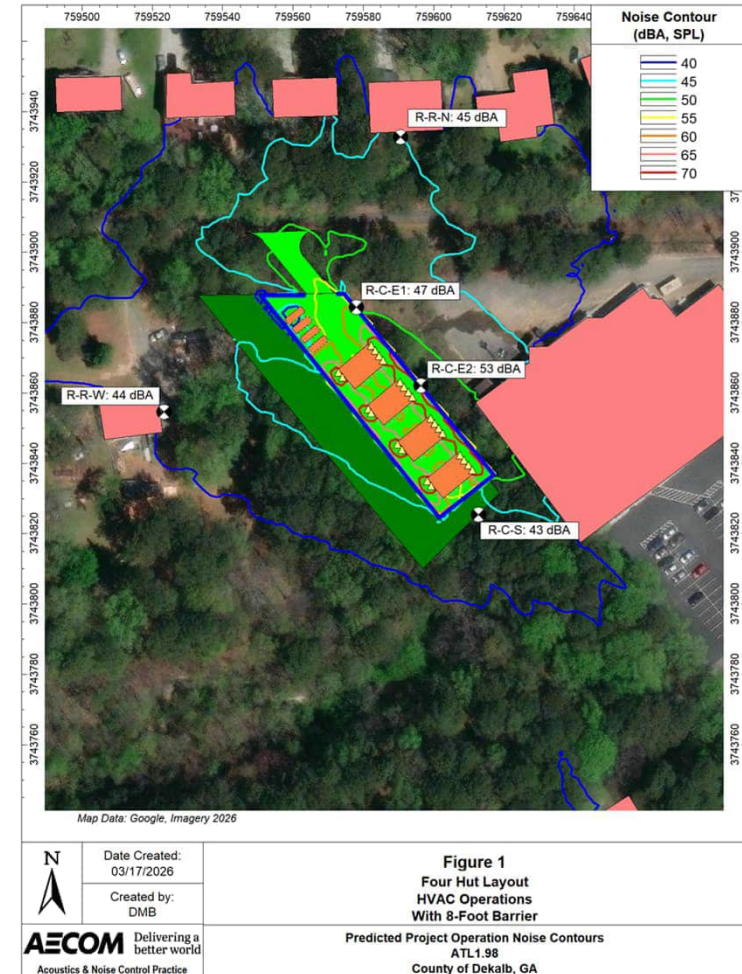
# About the project

- Each hut comes with a generator that only runs for 5-15 minutes for monthly maintenance purposes or during the duration of any power outage.
- Generator Maintenance should occur during daytime hours only.



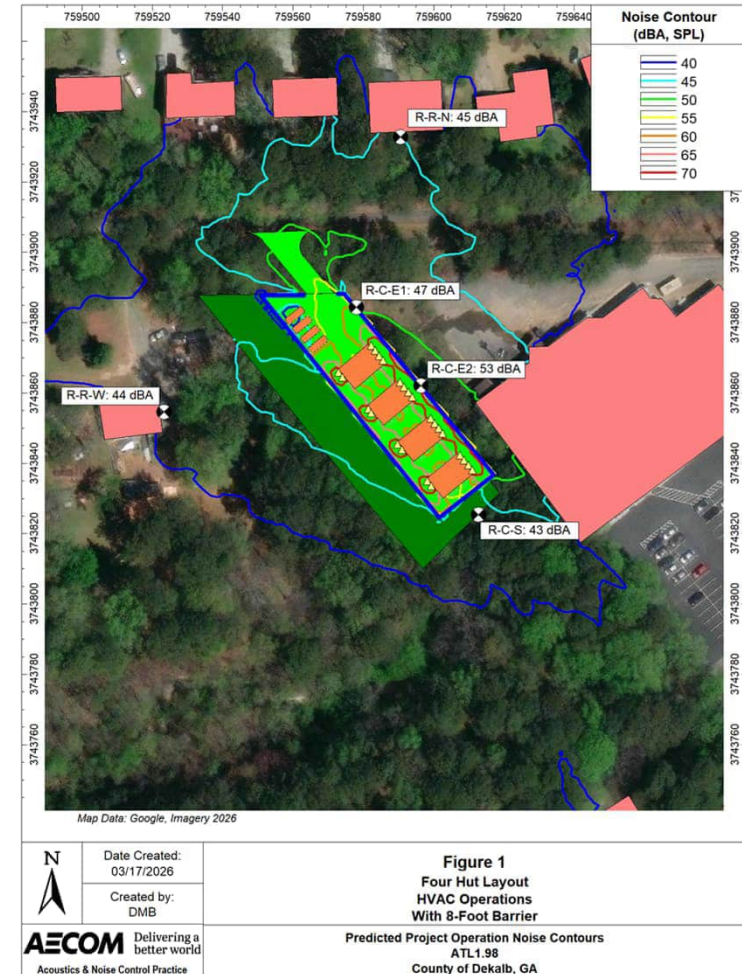
# About the project

- The Dekalb County Noise Ordinance has an interior audibility requirement for emissions to residential districts and a property line noise limit of 70 dBA for adjacent commercial properties.
- An eight-foot noise barrier was incorporated into the design to meet the noise level targets for residences and commercial property lines.

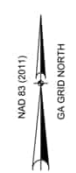
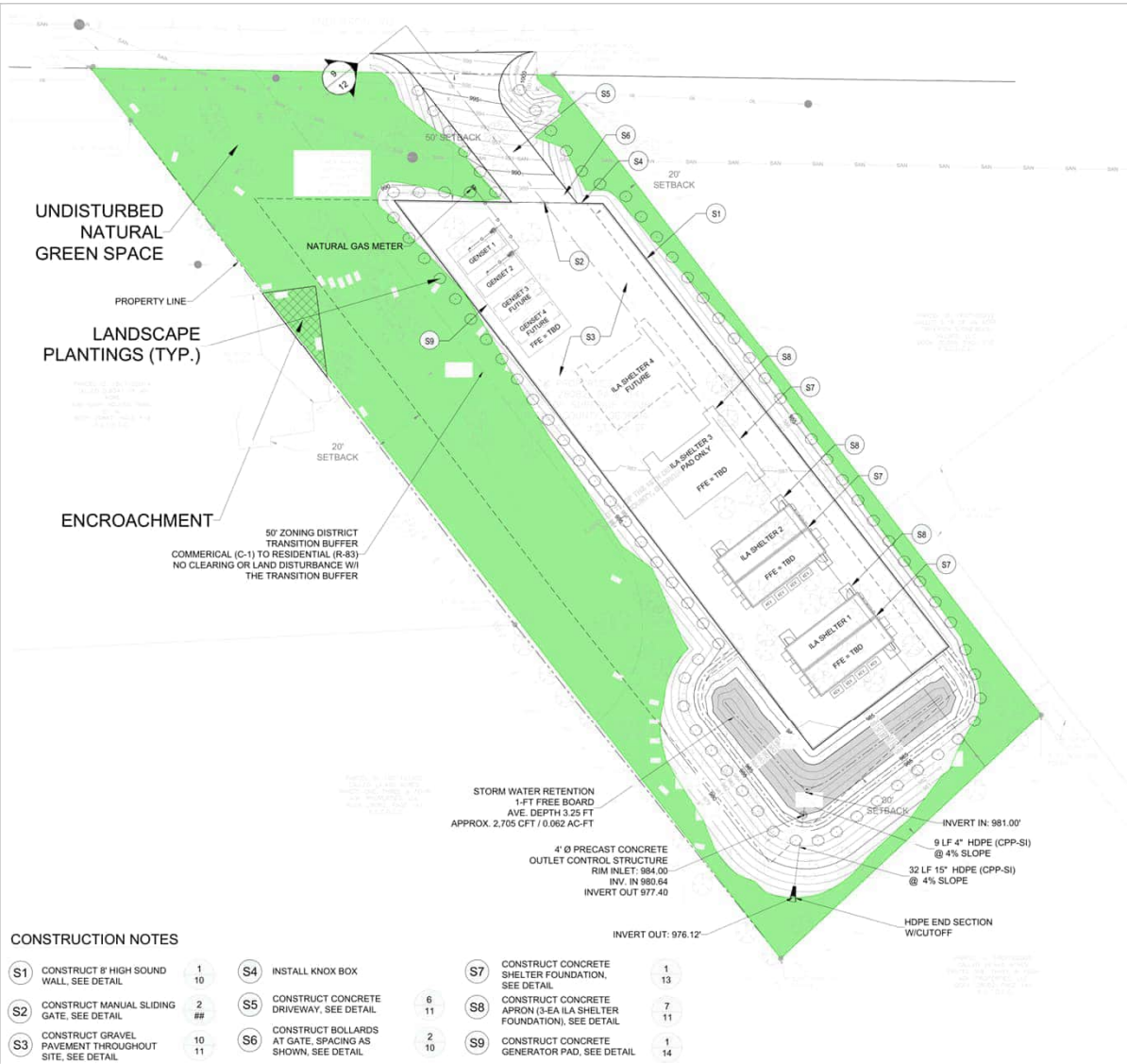


# About the project

- A 45 dB sound is considered a low, moderate, and peaceful noise level. It is slightly louder than a quiet whisper but significantly quieter than a normal conversation.
  - Example: Quiet Library or Average Home Noise.
- Uses that would exceed this dB level but are permitted in the C-1 zone, include:
  - Brewpub (between **75 dB and 85+ dB** during busy periods)
  - Automobile Wash/Wax Service (ranging from **80 to 110 dB+**)
  - Dog Day Care (ranging from **80 to 115 dB**)



Project Management: [blacked out] Designer: [blacked out] Checker: [blacked out] Approved: [blacked out]  
 ASD 1/2" = 1' & 1/4"  
 File Path: C:\PROJECTS\2024\06\08 - [blacked out] City Metrics - Documents\GENERAL\ING\_CAD\ATL\ATL 11 9804-LADUS-SHEETS\RTS\H-SHT-C-BUILDING  
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**LEGEND**

---	WORK LIMIT LINE
---	PROPERTY LINE
---	RIGHT OF WAY LINE
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	PROPOSED EASEMENT LINE
---	SETBACK LINE
---	PROPOSED FIBER
X - X	FENCE LINE
---	GRAVEL
---	CONCRETE
---	EXISTING WETLANDS

**SITE NOTES**

- DIMENSIONS AND RADII ARE TO EDGE OF PAVEMENT, CONCRETE & GRAVEL PAD UNLESS SHOWN OTHERWISE.
- ALL NEW PAVEMENT ABUTTING EXISTING PAVEMENTS SHALL MATCH THE ELEVATION OF THE EXISTING.
- SEE GENERAL NOTES, SHEET #.
- SITE DETAILS, SEE SHEET 10 - 11.
- PROPOSED EASEMENT EXHIBIT, SEE SHEET 8.
- FIRE DEPARTMENT TO APPROVE LOCATION AND TYPE OF KNOX BOX.

**SITE DATA:**

SITE ADDRESS:	4747 EAST ANDERSON RD STONE MOUNTAIN, GA 60043 18-071-02-032
PIN/MAP #:	
LEGAL DESCRIPTION:	LOT 71 OF THE 18TH DISTRICT OF DEKALB COUNTY, GA
ZONING:	COMMERCIAL (C-1)
LAND USE:	VACANT LOT
PROPERTY ACREAGE:	1.233 AC / 53,716 SF
PROPOSED PURCHASE AREA:	1.233 AC / 53,716 SF
PROPOSED DISTURBED AREA:	0.688 AC / 29,949 SF
PROPOSED NEW IMPERVIOUS AREA:	0.409 AC / 17,828 SF
PROPOSED EASEMENT LAND USE:	TELECOMMUNICATIONS SUPPORT STRUCTURE (UTILITY)
FRONT SETBACK:	50'
SIDE SETBACK:	20'
REAR SETBACK:	30'
TRANSITIONAL BUFFER:	50'
STORMWATER MANAGEMENT TRIGGERS:	
NEW IMPERVIOUS:	5,000 SF
SOIL DISTURBANCE:	1.0 AC / 43,560 SF



**PROJECT**  
 MMI - UNMANNED ILA  
 UTILITY BUILDING  
 ATL1.98

PARCEL ID: 18 071 02 032  
 4717 EAST ANDERSON RD  
 STONE MOUNTAIN, DEKALB COUNTY, GA 30083

**CLIENT**  
 Middle Mile Infrastructure

**CONSULTANT**  
 AECOM Technical Services, Inc.  
 11 Palmetto Drive, Suite 500  
 Greenville, SC 29615  
 License Number: F-0432  
 1-864-226-3099  
 www.aecom.com

**REGISTRATION**


**ISSUE/REVISION**


**PROJECT NUMBER**

60645418

**SHEET TITLE**

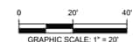
SITE PLAN

**SHEET NUMBER**

9

**CONSTRUCTION NOTES**

<b>S1</b> CONSTRUCT 8' HIGH SOUND WALL, SEE DETAIL	1	<b>S4</b> INSTALL KNOX BOX	10	<b>S7</b> CONSTRUCT CONCRETE SHELTER FOUNDATION, SEE DETAIL	1
<b>S2</b> CONSTRUCT MANUAL SLIDING GATE, SEE DETAIL	2	<b>S5</b> CONSTRUCT CONCRETE DRIVEWAY, SEE DETAIL	11	<b>S8</b> CONSTRUCT CONCRETE APRON (3-EA ILA SHELTER FOUNDATION), SEE DETAIL	7
<b>S3</b> CONSTRUCT GRAVEL PAVEMENT THROUGHOUT SITE, SEE DETAIL	10	<b>S6</b> CONSTRUCT BOLLARDS AT GATE, SPACING AS SHOWN, SEE DETAIL	10	<b>S9</b> CONSTRUCT CONCRETE GENERATOR PAD, SEE DETAIL	14
	11				



**30% DESIGN**  
 DATE OF ISSUE: 06/06/2024

June 15, 2026

**Our Reference**

MMI ATL 1.98 Unmanned ILA Utility Building, 4717 East Anderson Rd, Stone Mountain, GA

DeKalb County Planning & Sustainability Department  
Government Services Center  
178 Sams Street  
Building A, Suite 300  
Decatur, CA 30030

**Special Land Use Permit (SLUP) Application – Letter of Application**

Dear Planning & Sustainability Members:

On behalf of Middle Mile Infrastructure, I am submitting this Letter of Application in support of a request for a Special Land Use Permit (SLUP) for the property located at 4717 East Anderson Rd, Stone Mountain, GA 30083/ Parcel ID 18 071 02 032, within the C-1 (Local Commercial) Zoning District.

Middle Mile Infrastructure (MMI), is a private utility company dedicated to developing an unmanned In-Line Amplifying (ILA) hut to energize underground fiber optic lines. The buried fiber optic cable will be transferred from underground to connect with transceiver devices to boost and enhance data signals. This fiber will be utilized by both private and public network providers at local and regional scales.

This facility is a critical component of a larger regional fiber optic network designed to enhance broadband infrastructure and connectivity across the region. The proposed huts will be a small, unmanned, prefabricated structure designed to house telecommunications equipment necessary for signal amplification and network reliability. It will operate with minimal noise, require minimal maintenance, and will not generate traffic or emissions.

**A. Reason for the Special Land Use Request**

The requested Special Land Use Permit is necessary to allow an attached wireless communication facility to be a principal use in the C-1 zoning district rather than an accessory use within the C-1 zoning district. The proposed fiber optic huts do not appear to fall under any current land use category in the land use table; per section 4.1.3 (Interpretation of uses), the most similar land use category is an attached wireless communication facility. Since that land use is defined as an accessory use only, per 4.1.3 a SLUP is required in order for it to operate as a principal use.

Under the current zoning framework, such infrastructure is typically classified only as an accessory use; however, the proposed configuration functions as a standalone and essential component of a larger telecommunications network, warranting recognition as a principal use. Approval of this SLUP will enable the installation and operation of critical telecommunications

infrastructure needed to support reliable broadband connectivity, improved wireless coverage, and network capacity throughout the surrounding area.

This request aligns with DeKalb County's broader goals of supporting modern infrastructure, economic development, and enhanced communications services for residents, businesses, and emergency response systems.

## **B. Existing and Proposed Use of the Property**

- **Existing Use:**  
The subject property is currently vacant.
- **Proposed Use:**  
The applicant proposes to install and operate inline amplification huts as part of a wireless communications system, to function as a principal use on the property. The installation will be designed to remain compatible with surrounding commercial uses and will not negatively impact existing site operations.

## **C. Characteristics of the Proposed Use**

- **Site Area:** Total acreage of the proposed site is 1.233 acres, with a total proposed disturbed area of 0.688 acres.
- **Structure Type:** Inline amplification huts (telecommunications equipment enclosures) will be 24' x 36' prefabricated concrete buildings.
- **Number of Structures:** As part of our phasing plan, we will initially install two huts and two generators and a concrete foundation for a third hut to be installed in the future. As demand increases, there is the potential for one additional hut to be installed. The maximum final buildout for the site is 4 huts total.
- **Floor Area:** The square footage per unit is 864 ft<sup>2</sup>. Therefore, the initial building phase will be 1728 ft<sup>2</sup>, and a total final buildout of 3456 ft<sup>2</sup>.
- **Height:** The height of each building is 12.5 feet.
- **Employees:** This is an unmanned facility; periodic maintenance visits only.
- **Parking:** No additional parking is required.
- **Hours of Operation:** 24 hours per day, 7 days per week. The routine maintenance checks and services will only be completed during normal workday-daylight hours Monday through Friday.
- **Operational Characteristics:**
  - No customer traffic will be generated
  - Minimal noise from HVAC units will be generated. The emergency generators will run approximately once per month for about 5 minutes for testing and maintenance and will also operate during any power outages. To mitigate noise impacts to adjacent land use AECOM incorporated an 8-ft tall concrete masonry unit (CMU) wall to block/absorb sound waves to meet/exceed the DeKalb County Article VII – Noise Ordinance.
  - No emissions or hazardous materials

- Intermittent maintenance/service visits
- The proposed facility will generate minimal traffic, as it is an unmanned facility serviced weekly to monthly for maintenance. Water and sewer services are not required for these huts, and landscaping can be provided to meet buffer requirements.

The applicant respectfully requests approval of this Special Land Use Permit to allow inline amplification huts to be recognized as a principal use within the C-1 zoning district, rather than as an accessory use. The proposed use is low-impact, compatible with existing development, and provides essential telecommunications infrastructure. Please see the attached Impact Analysis for further information.

If you have any questions or need any additional information, please do not hesitate to contact me at 803-240-3517.

Yours sincerely,



Christina Lewis  
Senior Transportation Planner  
SC Transportation  
AECOM



June 9, 2026

**Our Reference**

MMI ATL 1.98 Unmanned ILA Utility Building, 4717 East Anderson Rd, Stone Mountain, GA

DeKalb County Department of Planning & Sustainability  
 Government Services Center  
 178 Sams Street  
 Building A, Suite 300  
 Decatur, CA 30030

**Special Land Use Permit (SLUP) Application - Impact Analysis**

Dear Planning & Sustainability Members

In accordance with the Dekalb County Special Land Use Permit (SLUP) Application, AECOM Tenchnical Services, Inc. (AECOM) provides the below responses to the Impact Analysis questions pursuant to Section 27-7.4.6 of the Dekalb County Ordinance. Each question is provided below, with AECOM's response denoted in italics.

- A. Is the size of the site adequate for the use contemplated and is adequate land area available for the proposed use, including provisions of all required yards, open space, off-street parking, transitional buffer zones and all other applicable requirements of the zoning district in which the used in proposed to be located?

*Response: Yes, the proposed site meets zoning standards and no area variances with respect to dimensional standards, are required. The existing zoning classification for the site is Local Commercial (C-1). The subject property is not located in a Regional Center (RC) or Town Center (TC) designated area. The proposed site plan includes standard front, side, rear, and transition zone setback requirements. No off-street parking is required or proposed. Pursuant to Table 2.24 Non-Residential Zoning Districts Dimensional Requirements in a C-1 district are as follows:*

**Table 1. C-1 Zoning District Dimensional Requirements**

Requirement	Dimension Standard	Proposed Site
Lot Width, Street Frontage	100 Ft	181.25 Ft
Lot Coverage (Max. %)	TC/RC 90% All Others 80%	32.4%
Open Space: Site with 5,000 – 39,999 SF Gross Floor Area	10%	65.6%
Transitional Buffer (Article 5, Division 4)	50 FT	50 FT
Frontage - all other streets	50 FT	50 FT
Side – interior lot	20 FT	20 FT
Rear	30 FT	30 FT
Height (maximum)	2-Story/35 Ft	12.5 FT

Source: DeKalb County Zoning Ordinance Table 2.24

- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district and whether the proposed use will create adverse impacts upon any adjoining land use by reason of traffic, volume/congestion, smoke, odor, dust, or vibration by the proposed use.

*Response: The proposed site developments for the subject property will have less impact on adjacent properties and land use with the C-1 Zoning District than existing district land uses with respect to traffic, volume, congestion, smoke, odor, dust, or vibrations as compared to existing and use developments within the district and adjacent residential districts. The subject site developments do not require public water or sewer, there will be no refuse storage/disposal on site, and generally it is anticipated that one typical F-150-style Pickup Truck will enter and leave the site once per month to complete routine checks and maintenance on installed communications and support equipment. The number of anticipated trips to/from the site is less than the U.S. Department of Transportation published in the National Household Travel Survey conducted by the Bureau of Transportation (BTS) and the Federal Highway Administration estimates that the typical household make roughly (on average) four trips per person per day. Below is a review of adjacent and surrounding area land use relative to the subject property.*

*The subject property is located on the south side East Anderson Road, approximately 478-ft west of the intersection with the southbound lane of North Hariston Road. The paved portion of east Anderson Road varies in width from approximately 14-ft to 17-ft with a variable width right-of-way. At the subject property based on available DeKalb County GIS information, the right-of-way width at the eastern corner of the subject property is approximately 58.5-ft and at the western corner of the subject property is approximated 53-ft, with an average width of approximately 55.75-ft. This generally appears consistent based on Google Earth Street View (fence line to fenceline. See Figure 1 below showing East Anderson Road looking westerly from near the northeast corner of the subject property.*



**Figure 1 - Anderson Road**

*Beyond Anderson Road to the north are residential properties. The closest residential houses to the subject site developments (sound wall) are located at 4705 Fellswood Drive (Parcel ID 18-092-05-020) and 4713 Fellswood Drive (Parcel ID 18-092-05-019) at 143-ft and 163.5-ft, respectively. Both these residential properties and the other*

*residential properties north of the subject site are in Zoning District R-85 (Residential Medium Lot-85).*

*The eastern boundary of the site abuts a commercial retail center (strip mall – Parcel ID 18-071-02-012). The western edge of the shopping center is located approximately 23.5-ft from the proposed sound wall. The shopping center houses the following commercial, retail shopping, and restaurant establishments: Beauty & Beyond, Dollar General, RAC Rent-A-Center, Fresh Seafood, Tropical Supermarket, Cricket, Favor Hair Studio, Income Tax, Subway, Barber Shop, Beauty Lounge, Nation Nails, Sunshine Jamaican Restaurant, Little Ceasars Pizza. Access to the shopping center is off from North Hairston Drive and Memorial Drive. The shopping center fronts Memorial Drive and delivery access, refuse disposal/pickup is to the rear of the shopping center off North Harston Road, just south of East Anderson Road. See Figure 2 from Google Street View look westerly from the rear access drive to the shopping center approximately 150-ft east of the northeast corner of the subject property. The south portion of the shopping center property is also improved by Waffle House restaurant. Southeast of the shopping center, at the intersection of North Hairston Drive and Memorial Drive is improved with a Checkers Restaurant (Parcel ID 18-071-02-027). The retail shopping center and Checkers parcels are in Zoning District C-1 (Local Commercial).*



**Figure 2 - Rear of Shopping Center**

*The western boundary of the subject property is boarded by a residential property (Parcel ID 18-071-02-014). The residential house is located approximately 132-ft southwest of the site developments (sound wall). Further to the west, the properties (Parcel IDs 18-071-02-015 and 18-071-02-016) improved with PHẬT GIÁO HÒA HẢO (a Buddhism worship center) that is located approximately 226-ft southwest of the sound wall.*

*Generally, south of the subject site is undeveloped land (Parcel ID 18-071-02-005). Beyond the undeveloped land, are commercial developments along Memorial Drive, that include Ambassador Realty (Parcel ID 18-071-02-010) and STS Automotive (Parcel ID 18-081-02-009). The undeveloped land and commercial developments south of the subject property are in Zoning District C-1 (local Commercial).*

- C. Are public services, public (or private) facilities, and utilities adequate to serve the proposed use?

*Response: Except for Fire and Emergency Services in the event of a fire or personal injury on site, no public services are required to operate or maintain the proposed operations. Public water supply is located near the intersection of East Anderson Road and North Hairston Drive. An extension of the water main along the south Anderson Road within the County's right-of-way may be required to provide firefighting capability at the subject property. If required, the cost to install the water main extension will be borne by the developer at no cost to the County or residents. Public sanitary sewer connection is not required since the site is an unmanned facility and no sanitary facilities will be on site. Natural-gas service is also located near the intersection of East Anderson Road and North Hairston Drive. The natural gas service provider will install the natural gas main extension to the site within the County's right-of-way for East Anderson Road. Existing 3-phase overhead electrical service is located along the south side of East Anderson Road to the northeast corner of the subject property. It is not anticipated that the existing 3-phase overhead electrical power will require modifications to provide power to the subject property. All costs associated with public and private utility improvements necessary to support the proposed development will be complete at the developer's own expense with no cost to the County or residents.*

- D. Is the public street on which the use is proposed to be located adequate and is there sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area?

*Response: Yes, the existing condition of East Anderson Road is adequate with sufficient capacity to support operation of the facility when constructed. Typical access to the facility will be via an F-150 style pickup truck monthly to complete routine maintenance and system checks. The number of daily trips generated to the site will be less than the typical number of daily trips that a new signal family residence would generate.*

- E. Is the ingress and egress adequate to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency?

*Response: Yes. The proposed access drive off from East Anderson Road is 20-ft wide with 15-ft and 20-ft radii. The proposed access drive will provide safe ingress and egress of an American Association of State Highway Transportation Official (AASHTO) Standard E-1 Emergency Vehicle (46.5-ft) design vehicle. This is compliant with the National Fire Code requirements for emergency vehicle access. All structures are accessible for fire access in accordance with the National Fire Code and National Fire Protection Association (NFPA) standards. The right-of-way for East Anderson Road is not improved with pedestrian walkways (e.g., sidewalks) and the proposed site development is NOT open for public access, therefore conditions related to pedestrian access are not applicable to the site development.*

- F. Will the proposed use create adverse impacts upon any adjoining land use by reason of the manner and hours of operation of the proposed use?

*Response: No.*

*Traffic Impacts: The proposed site is an unmanned facility. Except for monthly routine maintenance checks, no other vehicle trip traffic to the site is anticipated. Routine maintenance checks and services are performed monthly. Maintenance crews use a typical F150-style pickup truck when traveling to/from the site. The*

anticipated trip traffic to/from the site will not negatively impact traffic levels and/or traffic congestion as compared to existing traffic conditions on East Anderson Road or surrounding roadways.

Noise Impacts: The proposed facility operation does use exterior mounted heating, ventilation & air conditioning (HVAC) units on each ILA building. Each ILA is equipped with six HVAC units, four on one end and two on the opposite end. When ILAs are in operation, these HVAC units run continuously 24-hours per day seven days per week (24/7). The HVAC units do produce noise at levels that can be objectionable and impact on the health and welfare of adjoining land uses. To mitigate these potential impacts, AECOM completed a noise analysis to determine the Db(A) levels at adjacent properties. The analysis revealed that the proposed site, when fully developed with 4 ILA shelters running 24/7 noise propagation exceeded the DeKalb County Article VII - Noise Ordinance. To mitigate noise impacts to adjacent land use AECOM incorporated an 8-ft tall concrete masonry unit (CMU) wall to block/absorb sound waves to meet/exceed the DeKalb County Article VII – Noise Ordinance. The noise ordinance for commercial properties in 70 Db(A). For residential properties, the ordinance does not specify a specific Db(A) level; rather, the ordinance cites "... it is unlawful for any person between the hours of 11:00 p.m. and 7:00 a.m. to make, cause, or allow any sound from a source within his ownership or control that projects, emits, or transmits into any single-family dwelling in a residential area owned or occupied by another, such that sound is plainly audible anywhere within the interior of a sealed dwelling." AECOM uses a targeted noise level at the exterior of residential buildings of 45 Db(A), which is the approximately the Db(A) level of a quiet conversation between two people 3-ft apart or like the levels heard in a quiet library setting. Based on the noise analysis, the Db(A) levels beyond the soundwall are as follows:

East – Commercial Strip Mall (C-1 Zoning District)	53 Db(A)
West – Residential Properties (R-85 Zoning District)	40-44 Db(A)
North – Residential Properties (R-85 Zoning District)	10-45 Db(A)
South – Commercial Properties (C-1 Zoning District)	40 Db(A)

The proposed onsite emergency generators will produce noise when operating. The emergency generators do not provide primary power for routine operation of the site. The emergency generator only operates when there is a power outage of the primary power severing the subject site and for manufacturers’ required maintenance checks and services. Manufacture’s routine scheduled maintenance checks and services, depending on the manufacture’s requirements, are typically required on a monthly or quarterly basis. The manufactures routine maintenance checks and services typically last for approximate 5 to 15 minutes depending on the services being performed. The routine maintenance checks and services will only be completed during normal workday-daylight hours Monday through Friday.

Stormwater Impacts: The proposed site development takes into consideration pre- and post-development stormwater runoff from the site. Stormwater design will comply with the Gorgia Department of Environmental Quality (GDEQ) regulations and DeKalb County Stormwater Ordinance requirements. It is

*anticipated that an increase in stormwater runoff will occur from post-development conditions as compared to pre-development conditions. To mitigate the increase in stormwater runoff from impacting downstream properties and sensitive receptors, AECOM does propose to install a stormwater retention basin with an outlet control structure that will allow for settlement of suspended sediments into the retention basin prior to discharge. The outlet control structure will be designed to reduce post-development stormwater runoff (volume and rate) to match or be lower than predevelopment runoff conditions. Therefore, stormwater runoff from the proposed site developments will not cause any increase in stormwater impacts downstream from the proposed site as compared to existing stormwater runoff conditions.*

*Hazardous Materials: No hazardous materials will be stored onsite. Clearing and grubbing of vegetation will only be completed using mechanical methods. No weed killers, defoliants, or other chemical applications will be used during construction of the site.*

*HVAC Condensate Discharge: Condensate discharges from ILA Shelter HVAC units will discharge to the ground on site. The condensate discharges to the ASTM#57 aggregate within the enclosed compound area. ASTM#57 aggregate is considered “clean feel-draining” material that allows for the condensate discharges to infiltrate into the ground onsite and not runoff site to adjacent properties or downstream sensitive downstream receptors.*

*Petroleum Release Impacts: Petroleum products will not be stored or utilized on site for operation of the facility. The proposed emergency generators are natural gas-fired; therefore, no diesel fuel or gasoline will be storage onsite for operating the generators.*

*Visual Impacts: Visual impacts of the proposed site from adjacent properties or public right-of-way, generally, are subjective to the viewers’ personal opinions and beliefs. Therefore, it is hard to qualify/quantify the level of visual impact that is an objectionable visual impact. To mitigate visual impacts from the proposed site developments, AECOM proposed to maintain natural vegetation buffers and augment existing vegetation with landscape plantings around the perimeter of the CMU sound wall and stormwater retention basin to soften/screen potential objectionable visual impacts.*

- G. Is the proposed use otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located?

*Response: Yes, the intended use is consistent with the intended use of the C-1 zoning district classification. The proposed site developments meet or exceed the minimum and maximum dimensions requirements for setbacks, transition setbacks, building height, percent development/percent open space, natural vegetative buffering, landscape plantings, and stormwater management as set forth in the Dekalb County Zoning Ordinance. No area or use variances are required to develop the site as proposed.*

- H. Is the proposed use consistent with, advances, conflicts, or detracts from the policies of the comprehensive plan?

*Response: The proposed site development and use is consistent with, and advances DeKalb County's goals/objectives and policies as outlined in its Comprehensive Land Use Plan (2050 Unified Plan).*

#### *Land Use Goals*

- *New Development: Focus new development and density in existing activity centers, near transit stations, and high-capacity corridors: The subject property and intended development is consistent with the County Goal for new development near existing high-capacity corridors. The proposal is located approximately 675-ft west of North Hairston Road and north of Memorial Drive. Both North Hairston Rd and Memorial Drive. are high-capacity multi-lane divided roadways.*
- *Commercial Corridors: Encourage reinvestment or redevelopment of commercial corridors and the introduction of residential or other new uses to the areas: The subject property and proposed development is consistent with the County goals for investment and development of properties along commercial corridors. While Anderson Road is not specifically a high-capacity commercial corridor, its relative proximity to and access North Hairston Road and Memorial Drive provides opportunity for commercial development of the property and to diversify development in the C-1 Zoning District for the area. It is important to note that commercial development of the property as contemplated by the County in its zoning designation C-1 can only be achieved through commercial access off from East Anderson Road, since direct access from the property is not available to either North Hairston Road or Memorial Drive.*
- *Single-Family Neighborhoods: This goal is not applicable to the proposed site development as it pertains specifically to residential development.*
- *Density Transitions: Manage height and density transitions between densely developed areas and surrounding lower intensity residential neighborhoods. The proposed site developments are considerably lower than the allowable percentage of development and greater percentage for open "green" space.*
- *Diverse Housing and Development: This goal is not applicable to the proposed site development as it mainly pertains to residential development.*
- *Land Use and Economic Policies: Coordinate with Decide DeKalb to ensure economic development is informed by land use and development policies and that policies appropriately support economic development efforts: The proposed site development is consistent with the C-1 Zoning District land use planning, standards, and economic development goals. The proposed development will provide an increase in tax-base for DeKalb County. Unlike other major developers, the developer for the site will pay its fair share of property, school, and local taxes (to include sales tax). The developer is not seeking, what is often referred to as a "PILOT" program – payment in lieu of taxes - to reduce tax liabilities for an extended period.*

#### *Natural Resources and Sustainability*

- *Preservation: Encourage the preservation of the County's limited remaining open space, farmland, natural and Critical Environmental Area: The proposed site developments to the maximum extent possible while meeting the developers*

minimum objectives for the proposed use maximizes the preservation of existing natural “green” space vegetation, provides for additional landscape planting with area disturbed/developed to supplement/replace vegetation removed for site development. Site development strategies implement low impact development practices to reduce stormwater runoff by limiting site impermeable pavements to site access and utilizing ASTM#57 clean free-draining aggregates to promote stormwater infiltration onsite, and the use of stormwater retention to promote settlement of suspended sediment is stormwater runoff from being discharged off from the site to sensitive downstream receptors, and low-slope grading techniques to slow stormwater runoff to prevent onsite and offsite soil erosion.

- *Environmental Sensitivity: Protect environmentally sensitive areas including wetlands, floodplains, water supply watersheds, and stream corridors:*

Wetlands

Based on review of the U.S. Fish and Wildlife Service, National Wetland Inventory (USFWS-NWI) mapping for the area, federally listed/regulated wetlands are not present on the subject property. The subject site is located hydraulically upgradient from two federally listed wetland areas. These two wetland areas located on the adjacent parcel to the south/southeast of the site and are classified as Freshwater Pond (PUBHh) and Riverian (R5UBH). See the figure below for locations and further defined classifications from the U.S. Fish and Wildlife Service, National Wetland Inventory (USFWS-NWI):



**Figure 3 USFWS-NWI - Wetland Mapping**

PUBHh

System **Palustrine (P)**: The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean-derived salts is below 0.5 ppt. It also includes wetlands lacking such vegetation, but with all of the following four characteristics: (1) area less than 8 ha (20 acres); (2) active wave-formed or bedrock shoreline features lacking; (3) water depth in the deepest part of basin less than 2.5 m (8.2 ft) at low water; and (4) salinity due to ocean-derived salts less than 0.5 ppt.

Class **Unconsolidated Bottom (UB)**: Includes all wetlands and deepwater habitats with at least 25% cover of particles smaller than stones (less than 6-7 cm), and a vegetative cover less than 30%.

Water Regime **Permanently Flooded (H)**: Water covers the substrate throughout the year in all years.

Special Modifier **Diked/Impounded (h)**: These wetlands have been created or modified by a man-made barrier or dam that obstructs the inflow or outflow of water.

#### R5UBH

System **Riverine (R)**: The Riverine System includes all wetlands and deepwater habitats contained within a channel, with two exceptions: (1) wetlands dominated by trees, shrubs, persistent emergents, emergent mosses, or lichens, and (2) habitats with water containing ocean-derived salts of 0.5 ppt or greater. A channel is an open conduit either naturally or artificially created which periodically or continuously contains moving water, or which forms a connecting link between two bodies of standing water.

Subsystem **Unknown Perennial (5)**: This Subsystem designation was created specifically for use when the distinction between lower perennial, upper perennial, and tidal cannot be made from aerial photography and no data is available.

Class **Unconsolidated Bottom (UB)**: Includes all wetlands and deepwater habitats with at least 25% cover of particles smaller than stones (less than 6-7 cm), and a vegetative cover less than 30%.

Water Regime **Permanently Flooded (H)**: Water covers the substrate throughout the year in all years.

Water from these wetland areas, to include stormwater runoff from hydraulically upgradient uplands, flows in a westerly direction and discharges into Snapfinger Creek, approximately 1300-ft west/southwest of the subject property. Snapfinger Creek flows south towards Pine Lake, approximately 0.87 miles southwest of the subject property. Based on review of Dekalb County GIS information (Stream Data), the USFWS-NWI Wetland Mapping, and review of regional aerial imagery, Snapfinger Creek does not appear to directly discharge into Pine Lake. Dekalb County, USFWS-National Wetland Mapping, and aerial imagery shows Snapfinger Creek flows around the northside of Pine Lake in a westerly direction.

*Based on Dekalb County GIS Information (HOA and Neighborhood data), the subject property is located in the Hearthstone Neighborhood that includes a large residential west of the subject property. North of the subject property is the Fellsridge Neighborhood. South of the subject Property, beyond Memorial Drive, are the Pine Lake and Heathcliff neighborhoods. Based on review of the Dekalb County GIS information (2-ft Contours), the neighborhood developments are predominantly hydraulically upgradient from Sugarsnap Creek. with untreated stormwater from these areas flowing into the Sugarsnap Creek.*

*Fellsridge neighborhood developments are bifurcated by an unnamed tributary to Sugarsnap Creek. Untreated stormwater runoff from the Fellsridge neighborhood flows into this unnamed creek that discharges into Sugarsnap Creek.*

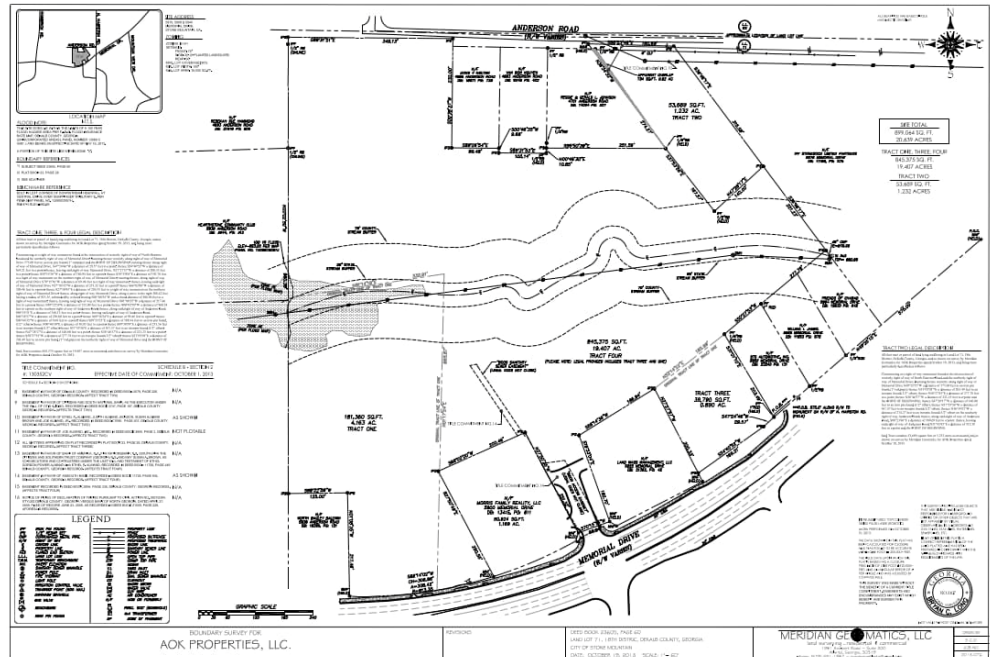
*The northern portion of Pine Lake Neighborhood, stormwater predominantly flows in a southerly direction in the Sugarsnap Creek and the southern portion of the Pine Lake neighborhood flows in a northerly direction into Pine Lake.*

*Generally, Sugarsnap Creek is the main hydraulic feature in the area receiving stormwater runoff from regional site developments north and south of Memorial Drive between North Hairston Road to the east and Rays Road to the west.*

*Based on review of a survey completed for the subject property and surrounding area (See figure below), and existing stormwater drainage inlet with a 48-inch Corrugated Metal Pipe (CMP) discharges stormwater runoff from commercial strip mall property (Parcel ID 18-071-02-012) to the two wetlands southwest of the subject property. It appears, based on DeKalb County GIS data (2-foot contours), the survey, and aerial imagery, stormwater runoff from the strip mall property discharges untreated stormwater to the wetlands.*

*The wetlands east of the dam, effectively act as bioretention treatment practice that filters and removes sediments and potential contaminants from stormwater runoffs hydraulically upgradient from these wetland features. The wetland features provide a level of protection/buffer that helps to mitigate the potential for stormwater impacts to Sugarsnap Creek and Pine Lake. Treated stormwater runoff from the subject property will discharge to these wetland features at or below pre-development runoff conditions (volume and rate).*

*Generally, Sugarsnap Creek is the main hydraulic feature in the area receiving stormwater runoff from regional developments north and south of Memorial Drive between North Hairston Road to the east and Rays Road to the west. From a regional perspective, the proposed site developments, with respect to stormwater impacts to Sugarsnap Creek and downstream Pine Lake are de minimis within the contributing watershed of Sugarsnap Creek.*

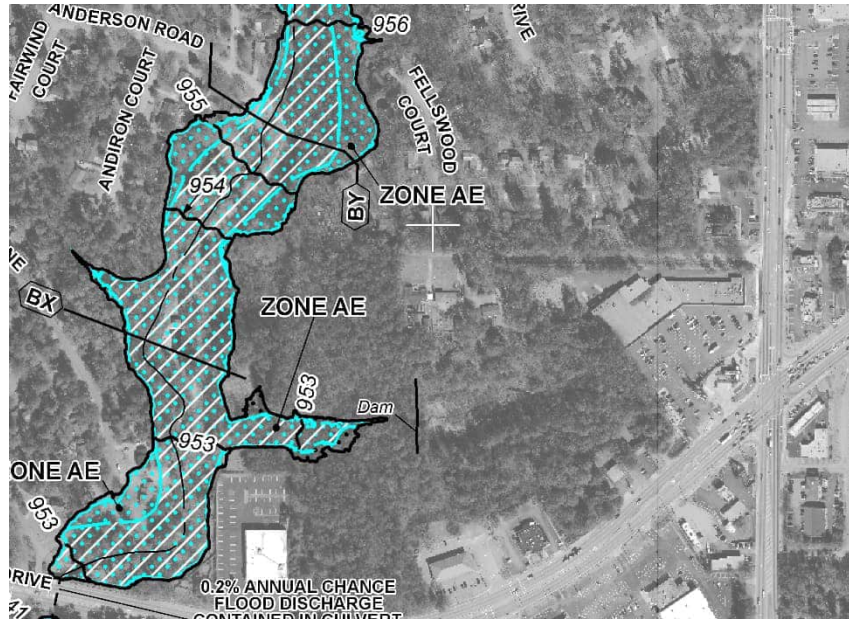


**Figure 4 Prior Site and Surrounding Area Survey**

*In addition to the above referenced information an AECOM Wetland Biologist is schedule to complete and onsite inspection, on Tuesday 16 June 2026, of existing site conditions to identify the presence of absence of wetland-like features on the subject property to alleviate area resident concerns pertaining to seeps/springs that reputedly may be present on the subject property. The presence of seeps/springs on the subject property will be subsequently addressed during the site design. It is not anticipated that, if present, seep/springs on the subject property will be prohibitive to proposed site developments. Adjustment/modifications of the proposed developments may be necessary if seeps/springs are present on the property and may warrant additional subsurface investigation to mitigate impacts to design. At this time in the design, permitting, and SLUP application process, the scope and design requirements to fully address these potential concerns related to seeps/springs is beyond the requirements of the SLUP process for application and approval.*

**Floodplain**

*Based on review of the Federal Emergency Management Agency (FEMA), National Floodplain Mapping, the subject property is not located in a FEMA-designated 100-year floodplain (FIRM Dekalb County Georgia, Panel 87 of 201, Map Number 13089C0087J, Revised May 16, 2013).*



**Figure 5 FEMA Flood Zone Mapping**

- *Develop More Neighborhood Parks: No applicable to the proposed site developments.*
- *Acquisition of Open Space: Not applicable to the proposed site developments.*
- *Sustainable Zoning: Utilize zoning tools and techniques that preserve open space, natural resources, and the environment, and address resiliency: The proposed site developments maximize the preservation of open natural “green” space on the property, limits post-development stormwater runoff conditions (volume and rate) to pre-development conditions or better, reduces the potential for concentrated shallow flows that cause erosion and transport of sediments downstream to sensitive environmental receptors. Site development strategies utilize common low-impact development strategies the do not rely upon high maintenance methods that promote resiliency for long-term reliable performance.*
- *Private Partnerships: Not applicable to the proposed site developments.*
- *Sustainable and Conservation Development: The proposed site developments utilize best management practices (BMS), stormwater management and control practices to reduce post-development runoff conditions (volume and rate) to conditions at or below prep-development conditions, implements low-impact development methodologies, and promotes retaining natural “green” space vegetative buffers augmented with additional landscape plants to mitigate visual impacts and loss of existing vegetation caused by site developments.*
- *Stormwater Management: The proposed site developments and stormwater management strategies are consistent with established and regulated BMPs, Low-impact development methodologies, and stormwater management controls that reduce post-development runoff conditions (volume and rate) to match or be lower than pre-development runoff conditions.*
- *Educate the development community: Not applicable to the proposed site developments. This goal pertains to water and sewer capacities. The proposed site developments will not have onsite sanitary facilities that will not connect to*

*the existing county sewer system. Except for water for firefighting (e.g., Fire Hydrant), the proposed site developments will not be connected to the existing County public water supply; therefore, will not impact sewer or water capacities.*

- *Vision: While not specifically related to the proposed site developments, it is AECOM's and the developer's intentions to develop the subject property with sustainable environmentally responsible methods promoting conservation of open space, reliable/sustainable stormwater management practices based on low-impact development methodologies, low visual and noise impacts, and responsible consideration of County and resident concerns.*

I. Is there adequate provisions for refuse and services areas?

*Response: Not applicable. No solid waste refuse will be generated at the site and placed in receptacles for pickup and disposal offsite. Any solid waste generated from routine operations will be removed by the maintenance crew when departing the site.*

J. Should the length of time for which the SLUP is granted be limited in duration?

*Response: No, the SLUP should not be limited in duration. However, in spirit of cooperation with County planning, resident concerns, and goal setting as defined by Dekalb County's Comprehensive Land Use Plan (DeKalb County 2050 Unified Plan) adopted 17 November 2022, that should the proposed developer cease to operate, sell, or otherwise disposed of the property and said property by others will not be used for the intended purpose under which the SLUP was issued, the developer would not object to the SLUP being terminated.*

K. Is the size, scale, and massing of proposed buildings appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings; and will the proposed use create any shadow impacts on any adjoining lot or building as a result of the proposed building height?

*Response: The proposed site developments in size, scale, and massing of the proposed ILA Shelters, generators, ASTM#57 aggregate compound, and retaining wall are of significantly smaller scale, sizing, and massing of the developments associated with the commercial strip mall property immediately adjacent to the eastern boundary of the subject property and the residence and PHẬT GIÁO HÒA HẢO (the Buddhism worship center). The proposed height of the ILA Shelters (12.5-ft) and 8-ft tall sound wall are at lower elevations than the buildings associated with commercial strip mall to the east and residence and PHẬT GIÁO HÒA HẢO to the west; therefore, the proposed developments will not result in negative shadowing impacts to the strip mall property to the east or residence and PHẬT GIÁO HÒA HẢO to the west. Residential properties to the north and west are protected from negative shadowing impacts based on the distance these properties are from the site and the presence of existing natural vegetation and landscape buffering. Commercial properties to the south are not negatively impacted by shadowing from proposed site developments based on the distance these properties are located from the site and natural vegetation.*

L. Will the proposed use adversely affect historic buildings, sites, districts, or archaeological resource?

*Response: No, there are no adverse impacts to historic buildings, districts, or archaeological resources. Based on DeKalb County GIS information, the closest historical District to the site is Druid Hills Historic District, located approximately 6.5 miles*

*west/southwest of the subject site. No historic buildings or archeologically sensitive resources are located on or in the immediate vicinity of the subject property that would be negatively impacted from development of the site.*

- M. Does the proposed use satisfy the requirements contained within the supplemental regulations for such special land use permit?

*Response: The proposed use of the subject property complies with and satisfies all applicable requirements of the supplemental regulations for a SLUP to include Section 4.2.56 – Utility Structures necessary for transmission or distribution of service. No area or use variance are required to develop the subject property as proposed. The proposed use is consistent with uses listed in Section 4.1.3 – Use table for Communication – Utility (Satellite Television Antenna) and Wireless Telecommunication (cell tower) attached wireless telecommunication facility, and stealth design up to 150-ft that are permitted or require a SLUP in the C-1 Zoning District.*

- N. Will the proposed use be consistent with the needs of the neighborhood or the community as a whole, as expressed in and evidenced during the review process?

*Response: Yes, the proposed use is consistent with and advances the goals and objectives as outlined in the County Zoning Ordinance, SLUP requirements, and the DeKalb County Comprehensive Plan (2050 Unified Plan).*

If you have any questions or require clarification of responses, please do not hesitate to contact me or Mr. Fred Stone, P.E., at [Frederick.stone@aecom.com](mailto:Frederick.stone@aecom.com) or by calling 518-281-7424.

Yours sincerely,



Michael McIntire, P.E.  
Civil Engineer IV, Transportation  
AECOM





Chief Executive Officer  
**Lorraine Cochran-Johnson**

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

Director  
**Juliana A. Njoku**

**Authorization**

The property owner(s) 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.

06/11/26  
Date

**TO WHOM IT MAY CONCERN:**

I/We Aok Properties, LLC  
Name of Owner(s)

being owner of the above-mentioned subject property hereby delegate authority to:

Christina Lewis, AECOM Technical Services  
Name of Agent or Representative(s)

to file an application on my/our behalf.

Nabil Elsaqa                      [Signature]                      06/11/26  
Notary Public                      Owner                      Date

**NABIL ELSAQA  
NOTARY PUBLIC  
FULTON COUNTY, GEORGIA  
My Commission Expires 12/10/2029**



**Disclosure of Campaign Contribution**

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, 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 filling of this application?

Yes  No

**\*Notary seal not needed if answer is "No"**

If the answer is yes, you must file a **Disclosure Report** with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The **Disclosure** must be filed within 10 days after the application is first filed and must be submitted to:

**CEO Lorraine Cochran-Johnson**  
1300 Commerce Drive  
Decatur, GA 30030

**DeKalb County Board of Commissioners**  
1300 Commerce Drive  
Decatur, GA 30030

\_\_\_\_\_  
Notary

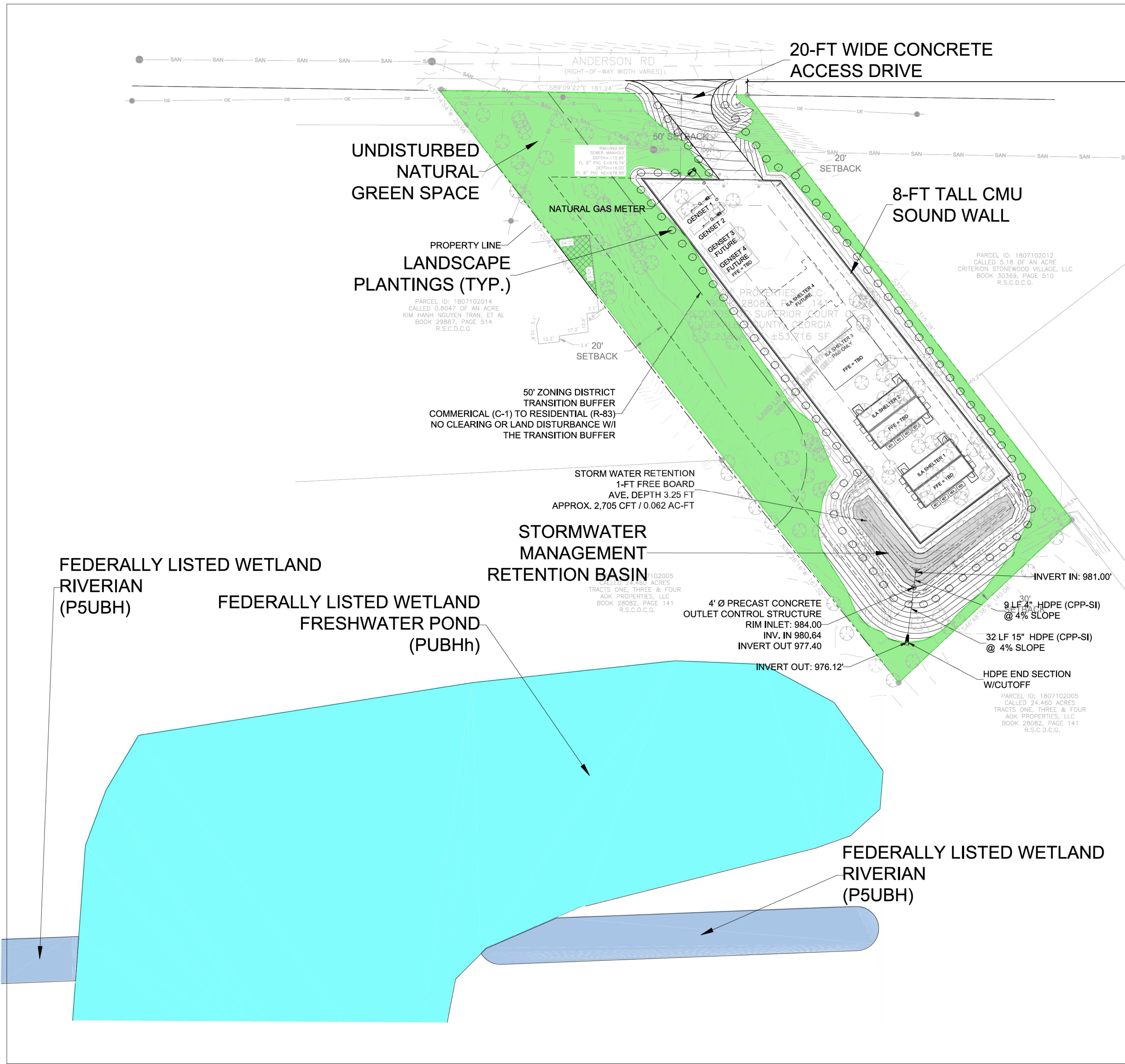
*[Handwritten Signature]* \_\_\_\_\_ *06/15/20*  
Signature of Applicant Date

**Check one:** Owner  Agent

\_\_\_\_\_  
Expiration Date/ Seal



ANS I D 22" x 34" Approved: \_\_\_\_\_ Checked: \_\_\_\_\_ Designer: \_\_\_\_\_ Project Management Initials: \_\_\_\_\_  
 Last saved by: STONIEF(2025-06-11) Layer Plotter: 2025-06-11  
 Filename: C:\USERS\STONEFONDRIVE - AECOM\INDIGO - CITY METROS - DOCUMENTS\GENERAL\900\_CAD\ATL\ATL 1\8004-CAD\03-SHEETS\ART\EMIS-H-SHT-C-SITE.DWG



LEGEND	
---	WORK LIMIT LINE
- - -	PROPERTY LINE
---	RIGHT OF WAY LINE
765	EXISTING MAJOR CONTOUR
761	EXISTING MINOR CONTOUR
760	PROPOSED MAJOR CONTOUR
761	PROPOSED MINOR CONTOUR
---	PROPOSED EASEMENT LINE
---	SETBACK LINE
Ufoc	PROPOSED FIBER
x x	FENCE LINE
GRAVEL	GRAVEL
CONCRETE	CONCRETE
---	EXISTING WETLANDS

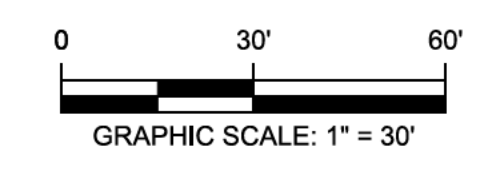
**SITE NOTES**

- DIMENSIONS AND RADII ARE TO EDGE OF PAVEMENT, CONCRETE & GRAVEL PAD UNLESS SHOWN OTHERWISE.
- ALL NEW PAVEMENT ABUTTING EXISTING PAVEMENTS SHALL MATCH THE ELEVATION OF THE EXISTING.
- SEE GENERAL NOTES, SHEET #.
- SITE DETAILS, SEE SHEET 10 - 11.
- PROPOSED EASEMENT EXHIBIT, SEE SHEET 8.
- FIRE DEPARTMENT TO APPROVE LOCATION AND TYPE OF KNOX BOX.

**SITE DATA:**

SITE ADDRESS:	4747 EAST ANDERSON RD STONE MOUNTAIN, GA 66043
PIN/MAP #:	18-071-02-03.2
LEGAL DESCRIPTION:	LOT 71 OF THE 18TH DISTRICT OF DEKALB COUNTY, GA
ZONING:	COMMERCIAL (C-1)
LAND USE:	VACANT LOT
PROPERTY ACREAGE:	1.233 AC / 53,716 SF
PROPOSED PURCHASE AREA:	1.233 AC / 53,716 SF
PROPOSED DISTURBED AREA:	0.688 AC / 29,949 SF
PROPOSED NEW IMPERVIOUS AREA:	0.409 AC / 17,828 SF
PROPOSED EASEMENT LAND USE:	TELECOMMUNICATIONS SUPPORT STRUCTURE (UTILITY)
FRONT SETBACK:	50'
SIDE SETBACK:	20'
REAR SETBACK:	30'
TRANSITIONAL BUFFER:	50'

STORMWATER MANAGEMENT TRIGGERS	
NEW IMPERVIOUS:	5,000 SF
SOIL DISTURBANCE:	1.0 AC / 43,560 SF



**SLUP**  
DATE OF ISSUE: 06/10/2026

**AECOM**

**PROJECT**  
MMI - UNMANNED ILA  
UTILITY BUILDING  
ATL1.98

PARCEL ID: 18 071 02 032  
4717 EAST ANDERSON RD  
STONE MOUNTAIN, DEKALB COUNTY, GA 30083

**CLIENT**  
Middle Mile Infrastructure

**CONSULTANT**  
AECOM Technical Services, Inc.  
10 Patewood Drive, Suite 500  
Greenville, SC 29615  
License Number: F-0432  
1-864-234-3069 tel  
www.aecom.com

**REGISTRATION**

**ISSUE/REVISION**

I/R	DATE	DESCRIPTION

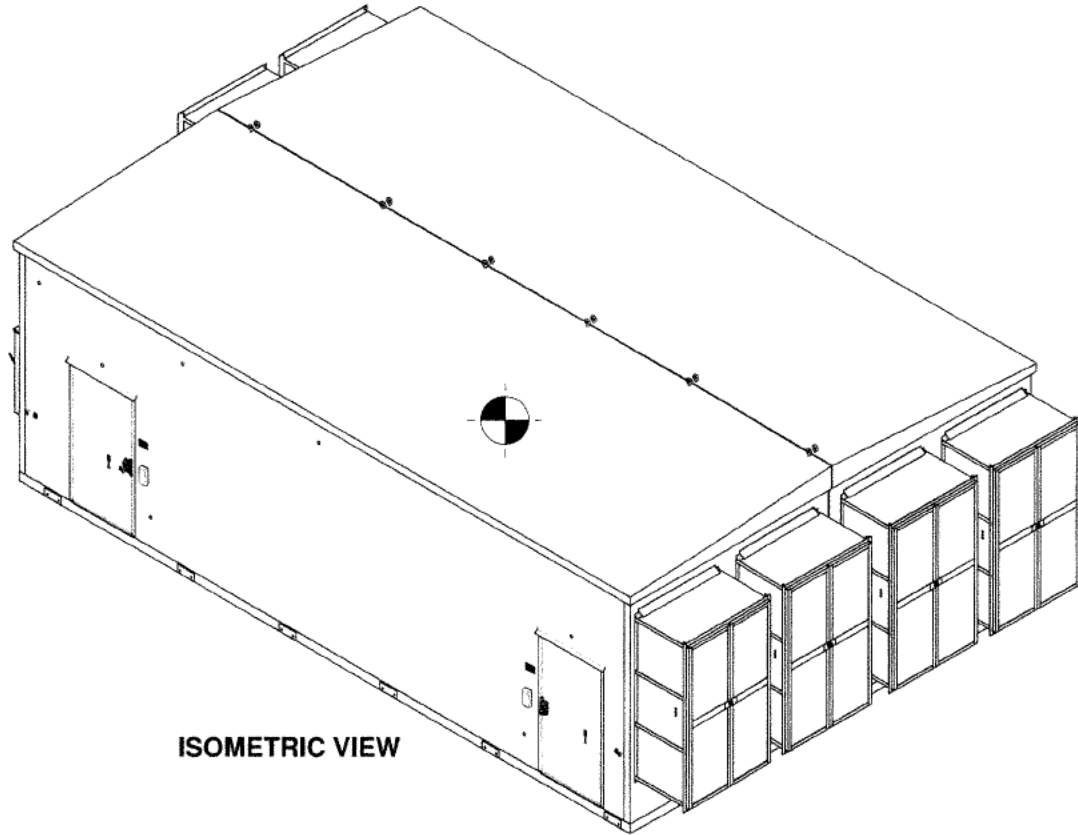
**PROJECT NUMBER**  
60645418

**SHEET TITLE**  
SLUP - SITE PLAN

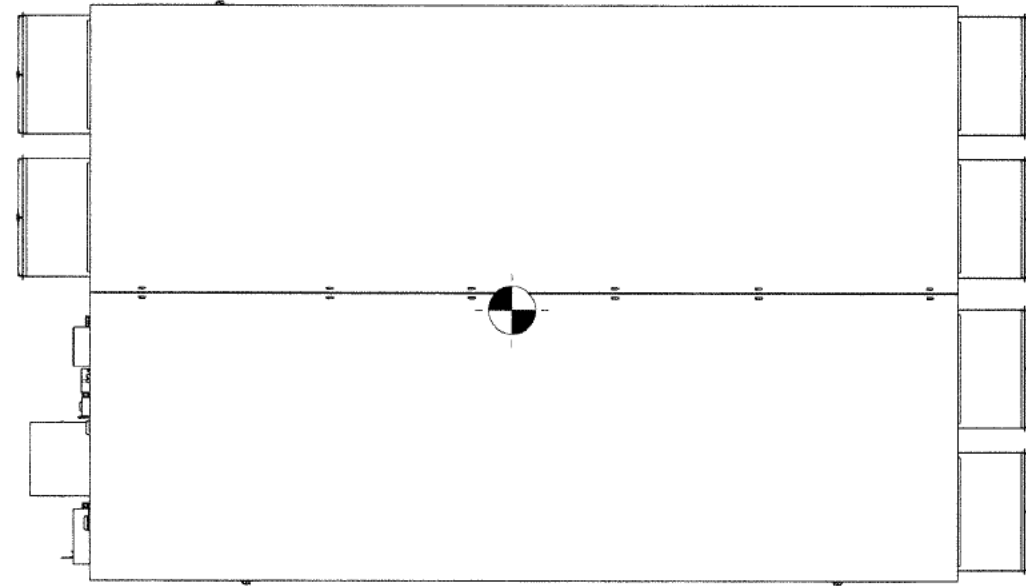
**SHEET NUMBER**  
SLUP - 1

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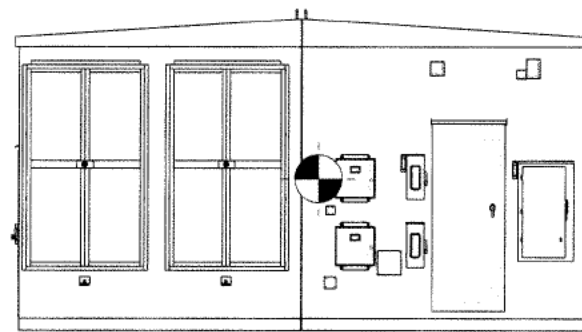


ISOMETRIC VIEW

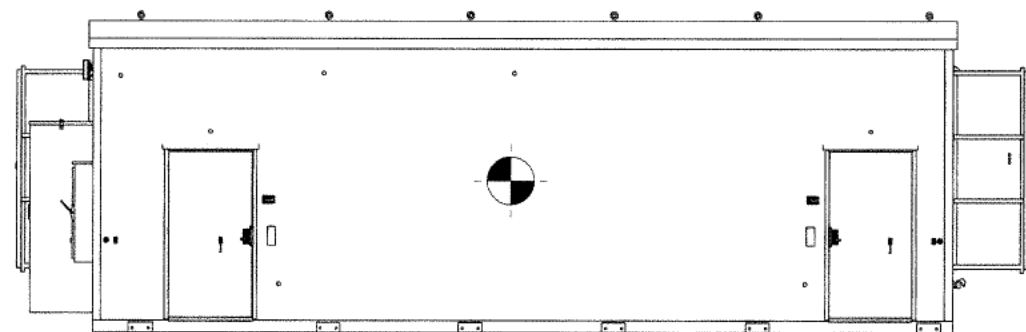


TOP VIEW

APPROVED BY  
**NIA** 1/29/2025  
 Approval of this document does not authorize or approve any deviation or deviations from the requirements of applicable State Laws.

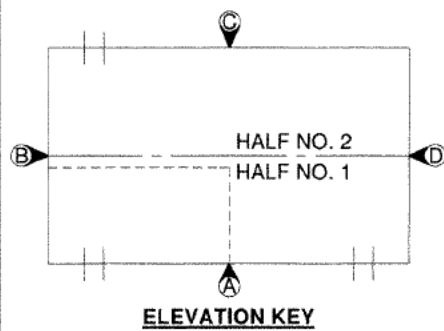


ELEVATION-B

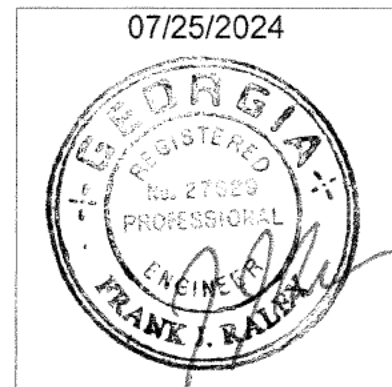


ELEVATION-A

TOTAL WEIGHT OF THE BUILDING: 202,310 lbs (ESTIMATED)



ELEVATION KEY



ONFIELD BUILDING VIEW

REV.	BY	DATE	REVISION	APP.

THESE PLANS ARE THE CONFIDENTIAL PROPERTY AND TRADE SECRETS OF FIBREBOND CORPORATION. ANY USE OF THESE DRAWINGS OR THE INFORMATION CONTAINED HEREIN FOR ANY REASON OTHER THAN AS EXPRESSLY AUTHORIZED BY FIBREBOND CORPORATION IS STRICTLY PROHIBITED. THESE DRAWINGS HAVE BEEN DISTRIBUTED WITH THE UNDERSTANDING THAT ANYONE RECEIVING OR OTHERWISE OBTAINING POSSESSION OF THEM WILL BE EXPRESSLY NOTIFIED OF THEIR CONFIDENTIAL NATURE

1300 DAVENPORT DRIVE, MINDEN, LA 71055 ph. (800) 624-2614 www.fibrebond.com		<b>F FIBREBOND</b>	
META - VEGA ILA		ISSUED FOR: <b>*APPROVAL A.00*</b>	
23' - 8" x 36' - 0" BUILDING		APPROVALS IN PDM DATABASE	
BUILDING VIEW, WEIGHT & C.G		THIRD ANGLE PROJECTION	
DRN. BY: GD	DATE: 20-MAR-2024	APP. BY: DR	DATE:
CHK. BY: SR	DATE:	APP. BY:	DATE:
SCALE: 1-96	SHEET NO.: 1-2.0	SIZE: B	DWG NO.: D11558

## DEPARTMENT OF PLANNING & SUSTAINABILITY

**Chief of Executive Officer**  
Lorraine Cochran-Johnson

**Director**  
Juliana A. Njoku

### PRE-APPLICATION FORM REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE (Required prior to filing application. Signed copy of this form must be submitted at filing.)

Applicant(s) Name: Christina Lewis Phone: [REDACTED]

Email: [REDACTED] Commission District(s): 4 & 6

Property Address: 4717 East Anderson Road, Stone Mountain 30083

Tax Parcel ID: 18 071 02 032 Acreage: 1.24

Existing Use: \_\_\_\_\_ Proposed Use: Cell tower.

Supplemental Regs: \_\_\_\_\_ Overlay District: No

Rezoning: Existing Zoning: C-1 Proposed Zoning: \_\_\_\_\_

DRI: \_\_\_\_\_ Square Footage/Number of Units: \_\_\_\_\_

Rezoning Request: n/a

Land Use Plan Amendment - Existing Land Use: CRC Proposed Land Use: \_\_\_\_\_ Consistent  Inconsistent

Land Use Amendment Request: n/a

Special Land Use Permit Article Number(s) 27- \_\_\_\_\_

Special Land Use Request(s): An attached wireless communication facility to be a principal use in the C-1 zoning district.

Major Modification - Existing Zoning Conditions: CZ-86117

Major Modification Request: n/a

Condition(s) to be modified: CZ-86117

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: 06.08.2026 w/15-day notice Calendar Dates: CC: 08.18.2026 (Zoom)

PC: 09.01.2026 (Zoom) BOC: 09.24.2026 (In-Person)

Letter of Intent: X Impact Analysis: X Owner Authorization(s): X Campaign Disclosure: X

Public Notice, Signs: X Tree Survey, Conservation (if applicable): X

Submittal Format:

ONE (1) COMBINED, PDF DOCUMENT UPLOAD via OUR ONLINE PORTAL.

Site Plan Checklist, if applicable:

- \* Density \* Frontage \* Sidewalks
\* Density Bonuses \* Street Width \* Fencing/Walls
\* Mix of Uses \* Landscape Strips \* Building Height
\* Open Space \* Parking - Auto \* Building Separation
\* Enhanced Open Space \* Parking - Bicycle \* Building Orientation
\* Pedestrian Plan \* Screening \* Streetscapes
\* Lot Size \* Perimeter Landscapes \* Garages
\* Setbacks: front, sides, side corner, rear \* Bldg Materials: Roof, Fenestration, Façade Design

Possible Variances:

Comments: Last day to hold community meeting is 06.08.2026, which means notices have to be out no later than 05.23.2026 to meet the 15-day notice requirement.

The proposed fiber optic huts do not appear to fall under any current land use category in the land use table; per section 4.1.3 (Interpretation of uses), the most similar land use category is an is a attached wireless communication facility. Since that land use is defined as an accessory use only, per 4.1.3 a SLUP is required in order for it to operate as a principal use.

Applicant must show compliance with development requirements including but not limited to required setbacks and buffers for attached wireless telecommunication facility and show how proposed use is compatible with surrounding area.

Planner: John Reid, Sr. Planner

Date: March 12, 2026