ZONING BOARD OF APPEALS (ZBA) APPLICATION

to Amend the Official Zoning Map of DeKalb County, Georgia

Subject Property Address: 5207 Brer Rabbit Road

City: Stone Mountain State: Georgia Zip: 30083

Parcel ID Number(s): 18-140-02-002 Acreage: 4.50

District: 18 Land Lot: 140 Block: 02 Parcel: 002

Commission District(s): 1 Super District: 7

Type of Hearing Requested (check one):

☑ VARIANCE (from Development Standards causing undue hardship upon owners of property.)

☐ SPECIAL EXCEPTIONS (to Reduce or Waive off-street parking or loading space requirements.)

☐ OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.

***PLEASE REVIEWTHE FILING GUIDELINES ON PAGE 4.**

FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS.*

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

10/9/2026
Date

ZONING BOARD OF APPEALS (ZBA) PPLICATION FEE:

$300.00

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

Email plansustain@dekalbcountyga.gov with any questions

DeKalb County
GEORGIA

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the ZoningBoard of Appeals for the requests as shown in this application.

DATE: ~~11-12-26~~ 10/12/2026

Applicant/Agent Signature: _____ Owner Applicant: _____ 10/12/2026

TO WHOM IT MAY CONCERN:

(I)/ (WE): H. CARRUTH PROPERTIES, LLLP
(Name of Owners)

being (owner/owners) of the property described below or attached hereby delegate authority to the above signed agent/applicant.

CAROLYN HANDLEY NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 14, 2029

Carolyn Handley
Notary Public

Owner Signature

Notary Public

Owner Signature

Notary Public

Owner Signature

DeKalb County
GEORGIA

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property subject to the application.

DATE: 10/12/2026 Applicant Signature: _____

DATE: _____ Applicant Signature: _____

Inliner SOLUTIONS
A PURIS COMPANY

October 8, 2026

RE: Variance Request from Section 27-5.4.5 to reduce the transitional buffer from 75' to 0'
5207 Brer Rabbit Road, Stone Mountain, GA 30083

Dear Members of the Zoning Board of Appeals,

My name is Michael Marburger with Inliner Solutions, LLC, the tenant at 5207 Brer Rabbit Road in Stone Mountain, GA 30083. We are formally requesting a variance from Section 27-5.4.5 of the DeKalb County Zoning ordinance. Our request pertains to the reduction of the transitional buffer on the northeast side of the property adjacent to the backside of the residential area of Woodland Forest Lane from seventy-five (75) feet to zero (0) feet. The purpose of this variance is to facilitate a temporary storage area of up to fifty foot sections of high-density polyethylene (HDPE) pipe.

1. Physical Conditions of the Site:

The need for this variance is influenced by the unique physical characteristics of the property. The site contains significant topographical changes that limit access to portions of the property, particularly for the large flatbed trucks required to deliver and unload long lengths of HDPE bypass pipe. Due to the grade changes and configuration of the existing driveway, these trucks cannot safely continue to the lower portion of the site, making that area impractical for material storage of the large lengths of pipe. In addition, existing building improvements, paved areas, access drives, and the operational requirements of an active industrial facility further limit the locations available for temporary storage. These conditions are inherent to the property and were not created by the tenant or a prior owner. The requested variance would allow the use of the most practical and accessible portion of the site for temporary material storage while maintaining normal business operations and minimizing impacts to surrounding properties. Because no permanent structures are being constructed and the request is limited to the temporary storage of project materials, the variance represents a reasonable accommodation of the property's physical constraints rather than a request for any special privilege.

2. Minimum Variance Necessary:

The requested variance represents the minimum relief necessary to allow the continued reasonable use of the property. The request is limited solely to the temporary storage of high-density polyethylene (HDPE) pipe, which is utilized to support projects throughout the region. No buildings, permanent structures, site expansions, or changes to the existing use of the property are proposed. The variance

does not create a special privilege or advantage unavailable to other property owners within the zoning district; rather, it allows for the practical storage of essential project materials on an existing industrial property in a manner that is consistent with its operational function. The storage area is temporary in nature and will only be used to house pipe until it is needed at active construction sites, making this request the minimum necessary accommodation to support ongoing business operations while minimizing impacts on surrounding properties.

3. Public Welfare:

The requested variance will have minimal impact on the surrounding neighborhood and community because it is limited to the temporary storage of HDPE pipe on an existing industrial property. No permanent structures, additional building area, or changes to the property's underlying industrial use are proposed. The pipe will be stored only until needed for active rehabilitation projects and will not generate additional traffic, noise, lighting, emissions, or other operational impacts beyond those normally associated with the site's existing use. Material deliveries and loading activities will occur during normal business hours and will not take place during nighttime hours, further minimizing any potential disturbance to neighboring properties. Additionally, a portion of the storage area is screened from adjacent residential properties by existing fencing and established vegetation, which helps limit visibility of the stored pipe from neighboring lots. The materials will remain on private property and will be managed in a manner that maintains site safety and organization. As a result, the requested variance will not adversely affect neighboring properties, diminish property values, create a nuisance, or impair the use and enjoyment of nearby land. Rather, it will allow an existing industrial facility to continue supporting critical public infrastructure projects while remaining compatible with the character and intent of the surrounding industrial zoning district.

4. Ordinance Hardship:

A strict application of the zoning requirements would create an unnecessary hardship by preventing the reasonable and efficient use of an existing industrial property for the temporary storage of materials essential to our business operations. The HDPE bypass pipe is a critical component of our projects and is manufactured and stored in long lengths that require a suitable staging area before deployment to active job sites. If the variance is denied, the property would be unable to accommodate these materials in a practical manner, forcing the company to seek off-site storage locations, resulting in additional transportation, handling, scheduling challenges, and increased operational costs. These limitations would significantly reduce the functionality of the property for its intended industrial use without providing a corresponding benefit to the public or surrounding properties. Because the request involves only the temporary storage of materials and does not include the construction of buildings,

expansion of operations, or a change in land use, denying the variance would impose a hardship by restricting a reasonable industrial activity that is necessary to support the company's ongoing operations and the public infrastructure projects it serves.

5. Alignment with the Spirit of the Law:

The requested variance is consistent with the overall purpose and intent of DeKalb County's zoning regulations and Comprehensive Plan because it supports the continued operation of an existing industrial property while maintaining compatibility with the surrounding area. The request is limited to the temporary storage of HDPE pipe used in public infrastructure projects and does not involve the construction of permanent structures, expansion of building area, increased intensity of use, or a change in the property's underlying industrial function. As such, the variance preserves the property's intended industrial use while allowing a reasonable accommodation for operational needs.

Furthermore, the request advances the public interest by supporting infrastructure improvement projects that benefit communities throughout the region. The temporary storage of these materials on an industrially zoned site is consistent with the functional needs of industrial operations and does not undermine the goals of protecting public health, safety, welfare, or the orderly development of the County. The variance therefore represents a reasonable adaptation of the zoning regulations to address site-specific circumstances while remaining consistent with the broader goals, policies, and land use objectives established by DeKalb County.

Thank you for your time and consideration of this request. We value being a part of the DeKalb County community and are committed to working collaboratively to ensure this proposal remains compatible with County goals and the surrounding neighborhood.

We appreciate your attention to this matter and look forward to working together toward a positive resolution.

Sincerely,
Inliner Solutions, LLC



Michael Marburger
Regional Vice President


Pipe
Brer Rabbit Rd
5207 Brer Rabbit Rd,
Stone Mountain,
GA 30083
Residential
Residential
52 Woodland Forest ...
.820703, -84.206514

Exhibit 1A - Key for Pictures

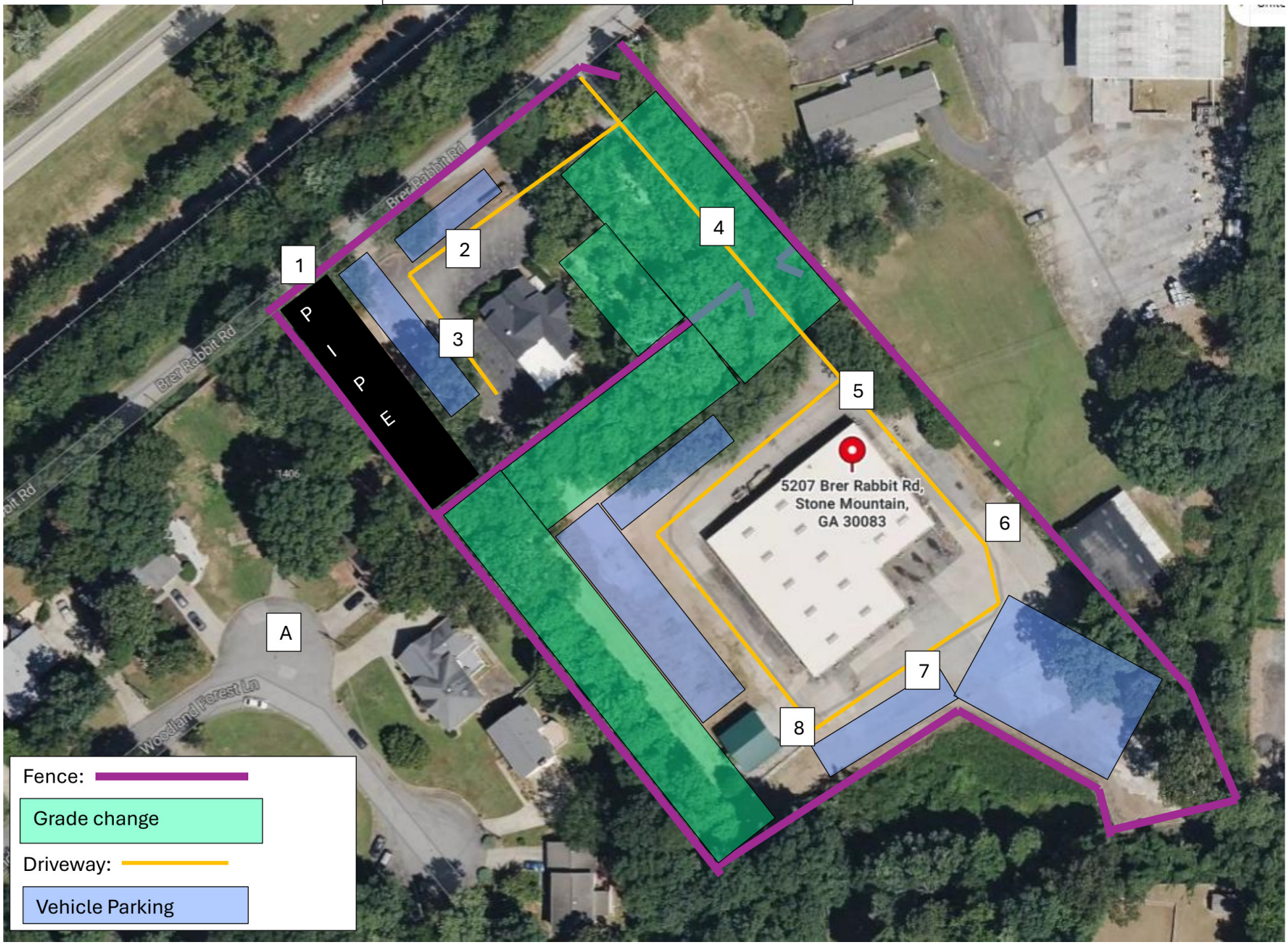


Exhibit 1
Pictures of 5207 Brer Rabbit Road, Stone Mountain, GA
Zoning Variance Request

1-1: From Brer Rabbit Road looking at 5207 property line abutting residential property.



1-2: From Brer Rabbit Road looking at 5207 property line abutting residential property.



Exhibit 1
Pictures of 5207 Brer Rabbit Road, Stone Mountain, GA
Zoning Variance Request

1-3: From Brer Rabbit Road looking at 5207 property line abutting residential property.



1-4: From Brer Rabbit Road looking at 5207 property line abutting residential property.



Exhibit 1
Pictures of 5207 Brer Rabbit Road, Stone Mountain, GA
Zoning Variance Request

2-1: From inside property fence line abutting Brer Rabbit Road showing pipe storage



2-2: From inside property fence line abutting Brer Rabbit Road showing pipe storage



Exhibit 1
Pictures of 5207 Brer Rabbit Road, Stone Mountain, GA
Zoning Variance Request

2-3: From inside property fence line abutting Brer Rabbit Road showing pipe storage



3-1: From inside property showing pipe storage looking toward residential area



Exhibit 1
Pictures of 5207 Brer Rabbit Road, Stone Mountain, GA
Zoning Variance Request

3-2: From inside property showing pipe storage looking toward residential area



3-3: From inside property showing pipe storage looking toward residential area



Exhibit 1
Pictures of 5207 Brer Rabbit Road, Stone Mountain, GA
Zoning Variance Request

3-4: From inside property showing pipe storage looking toward residential area and lower section of property



3-5: From inside property showing pipe storage looking toward residential area



Exhibit 1
Pictures of 5207 Brer Rabbit Road, Stone Mountain, GA
Zoning Variance Request

3-6: From inside property showing pipe storage looking toward lower section of property



3-7: From inside property showing pipe storage looking toward lower section of property



Exhibit 1
Pictures of 5207 Brer Rabbit Road, Stone Mountain, GA
Zoning Variance Request

3-8: From inside property showing pipe storage looking toward lower section of property



3-9: From inside property showing pipe storage looking toward lower section of property



Exhibit 1
Pictures of 5207 Brer Rabbit Road, Stone Mountain, GA
Zoning Variance Request

4-1: From main drive showing change in elevation from top section of property to lower section



4-2: From bottom of main drive showing elevation change from lower section to upper section



Exhibit 1
Pictures of 5207 Brer Rabbit Road, Stone Mountain, GA
Zoning Variance Request

5-1: From bottom of driveway lower section looking southwest across the property in front of warehouse



6-1: From end of driveway, from front corner of warehouse looking to back of the property



Exhibit 1
Pictures of 5207 Brer Rabbit Road, Stone Mountain, GA
Zoning Variance Request

6-2: Looking to southeast rear of lower portion of property



6-3: From southeast rear of property looking southwest at rear of warehouse



Exhibit 1
Pictures of 5207 Brer Rabbit Road, Stone Mountain, GA
Zoning Variance Request

7-1: Looking to south rear of lower portion of property



7-2: Looking south rear of lower portion of property



Exhibit 1
Pictures of 5207 Brer Rabbit Road, Stone Mountain, GA
Zoning Variance Request

7-3: Looking southwest rear of lower portion of property



7-3: Looking southwest rear of lower portion of property



Exhibit 1
Pictures of 5207 Brer Rabbit Road, Stone Mountain, GA
Zoning Variance Request

8-1: From southern corner of warehouse on lower property looking towards upper portion of property



8-1: From southern corner of warehouse on lower property looking towards upper portion of property



Exhibit 1
Pictures of 5207 Brer Rabbit Road, Stone Mountain, GA
Zoning Variance Request

8-1: From southern corner of warehouse on lower property looking towards upper portion of property



Exhibit 1
Pictures of 5207 Brer Rabbit Road, Stone Mountain, GA
Zoning Variance Request

A-1: Residential Property at 1406 Woodland Forest Lane, Stone Mountain, GA 30083



A-1: Residential Property at 1412 Woodland Forest Lane, Stone Mountain, GA 30083



Exhibit 1
Pictures of 5207 Brer Rabbit Road, Stone Mountain, GA
Zoning Variance Request

A-1: Residential Property at 1418 Woodland Forest Lane, Stone Mountain, GA 30083



Exhibit 2 – From USGAS Topo Map 2026

