

## SPECIAL USE REQUESTS

Please provide responses to the following statements:

1. The proposed Special Use complies with all applicable provisions of the applicable district regulations.

This statement is correct.

2. The proposed Special Use will not be unreasonably detrimental to the value of other property in the neighborhood in which it is to be located or the public welfare at large?

This statement is correct.

3. The location and size of the Special Use, the nature and intensity of the operation involved in or conducted in connection with the property, and the location of the site with respect to the street giving access to it are such that the Special Use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable Zoning District Regulations. In determining whether the Special Use will so dominate the immediate neighborhood, consideration shall be given to:

- a. What are the location, nature and height of buildings, structures, walls and fence on the site?

A garage (approx. 25' x 33') 19' high, a storage shed (28' x 12') 12' high; no walls or fences.

- b. What is the nature and extent of proposed landscaping and screening on the proposed site?

Three trees on either side and in front of storage shed and one tree north of the curve in the east driveway. Applicant proposes an 8-foot high fence on the northern border of the property, screening it from the adjacent mobile home park. Applicant also proposes an additional 100' x 20' building to be used for additional storage, office, and rest room(s) as shown on the Concept Plan dated Feb. 18, 2021.

4. Address off-street parking and loading area standards.

Please see Concept Plan dated February 18, 2021 attached hereto.

5. Address drainage, utility and other such necessary facilities that have been or will be provided.

Drainage will be as shown on the attached Grading Plan dated May 21, 2021. Also see attached Soil Evaluation Summary Report dated March 2, 2021.

The existing well on the site has been checked by H.I. Stone & Sons and deemed adequate for the proposed use. Plans for a septic system have been submitted to the County Health Department and approval is anticipated.

6. The proposed uses, where such developments and uses are deemed consistent with good planning practice or can be operated in a manner that is not detrimental to the permitted developments and uses in the district: can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; shall in all other respects conform to the applicable regulations of the district in which it is located; and are deemed essential or desirable to preserve and promote the public health, safety and general welfare of DeKalb County.

This statement is correct.