THE CITY OF Doraville
Diversity, Vitality, Community

Planning Commission

City Hall Council Chambers
CLICK THIS LINK TO JOIN THE MEETING
or dial (312) 626-6799
Webinar ID: 843 5085 6136
November 4, 2026 | 6:00 p.m.

City Staff
Austin Shelton, Director
Albert Trevino, Senior Planner
Yzobelle Libosada, City Planner

Commissioners
Yvette Prussing, Chair
Chris Speed, Vice-Chair
Billie Adams, Secretary
Michael Sawhney
Devin Gilmore

AGENDA

- **Meeting: Call to Order**
  a) Welcome
  b) Roll Call
  c) Approval of Agenda
  d) Approval of Minutes
     - Approval of meeting minutes from October 7, 2026

- **New Business**
  - **V-26-17**
    ADDRESS: 3331 Raymond Drive
    APPLICANT: Joseph Geierman
    REQUEST: Consideration for approval of a Variance to vary the stream buffer regulations per Section 23-1905 to expand an existing driveway for a property zoned R-1 (Neighborhood Residential).

  - **CUP-26-05**
    ADDRESS: 3731 Northcrest Road, Suite 14
    APPLICANT: The FUD Trailer
    REQUEST: Consideration for approval of a Conditional Use Permit for heavy equipment and vehicle sales for food trailers for a property zoned M-1 (Light Manufacturing).

- **Other Business/Staff Comments**

- **Adjournment**

1) Roll Call

Commission Members	Present	Absent	Notes
Yvette Prussing, Chair		X	
Chris Speed, Vice Chair	X		
Billie Adams, Secretary	X		
Michael Sawhney	X		
Devin Gilmore	X		

2) Approval of Meeting Agenda

MOTION: Approved	
MOVER:	Gilmore
SECOND:	Sawhney
AYES:	All
NAYS:	None
ABSTAIN:	None

3) Approval of Meeting Minutes from September 2, 2026

MOTION: Approved	
MOVER:	Gilmore
SECOND:	Sawhney
AYES:	All
NAYS:	None
ABSTAIN:	None

4) Zoning Cases

Item	MOTION: No motion passed. See below.	
A-26-06 **ADDRESS:** Citywide **APPLICANT:** City of Doraville **REQUEST:** Consideration for approval of a text amendment to amend Chapter 23, Article IX, to amend certain uses within certain zoning districts in Sec. 23-902, to update rules for open outdoor storage in Sec. 23-907, and to allow for M-1 (Light Manufacturing) uses in O-W (Office-Warehouse) if the O-W property is located within the Tank Farms Special Service District (SSD).	**1st MOTION**	Motion made by Commissioner Gilmore **to approve**. Commissioner Speed seconded the motion. Commissioners Adams and Sawhney voted nay to the motion. Motion tied and did not pass.
	2nd MOTION	Motion made by Commissioner Sawhney **to deny**. Commissioner Adams seconded the motion. Commissioners Gilmore and Speed voted nay to the motion. Motion tied and did not pass.
	FINAL	Because a motion did not receive a majority vote, a recommendation of "**no motion"** will move forward for City Council's consideration for A-26-06.

5) Other Business/Staff Comments

6) Adjournment

MOVER:	Gilmore
SECOND:	Sawhney
AYES:	All
NAYS:	None
ABSTAIN:	None

THE CITY OF Doraville
Diversity, Vitality, Community

PLANNING
& COMMUNITY DEVELOPMENT

V-26-17

ADDRESS: 3331 Raymond Drive

APPLICANT: Joseph Geierman

REQUEST: Consideration for approval of a variance request to encroach into the city's stream buffer.

DIRECTOR
AUSTIN SHELTON

SENIOR PLANNER
ALBERT TREVINO

CITY PLANNER
YZOBELLE LIBOSADA

CONTACT US
EMAIL: planning@doravillega.us

THE CITY OF Doraville
Diversity, Vitality, Community

PLANNING & COMMUNITY DEVELOPMENT

MAYOR AND COUNCIL
NOVEMBER 18, 2026

PLANNING COMMISSION
NOVEMBER 4, 2026

PUBLIC SIGN POSTED
OCTOBER 27, 2026

NEWSPAPER AD PUBLISHED
OCTOBER 29, 2026

APPLICATION DEADLINE
OCTOBER 2, 2026

MEMORANDUM

ZONING CASE #: V-26-17

DATE:	November 4, 2026
TO:	Planning Commission
FROM:	Planning & Community Development
SUBJECT:	**Variance from Sec. 23-1905 to encroach into the city's stream buffer.**

ZONING REQUEST

The applicant, Joseph Geierman, is seeking a variance to be able to expand his existing driveway. Mr. Geierman's entire property is located within the city's designated stream buffers. Per Sec. 23-1905, there can be no disturbance within 0-to-50-feet of a creek and no impervious surfaces within 50-to-75-feet of a creek. The applicant is seeking to vary the stream buffer rules to be able to pour concrete and expand his driveway. The subject property is located in Northwoods and zoned R-1 (Neighborhood Residential).

STAFF RECOMMENDATION: APPROVAL

Staff recommends approval of V-26-17.

PLANNING COMMISSION RECOMMENDATION: TBD

To be determined on November 4, 2026.

MAYOR AND CITY COUNCIL DECISION: TBD

A first read will occur on November 18, 2026, and a second read will occur on December 16, 2026, if needed.

DIRECTOR
AUSTIN SHELTON

SENIOR PLANNER
ALBERT TREVINO

CITY PLANNER
YZOBELLE LIBOSADA

CONTACT US
EMAIL: planning@doravillega.us

THE CITY OF Doraville
Diversity, Vitality, Community

PLANNING & COMMUNITY DEVELOPMENT

MAYOR AND COUNCIL
NOVEMBER 18, 2026

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APPLICATION DEADLINE
OCTOBER 2, 2026

STAFF REPORT

ZONING CASE #: V-26-17

Property Address
3331 Raymond Drive

Applicant
Joseph Geierman

Representative
None

Property Owner
Same as applicant

Current Zoning
R-1 (Neighborhood Residential)

Current Character Area:
Suburban Neighborhood

Project Request: Variance to allow for a driveway expansion within the 75' stream buffer.

PROPERTY DETAILS

Parcel ID #: 18 297 13 010
Land Area: 0.293 +/- acres
Stream: Yes **Flood Zone:** No
Election District: 2
Adjacent to Another Municipality: No
Year Primary Structure Built: 1953
Existing Building, Total SQFT: 1,264
Existing # of Parking Spaces: +/- 4
Required # of Parking Spaces: 2

RECOMMENDATIONS

Staff Recommendation
Approval

Planning Commission Recommendation
To be determined on November 4, 2026



Aerial view of subject property (Source: DeKalb GIS)

ADJACENT PROPERTY DETAILS

Surrounding Zoning and Character Area

North:
Zoning: R-1 (Neighborhood Residential)
Character Area: Suburban Neighborhood

South:
Zoning: R-1 (Neighborhood Residential)
Character Area: Suburban Neighborhood

East:
Zoning: R-1 (Neighborhood Residential)
Character Area: Suburban Neighborhood

West:
Zoning: R-1 (Neighborhood Residential)
Character Area: Suburban Neighborhood

DESCRIPTION OF ZONING REQUEST: VARIANCE

The applicant is seeking to vary Section 23-1905 (a)(2) to expand their existing driveway by two feet.

PROJECT BACKGROUND

The applicant is wanting to repave and expand their existing concrete driveway. The city received a permit request for the expansion in August 2026. During the plan review, it was determined that the proposed expansion was located within the city's designated stream buffer.

Per Sec. 23-1905 (a)(2), "... all impervious cover shall be prohibited." This request, if approved, will allow for city staff to be able to approve the driveway permit request, as the driveway meets all other regulations pertinent to Sec. 5-70.

DRIVEWAY DETAILS

Existing Driveway:
- Concrete aggregate
- Length: +/- 62-feet (curb to carport)
- Width: 8-feet

Proposed Driveway:
- Concrete
- Expand the width of a certain area by 2-feet. See site plan for details.

Pre-Application Meeting:
September 4, 2026

Application Submitted:
October 2, 2026

Fees Paid:
$150

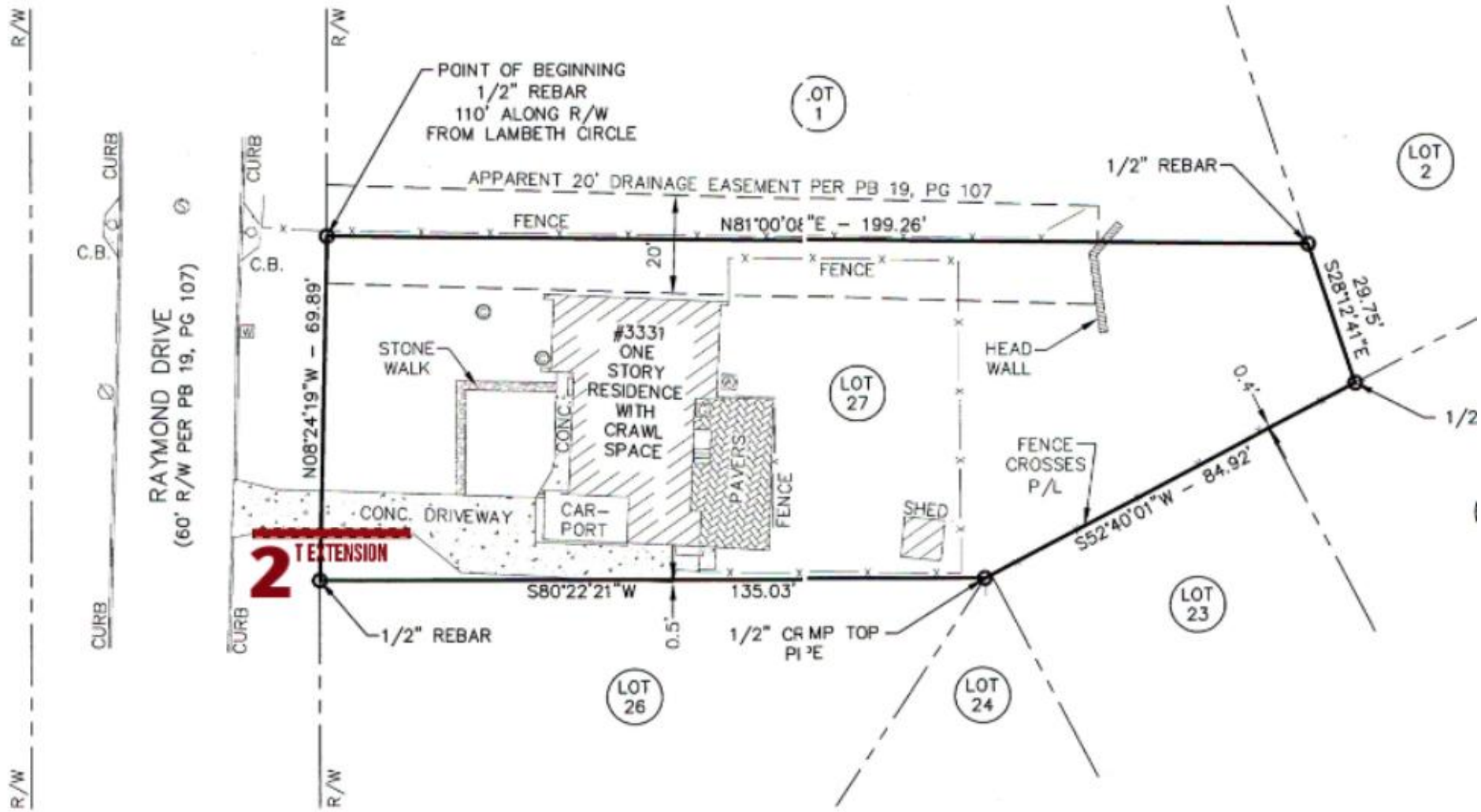
DEKALB PARCEL VIEWER



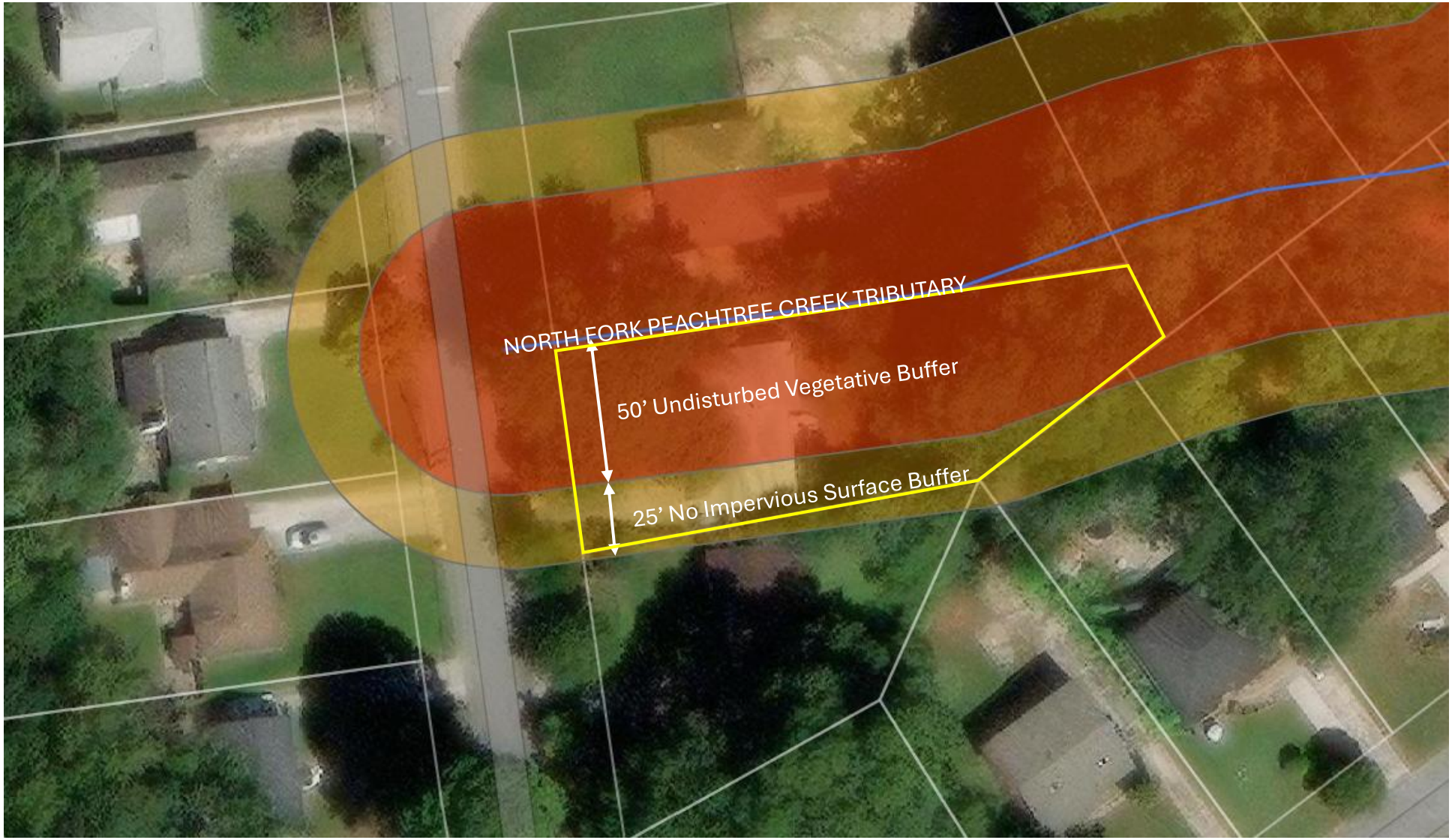
FRONT YARD



SITE PLAN


R/W
CURB
C.B.
RAYMOND DRIVE
(60' R/W PER PB 19, PG 107)
POINT OF BEGINNING
1/2" REBAR
110' ALONG R/W
FROM LAMBETH CIRCLE
APPARENT 20' DRAINAGE EASEMENT PER PB 19, PG 107
FENCE
N81°00'0[illegible]"E - 199.26'
1/2" REBAR
20'
N08°24'19"W - 69.89'
#3331
ONE
STORY
RESIDENCE
WITH
CRAWL
SPACE
STONE
WALK
CONC.
PAVERS
HEAD
WALL
29.75'
S28°12'41"E
0.4'
FENCE
CROSSES
P/L
S52°40'01"W - 84.92'
CONC. DRIVEWAY
CAR-
PORT
SHED
2 T EXTENSION
S80°22'21"W
135.03'
0.5'
1/2" REBAR
1/2" CRIMP TOP
PIPE
LOT 1
LOT 2
LOT 27
LOT 23
LOT 26
LOT 24

STREAM BUFFER MAP



GEORGIA DFIRM MAP

3331 Raymond Dr, Atlanta, Georgia, 30340

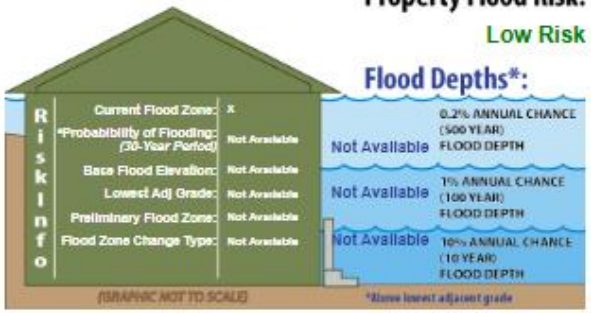


Legend with Flood Zone Designations

- Flood Control Structures
- Base Flood Elevations
- Cross Sections
- Coastal Transects
- FIRM Panel Index
- 1% Flood - Floodway (High Risk)
- 1% Flood - Zone AE (High Risk)
- 1% Flood - Zone A, AH, or AO (HighRisk)
- 0.2% Flood - X-Shaded (Moderate Risk)
- Area of Undertermined Flood Hazard
- 1% Flood - Zone VE (HighRisk)
- Area Not Included
- Letters of Map Revision
- Coastal Barrier Resource Area
- Limit of Moderate Wave Action
- Floodway Decrease
- Floodway Increase
- 100-Year Flood Zone Decrease
- 100-Year Flood Zone Increase
- Zone Change

GEORGIA FLOOD MAP PROGRAM

Property Flood Risk: Low Risk



Location Information

Panel:	13089C0018K
Watershed:	Upper Chattahoochee
County:	DEKALB
Community ID:	13089C
Map Status:	EFFECTIVE

* Flood Depths shown on this report are derived from FEMA RiskMAP products and are rounded to the nearest tenth of a foot. These depths are calculated from HEC-RAS modeling and represent the best available data. Only areas within a RiskMAP studied watershed will have this data available. Please check back if your area is not currently available. For more information, please visit the FEMA Map Service Center at https://msc.fema.gov/portal/resources/faq

Nature Doesn't Read Flood Maps

Many people don't understand just how risky the floodplain can be. There is a greater than 26% chance that a non-elevated home in the SFHA will be flooded during a 30-year mortgage period.

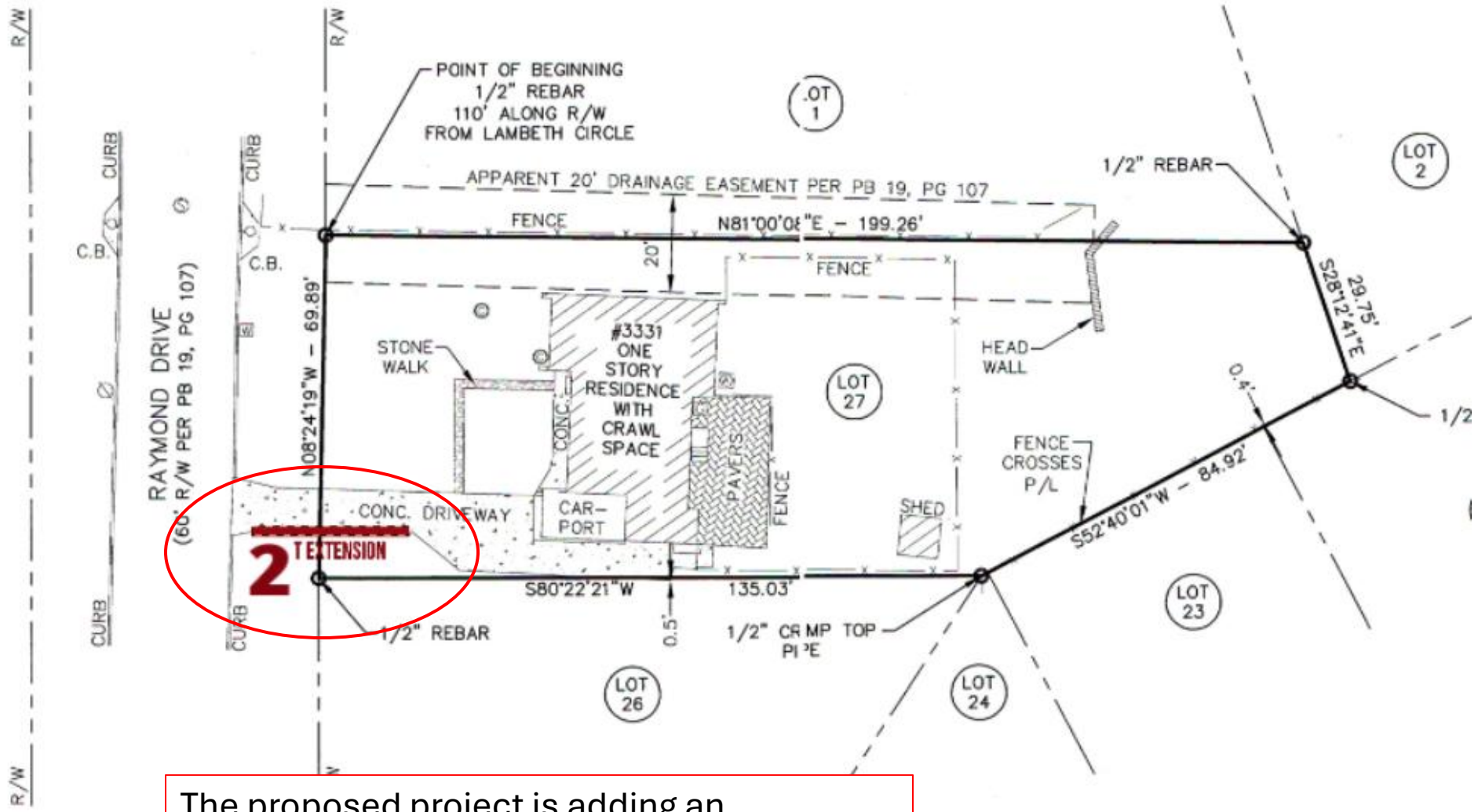
The chance that a major fire will occur during the same period is less than 10%!

FOR MORE INFORMATION VISIT, PLEASE VISIT: FloodSmart.gov

Disclaimer: This data is not to be used to determine any base flood elevations or flood zone designations for NFIP (National Flood Insurance Program) purposes. For NFIP flood insurance and regulation purposes, please refer to the published effective FIRM (Flood Rate Insurance Map) for your area of concern. Values displayed for Current Flood Zone, Preliminary Flood Zone, Flood Zone Change Type, and Probability of Flooding over a 30-year period based on center of dot location, not extent of structure(s).

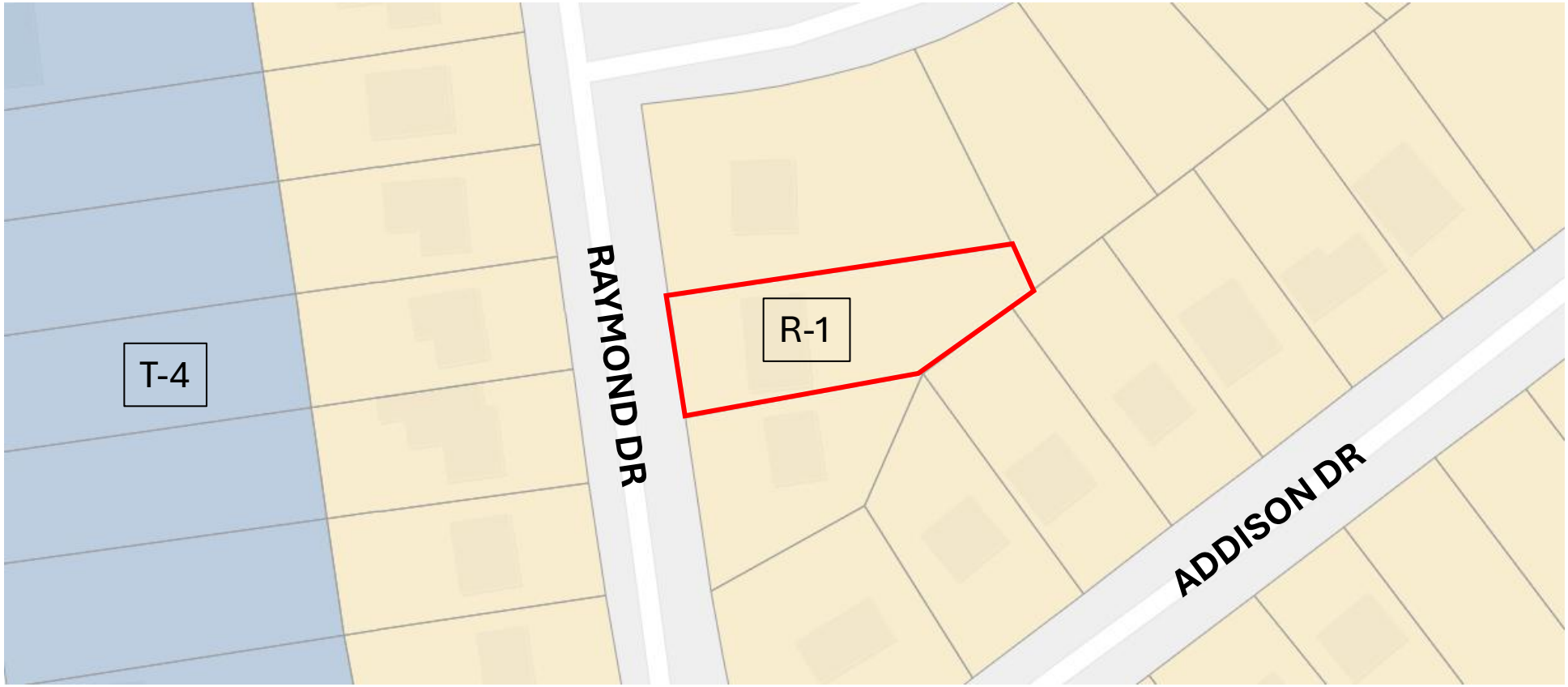
Source: https://www.georgiadfirm.com/

VARIANCE EXPLAINED

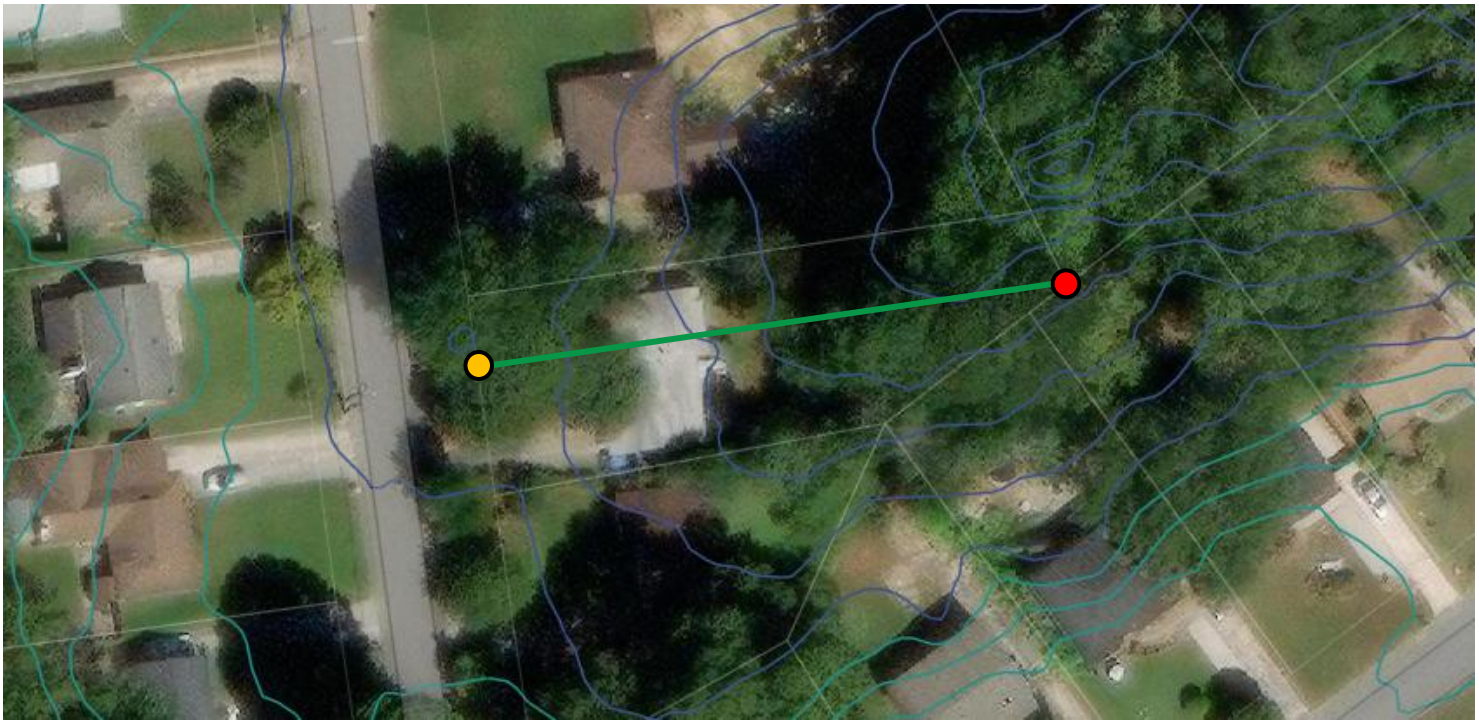


The proposed project is adding an impervious material to an area that does not allow for impervious materials. This request is to allow for this 2-foot-wide driveway expansion as seen here.

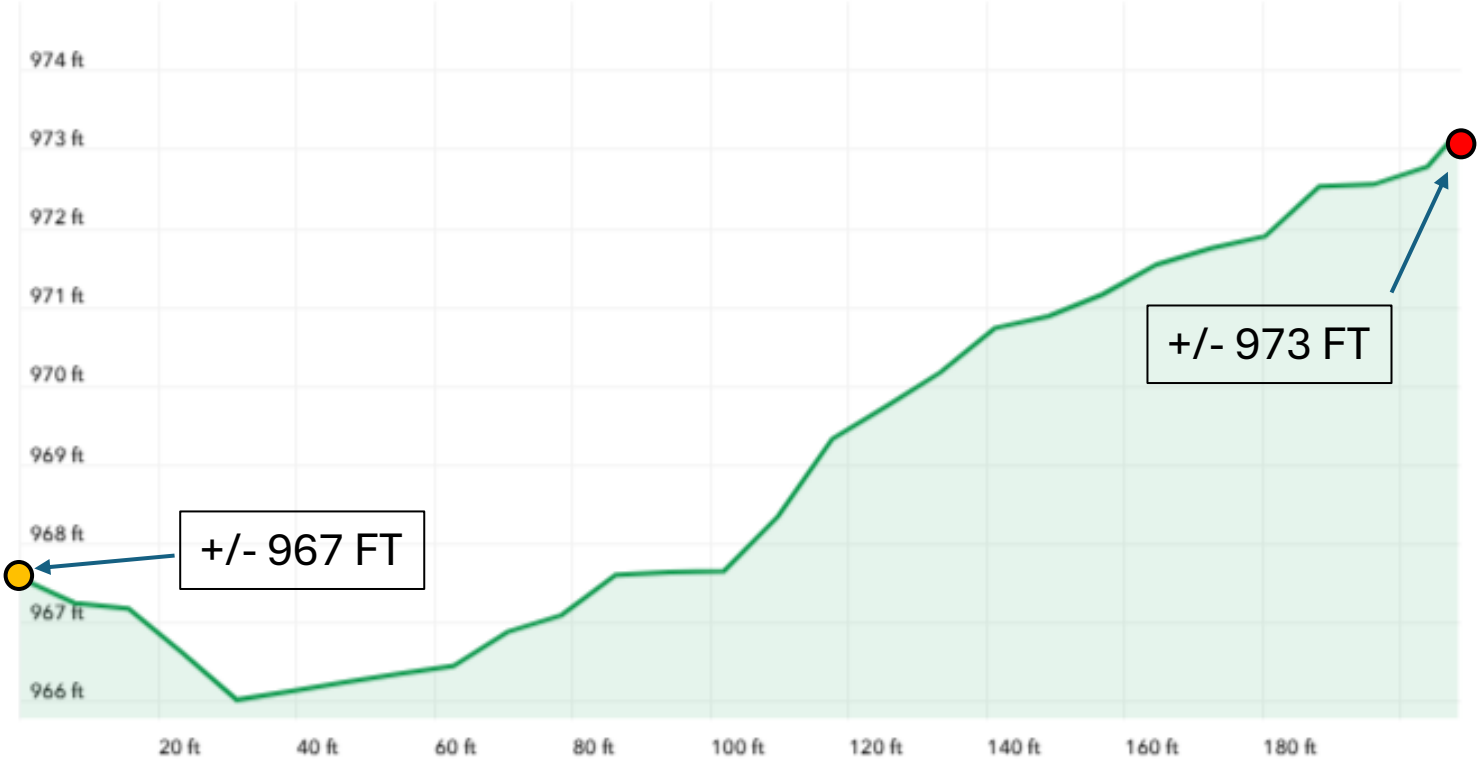
ZONING MAP



TOPOGRAPHIC MAP



GROUND ELEVATION



ROADWAY DATA

STREET #1

Name
Raymond Drive

Road Width
25 +/- feet

Right-of-Way Width
60 +/- feet

Speed Limit
25-MPH

AERIAL OF STREET #1



STREET VIEW: RAYMOND DRIVE



RELEVANT ZONING REGULATIONS

Sec. 23-1905. – Land development requirements

a) Buffer and setback requirements. All land development activity subject to this chapter shall meet the following requirements:

    1) An undisturbed natural vegetative buffer shall be maintained for fifty (50) feet, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank.
    2) An additional setback shall be maintained for twenty-five (25) feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited. Grading, filling and earthmoving shall be minimized within the setback.
    3) No septic tanks or septic tank drain fields shall be permitted within the buffer or the setback.

VARIANCE ANALYSIS

Section 23-1402. – Variance Standards

1) **There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.**

   The subject property is approximately 0.293 acres or 12,763.08 square feet. The shape of the lot is not like most properties zoned R-1, as most R-1 properties are rectangular. There is about 6-feet of grade difference, or elevation change, from the front of the property to the rear property line. According to Georgia Flood Map Program website, the North Fork Peachtree Creek Tributary runs through the entire length of the property and terminates at Raymond Drive. One-hundred-percent (100%) of the property lies within the city's designated stream buffers (Sec. 23-1905).

2) **A literal interpretation of the provisions of this article would deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located.**

   A typical property owner located within the R-1 district can usually expand their driveway an additional two-feet without the need to obtain a stream buffer variance.

3) **Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.**

   Due to all of the factors pertaining to the subject property's size, shape, and topography as well as that one-hundred-percent (100%) of the property lies within the city's stream buffer, granting this variance request will not be giving the property owner any special privileges.

4) **The requested variance will be in harmony with the purpose and intent of this article and will not be injurious to the neighborhood or to the general welfare.**

   The requested variance will be in harmony with the purpose and intent of the Zoning Ordinance and will not be injurious to the neighborhood or to the general welfare.

5) **The special circumstances are not the result of the actions of the applicant.**

   The stream buffer consuming one-hundred-percent (100%) of the subject property is not the result of the applicant.

6) **The variance requested is the minimum variance that will make possible the legal use of the land, building or structure.**

   The variance requested is the minimum variance that will make possible the legal use of the land. The driveway meets all of the driveway regulations contained within Sec. 5-70.

7) **The variance is not a request to permit a use of land, buildings, or structures which is not permitted by right in the district involved.**

   This variance is not a request to allow for something that is not permitted in right in the R-1 district.

RECOMMENDATIONS & DECISION

STAFF RECOMMENDATION: APPROVAL

Staff recommends approval of V-26-17.

PLANNING COMMISSION RECOMMENDATION: TBD

To be determined on November 4, 2026.

MAYOR AND CITY COUNCIL DECISION: TBD

A first read will occur on November 18, 2026, and a second read will occur on December 16, 2026, if needed.

V-26-17

Driveway Expansion – 3331 Raymond Drive

PLANNING COMMISSION
NOVEMBER 4, 2026

SUMMARY + CONTEXT

APPLICANT

Joseph Geierman

REQUEST

Variance request to allow for a 2-foot-wide driveway expansion to an existing concrete driveway.

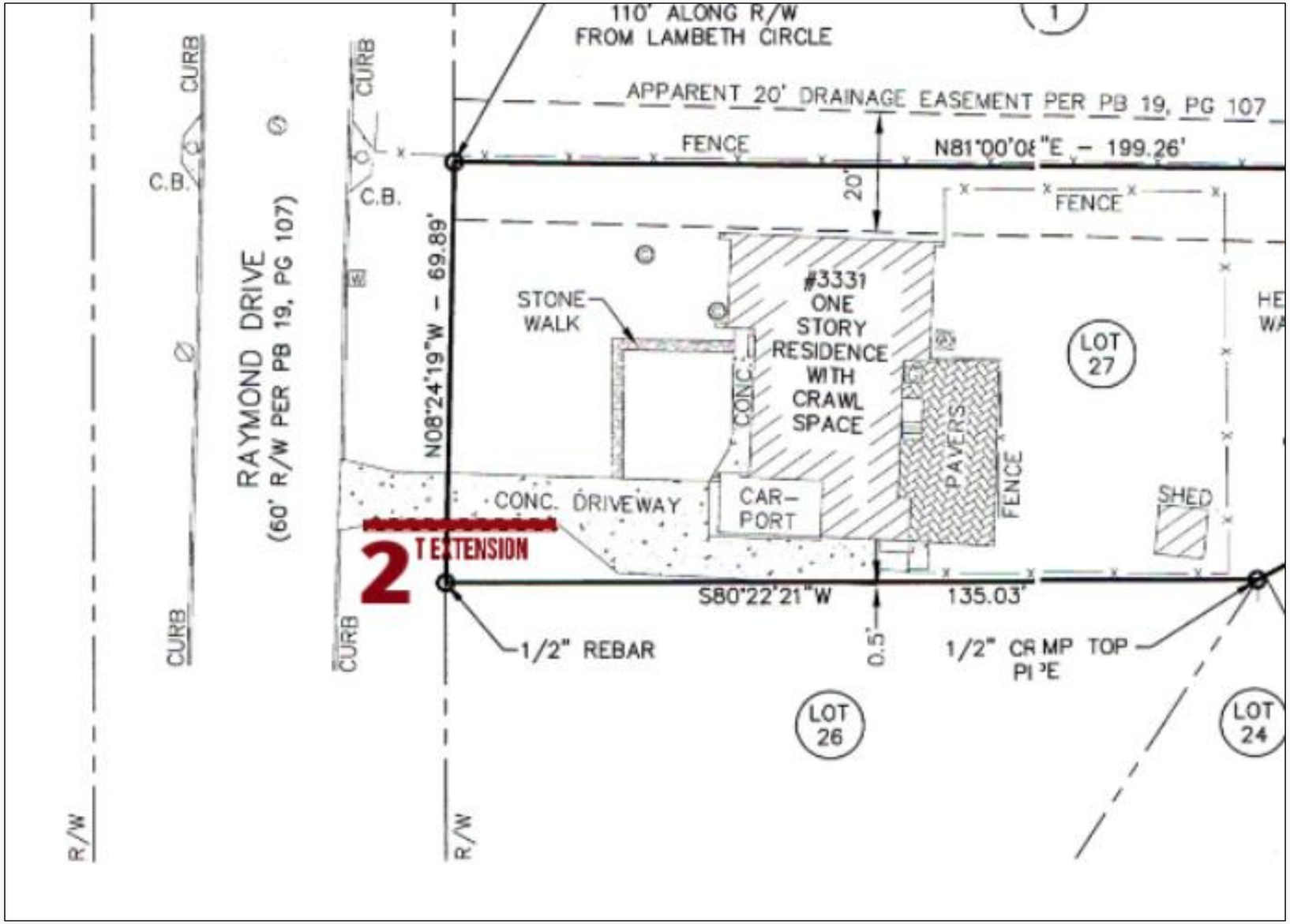
BACKGROUND

The applicant has applied for a driveway permit and is seeking to expand his driveway. Upon plan review, it was determined that the proposed expansion was within the city's stream buffer that prohibits impervious surfaces.

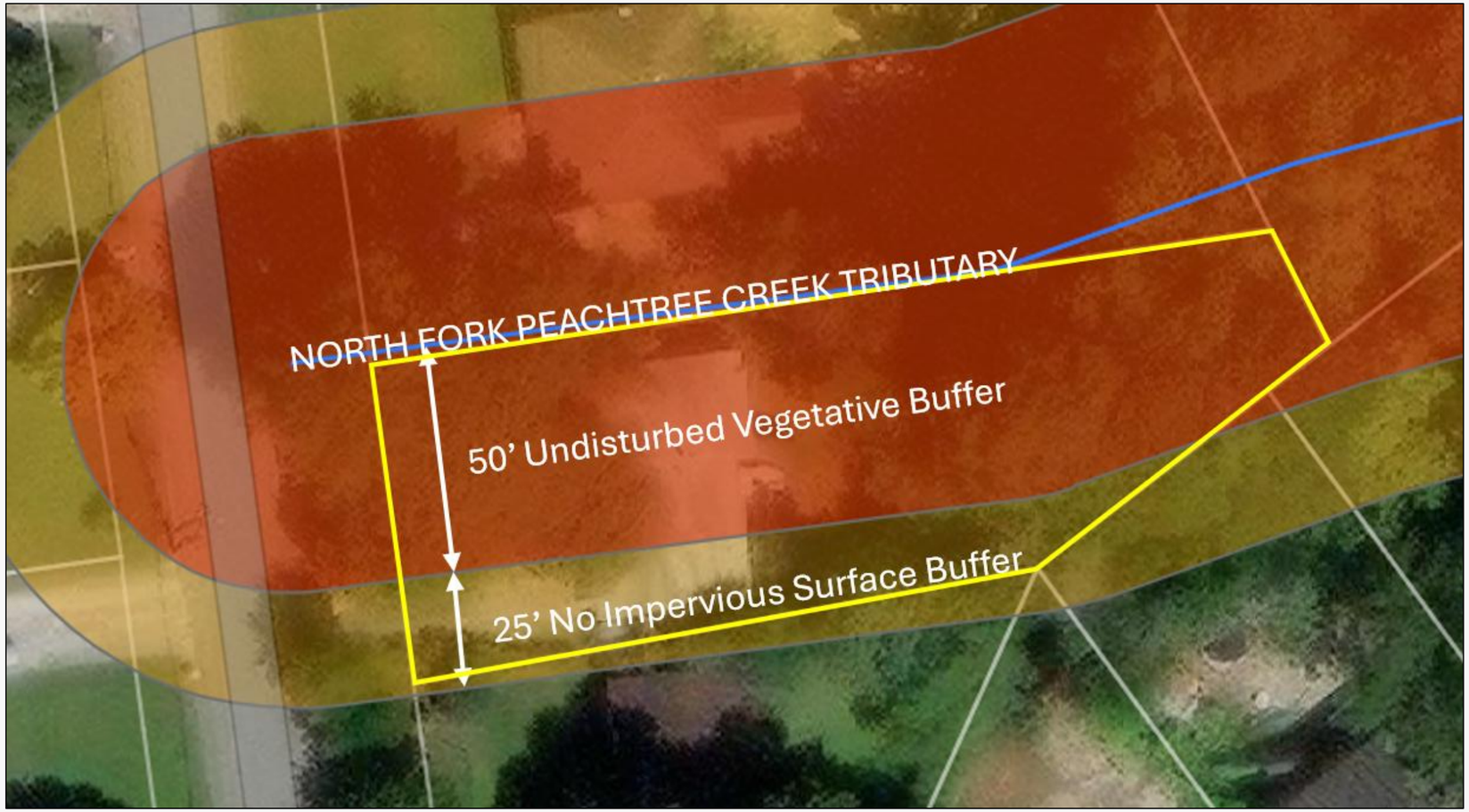
EXISTING DRIVEWAY



PROPOSED SITE PLAN



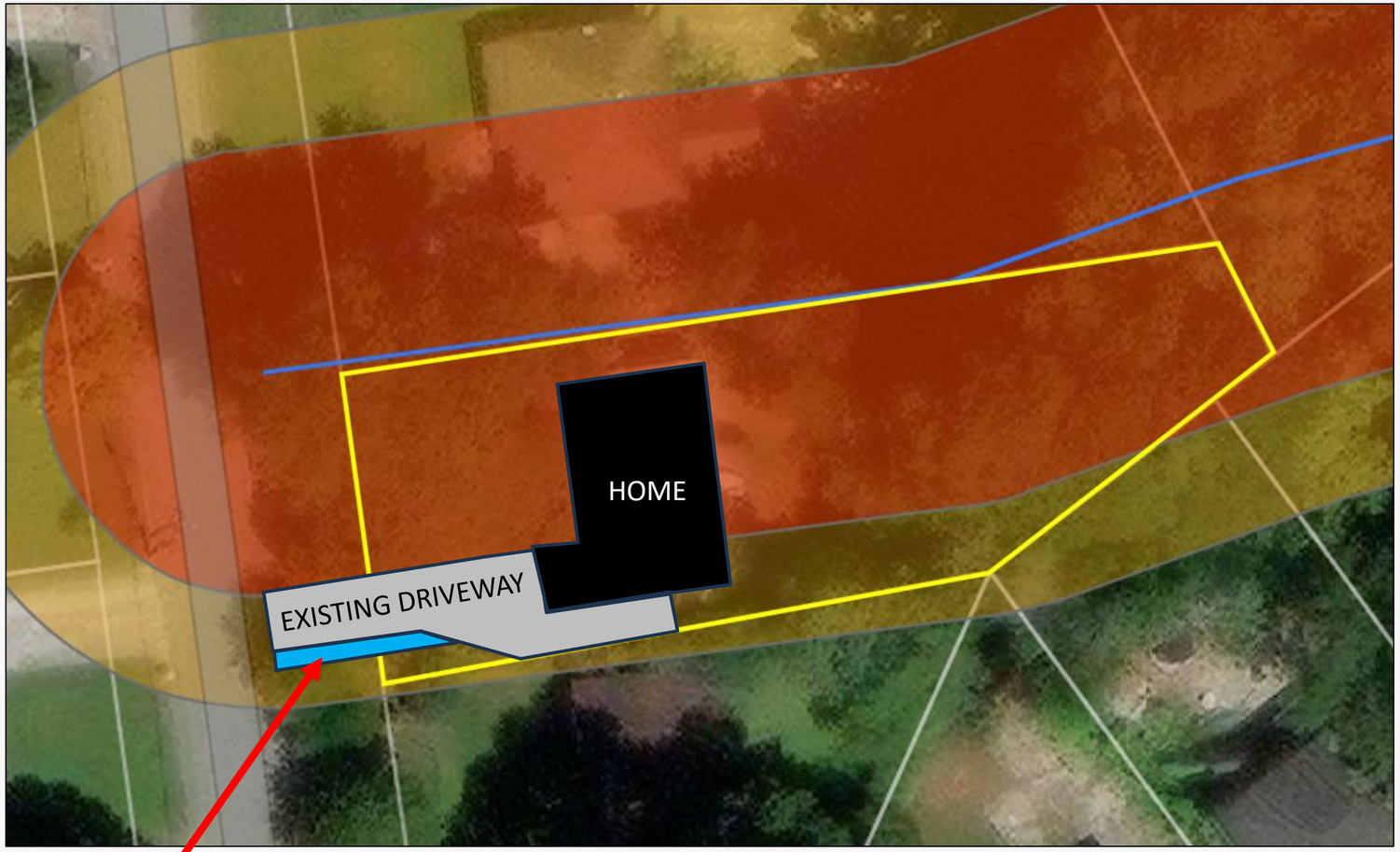
CITY STREAM BUFFERS



VARIANCE EXPLAINED

LEGEND:

= 2-FEET WIDE X 37-FEET LONG OF PROPOSED CONCRETE DRIVEWAY



PROPOSED 2-FOOT WIDTH EXPANSION TO EXISTING DRIVEWAY WITHIN THE BUFFER.

RECOMMENDATION

STAFF APPROVAL

THE CITY OF Doraville
Diversity, Vitality, Community

VARIANCE APPLICATION

Community Development Department

RECEIVED
OCT 0 2 2026
CITY OF DORAVILLE

Application # V-26-17

APPLICANT

Name: Joseph Geierman

Mailing Address: 3331 Raymond Drive, Doraville, GA 30360 Suite/Unit # _____

E-mail: [redacted] Daytime Phone: [redacted] Fax: _____

PROPERTY OWNER (if different from the applicant)

Name: N/A — applicant is the property owner

Mailing Address: _____

E-mail: _____ Daytime Phone: _____ Fax: _____

SUBJECT PROPERTY (provide separate cover page if more than one property)

Street Address: 3331 Raymond Drive, Doraville, GA 30360

Tax ID Parcel No.: 18 297 13 010 Council District: 2

Current Zoning Category: R-1 Future Land Use Character Area: Neighborhood Presentation District

Variance(s) Requested: To vary Sec. 23-1905(a)(2): extend existing driveway by ~~one (1)~~ two (2) foot within the ~~city's designated stream buffer — 37-ft section along the south side, between the flared~~ street entry and the carport apron (8 ft to 9 ft wide; approx. 37 sq ft new impervious cover). ~~Driveway Permit #26-0561. See cover letter, site plan, and photo exhibit.~~

Please SUBMIT DIGITALLY all the materials requested below:

____1) Cover letter describing the requested variance, the proposed scope of work and the rational for the variance.

____2) Letter responding to each of the seven (7) "Standards" criteria. List each criterion before each response.

____3) Property Survey showing property lines, building footprints and parking layout for setback reductions. Applications seeking a streambank setback variance, surveys should also show topography lines, stream/floodplain areas and corresponding setback lines.

____4) For Stream buffer variances, provide Information outlined in this application.

____5) Full site plan, drawn-to-scale, for projects with any proposed new construction, additions, and/or site development work. Setback dimensions should be labeled (see site plan check list for plan requirements).

____6) Notarized property owner (or owner representative) authorization and applicant campaign contributions disclosure using the attached forms.

____7) Photographs, renderings, building elevations (as applicable to the variance request and project scope).

____9) Additional information required by the City based upon the initial application meeting with staff.

Original application request: 1-foot-wide expansion - received on 10/2/2026
Amended application request: 2-foot-wide expansion - received on 10/7/2026

Joseph Geierman
3331 Raymond Drive, Doraville, GA 30340
[redacted]

Oct 1, 2026

City of Doraville
Community Development Department
Planning Division
2421 Van Fleet Circle, Suite 200
Doraville, GA 30360

Re: **Variance Application — 3331 Raymond Drive (Tax ID 18 297 13 010)**
Driveway Permit #26-0561 — Request to vary Sec. 23-1905(a)(2)

Dear Planning Commission and City Council:

I am the owner of the property at 3331 Raymond Drive (Tax ID 18 297 13 010), zoned R-1, and I am applying for a variance from Sec. 23-1905(a)(2) of the Doraville Code of Ordinances to extend my existing driveway by two (2) feet within the city's designated stream buffer.

Proposed scope of work. The existing driveway is a concrete driveway (exposed aggregate), approximately 62 feet long (curb to carport). The 37-foot section to be widened — between the flared entry at the street and the widened apron at the carport — is only 8 feet wide; the driveway flares wider at the curb cut (about 13 feet per tape measure) and at the carport. I propose to widen that 37-foot section by two feet along the south side, from 8 feet to 10 feet because vehicles currently drop off the edge of the pavement when backing out of the driveway, and the concrete edge is visibly crumbling (see attached photographs). The two-foot extension along this 37-foot section would add approximately 74 square feet of impervious cover. All other work is a repair/replacement of the existing driveway in its current footprint.

Rationale for the variance. Per the city's stream buffer maps, this property lies within the designated stream buffer, so any widening — however small — requires a variance. The requested two-foot extension is the minimum widening that meets the functional need described above. No grading, filling, or earthmoving is proposed beyond the immediate footprint of the extension, and the work will not alter drainage patterns on the site. An alternative plan that avoids any buffer intrusion would mean leaving the driveway at its current width, which would make it difficult for us to back cars up in the 8 foot section without driving onto the grass. No mitigation beyond the minimal disturbance is proposed because the intrusion is de minimis and no vegetation removal or grading beyond the two-foot strip is required.

I have coordinated with Senior Planner Albert Trevino on this application. I will attend the Planning Commission and City Council hearings on this request, and I intend to recuse myself from the Council vote in my capacity as Mayor.

Thank you for your consideration. I am available at [redacted] or [redacted] with any questions.

Respectfully,

Joseph Geierman
Property Owner / Applicant

Response to the Seven Standards Criteria (Sec. 23-1402)

The application requires a letter listing each criterion followed by your response. The property is zoned R-1 (not an LCC district), so the seven criteria below apply.

Re: Variance Application — 3331 Raymond Drive (Tax ID 18 297 13 010)
Requested variance: Sec. 23-1905(a)(2) — extend existing driveway by 2 feet within the city's designated stream buffer (37-foot section along the south side, between the flared street entry and the carport apron)

---

1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.

Response: Per the city's stream buffer maps, the property at 3331 Raymond Drive lies within the designated stream buffer, such that any expansion of the existing driveway — even by two foot — intrudes into the buffer. This condition is not the result of the lot's ordinary configuration choices and applies to this parcel because of its location relative to the stream system.

2) A literal interpretation of the provisions of this article would deprive the applicant of rights commonly enjoyed by other properties of the district in which the applicant's property is located.

Response: Property owners elsewhere in the R-1 district whose lots do not fall within a stream buffer may widen or extend their driveways by two feet as a matter of course, without any variance proceeding. A literal application of Sec. 23-1905(a)(2) to this parcel denies me that same ordinary improvement to fit modern vehicles solely because of the buffer overlay on this lot.

3) Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.

Response: The variance confers no special privilege. It merely restores to this parcel the ability to make the same minor driveway improvement — a two-foot widening — that other R-1 properties may undertake without relief. The driveway remains a standard residential driveway in a single-family neighborhood.

4) The requested variance will be in harmony with the purpose and intent of this article and will not be injurious to the neighborhood or to the general welfare.

Response: The purpose of Sec. 23-1905 is the protection of streams and water quality. A two-foot widening along the 37-foot section of the existing driveway adds approximately 74 square feet of impervious cover (37 linear feet × 2 feet) — a de minimis intrusion — with no proposed grading, filling, or earthmoving beyond the strip itself, no removal of vegetative buffer material beyond the immediate footprint, and no change to site drainage patterns. It will have no perceptible effect on the neighborhood or on water quality, and the character of the streetscape is unchanged.

5) The special circumstances are not the result of the actions of the applicant.

Response: The stream buffer designation and its placement across this parcel predate my ownership / were established by the city's buffer maps, not by any action I took. The existing driveway footprint was established by a prior owner or when the home was built, and I am seeking only a two-foot extension in a specific area, not a new or relocated driveway.

6) The variance requested is the minimum variance that will make possible the legal use of the land, building or structure.

Response: Two feet is the minimum widening that keeps vehicles on the paved surface when backing out of the driveway. The section to be widened is only 8 feet wide — barely wider than a typical car — so wheels currently drop off the edge of the pavement, and the concrete edge is visibly crumbling. Widening it to 10 feet is the smallest change that fixes the problem. The widening is limited to the 37-foot section between the flared street entry and the widened carport apron — the rest of the driveway stays as-is. No grading or site work beyond the two-foot strip is proposed.

7) The variance is not a request to permit a use of land, buildings, or structures which is not permitted by right in the district.

Response: The request does not change the use of the property in any way. The parcel remains a single-family residence in the R-1 district with a residential driveway, a use permitted by right. The variance concerns only a two-foot widening of the existing driveway within the stream buffer setback.

VARIANCE APPLICATION EXHIBIT

Driveway widening: existing conditions and proposed scope

PROPERTY
3331 Raymond Drive, Doraville, Georgia 30360

PARCEL
Tax ID 18 297 13 010

APPLICANT
Joseph Geierman, property owner

PERMIT / CODE SECTION
Driveway Permit #26-0561 / Sec. 23-1905(a)(2)



REQUESTED WORK

Widen the **37-foot narrow middle section** of the existing concrete driveway by **two feet along the south side**, increasing that section from **8 feet to 10 feet**. The work would add approximately **74 square feet** of impervious surface.

The added width is intended to keep vehicles on the pavement while backing out. The photographs also document cracking, edge loss, and crumbling concrete along the affected run.

EXHIBIT 1

Survey orientation and proposed extension

3331 Raymond Drive

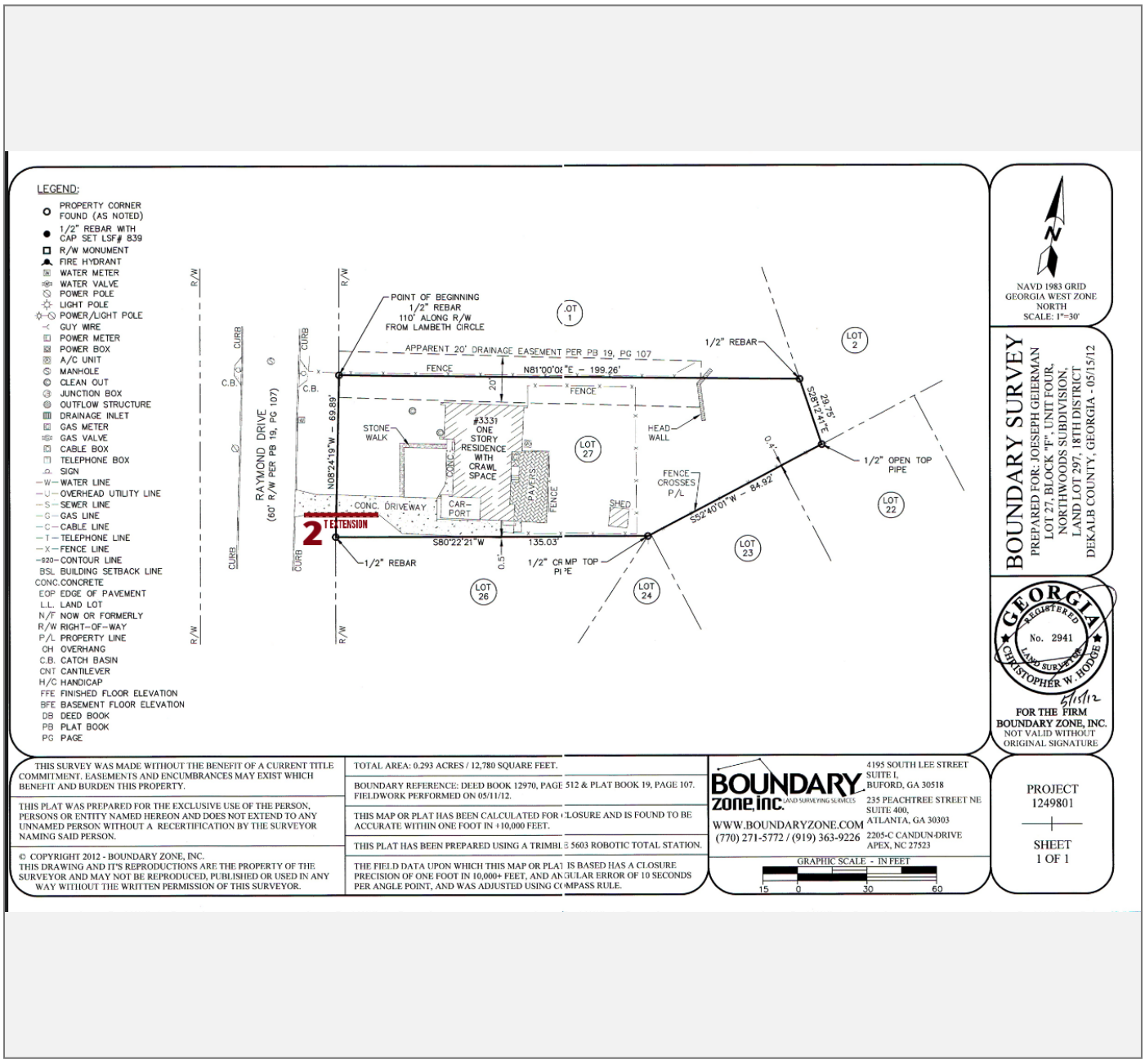


Figure 1. The supplied 2012 boundary survey shows the driveway between Raymond Drive and the carport. The red annotation identifies the requested two-foot extension along the south edge of the narrow middle section.

Scope note. The requested widening is limited to the approximately 37-foot section between the flared entrance and the point where the driveway widens near the carport. The annotation communicates the intended location; it is not a replacement for the certified survey or final construction layout.

EXISTING CONDITIONS

The driveway narrows between two wider areas

3331 Raymond Drive

The driveway is wider at the street and again near the carport. The variance request concerns only the narrower middle run.



Figure 2. Oblique view of the entrance. The dark surface at the street is the apron; the main residential driveway is exposed-aggregate concrete.



Figure 3. The street flare transitions into the narrow middle section before the pavement widens again near the carport.

Functional issue. When vehicles back through the 8-foot section, their wheels can leave the pavement. The requested two-foot increase is confined to this constrained portion rather than the full driveway.

FIELD MEASUREMENT

The middle section is 8 feet wide

3331 Raymond Drive



Figure 4. Tape placed across the narrow middle run documents the existing width. The applicant's field measurement is 8 feet.



Figure 5. Close view of the measurement at the driveway edge.



Figure 6. Detail of the concrete edge and adjoining unpaved ground.

Requested change. The proposed two-foot strip would increase this section from 8 feet to 10 feet. No widening is requested where the driveway already flares wider.

LIMITS OF WORK

The proposed widening follows one short edge

3331 Raymond Drive

These views follow the edge of the middle run and show the ground immediately beside the existing pavement.



Figure 7. Edge condition toward the street end of the narrow section.



Figure 8. Tape follows the affected run toward the wider carport area.



Figure 9. The measured run remains adjacent to lawn and disturbed edge material.



Figure 10. Close view near the transition to the wider portion.

Limited disturbance. The proposal adds a two-foot-wide paved strip along approximately 37 linear feet, for about 74 square feet of new impervious surface.

SCALE AND CONDITION

The wider flare contrasts with the damaged narrow edge

3331 Raymond Drive



Figure 11. The entrance flare measures approximately 155 inches, or just under 13 feet. This wider portion is outside the requested two-foot widening.



Figure 12. Cracking, broken concrete, and aggregate loss are visible along the edge of the affected run.

Why the variance is requested. The driveway already provides more maneuvering room at each end. The problem is the intervening 8-foot section: vehicles can drop off the pavement while backing, and repeated edge loading is occurring where the concrete is visibly deteriorated. Widening only that section to 10 feet addresses the functional problem.

Photograph set: supplied by the property owner on October 1, 2026. Measurements shown are field measurements used to describe the requested scope.

THE CITY OF Doraville
Diversity, Vitality, Community

Community Development Department

Application #: V-26-17

RECEIVED
OCT 02 2025
CITY OF DORAVILLE

NOTARIZED AUTHORIZATION OF PROPERTY LANDOWNER

I, Joseph Geierman SWEAR THAT I AM THE PROPERTY LANDOWNER
Printed owner(s) name

OF **SUBJECT PROPERTY**: 3331 Raymond Drive, Doraville, GA 30360

WITH **PARCEL ID NO.:** 18 297 13 010

AS SHOWN IN THE RECORDS OF **DEKALB COUNTY**, GEORGIA WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION. I ALSO HEREBY AUTHORIZE CITY STAFF TO INSPECT PREMISES OF ABOVE DESCRIBED PROPERTY.

NAME OF APPLICANT (PRINT CLEARLY):

Joseph Geierman

ADDRESS: 3331 Raymond Drive, Doraville, GA 30360

TELEPHONE: [redacted] EMAIL: [redacted]

Signature of Property Landowner

Joseph Geierman
Print Name of Property Landowner

Personally Appeared
Before Me

Isabel Medrano-Cervantes
Print Name

Who Swears That The Information Contained
In this Authorization Is True and Correct
To The Best of His or Her Knowledge and Belief.

Signature of Notary Public

October 2nd 2025
Date

ISABEL MEDRANO CERVANTES
NOTARY PUBLIC
GWINNETT COUNTY, GA
MY COMMISSION EXPIRES
MARCH 24 2030

THE CITY OF Doraville
Diversity, Vitality, Community

Community Development Department

Application #: V-26-17

RECEIVED
OCT 02 2026
CITY OF DORAVILLE

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A. Ch 36-67A, the following questions must be answered:

Have you the applicant made $250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes ____ No X

If the answer is Yes, you must provide written disclosure with the governing authority of the City of Doraville 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 date of each such contribution.

Isabel Medrano-Cervantes 10/02/2026
NOTARY DATE

10/2/26
SIGNATURE OF APPLICANT DATE

Isabel Medrano-Cervantes
Notary Name Printed

Joseph Geierman
Applicant Name Printed

03/24/2030
EXPIRATION DATE / SEAL

ISABEL MEDRANO CERVANTES
NOTARY PUBLIC
GWINNETT COUNTY, GA
MY COMMISSION EXPIRES
MARCH 24 2030

Check One: Owner X Applicant/Agent ____

Subject Property Street Address:

3331 Raymond Drive, Doraville, GA 30360

THE CITY OF Doraville
Diversity, Vitality, Community

Community Development Department

Application #: V-26-17

PRE-APPLICATION MEETING WITH STAFF

Prior to submitting the application, applicants shall meet with staff to discuss all application submittal requirements.

RECEIVED
OCT 0 2 2026
CITY OF DORAVILLE

DATE OF MEETING: WAIVED (A. Trevino)

Please state the new zoning you are requesting: N/A — variance only; no rezoning requested.

The applicant and staff exchanged email messages about the project on 9/4/26. Enough information was obtained and it was determined that a pre-application meeting was not necessary. - Albert

Applicant's Signature: To the best of my knowledge, this pre-application review is correct and complete. Applicant will submit documentation for the application pursuant to the Zoning Ordinance of the City of Doraville.

Applicant signature: _____ Date: _____

Staff signature: Albert Trevino Date: 10/2/26

Staff name printed: Albert Trevino

Staff signature only certifies that the required pre-application meeting has been held and does not indicate the position of the Community Development Department on any proposal.

APPLICANT SIGNATURES

PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before it will be accepted. It must include all required attachments and filing fees. **An application which lacks any of the required attachments or information shall be deemed incomplete and shall not be accepted.**

Isabel Medrano-Cervates 10/02/2026
NOTARY DATE

Isabel Medrano-Cervates
Notary Name Printed

My Commission expires: 03/24/2030

ISABEL MEDRANO CERVANTES NOTARY PUBLIC GWINNETT COUNTY, GA MY COMMISSION EXPIRES MARCH 24 2030

10/2/26
SIGNATURE OF APPLICANT DATE

Joseph Geierman
Applicant Name Printed

Check One: Owner X Applicant/Agent _____

THE CITY OF Doraville

Diversity, Vitality, Community

PLANNING
& COMMUNITY DEVELOPMENT

CUP-26-05

ADDRESS:	3731 Northcrest Road, Suite 14
APPLICANT:	The FUD Trailer
REQUEST:	Consideration for approval of a conditional use permit for heavy equipment and vehicle sales.

DIRECTOR
AUSTIN SHELTON

SENIOR PLANNER
ALBERT TREVINO

CITY PLANNER
YZOBELLE LIBOSADA

CONTACT US
EMAIL: planning@doravillega.us

THE CITY OF Doraville
Diversity, Vitality, Community

PLANNING & COMMUNITY DEVELOPMENT

MAYOR AND COUNCIL
NOVEMBER 18, 2026

PLANNING COMMISSION
NOVEMBER 4, 2026

PUBLIC SIGN POSTED
OCTOBER 27, 2026

NEWSPAPER AD PUBLISHED
OCTOBER 29, 2026

APPLICATION DEADLINE
OCTOBER 2, 2026

MEMORANDUM

ZONING CASE #: V-26-17

DATE:	November 4, 2026
TO:	Planning Commission
FROM:	Planning & Community Development
SUBJECT:	**Conditional use permit for heavy equipment and vehicle sales.**

ZONING REQUEST

The applicant, The FUD Trailer, is seeking a conditional use permit for heavy equipment and vehicle sales, to be able to sale food trailers at a multi-tenant office/warehouse building located at 3731 Northcrest Road, Suite 14 zoned M-1 (Light Manufacturing). Said business will have an indoor showroom that will display up to three food trailers.

STAFF RECOMMENDATION: APPROVAL

Staff recommends approval of CUP-26-05.

PLANNING COMMISSION RECOMMENDATION: TBD

To be determined on November 4, 2026.

MAYOR AND CITY COUNCIL DECISION: TBD

A first read will occur on November 18, 2026, and a second read will occur on December 16, 2026, if needed.

DIRECTOR
AUSTIN SHELTON

SENIOR PLANNER
ALBERT TREVINO

CITY PLANNER
YZOBELLE LIBOSADA

CONTACT US
EMAIL: planning@doravillega.us

THE CITY OF Doraville
Diversity, Vitality, Community

PLANNING & COMMUNITY DEVELOPMENT

MAYOR AND COUNCIL
NOVEMBER 18, 2026

PLANNING COMMISSION
NOVEMBER 4, 2026

PUBLIC SIGN POSTED
OCTOBER 27, 2026

NEWSPAPER AD PUBLISHED
OCTOBER 29, 2026

APPLICATION DEADLINE
OCTOBER 2, 2026

STAFF REPORT

ZONING CASE #: CUP-26-05

Property Address
3731 Northcrest Road, Suite 14

Applicant
The FUD Trailer

Representative
None

Property Owner
Shaheen & Co.

Current Zoning
M-1 (Light Manufacturing)

Current Character Area:
Specialty District: Industrial Base

Project Request: Conditional use permit for heavy equipment and vehicle sales to sale food trailers.

PROPERTY DETAILS

Parcel ID #: 18 313 01 064
Land Area: 18.85 +/- acres
Stream: Yes **Flood Zone:** No
Election District: 2
Adjacent to Another Municipality: No
Year Primary Structure Built: 1986
Existing Suite, Total SQFT: 6,050 SF
Existing # of Parking Spaces: 326 spaces
Required # of Parking Spaces: 2.42 or 2 spaces

RECOMMENDATIONS

Staff Recommendation
Approval

Planning Commission Recommendation
To be determined on November 4, 2026



Aerial view of subject property (Source: DeKalb GIS)

ADJACENT PROPERTY DETAILS

Surrounding Zoning and Character Area

North:
Zoning: M-1 (Light Manufacturing)
Character Area: Specialty District: Industrial Base

South:
Zoning: M-1 (Light Manufacturing)
Character Area: Specialty District: Industrial Base

East:
Zoning: M-1 (Light Manufacturing)
Character Area: Specialty District: Industrial Base

West:
Zoning: M-1 (Light Manufacturing)
Character Area: Specialty District: Industrial Base

DESCRIPTION OF ZONING REQUEST: CONDITIONAL USE PERMIT

The applicant is seeking a conditional use permit for heavy equipment and vehicle sales.

PROJECT BACKGROUND

The applicant is interested in operating an indoor retail showroom of food trailers. Because the city views trailers as a type of vehicle, this conditional use permit is required for them to operate.

The trailers are fully built in Mexico and imported to the United States. FUD Trailers is based out of San Antonio, Texas and operates many food trailer dealership locations across the United States, selling 12-, 14-, 16-, and 18-foot-long trailers.

DORAVILLE LOCATION DETAILS

- The public will be able to view three food trailer models inside an indoor warehouse/show room.
- Customers can customize their trailer, where it will be fully built out in Mexico and then transported to Doraville.
- Once a food trailer is ready for pick-up, a customer can attach the trailer to a trucks tow-hitch and haul it away.
- The business stated that they will not repair or wrap trailers at this location.
- Trailers are typically under 10,000 lbs.

Pre-Application Meeting:
September 23, 2026

Application Submitted:
October 2, 2026

Fees Paid:
$450

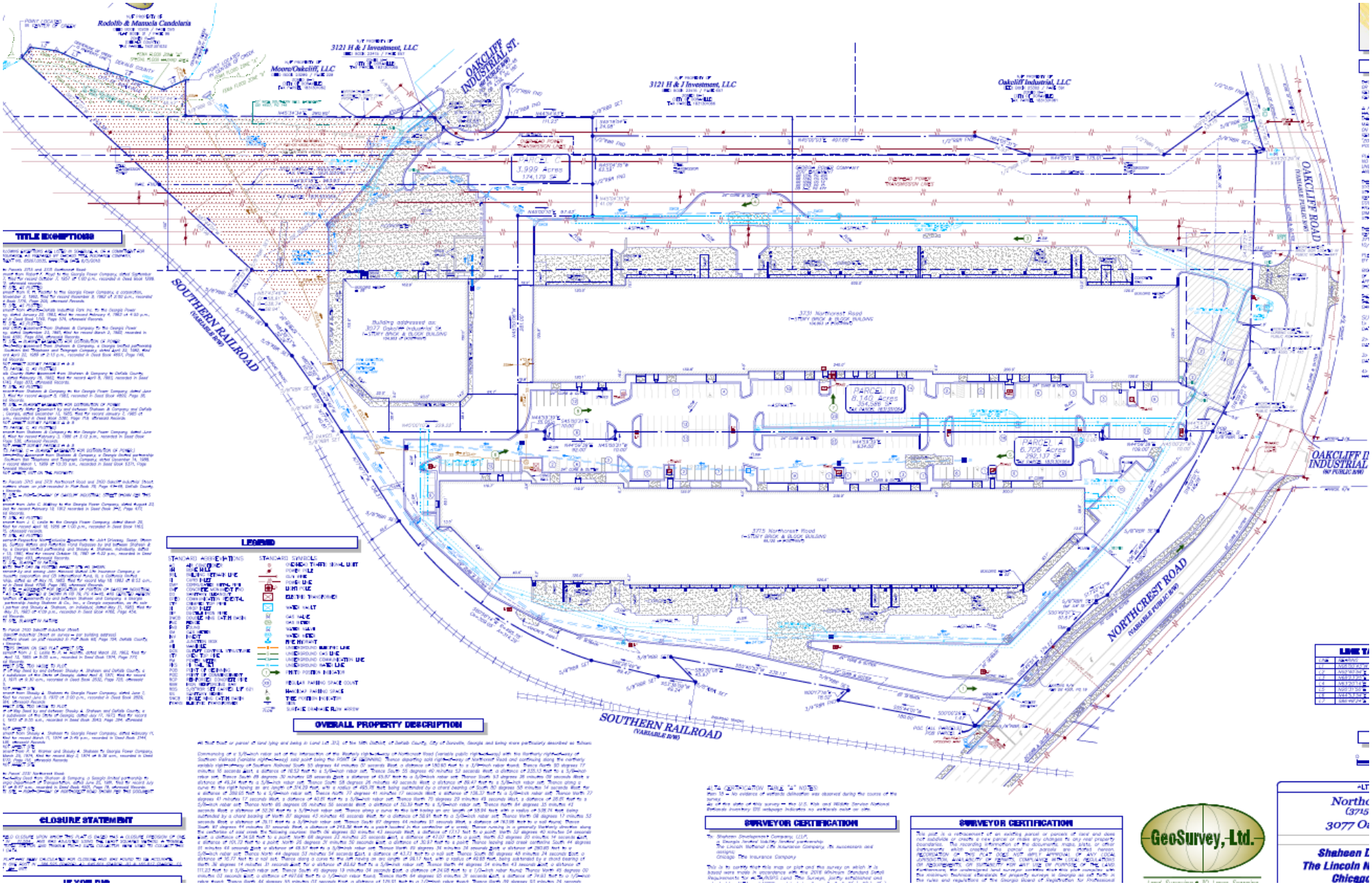
CODE ENFORCEMENT

- Active code case (#2026-1428) for operating without an occupational tax certificate (OTC) (a.k.a. a business license)
- They have applied for an OTC.
- If they are awarded a conditional use permit, then city staff will be able to issue their OTC after they pass their life safety inspection.

DEKALB PARCEL VIEWER



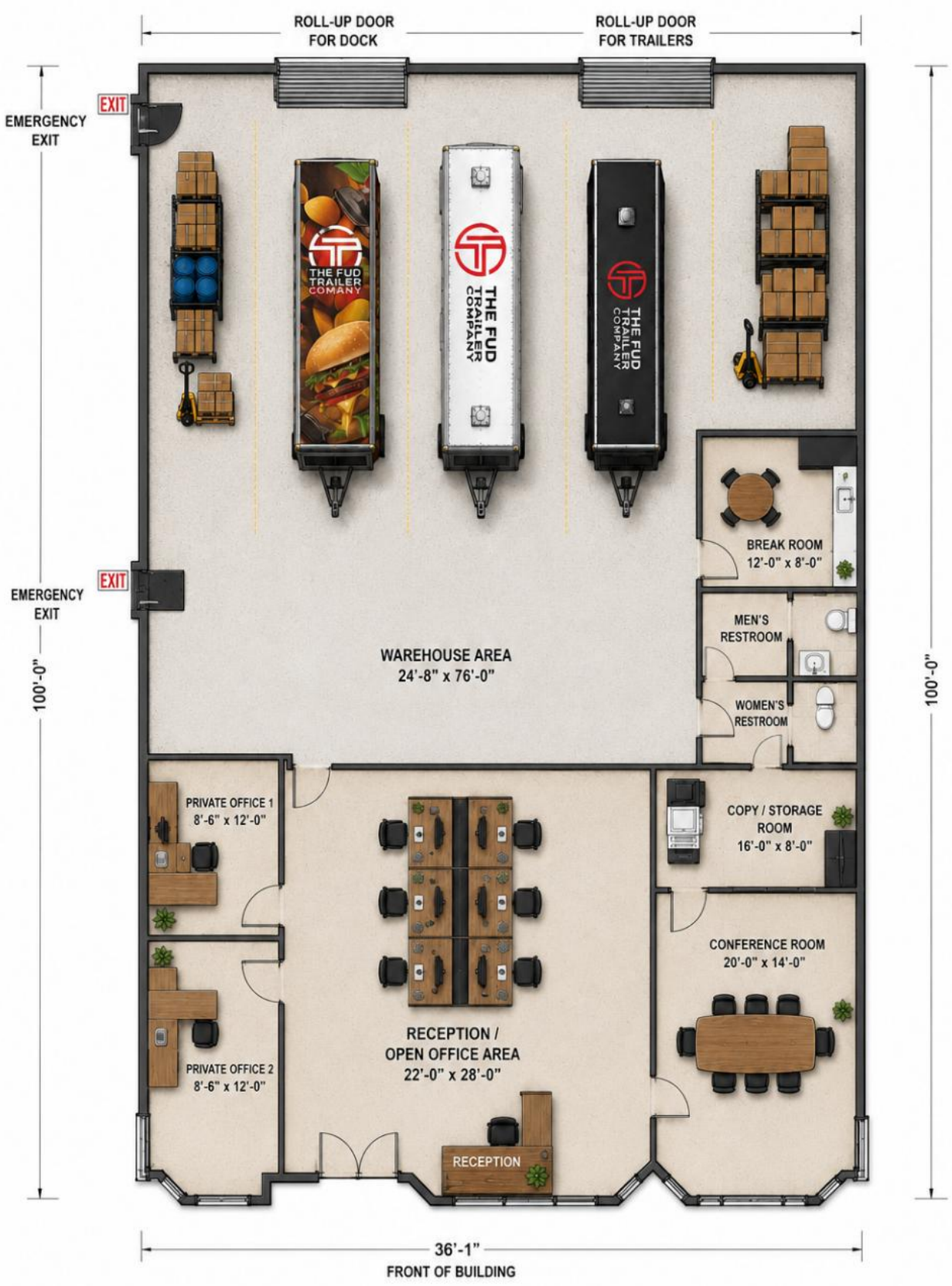
SURVEY


SOUTHERN RAILROAD
(VARIABLE ROW)
OAKCLIFF INDUSTRIAL ST.
OAKCLIFF ROAD
NORTHCREST ROAD
3121 H & J Investment, LLC
Oakcliff Industrial, LLC
PARCEL C
3.999 Acres
174,170 SF
PARCEL B
6.140 Acres
267,454 SF
PARCEL A
6.706 Acres
292,127 SF
3131 Northcrest Road
3275 Northcrest Road
TITLE EXCEPTIONS
LEGEND
OVERALL PROPERTY DESCRIPTION
CLOSURE STATEMENT
SURVEYOR CERTIFICATION
SURVEYOR CERTIFICATION
GeoSurvey, Ltd.

FRONT FACADE



FLOOR PLAN



OFFICE LAYOUT - 1
SCALE: 1/8" = 1'-0"

WHS:	4,850 SF
OFF:	1,200 SF
TOT:	6,050 SF

INTERIOR PHOTOS

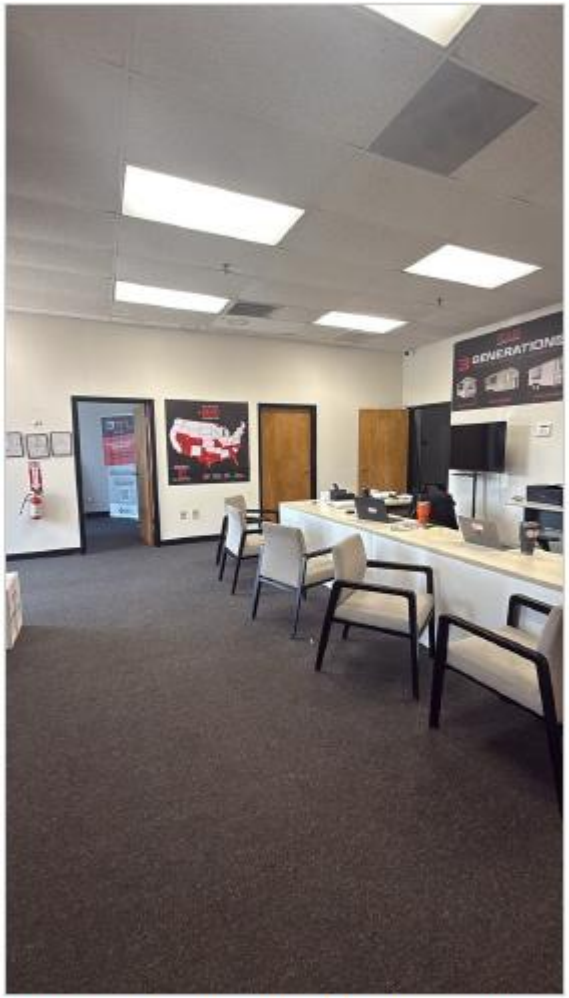


PHOTO 7 Customer seating at sales counter

Seating for customer consultations; access to showroom at left.

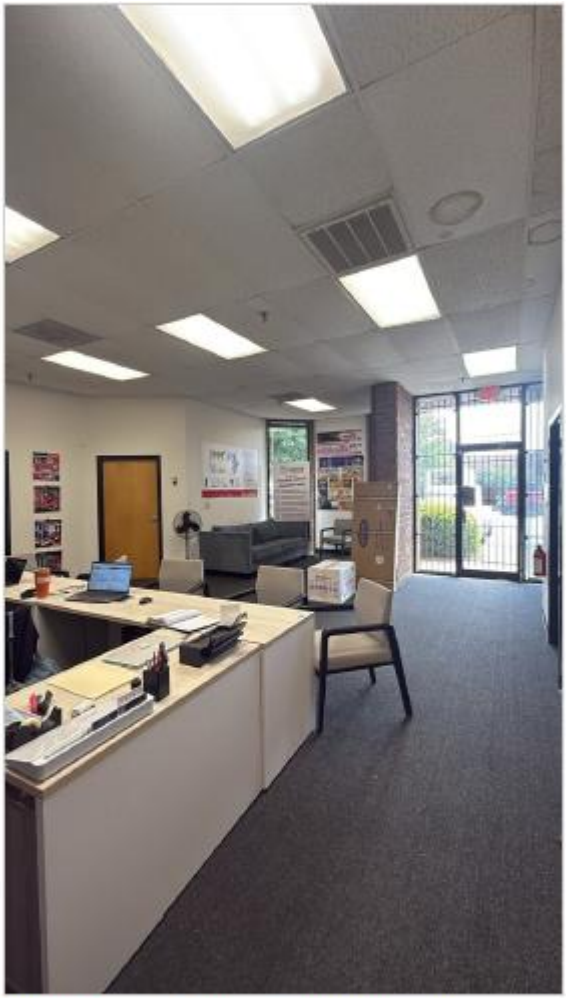


PHOTO 8 Office area toward storefront

Office area looking toward the glass storefront entrance.



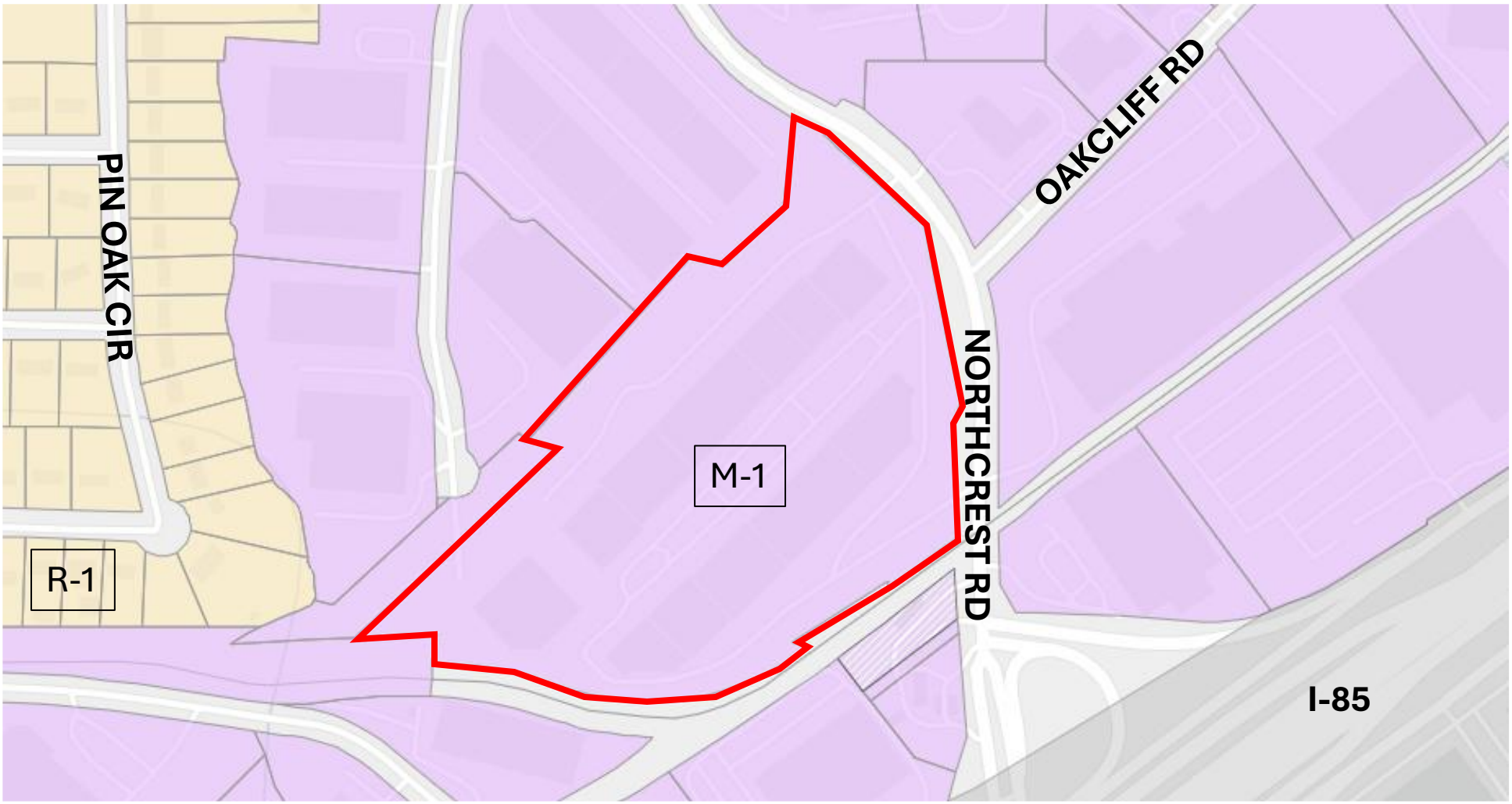
PHOTO 12 Indoor trailer display area

Food concession trailers displayed entirely indoors in the warehouse space.

FROM THEIR WEBSITE



ZONING MAP

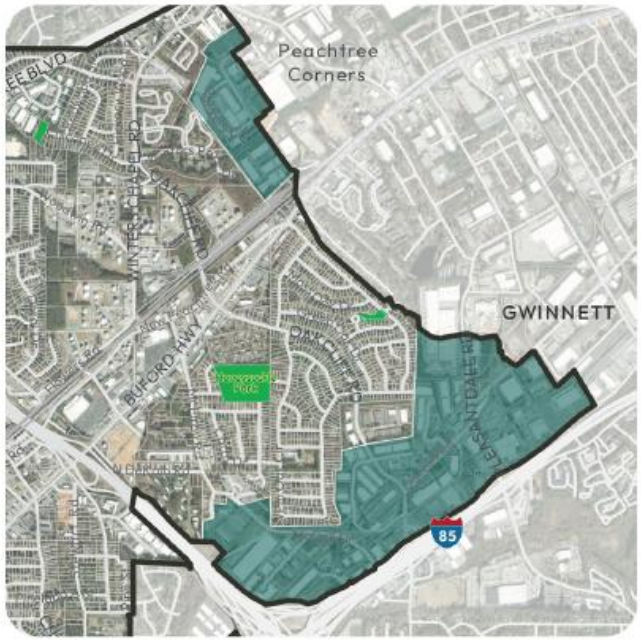


Specialty Districts: Industrial Base

Vision & Intent

The Industrial Base represents an important component of Doraville's economic foundation. These areas provide space for manufacturing, logistics, warehousing, distribution, and other employment-generating uses that support the local and regional economy. Maintaining a strong industrial sector helps preserve jobs, diversify the tax base, and is a unique asset to Doraville's economic portfolio.

Looking forward, the Industrial Base should balance the preservation of viable industrial uses with opportunities for strategic reinvestment and adaptation. In select locations, investments such as the proposed rail trail may create opportunities for compatible redevelopment, adaptive reuse, and new destinations that complement surrounding industrial activity. Future growth should strengthen economic productivity while improving connectivity, appearance, and environmental sustainability throughout the district.



Character Imagery







Specialty Districts: Industrial Base

Transect



Stoplight Chart

Stoplight	Land Use		Considerations
Appropriate	❖ Flex/ Light Industrial ❖ Heavy Industrial ❖ Public/ Institutional ❖ Parks/ Open Spaces ❖ Utilities		
Appropriate with Considerations	❖ Live-Work ❖ Horizontal Mixed Use ❖ Vertical Mixed Use		Appropriate when designed to support makers, artisans, entrepreneurs, or small-scale production activities compatible with surrounding industrial uses.
	❖ Retail/ Entertainment		Retail component must support industrial use.
	❖ Office		Must support industrial, research, technology, logistics, or entrepreneurial activities within the district.
Not Appropriate	❖ Single-Family with ADU ❖ Single-Family Cottages ❖ Duplex ❖ Tri/Quadplex ❖ Townhouse	❖ Multifamily ❖ Senior/ Assisted Living ❖ Auto-Oriented Commercial ❖ Hotels	

Specialty Districts: Industrial Base

Zoning & Implementation

Best Fit Zoning Districts:

- O-I, O-W, M-1, M-2

Implementation Strategies

- Balance preserving industrial tax base with introducing a mix of uses in key places, particularly at intersections with future rail trail
- Encourage a more active, mix of uses, like breweries, that are appropriate with existing industrial
- Activate future rail-to-trail on abandoned rail line through trail-oriented development at key intersections
- Advance rail-trail along abandoned rail line and consider including linear parks
- Further connect to the future Peachtree Creek Greenway through a sidepath along Pleasantdale Road
- Continue planned sidepath along Oakcliff Road to the future rail-trail

ROADWAY DATA

STREET #1

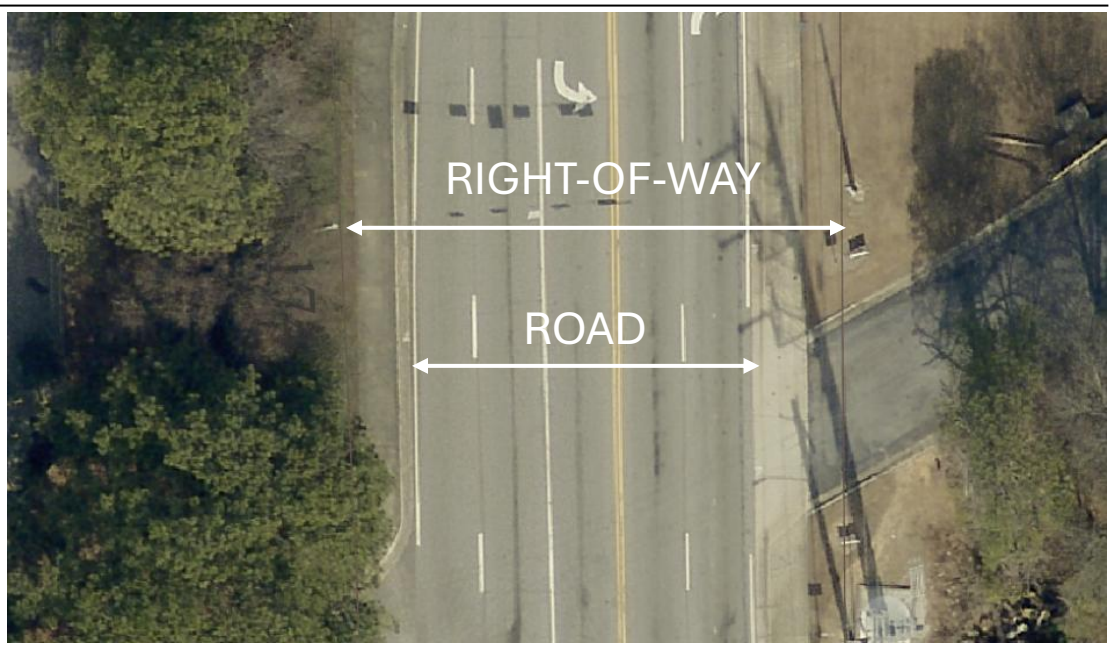
Name
Northcrest Road

Road Width
60 +/- feet

Right-of-Way Width
88 +/- feet

Speed Limit
35-MPH

AERIAL OF STREET #1



STREET VIEW: NORTHCREST ROAD



RELEVANT ZONING REGULATIONS

Sec. 23-902. – Use table for all zoning districts.

...

COMMERCIAL/RETAIL USES

Use	**M-1**
...	
Heavy equipment and vehicle sales	CUP

Sec. 23-1203. – Parking space calculations

...

Use	**Parking**
Warehouses (with office)	One (1) space per every two thousand five hundred (2,500) square feet of gross floor space

REQUIRED PARKING SPACES:

Total SQFT of Suite: 6,050 SF

6,050 SF / 2,500 SF = **2.42 parking spaces required or 2 spaces**

CONDITIONAL USE PERMIT ANALYSIS

Section 23-1501. – Conditional use permits

1) **The proposed use at the specified location is consistent with the policies embodied in the adopted comprehensive plan.**

   The subject property is located within the Specialty District: Industrial Base character area as identified within the Comprehensive Plan. The vision for this corridor seeks to balance the preservation of viable industrial uses with opportunities for strategic reinvestment and adaptation. The proposed use appears to align with the vision of the character area.

2) **The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.**

   The proposed use is consistent with the general purpose and intent of the M-1 (Light Manufacturing) zoning district. The general character of the M-1 district is to provide for moderate to heavy commercial and light industrial uses, all of which shall be nuisance free and not generators of hazardous substances. It is intended that light manufacturing uses shall be located on either arterial or major collector streets or within industrial parks having access to such thoroughfares.

3) **The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent developments and neighborhoods.**

   The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods. The subject property is surrounded by M-1 zoned properties. The current roadway mechanisms that are currently in place appear to be enough to handle the proposed use. The site has two curb-cuts allowing for two points of ingress and egress.

4) **The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood.**

   The proposed use would mostly generate vehicular traffic which would not appear to be hazardous or conflict with the existing and anticipated traffic along Northcrest Road.

5) **The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets.**

   The proposed use is not adding any roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets. None of the above-mentioned items appear to be needed for the proposed business.

CONDITIONAL USE PERMIT ANALYSIS

Section 23-1501. – Conditional use permits

6) **The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties; and the proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and neighborhoods.**

   The proposed use does not need to incorporate features to minimum adverse effects on adjacent properties. The proposed use meets the standards for the zoning district and the use is compatible with the adjoining development and neighborhoods.

7) **The proposed use is based on the site plan in conformity with all space limits, buffers, parking and loading provisions, and other provisions of this article.**

   The proposed use is based on the site plan which is in conformity with all space limits, buffers, parking and loading provisions and other provisions of this article.

8) **The proposed use applicant has agreed to any specific limitations or conditions necessary to protect the public interest and assure the continued beneficial use and enjoyment of nearby properties or that no special limitations are necessary to protect the public.**

   The applicant is amenable to any specific limitations or conditions deemed necessary to protect the interest and ensure the continued beneficial use and enjoyment of nearby businesses and properties.

RECOMMENDATIONS & DECISION

STAFF RECOMMENDATION: APPROVAL

Staff recommends approval of CUP-26-05.

PLANNING COMMISSION RECOMMENDATION: TBD

To be determined on November 4, 2026.

MAYOR AND CITY COUNCIL DECISION: TBD

A first read will occur on November 18, 2026, and a second read will occur on December 16, 2026, if needed.

CUP-26-05

Food Trailers – 3731 Northcrest Road #14

PLANNING COMMISSION
NOVEMBER 4, 2026

SUMMARY + CONTEXT

APPLICANT

The FUD Trailer

REQUEST

Conditional use permit request for heavy equipment and vehicle sales to sale food trailers.

BACKGROUND

The applicant is seeking to obtain an Occupational Tax Certificate (OTC) to open an office/warehouse type establishment that has an indoor showroom for food trailer sales.

DEKALB PARCEL VIEWER MAP



STREET VIEW



BUSINESS DETAILS

FUD TRAILERS

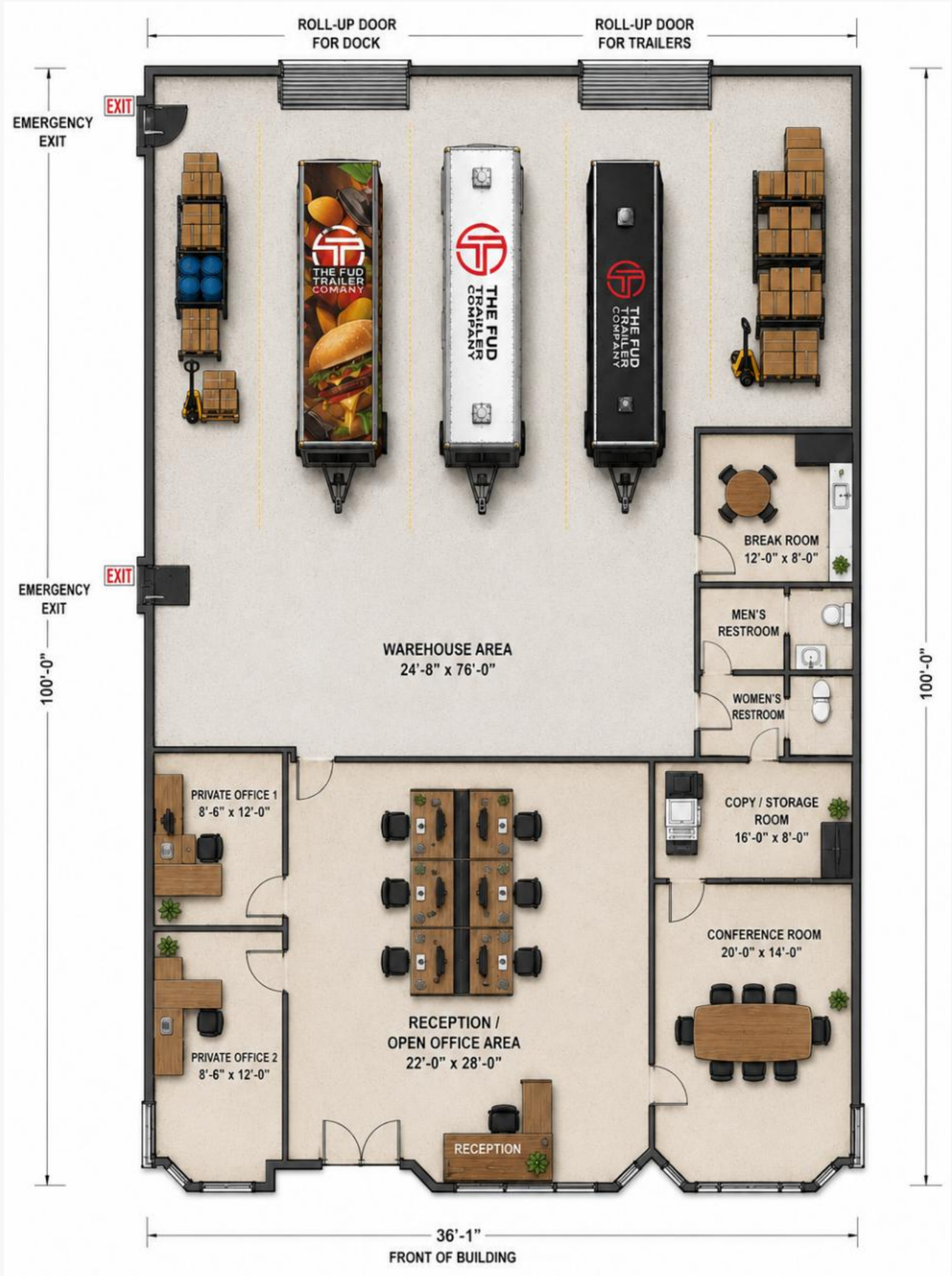
Space Size: +/- 6,050 SF

Services Provided: Indoor food trailer sales

Hours of Operation:
Monday through Friday: 10:30 a.m. to 6:00 p.m.
Saturday: 11:00 a.m. to 3:00 p.m.
Sunday: Closed

Employee: 1

FLOOR PLAN


ROLL-UP DOOR FOR DOCK
ROLL-UP DOOR FOR TRAILERS
EMERGENCY EXIT
EXIT
EMERGENCY EXIT
EXIT
100'-0"
100'-0"
THE FUD TRAILER COMPANY
THE FUD TRAILER COMPANY
THE FUD TRAILER COMPANY
BREAK ROOM
12'-0" x 8'-0"
MEN'S RESTROOM
WOMEN'S RESTROOM
WAREHOUSE AREA
24'-8" x 76'-0"
PRIVATE OFFICE 1
8'-6" x 12'-0"
PRIVATE OFFICE 2
8'-6" x 12'-0"
RECEPTION / OPEN OFFICE AREA
22'-0" x 28'-0"
RECEPTION
COPY / STORAGE ROOM
16'-0" x 8'-0"
CONFERENCE ROOM
20'-0" x 14'-0"
36'-1"
FRONT OF BUILDING

INTERIOR PHOTO

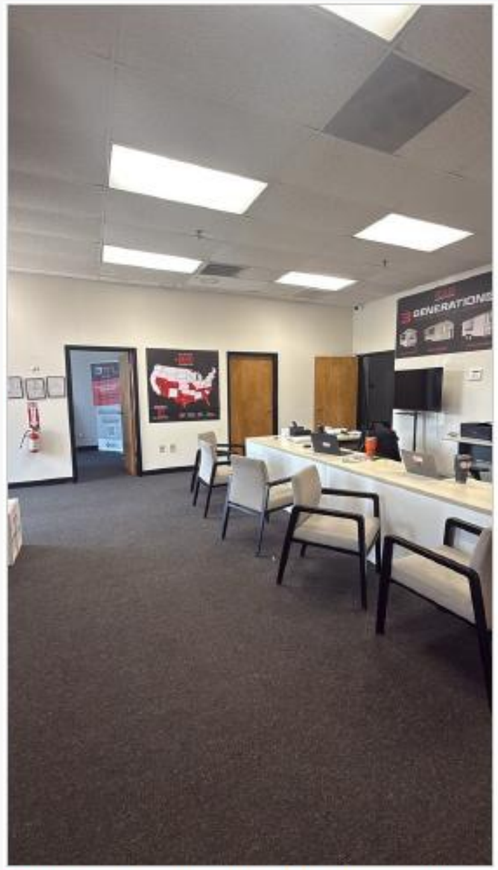


PHOTO 7 **Customer seating at sales counter**

Seating for customer consultations; access to showroom at left.

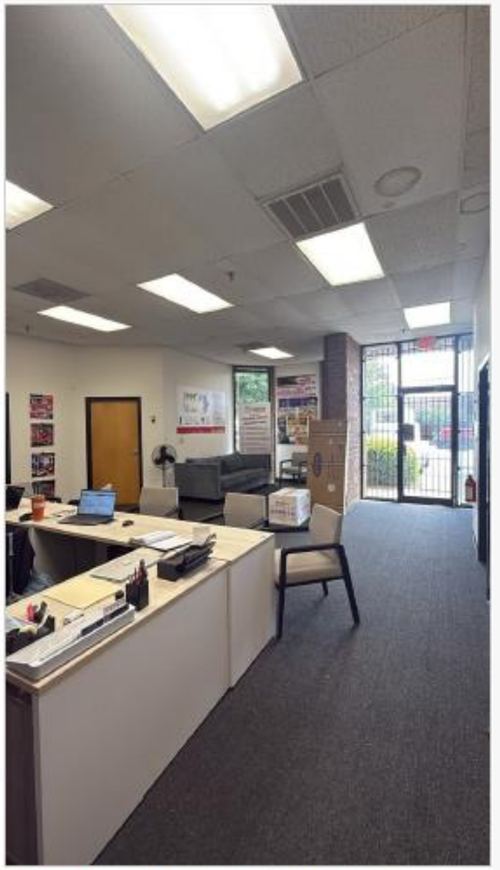


PHOTO 8 **Office area toward storefront**

Office area looking toward the glass storefront entrance.



PHOTO 12 **Indoor trailer display area**

Food concession trailers displayed entirely indoors in the warehouse space.

EXAMPLE OF FINISHED TRAILER INTERIOR



RECOMMENDATION

STAFF APPROVAL

THE CITY OF Doraville
Diversity, Vitality, Community

CONDITIONAL USE PERMIT APPLICATION

Community Development Department

DATE RECEIVED
10/2/2026

Application # CUP-26-05

APPLICANT

Name: Trending Group, Inc. DBA The Fud Trailer

Mailing Address: 7550 W IH-10 San Antonio, TX 78229 Suite/Unit # Suite 810

[redacted] Daytime Phone: [redacted] Fax: _____

PROPERTY OWNER (if different from applicant)

Name: Shaheen Development Company, LLLP

Mailing Address: 3625 Cumberland Boulevard, SE, Suite 250: Atlanta Georgia 30339

[redacted] Daytime Phone: [redacted] Fax: _____

SUBJECT PROPERTY

Street Address: 3731 Northcrest Rd #14, Doraville, GA 30340

Tax ID Parcel No.: 18-313-01-064 Council District: _____

Current Zoning Category: M-1 Future Land Use Character Area: _____

Conditional Use Requested Sales of pull behind food trailers

Please SUBMIT DIGITALLY all the materials requested below:

____1) Cover letter describing the requested conditional use and an overview of the business establishment, which should include the following:
   a. Proposed Use (description of the business establishment) and square footage.
   b. All services to be provided by the business.
   c. Proposed manners of operation (business hours, anticipated number of employees and employee shifts, and general job descriptions).
   d. Neighboring uses / businesses on adjacent properties.

____2) Letter responding to the 8 Standards Criteria.

____3) Property survey prepared within the last 10 years.

____4) Full site plan (see site plan requirements in Sec. 23-1602).

____ 5) Floor plan for proposed use for projects involving interior renovations.

____6) Notarized property owner (or owner representative) authorization and applicant campaign contributions disclosure using the attached forms.

____7) Photographs of existing site. Renderings and/or building elevations for new construction.

____8) Additional information may be required by the City based upon the initial application meeting with staff.

____9) Any fees as mandated in accordance with Sec. 2-260.

CITY OF DORAVILLE | COMMUNITY DEVELOPMENT DEPARTMENT

Conditional Use Permit Application Package

Sales of Pull-Behind Food Trailers
Indoor sale and display of food concession trailers

SUBJECT PROPERTY

3731 Northcrest Rd., Suite 14, Doraville, GA 30340
Northcrest-85 Business Park | Tax Parcel 18-313-01-064 | Zoning: M-1
Suite area: 6,050 SF (4,850 SF warehouse / 1,200 SF office)

APPLICANT

Trending Group, Inc. DBA The Fud Trailer
7550 W IH-10, Suite 810, San Antonio, TX 78229
[redacted]

PROPERTY OWNER

Shaheen Development Company, LLLP
3625 Cumberland Boulevard SE, Suite 250, Atlanta, GA 30339
[redacted]

PRE-APPLICATION MEETING

September 22, 2026

THE FUD TRAILER COMPANY

3731 Northcrest Rd., Suite 14, Doraville, GA 30340

September 15, 2026

RE: Conditional Use Permit Application – Heavy Equipment and Vehicle Sales
Property: 3731 Northcrest Rd., Suite 14, Doraville, GA 30340

Dear Planning Staff:

Trending Group, Inc. DBA The FUD Trailer respectfully submits this request for a Conditional Use Permit for Heavy Equipment and Vehicle Sales, specifically for the sale and display of food concession trailers at 3731 Northcrest Rd., Suite 14, Doraville, Georgia 30340.

The proposed business occupies approximately 6,050 square feet and is used exclusively for the indoor sale and display of food concession trailers. All trailers displayed at the property are maintained inside the premises. No outdoor trailer display or storage is proposed as part of this request.

No manufacturing, fabrication, welding, repair, or maintenance activities are conducted at this location. The use is limited to sales and display activities.

The business operates with one employee at the location. The proposed hours of operation are Monday through Friday from 10:30 AM to 6:00 PM, Saturday from 11:00 AM to 3:00 PM, and closed on Sunday.

The operation is relatively low-volume, with approximately three to four trailer sales per month, resulting in limited customer and vehicle traffic compared with a traditional high-volume vehicle dealership.

The subject property is located within the Northcrest–85 Business Park, an established multi-tenant industrial/flex-commercial development. Surrounding and nearby uses consist predominantly of commercial, warehouse, distribution, equipment supply, service, showroom, and other light-industrial/flex uses. The proposed indoor sales and display operation is intended to operate in a manner compatible with the existing commercial and industrial character of the surrounding area.

The Applicant intends to operate the property in compliance with all applicable City of Doraville zoning requirements and any reasonable conditions associated with the Conditional Use Permit.

Trending Group, Inc. DBA The FUD Trailer respectfully requests approval of the Conditional Use Permit to allow the indoor sale and display of food concession trailers at this location.

Sincerely,

Trending Group, Inc. DBA The FUD Trailer

TRENDING GROUP, INC. DBA THE FUD TRAILER

RESPONSE TO CONDITIONAL USE PERMIT STANDARDS

Subject Property: 3731 Northcrest Rd., Suite 14, Doraville, GA 30340

Conditional Use Requested: Heavy Equipment and Vehicle Sales – Indoor Sale and Display of Food Concession Trailers

To the City of Doraville Community Development Department:

Trending Group, Inc. DBA The FUD Trailer respectfully submits the following responses to the Conditional Use Permit standards set forth in Section 23-1501 in connection with its request to operate an indoor food concession trailer sales and display business at the subject property.

1. Consistency with the Comprehensive Plan

The proposed use will operate within an existing commercial/industrial building and will not involve new construction or expansion of the existing structure. The Applicant intends to operate the business in a manner consistent with the applicable policies of the City of Doraville Comprehensive Plan and the Future Land Use designation applicable to the subject property.

The Applicant will comply with any applicable Comprehensive Plan or land-use requirements identified by City staff during its review of the Conditional Use Permit application.

2. Consistency with the Applicable Zoning District

The subject property is identified in the application as being located within the M-1 zoning district. The proposed use consists exclusively of the indoor sale and display of food concession trailers within approximately 6,050 square feet of existing space.

No manufacturing, fabrication, welding, repair, maintenance, or outdoor trailer storage or display is proposed as part of this Conditional Use Permit request.

The Applicant will operate the proposed conditional use in accordance with the applicable requirements of the M-1 zoning district and any conditions established by the City as part of the CUP approval.

3. Compatibility with Adjacent Developments and Neighborhoods

The proposed use is designed to minimize impacts on surrounding properties. All food concession trailers associated with the sales and display operation will be maintained indoors, and no outdoor trailer storage or display is proposed.

The business does not conduct manufacturing, fabrication, welding, repair, or maintenance activities at the property. Accordingly, the proposed operation is not anticipated to generate significant noise, odors, smoke, visual nuisances, or other similar impacts on adjacent properties.

The operation will remain limited to the indoor sale and display of food concession trailers.

4. Pedestrian and Vehicular Traffic

The proposed use is a low-volume sales operation and is not anticipated to generate pedestrian or vehicular traffic that would be hazardous or conflict with existing traffic in the surrounding area.

The location operates with approximately one employee and averages approximately three to four trailer sales per month. Customer visits and trailer movements are therefore limited in frequency compared with a traditional high-volume vehicle dealership.

5. Roadway Adjustments, Traffic Controls and Access

Due to the limited volume of customer and trailer traffic generated by the proposed use, the Applicant does not currently anticipate that special roadway modifications or traffic-control measures will be necessary.

The business will utilize the property's existing access and circulation system. The Applicant will comply with any reasonable access, circulation, or traffic-control measures determined necessary by the City during its review of the application.

6. Minimization of Adverse Effects on Adjacent Properties

The proposed operation incorporates significant measures to minimize potential adverse effects, including visual impacts.

All food concession trailers will be displayed and maintained inside the approximately 6,050-square-foot premises. No outdoor trailer storage or display is proposed.

Additionally, no manufacturing, fabrication, welding, repair, or maintenance activities will occur at the property. These operational limitations substantially reduce the potential for noise, visual impacts, odors, or other adverse effects on neighboring properties.

7. Conformity with Site Plan Requirements

The proposed use will operate in accordance with the site plan submitted with the Conditional Use Permit application and will comply with applicable space limitations, buffers, parking, loading, access, and other applicable requirements, subject to review and confirmation by City staff.

The Applicant will make any reasonable modifications to the site plan determined necessary by the City to comply with applicable requirements.

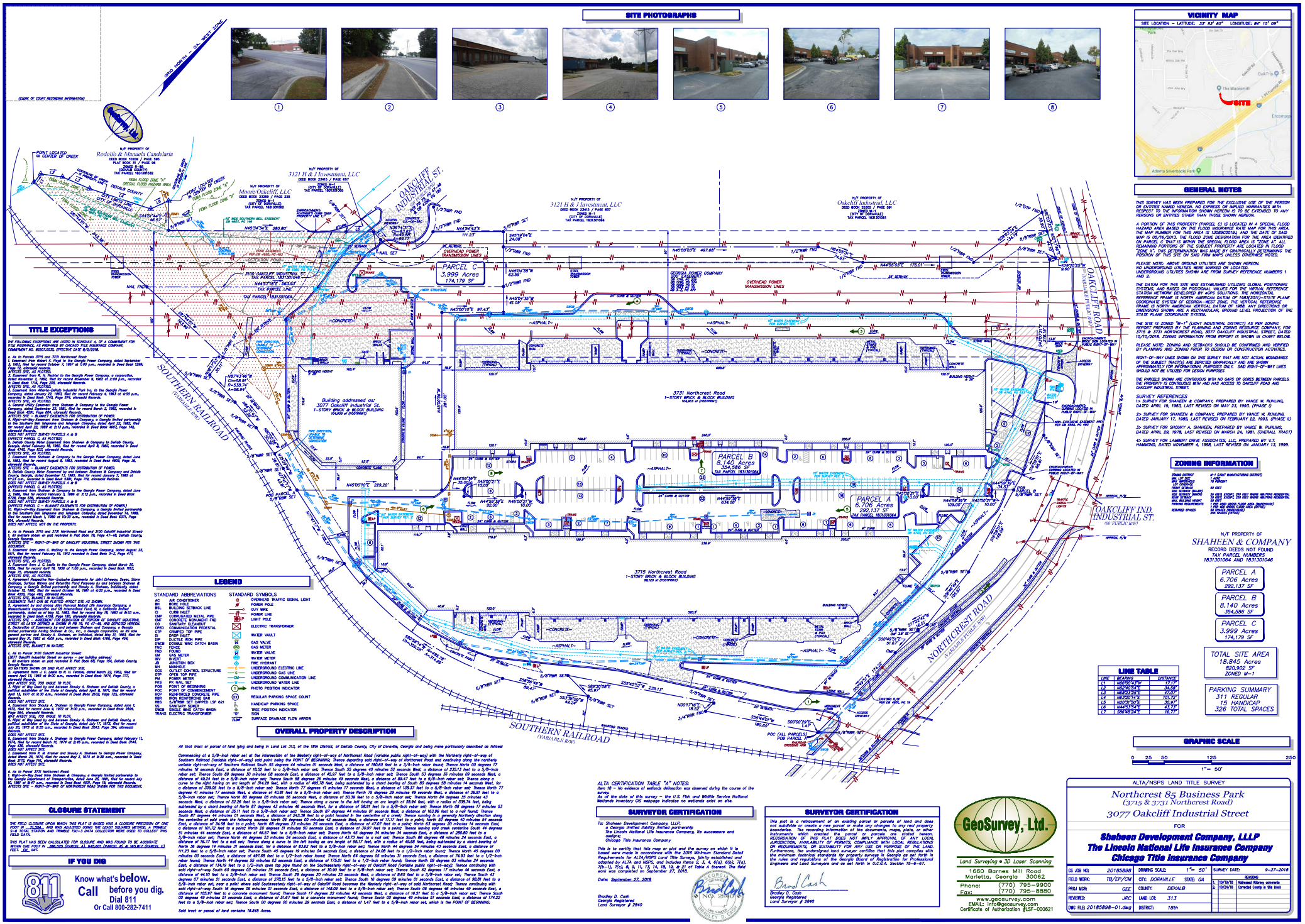
8. Conditions Necessary to Protect the Public Interest

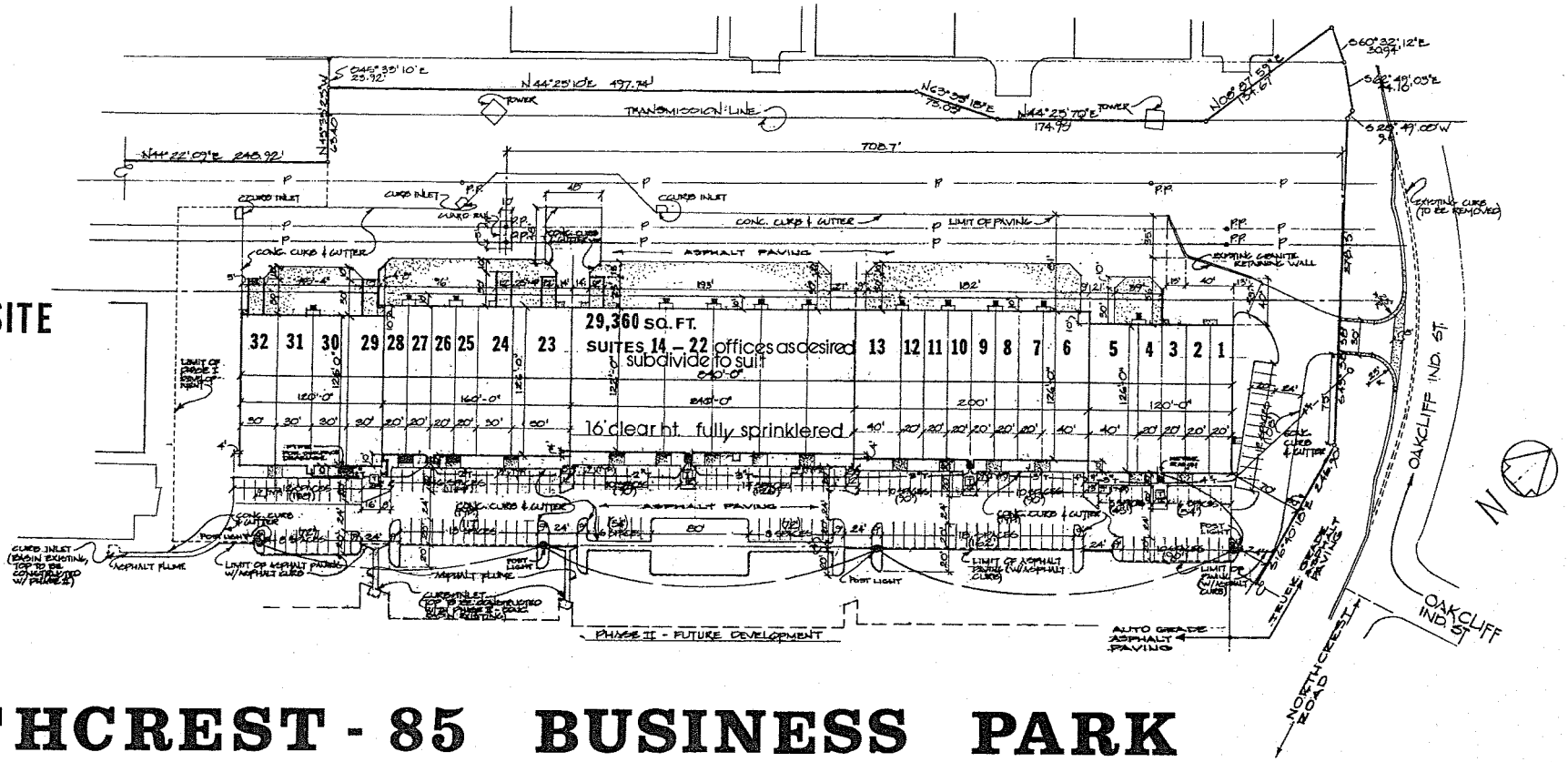
The Applicant agrees to comply with reasonable conditions imposed by the City of Doraville that may be necessary to protect the public interest and ensure the continued beneficial use and enjoyment of surrounding properties.

The Applicant is committed to maintaining the proposed use as an orderly, low-volume, indoor sales and display operation and to operating in compliance with applicable City requirements and any conditions associated with approval of the Conditional Use Permit.

Trending Group, Inc. DBA The FUD Trailer

Date: _____


SITE PHOTOGRAPHS
VICINITY MAP
GENERAL NOTES
TITLE EXCEPTIONS
ZONING INFORMATION
LEGEND
CLOSURE STATEMENT
IF YOU DIG
OVERALL PROPERTY DESCRIPTION
SURVEYOR CERTIFICATION
SURVEYOR CERTIFICATION
LINE TABLE
GRAPHIC SCALE
PARCEL A 6.706 Acres 292,137 SF
PARCEL B 8.140 Acres 354,586 SF
PARCEL C 3.999 Acres 174,179 SF
TOTAL SITE AREA 18.845 Acres 820,902 SF ZONED M-1
PARKING SUMMARY 311 REGULAR 15 HANDICAP 326 TOTAL SPACES
SOUTHERN RAILROAD
OAKCLIFF INDUSTRIAL ST.
OAKCLIFF ROAD
NORTHCREST ROAD
3077 Oakcliff Industrial St. 1-STORY BRICK & BLOCK BUILDING
3731 Northcrest Road 1-STORY BRICK & BLOCK BUILDING
3715 Northcrest Road 1-STORY BRICK & BLOCK BUILDING
N/F PROPERTY OF SHAHEEN & COMPANY
RECORD DEEDS NOT FOUND
TAX PARCEL NUMBERS: 18J301064 AND 18J301046
ALTA/NSPS LAND TITLE SURVEY
Northcrest 85 Business Park
(3715 & 3731 Northcrest Road)
3077 Oakcliff Industrial Street
FOR
Shaheen Development Company, LLLP
The Lincoln National Life Insurance Company
Chicago Title Insurance Company
GeoSurvey, Ltd.
Land Surveying • 3D Laser Scanning
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621



NORTHCREST - 85 BUSINESS PARK

UNITS	TOTAL SQ. FT.	OFFICE	WAREHOUSE
6	2,500	730	1,770
7	2,540	540	2000
1	2,540	876	1,664
2	3,770	765	3,005
2	3,810	802	3,008
1	3,838	838	3,000
3	5,080	908	4,172
1	6,290	1,081	5,209
1	29,360	To suit	
TOTAL	105,208 SQ.FT.		

3731 NORTHCREST RD. DORAVILLE, GA. 30340

LEASING INFORMATION
SHAHEEN & COMPANY
3625 CUMBERLAND BOULEVARD, SUITE 250
ATLANTA, GEORGIA 30339-3318
(404) 237 – 2100
(404) 266 – 1725 FAX
www.shaheenco.com

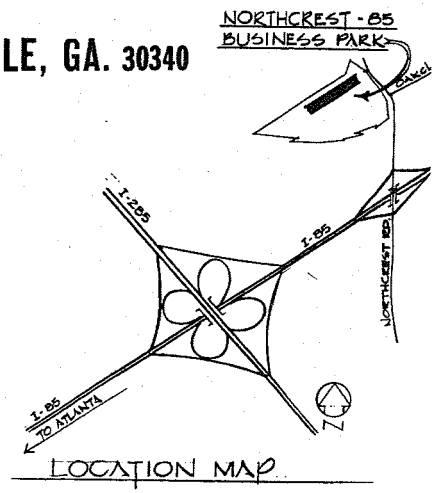
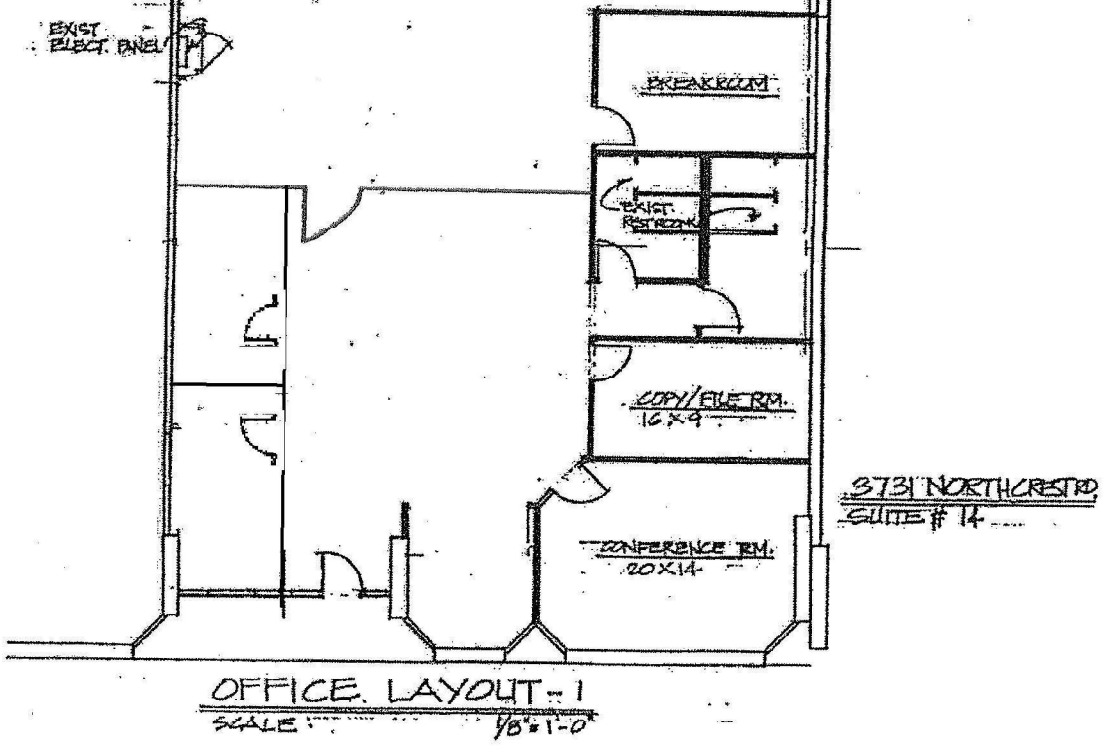


EXHIBIT A

WHS: 4,850 SF
OFF: 1,200 SF
TOT: 6,050 SF



OFFICE LAYOUT - 1
SCALE: 1/8"=1'-0"

THE CITY OF Doraville
Diversity, Vitality, Community

Community Development Department

Application #: CUP-26-05

DATE RECEIVED
10/6/2026

NOTARIZED AUTHORIZATION OF PROPERTY LANDOWNER

I, SHAHEEN DEVELOPMENT COMPANY, LLLP SWEAR THAT I AM THE **PROPERTY LANDOWNER**

Printed owner(s) name

OF **SUBJECT PROPERTY:** 3731 NORTHCREST RD DORAVILLE GA

WITH **PARCEL ID NO.:** 18 313 01 064 30340

AS SHOWN IN THE RECORDS OF **DEKALB COUNTY**, GEORGIA WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION. I ALSO HEREBY AUTHORIZE CITY STAFF TO INSPECT PREMISES OF ABOVE DESCRIBED PROPERTY.

NAME OF APPLICANT (PRINT CLEARLY):

THE FUD TRAILER COMPANY
TRENDING GROUP INC.

ADDRESS: 3731 NORTHCREST RD SUITE 14
DORAVILLE GA 30340

TELEPHONE [redacted] EMAIL [redacted]

Signature of Property Landowner

Personally Appeared
Before Me

BY: WBM PRESIDENT

Print Name of Property Landowner

WILLIAM SHAHEEN

Print Name

SHAHEEN DEVELOPMENT COMPANY LLLP.

Who Swears That The Information Contained
In this Authorization Is True and Correct
To The Best of His or Her Knowledge and Belief.

Anne C Parrott

Signature of Notary Public

9-29-26

Date

ANNE C PARROTT NOTARY PUBLIC CHEROKEE COUNTY GEORGIA EXPIRES JULY 16, 2028

THE CITY OF Doraville
Diversity, Vitality, Community

Community Development Department

Application #: CUP-26-05

DATE RECEIVED
10/6/2026

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A. Ch 36-67A, the following questions must be answered:

Have you the applicant made $250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes ____ No X

If the answer is Yes, you must provide written disclosure with the governing authority of the City of Doraville 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 date of each such contribution.

10-01-2026
NOTARY DATE

Elizabeth Santos
Notary Name Printed

11-17-2027
EXPIRATION DATE / SEAL

Cristian Martinez 10-01-2026
SIGNATURE OF APPLICANT DATE

Cristian Martinez
Applicant Name Printed

Check One: Owner X Applicant/Agent ____

ELIZABETH SANTOS
Notary Public, State of Texas
Comm. Expires 11-17-2027
Notary ID 128803222

Subject Property Street Address:

3731 Northcrest Rd #14, Doraville, GA 30340

THE CITY OF Doraville
Diversity, Vitality, Community

Community Development Department

Application #: CUP-26-05

PRE-APPLICATION MEETING WITH STAFF

Prior to submitting the application, applicants shall meet with staff to discuss all application submittal requirements.

DATE RECEIVED
10/6/2026

DATE OF MEETING: 09/22/2026

Please state the Conditional Use you are requesting:

Sales of pull behind food trailers

Applicant's Signature: To the best of my knowledge, this pre-application review is correct and complete. Applicant will submit documentation for the application pursuant to the Zoning Ordinance of the City of Doraville.

Applicant signature: Cristian Martinez Date: 10-01-2026

Staff signature: Albert Trevino Date: 10-2-2026

Staff name printed: Albert Trevino

Staff signature only certifies that the required pre-application meeting has been held and does not indicate the position of the Community Development Department on any proposal.

APPLICANT SIGNATURES

PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before it will be accepted. It must include all required attachments and filing fees. **An application which lacks any of the required attachments or information shall be deemed incomplete and shall not be accepted.**

10-01-2026
NOTARY DATE

Cristian Martinez 10-01-2026
SIGNATURE OF APPLICANT DATE

Elizabeth Santos
Notary Name Printed

Cristian Martinez
Applicant Name Printed

11-17-2027
EXPIRATION DATE / SEAL

Check One: Owner X Applicant/Agent ____

ELIZABETH SANTOS
Notary Public, State of Texas
Comm. Expires 11-17-2027
Notary ID 128803222

Photographs of Existing Site

3731 Northcrest Rd., Suite 14, Doraville, GA 30340 - Existing conditions, no new construction proposed



PHOTO 1 **Building frontage and customer parking field**

Northcrest-85 Business Park, Suite 14 storefront with existing striped parking.



PHOTO 2 **Suite 14 main entrance**

Brick facade, tenant sign, and pedestrian walkway from the parking lot.

Photographs of Existing Site

3731 Northcrest Rd., Suite 14, Doraville, GA 30340 - Existing conditions, no new construction proposed

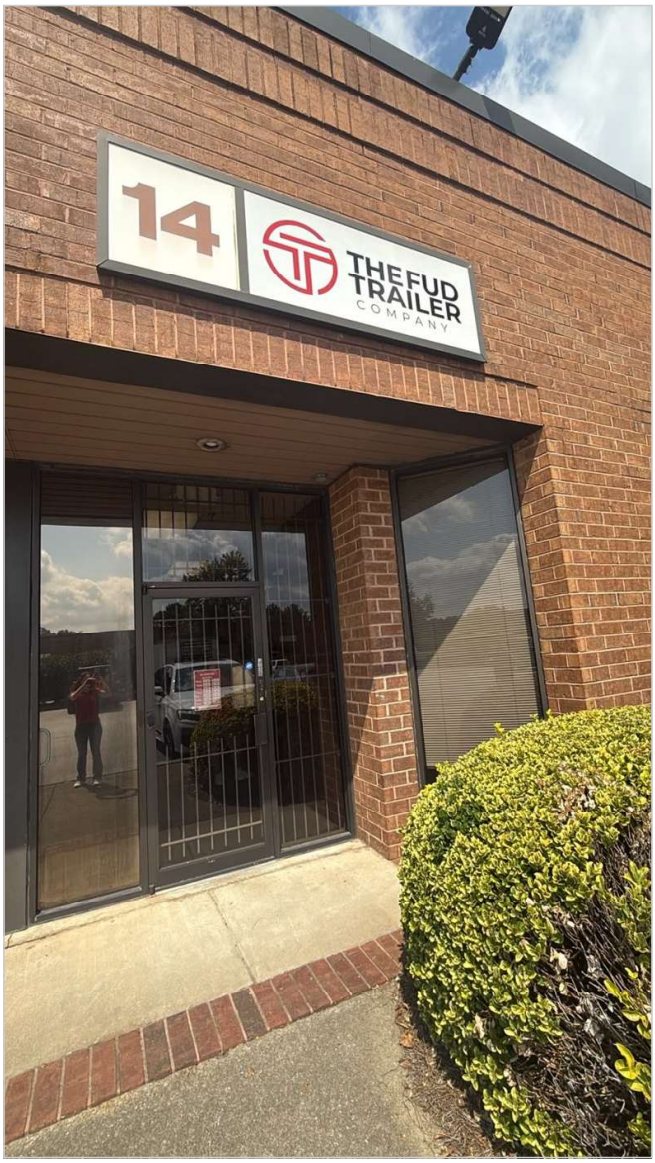


PHOTO 3 **Storefront entry door and signage**

Existing wall sign; no new exterior construction proposed.

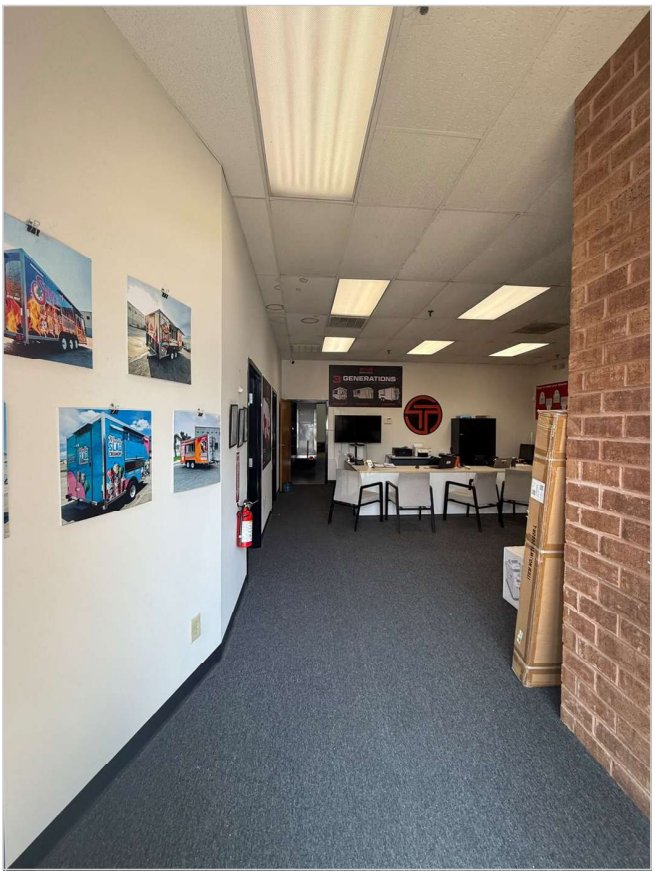


PHOTO 4 **Entry corridor**

View from the entry toward the reception and sales area.

Photographs of Existing Site

3731 Northcrest Rd., Suite 14, Doraville, GA 30340 - Existing conditions, no new construction proposed

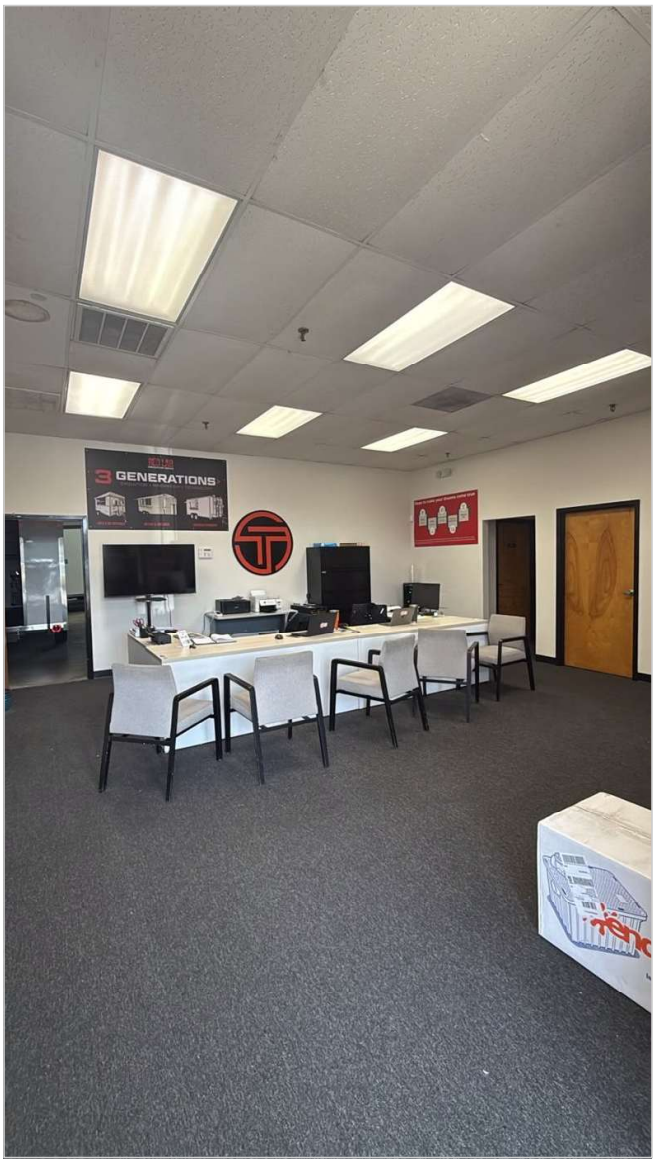


PHOTO 5 **Reception and sales counter**

Customer service counter where trailer sales are conducted.

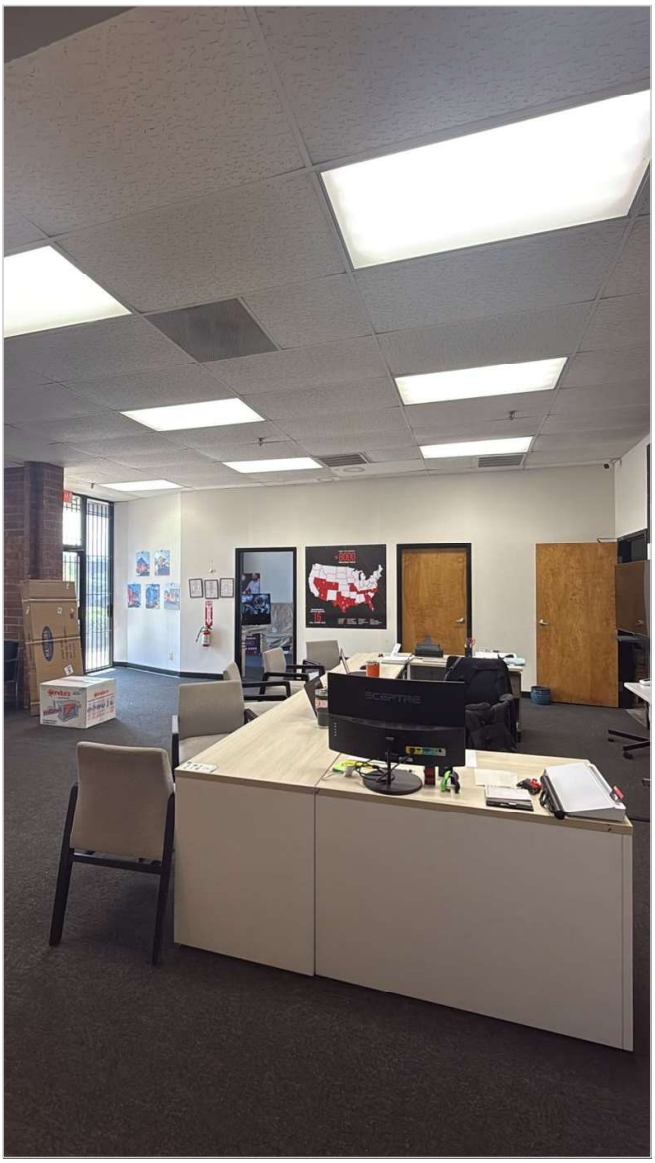


PHOTO 6 **Sales office area**

Open office with workstations; doors to private offices.

Photographs of Existing Site

3731 Northcrest Rd., Suite 14, Doraville, GA 30340 - Existing conditions, no new construction proposed

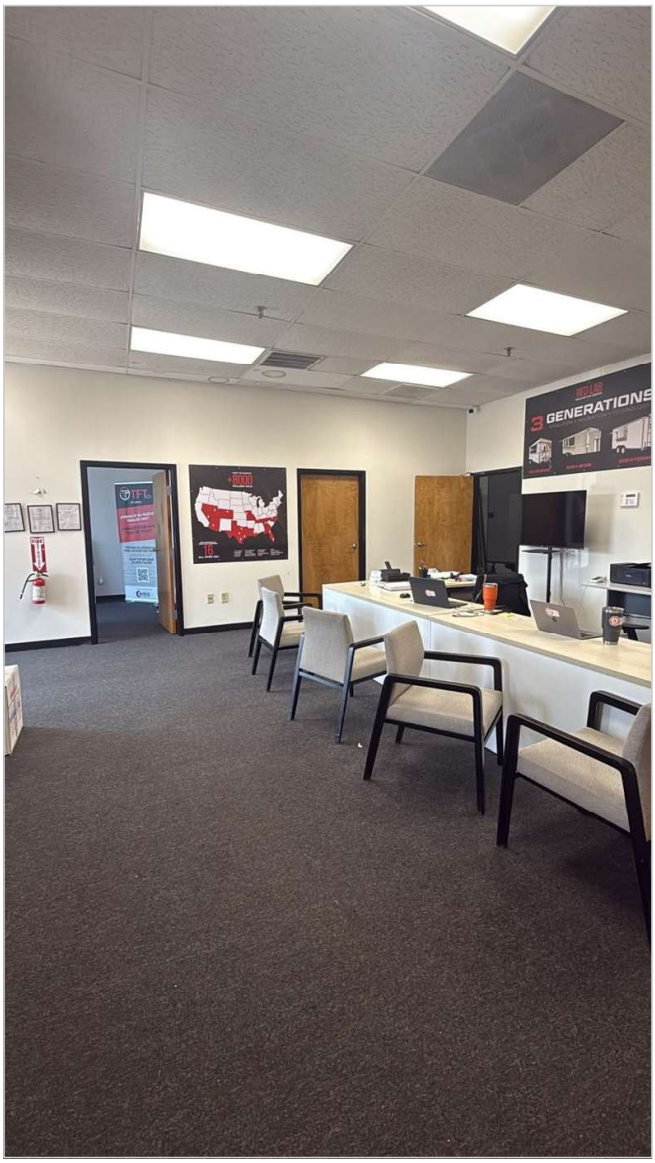


PHOTO 7 **Customer seating at sales counter**

Seating for customer consultations; access to showroom at left.

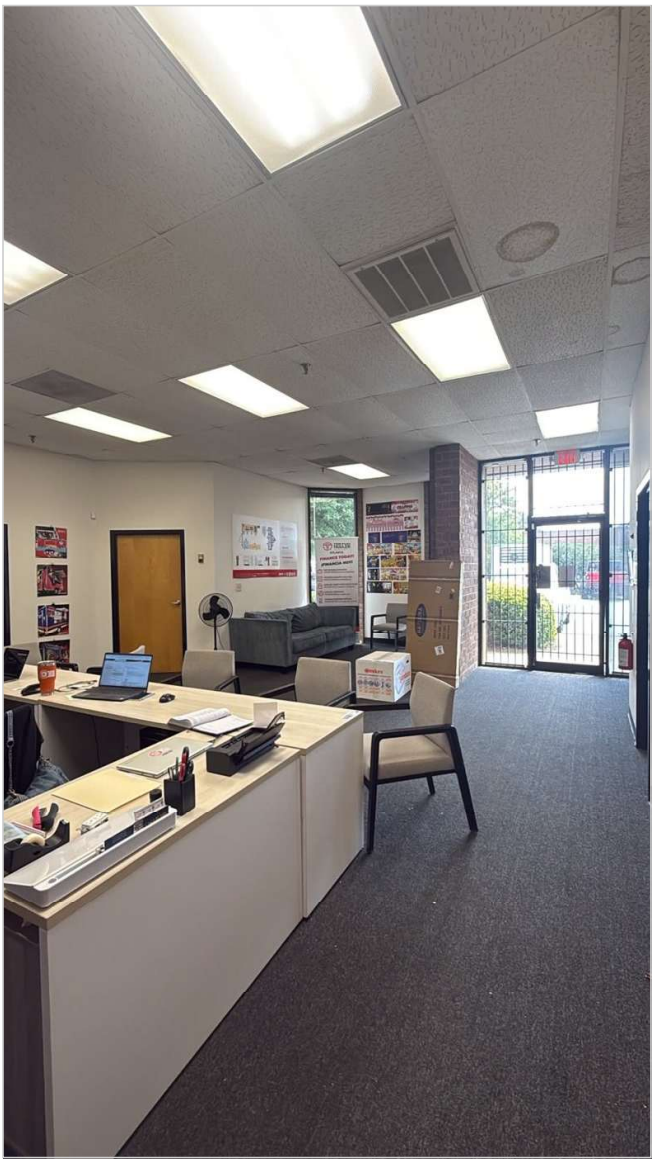


PHOTO 8 **Office area toward storefront**

Office area looking toward the glass storefront entrance.

Photographs of Existing Site

3731 Northcrest Rd., Suite 14, Doraville, GA 30340 - Existing conditions, no new construction proposed

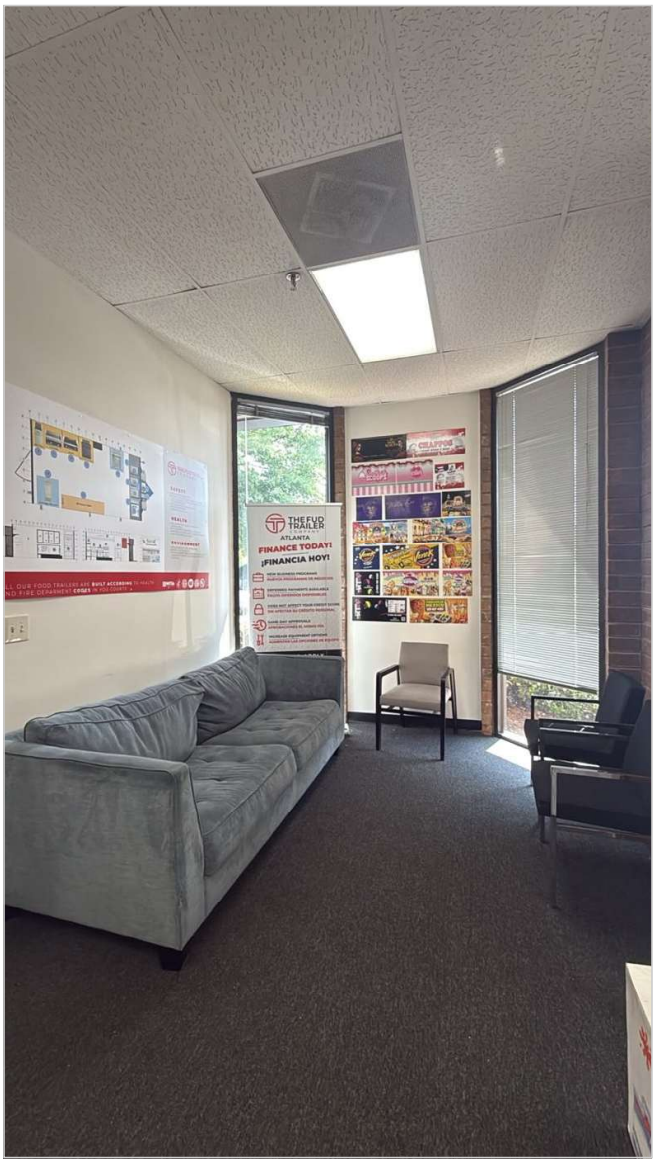


PHOTO 9 **Customer waiting area**

Waiting lounge adjacent to the storefront windows.

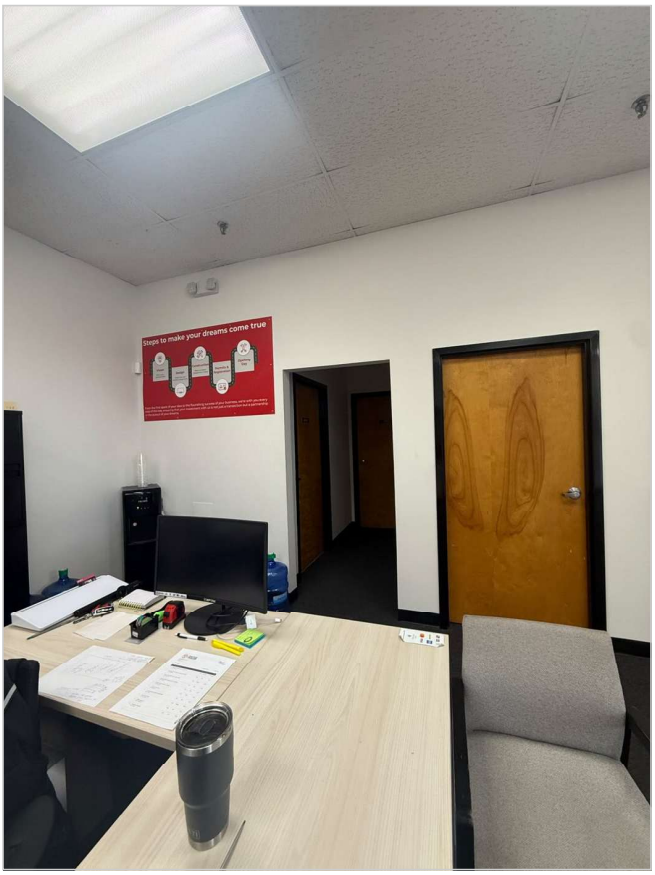


PHOTO 10 **Private office and corridor**

Office with corridor leading to the restrooms.

Photographs of Existing Site

3731 Northcrest Rd., Suite 14, Doraville, GA 30340 - Existing conditions, no new construction proposed

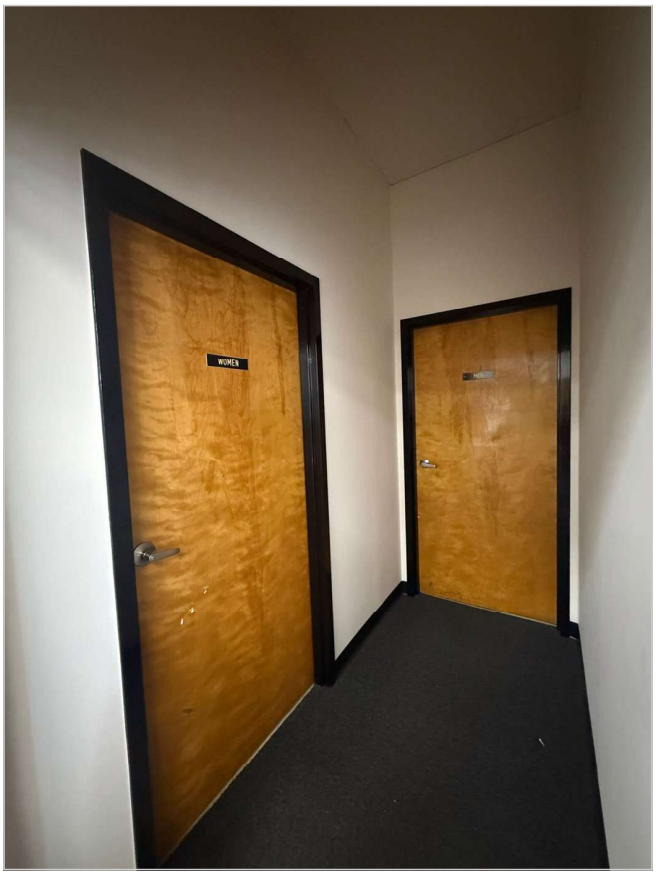


PHOTO 11 **Restrooms**

Existing men's and women's restrooms.



PHOTO 12 **Indoor trailer display area**

Food concession trailers displayed entirely indoors in the warehouse space.

Photographs of Existing Site

3731 Northcrest Rd., Suite 14, Doraville, GA 30340 - Existing conditions, no new construction proposed



PHOTO 13 **Rear overhead door (loading)**

Existing overhead door used to move trailers in and out of the building.