

SPECIAL LAND USE PERMIT (SLUP) APPLICATION

to Amend the Official Zoning Map of DeKalb County, Georgia

APPLICANT/OWNER: Old Dominion Freight Line, Inc.

Subject Property Address: 4271 Bowman Industrial Court

City: Conley State: GA Zip: 30288

Parcel ID Number(s): 15 014 01 019

Acreage: 44.02 Commission District(s): 3 Super District: 6

Existing Zoning District(s): M,Bouldercrest Overlay Tier 4 Proposed Zoning District(s): M,Bouldercrest Overlay Tier 4

Existing Land Use Designation(s): LIND Proposed Land Use Designation(s): LIND (if applicable)

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

OLD DOMINION FREIGHT LINE, INC.

Owner ☒ Agent ☐

Signature C.E. Overbey, Jr., Sr. VP - Strategic Planning

Date

8/17/24

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.**



Battle Law

3562 Habersham at Northlake, Bldg. J, Ste 100
Tucker, Georgia 30084

Zoom Instructions:

Go to <https://battlelawpc.zoom.us/join> and Enter the Meeting ID that you have been provided with in the appropriate field and click "Join". To join by phone, please dial (646) 558-8656. If you are unable to attend or would like to learn more about the proposed project, please call our office at the number below.

We encourage you to come out and participate!

For More Information Contact
Jordan Battle at:
Phone: 404-601-7616 ext. 8
Fax: 404-745-0045
Email: jeb@battlelawpc.com

COMMUNITY MEETING TO DISCUSS: A PROPOSED SPECIAL LAND USE PERMIT (SLUP) TO MODERNIZE THE EXISTING OLD DOMINION FREIGHT LINE FACILITY

**Project Title: Old Dominion
Freight Line, Inc. - 4271 Bowman
Industrial Court**

When: August 6, 2026

Time: 6:00 PM Eastern (US and Canada)

Register in advance for this meeting:
<https://battlelawpc.zoom.us/join>

Meeting ID: 862 8222 1125

Password: 233094

Registrants for 'Old Dominion Freight Line, Inc. - 4271 Bowman Industrial Court: Community Meeting'

Search by name or email

Search

Cancel Registration

Resend Confirmation Email

☒ Registrants	Email Address	Registration Date	
☒ Kevin Davidson		Aug 6, 2026 05:54 PM	Copy
☒ Kyle Hoyt		Aug 6, 2026 05:53 PM	Copy

There were no other attendees as the meeting.

Letter of Intent

The Applicant, Old Dominion Freight Line, Inc. (“ODFL” or “Applicant”), is the owner of the property located at 4271 Bowman Industrial Court, Conley, Georgia 30288, identified as Tax Parcel 15 014 01 019 (the “Subject Property”). The Subject Property is zoned M (Light Industrial), is located in Tier 4 of the Bouldercrest-Cedar Grove Overlay District, and carries a Light Industrial land use designation. The Subject Property comprises approximately 44.02 acres and is improved with multiple buildings, including an existing maintenance shop building. The Applicant seeks to make the following modifications to the Subject Property:

Phase 1A:

Construct a new state-of-the-art maintenance shop of approximately 35,000 square feet, enclosed and air-conditioned for employee comfort

Demolish the existing storage building

Phase 1B:

Demolish the existing shop building, retaining only the eastern portion where the fuel lanes are located

Install trailer parking in the area where the existing shop was demolished to accommodate trailers displaced by the new maintenance shop

The proposed improvements will require the Applicant to obtain a Special Land Use Permit (“SLUP”) pursuant to the Overlay District regulations, as the current use is legal nonconforming. Currently, 472 individuals are employed at the site. Of those employees, 28 live within a five-mile radius of the Subject Property, and 10 live within the Overlay District.

Impact Analysis

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

Response: The Subject Property comprises approximately 44.02 acres and has been developed and operated as an Old Dominion Freight Line truck terminal, major truck repair facility, transportation equipment storage and maintenance facility, and vehicle storage yard since 1977, all of which are uses permitted as of right within the M (Light Industrial) zoning district and require a SLUP solely because the property is also located within the Bouldercrest-Cedar Grove Overlay District, Tier 4 (BCOD T4).

The site's acreage readily accommodates the proposed Phase 1 and Phase 2 improvements, including a new approximately 35,000-square-foot maintenance shop, an expanded stormwater detention pond, reconfigured trailer parking, and a reduction in the existing cross-dock building's width from 120 feet to 80 feet, together with all required yards, open space, off-street parking, transitional buffers, and other applicable BCOD T4 requirements. Because the proposed improvements modernize and, in several respects, reduce the footprint of existing structures rather than intensify the existing use, adequate land area will remain available to satisfy all applicable district standards.

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, noise, smoke, odor, dust, or vibration generated by the proposed use.

Response: The site is located within an established industrial corridor along Bowman Industrial Court, Cedar Grove Road, and Interstate 675, surrounded predominantly by properties zoned M (Light Industrial) and situated within the Bouldercrest-Cedar Grove Overlay District. The proposed improvements will not change the fundamental nature of the existing truck terminal use, which has operated at this location since 1977, and will reduce potential adverse impacts by replacing the aged, dated shop facility with an enclosed, air-conditioned maintenance shop and by reducing the cross-dock building's width from 120 feet to 80 feet to improve freight-handling efficiency.

ODFL maintains a no-idle policy and utilizes high-technology vehicle and driver monitoring to enforce strict adherence to designated truck routes, which minimizes traffic volume, congestion, noise, and emissions on adjoining residential streets. ODFL also solely funded an approximately \$3,000,000 roadway connection between Bowman Industrial Court and East Conley Road to further improve traffic conditions for the surrounding community and to reduce truck traffic through residential areas.

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

Response: The Subject Property has been served by public utilities and infrastructure since the facility's original construction in 1977 and will continue to be served by the existing public water, sewer, and stormwater systems. As part of Phase 2, ODFL proposes to rehabilitate the existing building with improvements including a new fire sprinkler system, a new roof, and gravity sewer lateral replacement, along with employee facility upgrades, which will maintain and enhance the adequacy of public and private facilities serving the site. The Phase 1A improvements also include

expansion of the on-site stormwater detention pond to ensure adequate stormwater management capacity.

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: The Subject Property has direct access to Bowman Industrial Court, which connects to Cedar Grove Road and, via a newly constructed roadway connection solely funded by ODFL at a cost of approximately \$3,000,000, to East Conley Road near the Interstate 675 interchange. This new roadway connection is specifically intended to improve traffic conditions and carrying capacity for the surrounding community and to direct truck traffic away from residential streets. Because the proposed Phase 1 and Phase 2 improvements modernize existing facilities without expanding the underlying truck terminal use, the improvements are not expected to unduly increase traffic or create congestion beyond that already associated with the facility's existing operations.

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: Vehicular ingress and egress to the site is provided via Bowman Industrial Court, which has been enhanced by the aforementioned connection to East Conley Road, improving traffic flow, safety, and access for emergency vehicles. ODFL requires strict adherence to designated truck routes and employs high-technology vehicle and driver monitoring to ensure trucks enter and exit the site safely and avoid residential streets, thereby enhancing pedestrian and automotive safety and convenience. The site plan maintains existing paved maneuvering areas and access drives surrounding the main terminal building sufficient to accommodate tractor-trailer circulation, and the Phase 1B trailer parking reconfiguration is designed to preserve adequate circulation, including for emergency access.

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: ODFL's operational model is designed to minimize off-hours disruption, with approximately 95 percent of ODFL drivers returning home nightly as a result of strategic route planning and linehaul scheduling, which limits extended overnight yard activity. The proposed enclosed, air-conditioned maintenance shop will further reduce noise associated with vehicle maintenance activities compared to the existing, dated open shop configuration.

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: Truck Terminal, Major Truck Repair, Transportation Equipment Storage and Maintenance, and Storage Yard (Operational Vehicles) uses are all permitted as of right within the M (Light Industrial) zoning district; a SLUP is required solely because the Subject Property is also located within the Bouldercrest-Cedar Grove Overlay District, Tier 4. The proposed Phase 1 and Phase 2 improvements do not introduce any new use to the property but instead modernize and

improve the existing, legally established industrial use, consistent with the requirements of the underlying M zoning district.

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

Response: The Subject Property carries an existing and proposed Light Industrial (LIND) future land use designation, and the proposed improvements are consistent with that designation by continuing and modernizing an established industrial use. The proposed improvements advance the policies of the comprehensive plan by supporting continued private reinvestment in the industrial corridor, including a new approximately 35,000-square-foot maintenance shop and rehabilitation of existing facilities, by promoting job retention within DeKalb County, and by incorporating sustainable operational practices such as energy-efficient LED lighting with motion detectors, high-efficiency climate control equipment, and pallet and raw material recycling programs.

I. Is there adequate provision of refuse and service areas?

Response: ODFL's operational practices include established pallet recycling and raw material recycling programs (including oils, filters, scrap metal, and wood) as well as centralized printing and water-bottle refilling stations to reduce paper and plastic waste, which are expected to be incorporated into service area operations at the DeKalb facility. The location of the trash dumpsters are shown on the submitted site plan.

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

Response: Given ODFL's substantial capital investment in the Subject Property, including the proposed approximately 35,000-square-foot maintenance shop, the cross-dock rehabilitation, and the approximately \$3,000,000 roadway connection to East Conley Road, together with the facility's continuous operation at this location since 1977, the applicant requests that the SLUP be granted without any limitation on duration.

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 impact on any adjoining lot or building as a result of the proposed building height?

Response: The proposed new maintenance shop is approximately 35,000 square feet, and the existing cross-dock building's width will be reduced from 120 feet to 80 feet as part of Phase 2, resulting in a reduced building footprint relative to existing conditions. The scale and massing of the proposed and rehabilitated structures are consistent with existing industrial buildings on the Subject Property and on adjacent and nearby industrially zoned parcels. Because the proposed structures are single-story industrial buildings consistent in height with the existing facility and surrounding industrial structures, no adverse shadow impact upon any adjoining lot or building is anticipated.

**BEFORE THE BOARD OF COMMISSIONERS
OF DEKALB COUNTY, GEORGIA**

APPLICATION OF:

Old Dominion Freight Line, Inc.

PROPERTY:

4271 Bowman Industrial Court, Conley, GA 30288
15 014 01 019

Case/Application No.: TBD

Application Type: ☐ Zoning/Rezoning ☒ Use Permit/Special-Conditional Use Permit ☐
Variance

**NOTICE OF CONSTITUTIONAL
ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS**

Old Dominion Freight Line, Inc. (“Applicant”) hereby gives notice that, to the extent the DeKalb County Board of Commissioners denies this special land use permit application (the “Application”) affecting 4271 Bowman Industrial Court, Conley, GA 30288 (Tax Parcel ID: 15 014 01 019) (the “Property”) or approves it subject to conditions that deprive the Property of an economically viable use or otherwise impose an unconstitutional classification, Applicant will invoke all remedies available under state and federal law. Applicant specifically preserves:

1. All state and federal constitutional challenges to the maintenance of the existing zoning classification, to any interim or conditional classification imposed as a condition of approval, or to any quasi-judicial decision affecting the Property, including claims that such action constitutes (a) an uncompensated taking under the Fifth and Fourteenth Amendments to the Constitution of the United States and under Article I, Section III, Paragraph I of the Constitution of the State of Georgia; (b) a denial of substantive or procedural due process and equal protection under the Fourteenth Amendment to the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia; and (c) an impermissible delegation of zoning power contrary to Article IX, Section II, Paragraph IV of the Constitution of the State of Georgia.

2. To the extent this Application involves a legislative zoning decision (including rezoning, adoption of an interim classification, or imposition of conditions that function as a new classification), the right, pursuant to O.C.G.A. § 36-66-5.1(a)(1), to seek de novo review in the Superior Court of DeKalb County within thirty (30) days of such decision, subject to Applicant's burden to show by clear and convincing evidence that the classification inflicts a significant detriment on the Property that bears no substantial relation to the public health, safety, morality, or general welfare.
3. To the extent this Application involves a quasi-judicial decision (including a variance, special exception, or conditional/special use permit), the right to seek appellate review by petition under Title 5 of the Official Code of Georgia Annotated within thirty (30) days of such decision.
4. All claims for just and adequate compensation and other relief after timely compliance with the applicable ante-litem notice requirements of O.C.G.A. § 36-33-5 (six months, where the respondent is a municipality) or O.C.G.A. § 36-11-1 (twelve months, where the respondent is a county), including claims for inverse condemnation, diminution in value, and attorney's fees.

Nothing in this reservation shall be construed as a waiver of any rights under 42 U.S.C. § 1983, the Religious Land Use and Institutionalized Persons Act (where applicable), or other applicable state or federal law.

Respectfully submitted,

Michèle L. Battle, Esq.
Battle Law, P.C.
3562 Habersham at Northlake Bldg. J Ste. 100
Tucker, GA. 30038
470-668-2060
jsm@battlelawpc.com
Georgia Bar No. 954558
Attorney for Property Owner



DeKalb County
GA 30030

404.371.2155 (o)
DeKalbCountyGa.gov

Government Services Center
178 Sams Street
Building A, Suite 300
Decatur, GA 30030

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.

8-17-2026

Date

TO WHOM IT MAY CONCERN:

Old Dominion Freight Line, Inc.

I/We

Name of Owner(s)

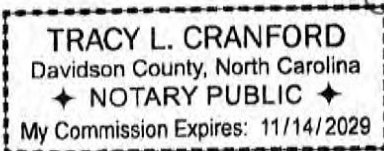
being owner of the above-mentioned subject property hereby delegate authority to:

Battle Law P.C.

Name of Agent or Representative(s)

to file an application on my/our behalf.

Notary Public



OLD DOMINION FREIGHT LINE, INC.

Owner

C.E. Overbey, Jr.
Sr. VP - Strategic Planning

Date

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 filing of this application?

☐ Yes ☒ No

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

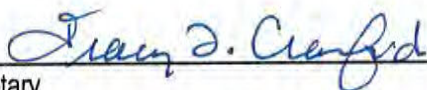
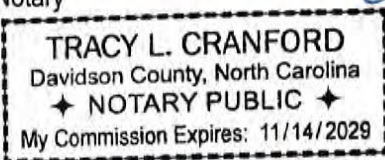
If the answer is yes, you must file a **Disclosure Report** with the governing authority of DeKalb County showing:

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.

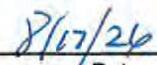
The **Disclosure** must be filed within 10 days after the application is first filed and must be submitted to:

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

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


Notary


OLD DOMINION FREIGHT LINE, INC.


Signature of Applicant C.E. Overbey, Jr. 
Date 8/17/24
Sr. VP - Strategic Planning

Check one: Owner ☒ Agent ☐

11-14-2029
Expiration Date/ Seal



DeKalb County
GEORGIA

404.371.2155 (o) | Government Services Center
DeKalbCountyGa.gov | 178 Sams Street
Building A, Suite 300
Decatur, GA 30030

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

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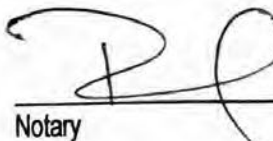
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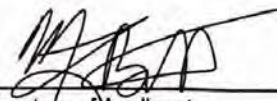
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CEO Lorraine Cochran-Johnson
1300 Commerce Drive
Decatur, GA 30030

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



Notary



Signature of Applicant

8/14/2026

Date

Check one: Owner ☐ Agent ☒



May 04, 2026

Expiration Date/ Seal

LEGAL DESCRIPTION:

ALL OF LAND LYING AND BEING IN LAND LOTS 14, 15, 18 AND 19 OF THE 15th DISTRICT OF DEKALB COUNTY CONTAINING 44.02 ACRES AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH R/W OF CEDAR GROVE ROAD AND THE EAST R/W OF SOUTHERN RAILROAD AND GOING SOUTH ALONG THE EAST R/W OF SOUTHERN RAILROAD 455.02' TO AN IRON PIN FOUND AND THE TRUE POINT OF BEGINNING.

THENCE: N 87° 56' 53" E A DISTANCE OF 1307.04' TO AN IRON PIN FOUND ON THE WEST R/W OF BOWMAN INDUSTRIAL (60' R/W): THENCE FOLLOWING ALONG THE WEST R/W OF BOWMAN INDUSTRIAL THE FOLLOWING COURSES AND DISTANCES: S 07° 01' 26" E A DISTANCE OF 141.13' TO A POINT: THENCE IN AN ARC TO THE RIGHT WITH AN ARC DISTANCE OF 252.13' AND A RADIUS OF 1733.51' (CHORD BEARING S 02° 51' 26" E A DISTANCE OF 251.91') TO A POINT: THENCE S 01° 18' 34" W A DISTANCE OF 860.08' TO AN IRON PIN SET ON THE WEST R/W OF BOWMAN INDUSTRIAL: THENCE LEAVING SAID R/W S 65° 20' 34" W A DISTANCE OF 294.78' TO A POINT: THENCE S 87° 49' 24" W A DISTANCE OF 1056.46' TO AN IRON PIN FOUND ON THE EAST R/W OF SOUTHERN RAILROAD (150' R/W): THENCE FOLLOWING ALONG THE EAST R/W OF THE FOLLOWING COURSES AND DISTANCES: N 24° 51' 29" W A DISTANCE OF 194.14' TO A POINT: THENCE IN AN ARC TO THE RIGHT WITH AN ARC DISTANCE OF 659.84' AND A RADIUS OF 849.58' (CHORD BEARING N 02° 27' 41" W A DISTANCE OF 643.38') TO A POINT: THENCE N 19° 47' 19" E A DISTANCE OF 176.50': THENCE IN AN ARC TO THE LEFT AN ARC DISTANCE OF 389.53' WITH A RADIUS OF 984.52' (CHORD BEARING N 08° 25' 45" W A DISTANCE OF 386.99') TO AN IRON PIN AND THE TRUE POINT OF BEGINNING.

This plat is a retrenchment of an existing parcel or parcels of land and does not subdivide or create a new survey or parcels of land. It does not show real property boundaries. The recording information of the documents, maps, plats, or other instruments which are hereby recorded is hereby stated as correct. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF THE LAND JURISDICTION, AVAILABILITY OF PERMITS, COMPLETION OF THE LOCAL RECORDING OR REQUIREMENT OF SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that the plat complies with all applicable technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Surveyors and as set forth in O.C.G.A. Section 15-6-67.

INITIAL CONTROL POINTS FOR THIS SURVEY WERE ESTABLISHED USING A TRIMBLE R780 MULTI-FREQUENCY GNSS RECEIVER RECEIVING CORRECTIONS FROM A REAL TIME GNSS CORRECTION SERVICE.

A TRIMBLE R780 MULTI-FREQUENCY GNSS NETWORK ROVER SYSTEM WAS USED FOR A SUBSTANTIAL PORTION OF THE FIELD DATA SHOWN ON THIS PLAT. THE RELATIVE POSITIONAL ACCURACY OF THE FIELD DATA IS 0.04' HORIZONTAL AT THE 95% CONFIDENCE LEVEL.

A TRIMBLE S5 TOTAL STATION WAS USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS FOR A PORTION OF THE FIELD DATA SHOWN ON THIS PLAT.

THIS PLAT HAS BEEN CALCULATED FOR
CLOSURE AND IS FOUND TO BE
ACCURATE WITHIN ONE FOOT IN
1,232,280 FEET (EXTERIOR). DATE OF
FIELD WORK: JULY 23, 2026



ALL OF LAND LYING AND BEING IN LAND LOTS 14, 15, 18 AND 19
OF THE 15th DISTRICT OF DEKALB COUNTY CONTAINING 44.02
ACRES AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH R/W OF CEDAR GROVE ROAD AND THE EAST R/W OF SOUTHERN RAILROAD AND GOING SOUTH ALONG THE EAST R/W OF SOUTHERN RAILROAD 455.02' TO AN IRON PIN FOUND AND THE TRUE POINT OF BEGINNING.

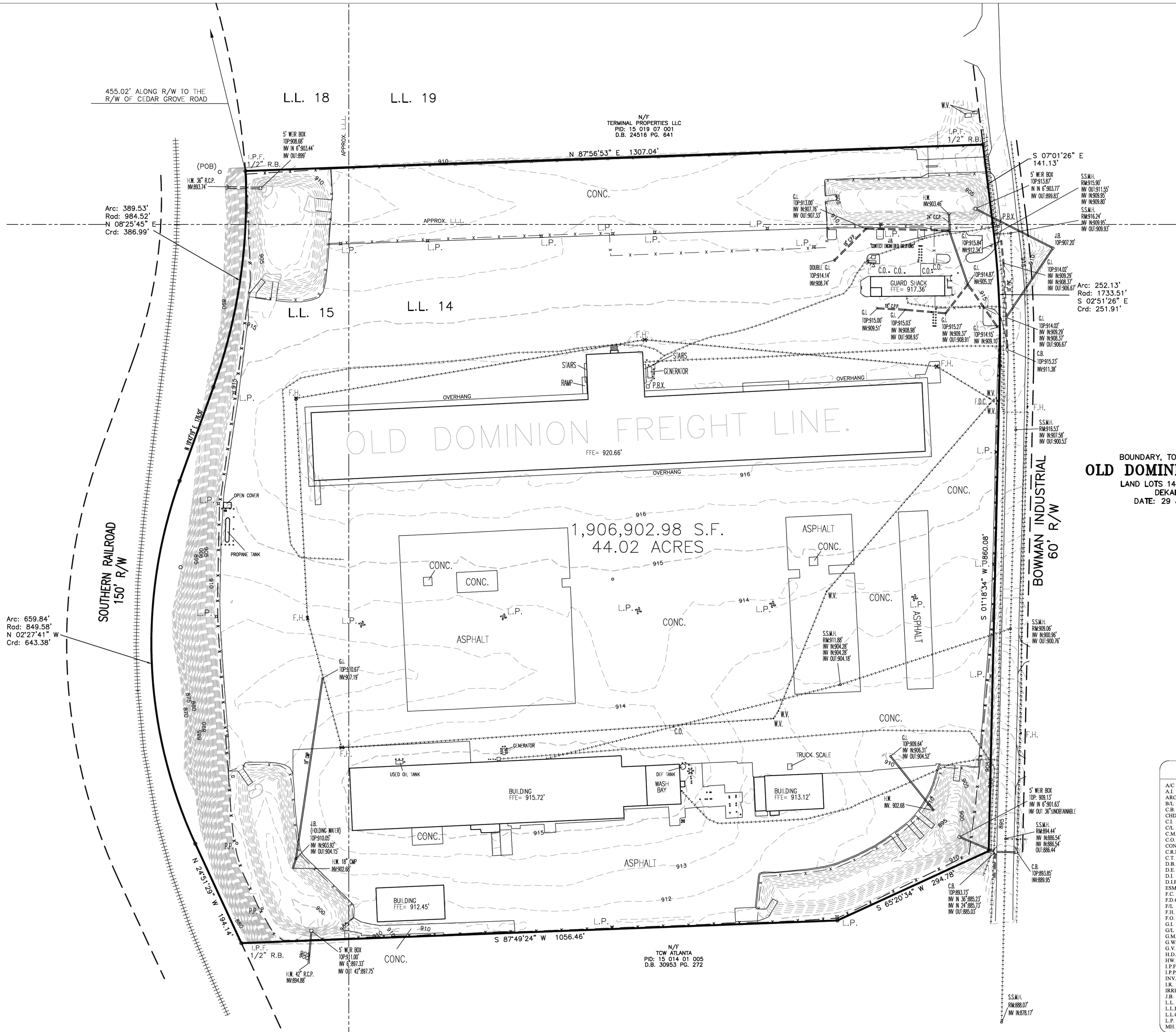
BEGINNING.
 BEARING 87°56' E & A DISTANCE OF 1307.04'. TO AN IRON PIN
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 W & A DISTANCE OF 386.99') TO AN IRON PIN AND THE TRUE
 POINT OF BEGINNING.

1. 1' CONTOURS
2. ELEVATION DATUM IS NAVD 88
3. ELEVATIONS OBTAINED WITH SPOT SHOTS AND SHOWN AS APPROXIMATE



S&S LAND SURVEYING
549 WEST AVE CEDARTOWN, GA 30125
SIMS@SANDSLANDSURVEYING.COM
(678) 873-3119
LSF000677

REFERENCES:
P.B. 65 PG. 88
D.B. 6904 PG. 586

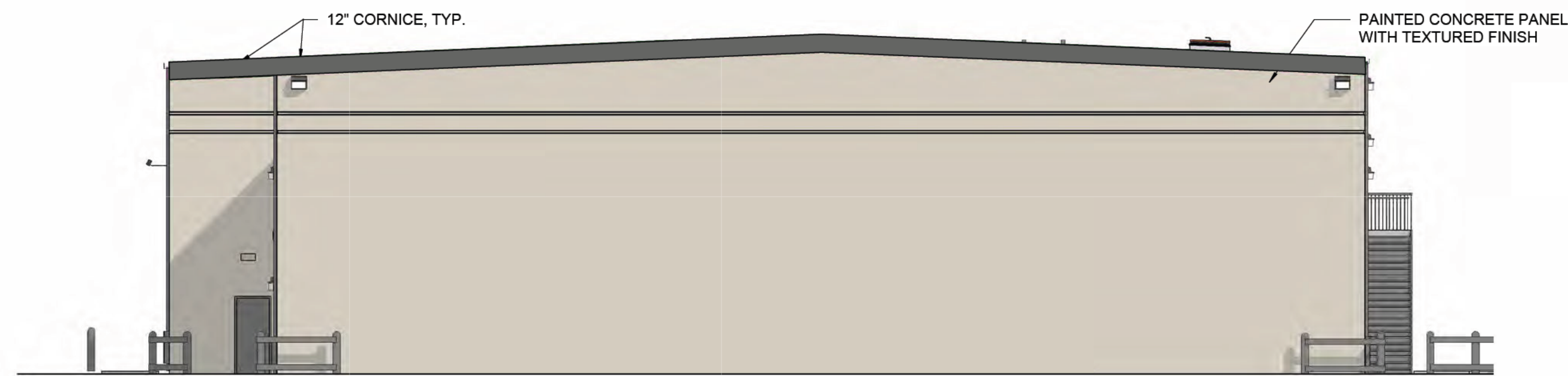


BOUNDARY, TOPO & AS-BUILT SURVEY FOR
OLD DOMINION FREIGHT LINE
 LAND LOTS 14, 15, 18 & 19, 15th DISTRICT
 DEKALB COUNTY, GEORGIA
 DATE: 29 JULY 2026 SCALE: 1"=80'

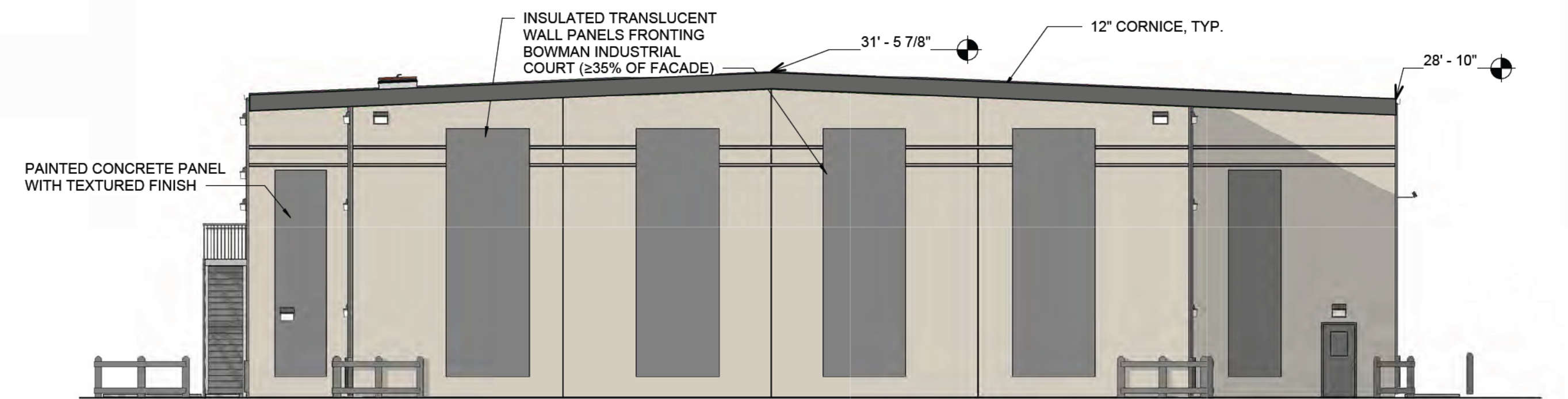


AC	AIR CONDITIONING	N/O	NOW OR FORMERLY
AL	ANGLE IRON	N/T	OPEN TOP PIPE
ARC	ARC LENGTH	PB	PLAT BOARD
B/C	BUILDING SETLINE	P.B.	POWER BOX
C.B.	CATCH BASIN	MH	PAGE
CHD	CHORD	PL	PROPERTY LINE
CL	CURB INLET	P.M.	POWER TIE
C/L	CURB LINE	P.O.B.	POINT OF BEGINNING
C.M.P.	CORRUGATED METAL PIPE	P.O.C.	POINT OF COMMENCEMENT
C.O.	CLEAN OUT	P/P	POWER POLE
CONC.	CONCRETE	S/W/L	SEWER LINE
C.R.B.	CAPPED RE-BAR	RAD	RADIUS
C.T.	CRIMPED TOP PIPE	R.C.P.	REINFORCED CONCRETE PIPE
D.B.	DEED BOOK	R.B.	RE-BAR
D.E.	DRAINAGE BASEMENT	R.W.	RIGHT OF WAY
D.I.	DRAIN INLET	R.W.	RETAINING WALL
D.I.P.	DUCTILE IRON PIPE	S.E.	SANITARY SEWER SADDLE
ESM	EAST	S.S.	SEWER SINK
F.C.	FENCE	S.S.M.H.	SANITARY SEWER MANHOLE
F.C.	FIRE DEPARTMENT CONNECTION	M	MALE
F.H.	FENCE LINE	TL	TRAKE
F.H.	FIRE HYDRANT	TL	TREE LINE
F.O.	FIBER OPTICS	T/P	T-POST
G.I.	GRADE INLET	W/L	WATER LINE
G.L.	GRADE INLET	W/M	WATER METER
G/L	GRADE LINE	W/V	WATER VALVE
G.M.	GAS METER		
G.W.	GUY WIRE	x 880'-0"	SPOT ELEVATION
G.V.	GAS VALVE	-880'-0"	ELEVATION CONTROL
H.D.P.E.	HIGH DENSITY POLYETHYLENE PIPE	X-X-X-X	FENCE
H.W.	HEADWALL		
I.P.P.	IRON PIN PAVED		OVERHEAD POWER LINE
I.P.F.	IRON PIN FINISHED		
IRV	IRON	U-U-U-U	UNDERGROUND
IR	IRON ROD	C-C-C-C	
IRRI	IRRIGATION		
J.B.	JUNCTION BOX	W-F-W-F	WATER LINE
L.L.	LOW LOT		
L.L.	LOW LOT		FIBER OPTICS LINE
L.L.C.	LOW LOT CORNER	S-S-S-S	SANITARY SEWER LINE
M.H.	MANHOLE	D-D-D-D	STORM DRAINAGE LINE
M.H.	MANHOLE		

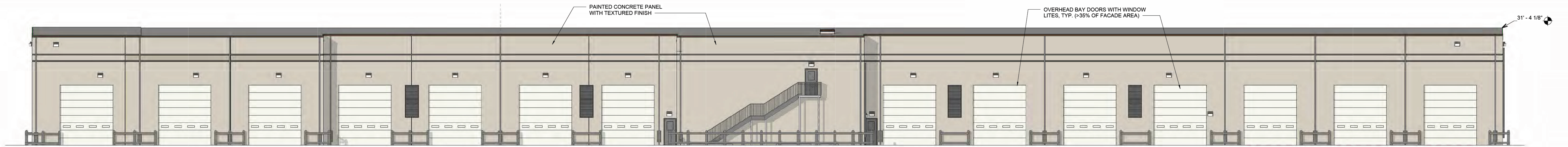
[illegible]



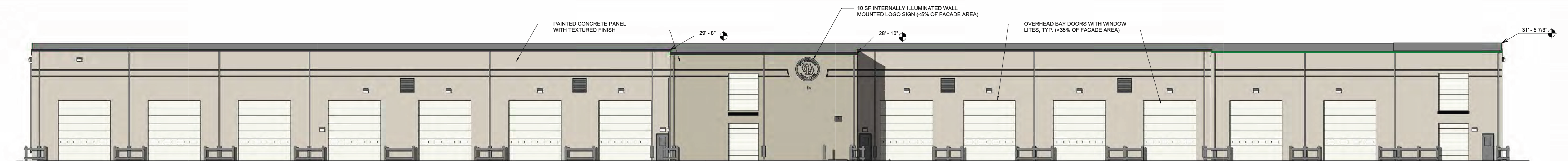
04 BUILDING ELEVATION - WEST
3/32" = 1'-0"



03 BUILDING ELEVATION - EAST
3/32" = 1'-0"



02 BUILDING ELEVATION - NORTH
3/32" = 1'-0"



01 BUILDING ELEVATION - SOUTH
3/32" = 1'-0"

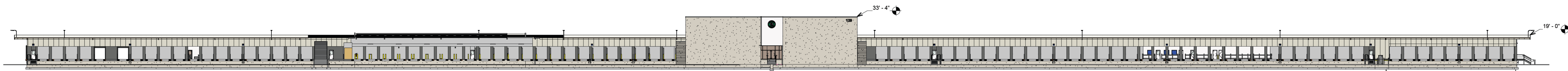


ODFL ATLANTA SHOP EXTERIOR ELEVATIONS

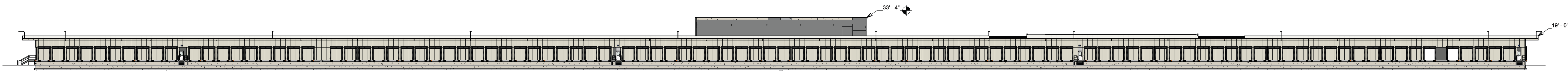
30 x 42 = As indicated
11 x 17 = NO SCALE
08/04/26
1ST FLOOR: 34,644 SF
2ND FLOOR: 07,249 SF
TOTAL: 41,893 SF



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49 Music Square W-Suite 600
Nashville, Tennessee 37203
615.296.9146
www.theMDGllc.com



2 SOUTH ELEVATION
1/32" = 1'-0"



1 NORTH ELEVATION
1/32" = 1'-0"

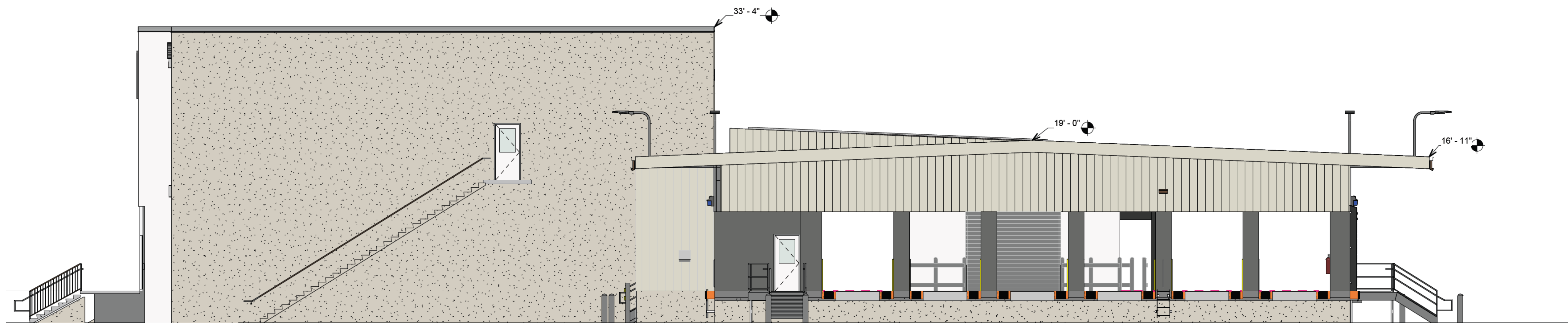


ODFL ATLANTA GA - TERMINAL RECONSTRUCTION
EXTERIOR ELEVATIONS

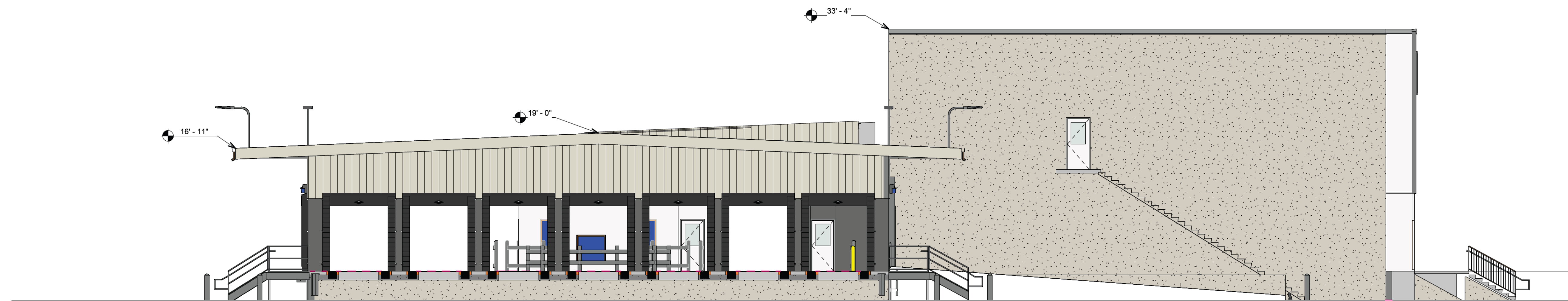
30 x 42 = 1/32" = 1'-0"
11 x 17 = NO SCALE
08/04/26
DOCK: 98,658 SF
OFFICE: 18,433 SF
TOTAL: 105,089 SF



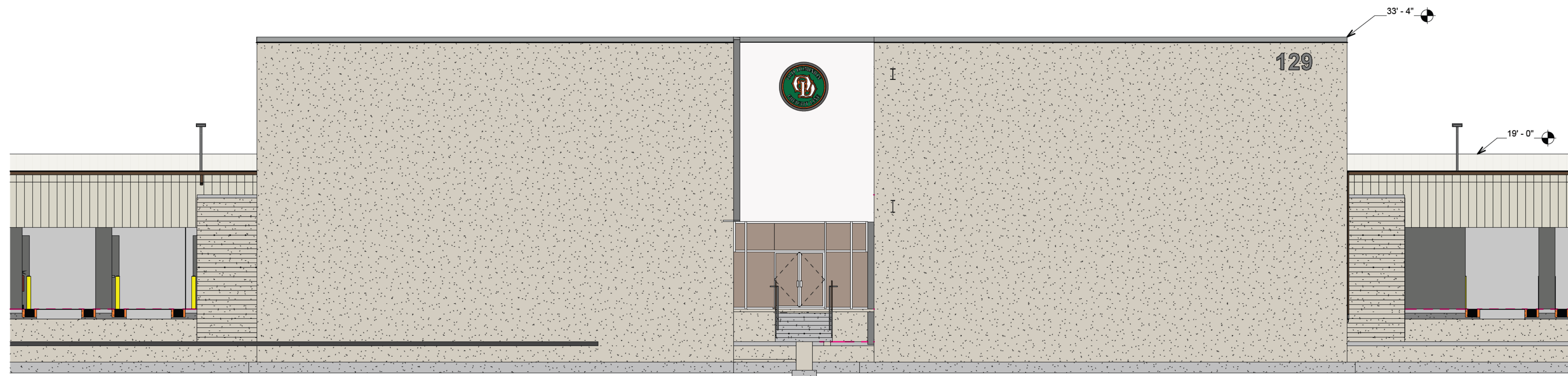
MOLLERKOPF DESIGN GROUP, LLC
49 Music Square W-Suite 600
Nashville, Tennessee 37203
615.296.9146
www.theMDGllc.com



1 EAST ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



2 PRESENTATION - SOUTH ELEVATION
1/8" = 1'-0"



ODFL ATLANTA GA - TERMINAL RECONSTRUCTION EXTERIOR ELEVATIONS

30 x 42 = 1/8" = 1'-0"
11 x 17 = NO SCALE
08/04/26
DOCK: 86,656 SF
OFFICE: 18,433 SF
TOTAL: 105,089 SF



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OD-DOMESTIC

OD-EXPEDITED

OD-PEOPLE

OD-GLOBAL

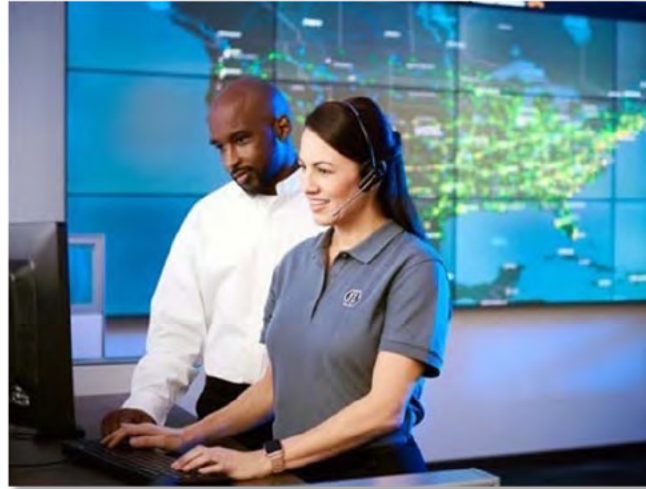
OD-TECHNOLOGY

HELPING THE WORLD KEEP PROMISES.®

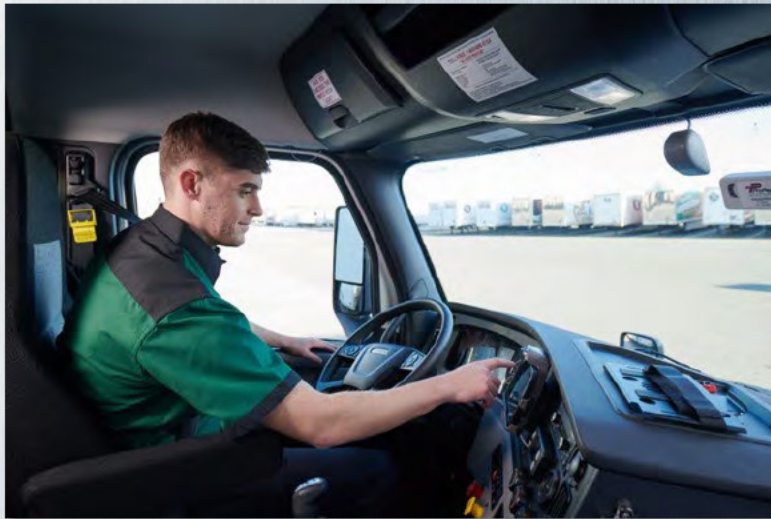
OLD DOMINION FREIGHT LINE

The premier transportation provider of less-than-truckload services.

Started with one truck and one route in 1934, OD is a true American success story. It has more than 22,000 non-union employees with 250 service centers in a single integrated national network. OD focuses on providing businesses superior on-time and damage-free service for a fair price.



SUSTAINABLE BUSINESS PRACTICES



95 percent of OD drivers are home every night because of strategic route planning and linehaul schedules.

Operating A Well-Maintained Fleet

Custom Built Tractors to fit our specifications and usage profile. The average age of our tractor is 3.5 years old.

Efficient Design in our trailers, including trailer skirts, air dams and deflectors.

Tech-Savy Tires that are self-inflating and low rolling resistant for peak fuel economy.

Fuel Efficient Tractors that include telematics to assess operating statistics.

No-idle policy to reduce unnecessary fuel use and emissions.

Strategic Routing to minimize miles traveled in our network.

ASE-Certified Maintenance technicians to help keep our tractors operating at peak efficiency.

SUSTAINABLE BUSINESS PRACTICES



Efficient Service Center Operations

Energy-efficient lighting with LED and motion detectors

Environmentally friendly equipment such as automatic faucets, electric hand dryers.

High-efficient fans for efficient climate control.

Pallet Recycling and raw material recycling such as oils, filters, scrap metal, and wood.

Centralized printing and water bottle refilling to reduce usage in paper and plastic.

Industry recognitions annually; including by the EPA as a SmartWay Partner.

A DESTINATION EMPLOYER



- 22,000 non-union employees
- One of the lowest turnover rates in the industry
- Selective hiring, robust training and career pathing
- Forbes' World's Best Employer and America's Best Employer Lists
- On a recent employee survey, *"I am proud to be part of the OD family"* ranked #1, scoring 9.22 out of 10.

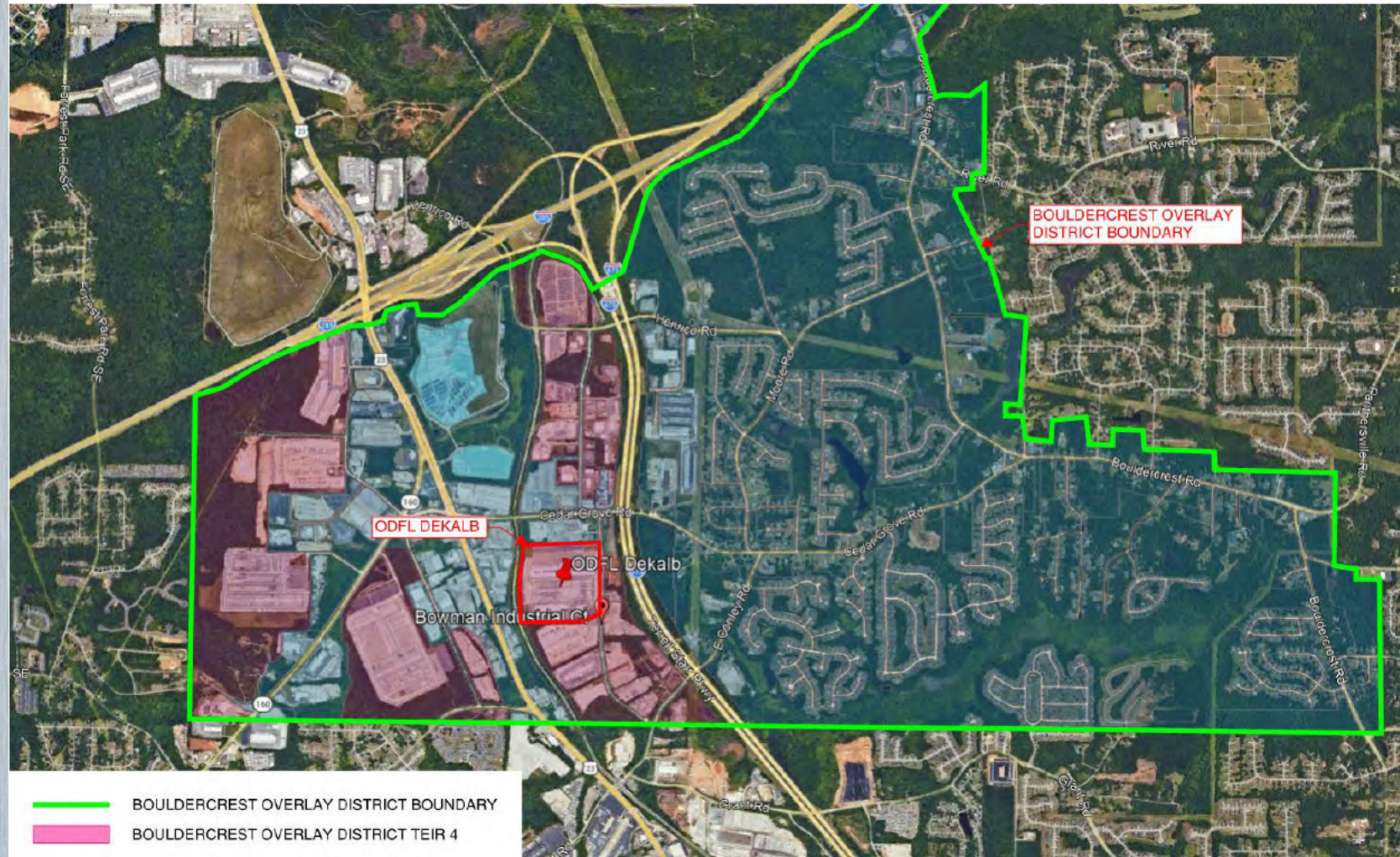


ODFL EMPLOYEES IN THE COMMUNITY



ODFL Dekalb Employees:

- 472 Total Employees.
- 28 Employees live within a 5-mile radius of the ODFL Dekalb
- 10 employees live in the Bouldercrest Overlay District



ODFL DEKALB BACKGROUND AND EXISTING CONDITIONS

Background:

- Address: 4271 Bowman Industrial Ct
Conley, Georgia 30288
- Year Built: 1977
- Zoning: Light Industrial (M) and Bouldercrest-Cedar Grove Overlay District -Tier 4 (BCOD T4)
- Existing On-site Uses: Truck Terminal, Major Truck Repair, Transportation Equipment Storage & Maintenance, Storage Yard (Operational Vehicles)

All are permitted uses within M district but require Special Land Use Permit within the BCOD T4

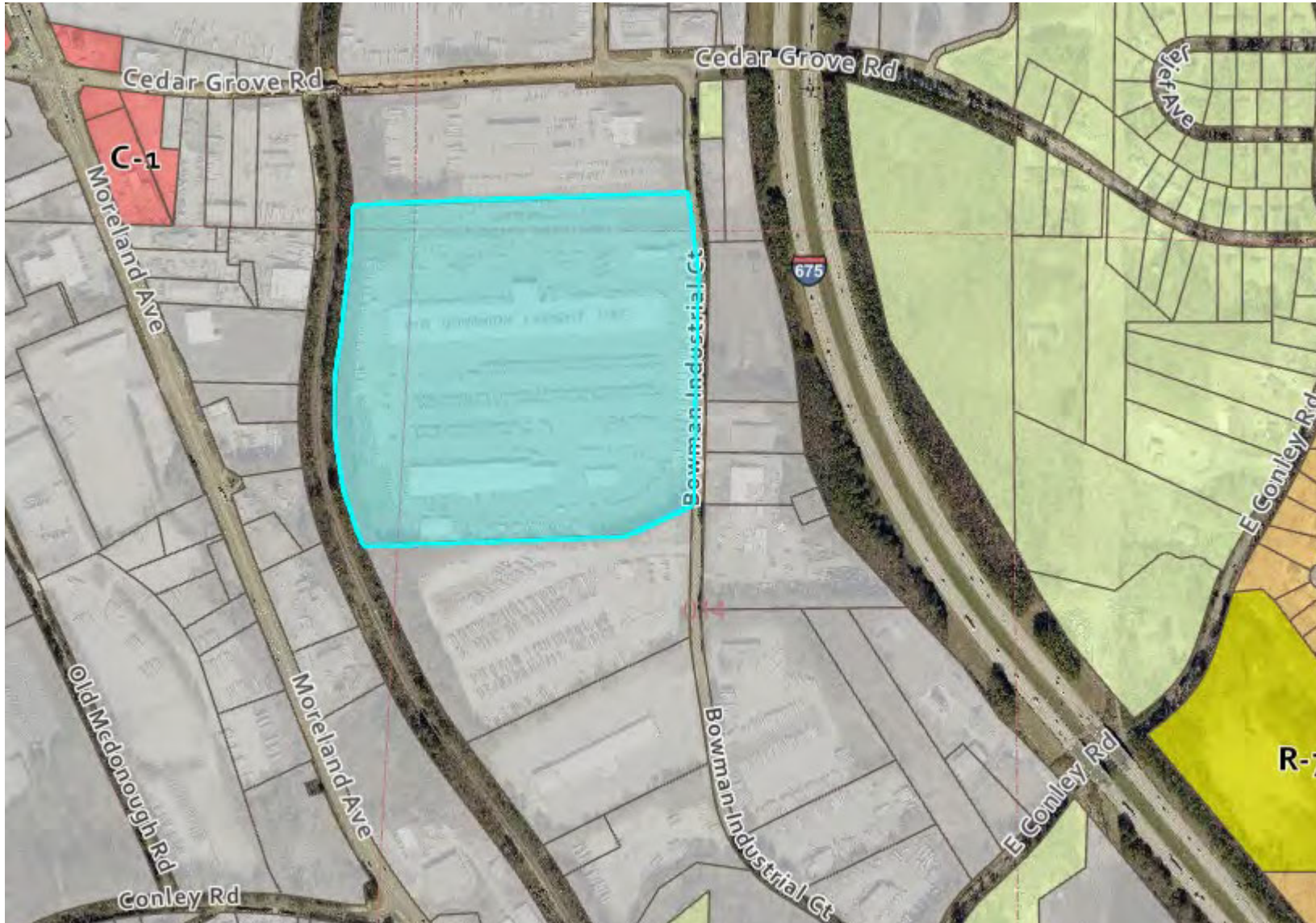
Existing Conditions:

- Shop facility: Building is outdated with infrastructure at end-of-life requiring replacement (i.e. water, sewer, HVAC, lighting, etc.)
- Truck Terminal: Building is too wide for efficient freight movement.



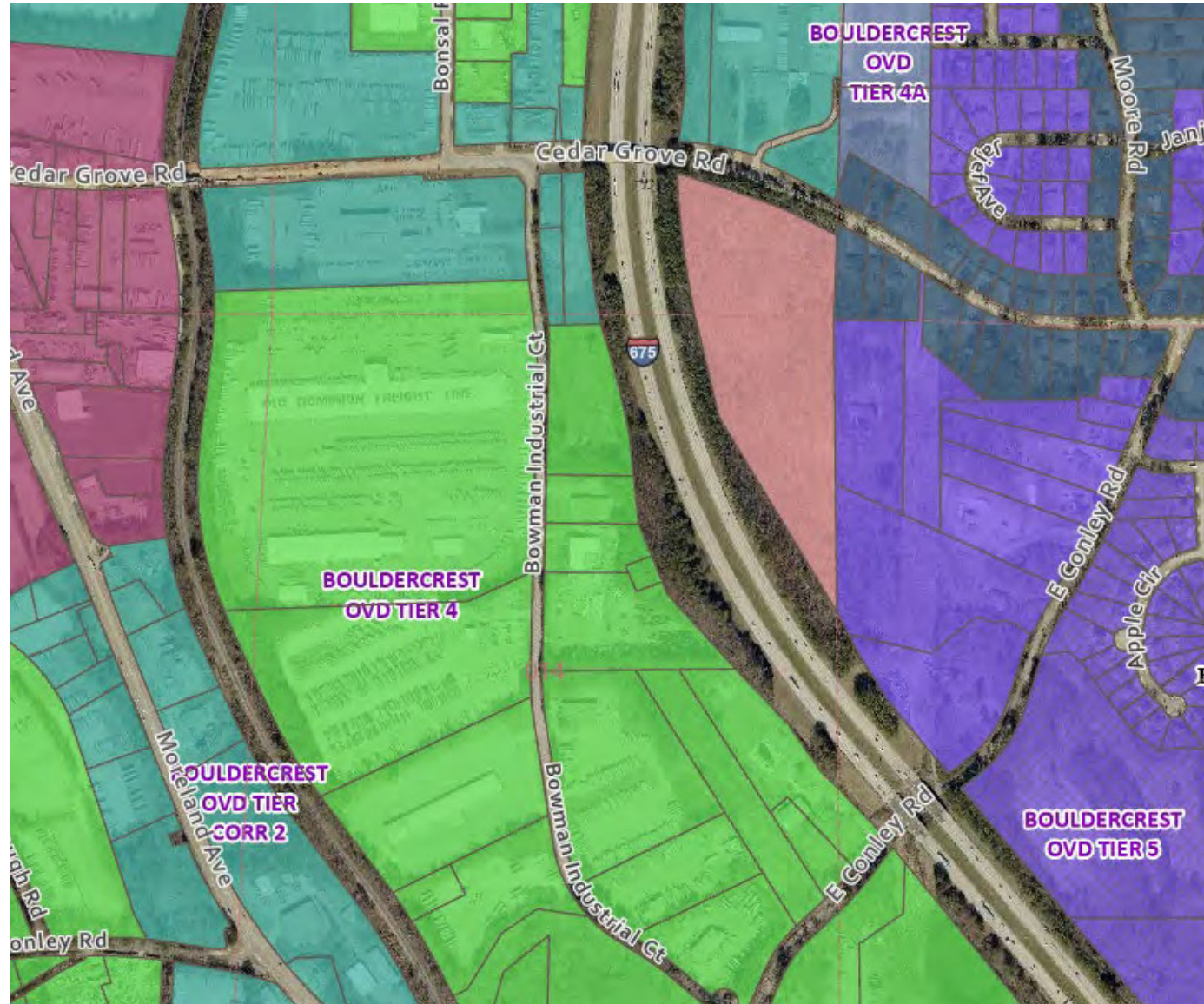


CURRENT ZONED M (Light Industrial)





Bouldercrest Overlay District Tier V



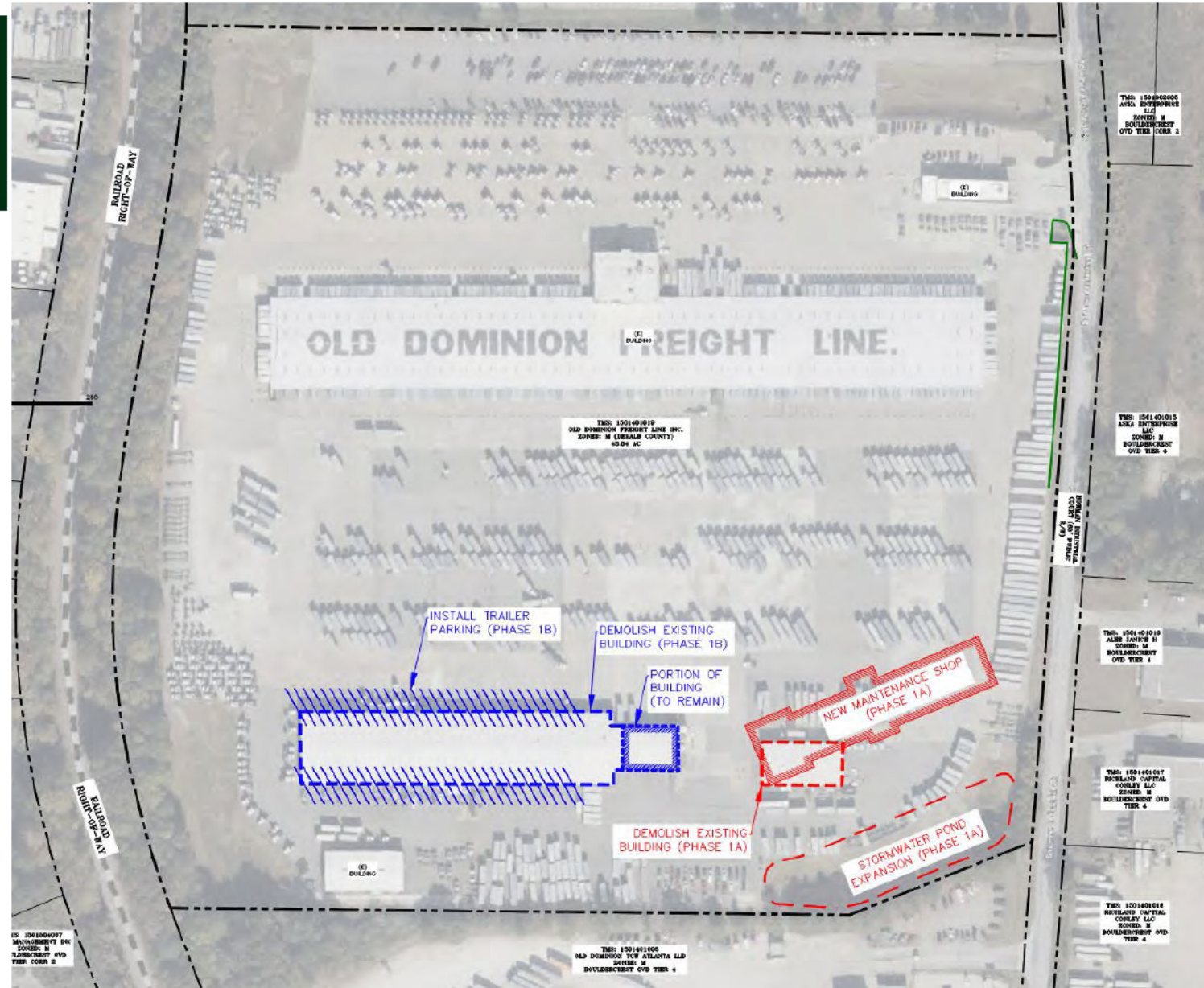
ODFL DEKALB PHASE 1 - NEW MAINTENANCE SHOP & EXISTING SHOP DEMOLITION

Phase 1A:

- Construction of a new state of the art +/- 35,000 SF Maintenance Shop
- Fully enclosed new equipment
- Air conditioned for employee comfort
- Demolish existing storage building

Phase 1B:

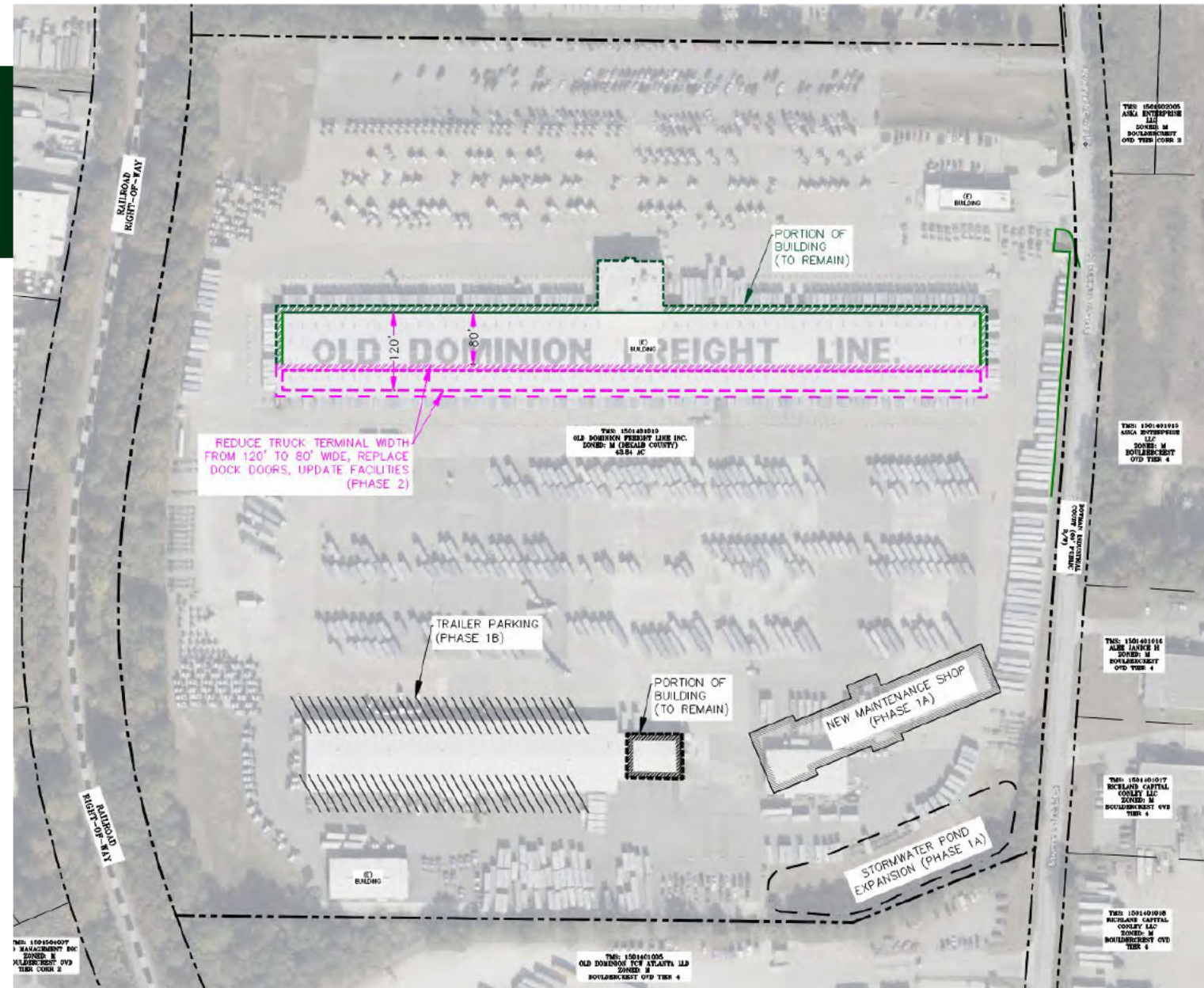
- Demolish existing shop. The eastern portion of the building, where the fuel lanes are located, will be retained.
- Install trailer parking (displaced from new shop) where existing shop was demolished.



ODFL DEKALB PHASE 2 - TRUCK TERMINAL WIDTH REDUCTION & UPGRADES

Phase 2:

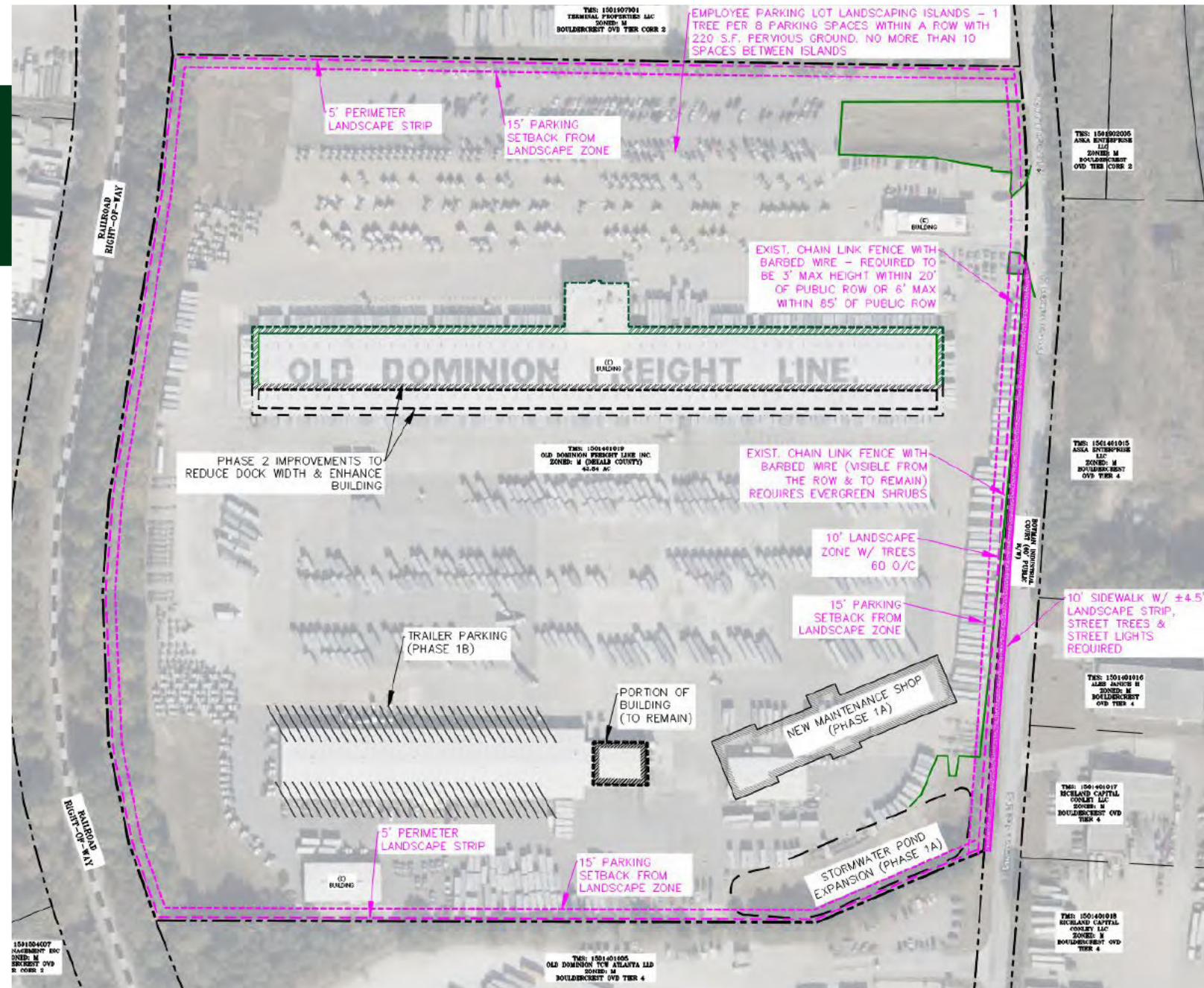
- Reduce truck terminal width from 120' to 80' to increase dock efficiency
- Upgrade truck terminal (i.e. terminal sprinkler system, roof, etc.)



BOULDERCREST OVERLAY DISTRICT

Ordinance:

- Ordinance requirements can make upgrades and renovation more difficult
- Strict application of requirements renders facility not useable for ODFL. Introduces potential relocation of ODFL and less desirable carrier at this location.
- **Site Specific Challenges:**
- Streetscape Requirements:
 - 10' Sidewalk at edge of ROW
 - 7' Planting strip with street trees and street lights
- Landscape Zone & Perimeter Buffer with Parking Setback:
 - 10' Zone along ROW
 - 5' Perimeter Buffer around property
 - 15' parking setback from landscape buffers
- Fencing Requirements:
 - Chain link fence w/ Barbed Wire not allowed within 20' of ROW
 - Chain link fence 3' Max within 20' of ROW & 6' Max within 85' of ROW
 - Chain link fence requires full shrub screen between fence and ROW
- Employee Parking Landscaping:
 - Landscape Islands every 10 parking spaces and 1 tree per 8 parking spaces within a row.



WORKING WITH THE BOULDERCREST COMMUNITY



Neighborhood Concerns:

- *Truck traffic through the residential community*
- *ODFL drivers are required to strictly adhere to specific truck routes and are constantly monitored in real time.*
- *Due to the closure of the Cedar Grove Road bridge, ODFL purchased land to construct and dedicate an extension of Bowman Industrial Court to eliminate truck traffic on Cedar Grove Road east of I-675.*
 - *Total Project Cost: \$2,000,000.*



DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

PRE-APPLICATION FORM

REZONE, SPECIAL LAND USE PERMIT, MAJOR MODIFICATION, & LAND USE AMENDMENTS (Required prior to filing application. Signed copy of this form must be submitted at filing.)

Applicant(s) Name: Batoya Clements Phone: [REDACTED]

Email: bdc@battlelawpc.com Commission District(s): 3 & 6

Property Address: 4271 Bowman Industrial Court, Conley 30288

Tax Parcel ID: 15 014 01 019 Acreage: 43.84

Existing Use: Frieght/Truck Terminal Proposed Use: Exisiting use updates - Frieght/Truck Terminal

Supplemental Regs: 4.2.54 Overlay District: Tier 4, Bouldercrest OVD

☐ Rezoning: Existing Zoning: M (Industrial) Proposed Zoning: N/A

DRI: N/A Square Footage/Number of Units: N/A

Rezoning Request: N/A

☐ Land Use Amendment - Existing Land Use: LIND Proposed Land Use: N/A ☒ Consistent ☐ Inconsistent

Land Use Amendment Request: N/A

☒ Special Land Use Permit Special Land Use Permit Article Number(s) 27-7.4.1

Special Land Use Request(s): Construction of a new truck maintenance shop & future upgrades to existing cross-dock bldg.

PCH/CCI: Use both of these links to search & identify other "Personal Care Homes" (PCH) and/or "Child Care Institution" (CCI) [Child Care Distance Measuring Tool](#) and [PCH-CLA Distance Measuring Tool](#) Select both of those types on the left-hand side and then click "search".

☐ Major Modification: Existing Zoning Conditions: None

Major Modification Request: N/A

Condition(s) to be modified (if applicable): N/A

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting Deadline w/15-day notification: August 10, 2026

Calendar Dates: CC: 10.14.2026 (Zoom) PC: 11.05.2026 (Zoom) BOC: 11.19.2026 (In-Person)

- ☒ Letter of Intent ☒ Impact Analysis ☒ Owner Authorization(s) ☒ Campaign Disclosure
- ☒ Public Notice, Signs ☒ Tree Survey, Conservation (if applicable)

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 | *Parking – Bicycle | *Building Separation | *Lot Size | *Screening |
| *Pedestrian Plan | *Streetscapes | *Enhanced Open Space | *Garages | *Building Orientation |
| *Perimeter Landscapes | *Setbacks: front, sides, side corner, rear | *Building Materials: Roof, Fenestration, Façade Design | | |

☐ Possible Variances: Variances likely. The use is nonconforming (Sec. 8.1.5) by operating without a SLUP in Tier 4 of the Bouldercrest

OVD. Applicable development standards of the Tier 4 Overlay may be applied given the redevelopment

Comments: of the site. If/when such development standards cannot be met, variances may be sought.

The proposal seeks to update buildings on the subject site. Section 8.1.16 (Expansion, redevelopment or improvement of legal nonconforming buildings, structures and/or sites) may apply.

The Applicant has stated completing a survey to assess what variances may be applied for and supplying the percentage of site redevelopment.

Planner: Andrea Folgherait, Sr. Planner

Date: July 13, 2026