

Public Hearing: YES  NO

Department: Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S):** Commission District 04 Super District 06

**Application of Murtaza Mohammadzai to rezone property from R-85 (Residential Medium Lot-85) zoning district to C-1 (Local Commercial) zoning district to allow a tire shop and emissions station, at 4700 East Ponce de Leon Avenue.**

**PETITION NO:** N6-2026-0450 Z-26-1248013

**PROPOSED USE:** Tire shop and emissions station.

**LOCATION:** 4700 East Ponce de Leon Avenue, Stone Mountain, Georgia 30083

**PARCEL NO. :** 18 142 01 012

**INFO. CONTACT:** Andrea Folgherait, Sr. Planner

**PHONE NUMBER:** 404-371-2155

**PURPOSE:**

Application of Murtaza Mohammadzai to rezone property from R-85 (Residential Medium Lot-85) zoning district to C-1 (Local Commercial) zoning district to allow a tire shop and emissions station.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** (April 2026) Denial.

**PLANNING COMMISSION:** (May 5, 2026) Pending.

**PLANNING STAFF:** (May 2026) Denial.

**STAFF ANALYSIS:** The applicant requests to rezone the subject property from R-85 (Residential Medium Lot-85) to C-1 (Local Commercial) to allow a tire shop and emissions station. This proposed use is not compatible with the surrounding development pattern, which is characterized by low- to medium-density residential uses. Previously the use of the site was a daycare center, which represented a lower-intensity, neighborhood-serving use. The subject property is located at the intersection of three (3) jurisdictions—DeKalb County, the City of Clarkston, and the City of Tucker. Both the City of Clarkston and the City of Tucker have submitted letters of opposition, citing conflicts with their respective planning objectives. The DeKalb *2050 Unified Plan* designates the site within the Suburban (SUB) Character Area, which encourages well-designed, small-scale, and context-sensitive infill development that preserves neighborhood character (pg. 14). While C-1 is a permitted zoning district within this character area, the primary intent is to support established residential neighborhoods and low-impact uses such as small-scale retail, healthcare, civic, and institutional uses which characterize the surrounding development pattern. The proposed automotive use is more intensive and does not align with these objectives. Additionally, the rezone request is not consistent with *DeKalb County Stone Mountain Trail Master Plan*, to support pedestrian oriented design and connectivity and broader community enhancement along this transitional corridor. The site contains two structures which include a primary single-family house with a basement and one accessory structure per the submitted survey (“Sheet 1,” dated February 12, 2026). As it exists, the subject site appears to be legally nonconforming (pavement/parking and accessory structure in the front yard). Any site development may require compliance and/or variances. The applicant has not provided sufficient detail demonstrating how the site will be modified to accommodate the proposed use or comply with applicable zoning requirements, including Section 5.4.5 (*Transitional Buffers*) and Section 4.2.14(C) (*Automobile Repair and*

*Maintenance Establishments, Minor*). Notably, a 50-foot Class “C” transitional buffer is required along the eastern property line adjacent to R-85 zoning, and compliance has not been demonstrated. Interdepartmental comments (enclosed) indicate that MARTA does not generally support the rezoning of residential uses to a non-transit friendly use such as an auto-oriented use. The proposed rezoning is inconsistent with the primary intent of the SUB Character Area and incompatible with the surrounding majority single-family and institutional development pattern. Therefore, pursuant to Sec. 27-7.3.5 (A–H), Staff recommends ***“Denial”***.

**PLANNING COMMISSION VOTE: (May 5, 2026) Pending.**

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: (April 2026) Denial 8-0-2.**



**Planning Commission Hearing Date: May 5, 2026**  
**Board of Commissioners Hearing Date: May 28, 2026**

**STAFF ANALYSIS**

|                                |   |   |
|--------------------------------|---|---|
| <b>CASE NO.:</b>               | Z-26-1248013  | <b>File ID #:</b> 2026-0450                     |
| <b>Address:</b>                | 4700 East Ponce de Leon Avenue,<br>Stone Mountain, GA 30083   | <b>Commission District: 4 Super District: 6</b> |
| <b>Parcel ID(s):</b>           | 18 142 01 012   |   |
| <b>Request:</b>                | Application of Murtaza Mohammadzai to rezone property from R-85 (Residential Medium Lot-85) zoning district to C-1 (Local Commercial) zoning district to allow a tire shop and emissions station. |   |
| <b>Property Owner(s):</b>      | Kelly James Irrevocable Trust   |   |
| <b>Applicant/Agent:</b>        | Murtaza Mohammadzai   |   |
| <b>Acreage:</b>                | 1.03  |   |
| <b>Existing Land Use:</b>      | Suburban  |   |
| <b>Surrounding Properties:</b> | <b>North:</b> R-85 (Residential Medium Lot-85) <b>South:</b> R-85 <b>East:</b> R-85 <b>West:</b> R-85   |   |
| <b>Comprehensive Plan:</b>     | Suburban  | <b>Consistent</b> <b>Inconsistent</b> <b>X</b>  |

**STAFF RECOMMENDATION: DENIAL.**

The applicant requests to rezone the subject property from R-85 (Residential Medium Lot-85) to C-1 (Local Commercial) to allow a tire shop and emissions station. This proposed use is not compatible with the surrounding development pattern, which is characterized by low- to medium-density residential uses. Previously the use of the site was a daycare center, which represented a lower-intensity, neighborhood-serving use. The subject property is located at the intersection of three (3) jurisdictions—DeKalb County, the City of Clarkston, and the City of Tucker. Both, the City of Clarkston and the City of Tucker have submitted letters of opposition, citing conflicts with their respective planning objectives.

The DeKalb 2050 *Unified Plan* designates the site within the Suburban (SUB) Character Area, which encourages well-designed, small-scale, and context-sensitive infill development that preserves neighborhood character (pg. 14). While C-1 is a permitted zoning district within this character area, the primary intent is to support established residential neighborhoods and low-impact uses such as small-scale retail, healthcare, civic, and institutional uses which characterize the surrounding development pattern. The proposed automotive use is more intensive and does not align with these objectives. Additionally, the rezone request is not consistent with *DeKalb County Stone Mountain Trail Master Plan*, to support pedestrian oriented design and connectivity and broader community enhancement along this transitional corridor.

The site contains two structures which include a primary single-family house with a basement and one accessory structure per the submitted survey (“Sheet 1,” dated February 12, 2026). As it exists, the subject site appears to be legally nonconforming (pavement/parking and accessory structure in the front yard). Any site development may require compliance and/or variances. The applicant has not provided sufficient detail demonstrating how the site will be modified to accommodate the proposed use or comply with applicable

zoning requirements, including Section 5.4.5 (*Transitional Buffers*) and Section 4.2.14(C) (*Automobile Repair and Maintenance Establishments, Minor*). Notably, a 50-foot Class “C” transitional buffer is required along the eastern property line adjacent to R-85 zoning, and compliance has not been demonstrated.

Interdepartmental comments (enclosed) indicate that MARTA does not generally support the rezoning of residential uses to a non-transit friendly use such as an auto-oriented use. The proposed rezoning is inconsistent with the primary intent of the SUB Character Area and incompatible with the surrounding majority single-family and institutional development pattern. Therefore, pursuant to Sec. 27-7.3.5 (A–H), Staff recommends ***"Denial"***.

## DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer  
Lorraine Cochran-Johnson

Director  
Juliana A. Njoku

### Zoning Comments May 2026

#### **N2. Z-26-1247988 (2026-0443) 1942 Columbia Drive:**

Columbia Drive is classified as a Minor Arterial. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multi-use path. It requires pedestrian scale streetlights. Snapfinger Road is classified as a Major Arterials, Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: Requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 10-foot multiuse path with pedestrian scale streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

#### **N3&N4. CZ-26-1248015 (2026-0444) & SLUP 26-1248014 (2026-0445) 2960 N. Druid Hills Road:**

N. Druid Hilla Road is classified as a Major Arterials, also a Georgia State Route. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: Requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. It requires a 10-foot multiuse path with pedestrian scale streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

#### **N5&N6. Z-26-1247887 (2026-0448) & LP-26-1247955 (2026-0449) 711 Hillmont Avenue:**

Hillmont Avenue is classified as a local roadway. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. It requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)).

#### **N7. Z-26-12478013 (2026-0450) 4700 E Ponce De Leon Avenue:**

E. Ponce Leon is classified as a Minor Arterial. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multi-use path. It requires pedestrian scale streetlights ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)).

#### **N8. SLUP-26-12478019 (2026-0451) 1179 Old Coach Road:**

Old Coach Road is classified as a local roadway. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. It requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)).

#### **N9. Z-26-1247923 (2026-0452) 2697 Kelly Lake Road:**

Kelly Lake Road is classified as a local roadway. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. It requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)).

**N10, N11, N12: 4733, 4773, & 4775 Memorial Drive:**

**SLUP-26-1248016 (2026-0447), SLUP-26-1248043 (2026-0489), SLUP-26-1248044 (2026-0490)**

Memorial Drive is classified as a Major Arterials, also a Georgia State Route. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: Requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 10-foot multiuse path with pedestrian scale streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO. Collingwood Drive is classified as a local roadway. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. It requires a 5-foot landscape strip with a 5-foot sidewalk. It requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)).



Wednesday, March 18, 2026

To: Mr. John Reid, Senior Planner  
From: Ryan Cira, Director, Division of Environmental Health  
Cc: Alan Gaines, Deputy Director, Division of Environmental Health  
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

3/18/2026

N1-2026-0453 TA-26-1248040

- Text amendment. See general comments.

N2-2026-0443 Z-26-1247988

1942 Columbia Drive, Decatur, GA 30032

- See general comments.

N3-2026-0444 CZ-26-1248015

2960 North Druid Hills Road, Atlanta, GA 30329

- See general comments

N4-2026-0445 SLUP-26-1248014

2960 North Druid Hills Road, Atlanta, GA 30329

- SLUP. See general comments.

N5-2026-0448 LP-26-1247955

711 Hillmont Avenue, Decatur, GA, 30030

- See general comments.

N6-2026-0449 Z-26-1247887

711 Hillmont Avenue, Decatur, GA 30030

- See general comments.





**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID [jreid@dekalbcountyga.gov](mailto:jreid@dekalbcountyga.gov) AND/OR LASONDRA HILL [lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)**

**Z-26-1248013 (4700 E. Ponce de Leon Avenue)**

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**The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.**

**DEVELOPMENT ANALYSIS:**

- **Transportation/Access/Row**

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- **Storm Water Management**

This new development will require full stormwater with extra measure because it will be consider a hotspot

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- **Flood Hazard Area/Wetlands**

There are no flood hazard or wetlands on this property

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- **Landscaping/Tree Preservation**

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- **Tributary Buffer**

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**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

**NOTE:** PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID [jreid@dekalbcountyga.gov](mailto:jreid@dekalbcountyga.gov) AND/OR LASONDRA HILL [lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)

**REZONE  
COMMENTS FORM:**

**PUBLIC WORKS ROAD AND DRAINAGE**

Case No.: Z-26-1248013 Parcel I.D. #: 18 142 01 012

Address: 4700 East Ponce de Leon Avenue

Drainage Basin: South Fork Peachtree Creek

Upstream Drainage Area: N/A

Percent of Property in 100-Year Floodplain: 0%

Impact on property (flood, erosion, sedimentation) under existing zoning: No record of impacts of flood, erosion, sedimentation on the property under existing zoning.

Required detention facility(s): N/A

**COMMENTS:**

The activity proposed under this SLUP require adequate protection of the environment and waters of the State. Illegal dumping of tires is prohibited per County codes and must be properly disposed in accordance with approved procedures. Adequate use of proper BMPs is recommended.

Signature: Akin A. Akinsola



**DEKALB COUNTY  
GOVERNMENT PLANNING  
DEPARTMENT DISTRIBUTION  
FORM**

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID [jreid@dekalbcountyga.gov](mailto:jreid@dekalbcountyga.gov) AND/OR LASONDRA HILL [lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)**

**COMMENTS FORM:  
PUBLIC WORKS WATER AND SEWER**

Case No.: Z-26-1248013 Parcel I.D. #: 18 142 01 012

Address: 4700 East Ponce de Leon Avenue  
Stone Mountain, GA 30083

**WATER:**

Size of existing water main: 12" CI (adequate/inadequate)

Distance from property to nearest main: adjacent Size of line required, if inadequate: \_\_\_\_\_

**SEWER:**

Outfall Servicing Project: South folk Peachtree Creek

Is sewer adjacent to property: Yes \_\_\_\_\_ No  If no, distance to nearest line: 805 Ft

Water Treatment Facility: Atlanta adequate \_\_\_\_\_ inadequate \_\_\_\_\_

Sewage Capacity: 36 (MGPD) Current Flow: 40 (MGPD)

**COMMENTS:**

The activity proposed under this SLUP require adequate protection of the  
environment and waters of the State. Illegal dumping of tires is prohibited  
per County codes and must be properly disposed in accordance with  
approved procedures. Adequate use of proper BMPs is recommended.

Signature: Yola Lewis



DEKALB COUNTY  
GOVERNMENT PLANNING  
DEPARTMENT DISTRIBUTION  
FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID [jreid@dekalbcountyga.gov](mailto:jreid@dekalbcountyga.gov) AND/OR LASONDRA HILL [lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)

COMMENTS FORM:  
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: Z-26-1248013 Parcel I.D. #: 18 142 01 012  
Address: 4700 East Ponce de Leon Avenue, Stone Mountain 30083

Adjacent Roadway (s):

(classification) (classification)

Capacity (TPD) \_\_\_\_\_  
Latest Count (TPD) \_\_\_\_\_  
Hourly Capacity (VPH) \_\_\_\_\_  
Peak Hour. Volume (VPH) \_\_\_\_\_  
Existing number of traffic lanes \_\_\_\_\_  
Existing right of way width \_\_\_\_\_  
Proposed number of traffic lanes \_\_\_\_\_  
Proposed right of way width \_\_\_\_\_

Capacity (TPD) \_\_\_\_\_  
Latest Count (TPD) \_\_\_\_\_  
Hourly Capacity (VPH) \_\_\_\_\_  
Peak Hour. Volume (VPH) \_\_\_\_\_  
Existing number of traffic lanes \_\_\_\_\_  
Existing right of way width \_\_\_\_\_  
Proposed number of traffic lanes \_\_\_\_\_  
Proposed right of way width \_\_\_\_\_

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7<sup>th</sup> Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the \_\_\_\_\_ square foot place of worship building would generate \_\_\_\_\_ vehicle trip ends, with approximately \_\_\_\_\_ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the \_\_\_\_\_ (Single Family Residential) District designation which allows a maximum of \_\_\_\_\_ units per acres, and the given fact that the project site is approximately \_\_\_\_\_ acres in land area, \_\_\_\_\_ daily vehicle trip end, and \_\_\_\_\_ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS: Did not see any traffic engineering concerns at this time.

Signature: Jerry White



**MARTA May 2026  
Case Comments**

**N2. Z-26-1247988 - 1942 Columbia Drive:**

- Developer to coordinate with MARTA during design and construction. This property is located along two MARTA bus routes.

**N3. CZ-26-1248015 - 2960 North Druid Hills Road:**

- Developer to coordinate with MARTA during design and construction. This property is located along a MARTA bus route and directly adjacent to a MARTA bus bench.

**N7. Z-26-1248013: 4700 East Ponce de Leon Avenue:**

- Developer to coordinate with MARTA during design and construction. This property is located along a MARTA bus route. Generally, MARTA does not support the rezoning of residential uses to a non-transit friendly use such as an automotive store.

# REZONING APPLICATION

to Amend the Official Zoning Map of DeKalb County, Georgia

Subject Property Address: 4700 East Ponce de Leon Avenue

City: Stone Mountain State: GA Zip: 30084

Parcel ID Number(s): 18 142 01 012

Acreage: 1.03 Commission District(s): 4 Super District: 6

Existing Zoning District(s): R-85 Proposed Zoning District(s): C-1

Existing Land Use Designation(s): SUB Proposed Land Use Designation(s): \_\_\_\_\_ (if applicable)

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

Owner  Agent

Murtaza Mohammadzai  
Signature

02/16/2026  
Date

### REZONE APPLICATION FEES:

**RE, RLG, R-100, R-85, R-75, R-60 MHP, RNC, RSM, MR-1, MR-2 \$500.00**

**HR-1, HR-2, HR-3 MU-1, MU-2, MU-3, MU-4, \$750.00**

**MU-5 O-I, OD, OIT, NS, C-1, C-2, M, M-2**

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

B

Text of letter sent to community members as notice of community meeting

**Notice of Community Meeting**

**Re: Rezoning Application for: 4700 East Ponce de Leon Ave., Stone Mtn, GA 30083**

November 17, 2025

Dear Property Owner:

We are planning to apply for a Dekalb County Rezoning Application to change the zoning from residential to commercial for 4700 East Ponce de Leon Avenue, Stone Mountain, GA, 30083. We are seeking to rezone the property to allow for the operation of a tire business. To find out more about the project, ask questions, and voice your opinion, please join us at the following community meeting:

**Date: December 8, 2025**

**Time: 05:00 P.M. Eastern Time**

**Location: Zoom**

**Meeting ID: 382 541 9737**

**Passcode: G70qLn**

There are multiple ways to join the meeting, including via your computer, cell phone, or tablet, with or without video. If you are unable to make it but would like to learn more, please call us at [REDACTED] We look forward to seeing you there!

Sincerely,

Murtaza Mohammadzai

C

February 17th, 2026

Re: Letter of Application for Rezoning Application

To the DeKalb County Department of Planning and Sustainability,

I am writing to formally submit an application requesting the rezoning of the property located at 4700 East Ponce DeLeon Ave, Stone Mountain, GA 30083 (Parcel No. 1814201012), from **R-85 (Single-Family Residential District)** to **C-1 (Local Commercial District)**.

**a) Proposed Zoning Classification**

The proposed zoning classification for the subject property is **C-1 (Local Commercial District)**.

**b) Reason for the Modification Request and Comprehensive Plan Consistency**

The requested rezoning is intended to allow for a neighborhood-serving commercial use that is compatible with surrounding land uses and consistent with the goals and policies of the DeKalb County Comprehensive Plan. The Comprehensive Plan encourages reinvestment in existing structures, adaptive reuse of underutilized properties, reduction of long-term vacancy, and the location of commercial uses in appropriate areas that serve nearby residents.

Although the property is currently zoned R-85, it has historically functioned in a non-residential capacity as a daycare facility and has not been used for that purpose for over one year. Rezoning the property to C-1 will facilitate productive reuse of an existing building, promote efficient land use, and support local economic activity without introducing new residential density or extensive new construction.

**c) Existing and Proposed Use of the Property**

The existing building remains on the property but is currently vacant. The property was formerly used as a daycare facility and has not been in operation for more than one year. The proposed use of the property is a **tire shop**, providing tire sales, installation, balancing and emissions testing, intended to serve the surrounding community.

**d) Detailed Characteristics of the Proposed Use**

The proposed tire shop will operate within the existing building footprint, subject to all applicable DeKalb County permits and regulations. The property contains one one-story primary residential structure with a finished basement and one accessory structure, as shown on the Boundary and Topographic Survey.

Based on scaled measurements from the survey exhibit, the primary structure has an estimated footprint of approximately 2,000–3,200 square feet. The finished basement is estimated to be similar in size to the main level, resulting in an estimated total finished gross floor area of approximately 4,000–6,400 square feet. The accessory structure is estimated to contain approximately 900–1,600 square feet.

C

The primary structure is estimated to be approximately 20–30 feet in height to the roof ridge, which is below the maximum height permitted within the applicable zoning district.

All figures are approximate and provided for planning purposes based on the survey graphic. Final calculations may be verified through architectural documentation or field measurement.

The proposed use will operate Monday through Saturday from 8:00 a.m. to 5:00 p.m., with a maximum of three (3) employees on site at any given time. The manner of operation will include customer drop-off and pickup of vehicles for tire-related services. All services will be conducted on-site.

**Compatibility with Surrounding Properties**

The proposed rezoning and use are designed to be compatible with surrounding properties, including nearby residential uses. The tire shop will operate as a local commercial use with controlled hours of operation and limited scope of services. The reuse of an existing structure minimizes changes to the physical character of the area and avoids the impacts associated with new large-scale development.

Appropriate buffering, parking, and operational standards will be maintained in accordance with DeKalb County requirements to mitigate potential impacts related to noise, traffic, lighting, and visual appearance. The proposed C-1 zoning represents a logical transition between residential uses and neighborhood-serving commercial activity and is consistent with established development patterns in the area.

For these reasons, the requested rezoning is consistent with the DeKalb County Comprehensive Plan and promotes orderly development while maintaining compatibility with adjacent properties.

Thank you for your time and consideration of this application. I am available to provide any additional information or documentation required as part of the review process.

Respectfully submitted,

Murtaza Mohammadzai



# C

## **Impact Analysis**

Rezoning from R-85 to C-1

4700 E. Ponce De Leon Ave, Stone Mountain, GA 30038

- A. The proposed C-1 zoning is consistent with the intent of the Comprehensive Plan to promote appropriate commercial development where residential use is no longer viable. The site's established non-residential history and extended vacancy support the requested classification as a logical and orderly land use transition.
- B. The site's established non-residential history supports transition to a commercial designation. A tire shop is a permitted C-1 use and will comply with all buffering, setback, and operational standards, ensuring compatibility with nearby properties.
- C. The prolonged vacancy confirms limited reasonable economic use under the current R-85 classification. Rezoning enables productive reinvestment and eliminates ongoing underutilization.
- D. The proposal will not adversely affect surrounding properties. Redevelopment of a vacant site will improve aesthetics, increase tax value, and reduce potential blight.
- E. The prolonged vacancy and prior commercial use reflect changing conditions that support this request. Market demand for automotive service uses further justifies the proposed zoning as a reasonable adaptation to present economic realities.
- F. The rezoning is not anticipated to impact any designated historic structures, districts, or archaeological resources.
- G. The proposed use generates moderate traffic typical of neighborhood commercial activity and can be accommodated by existing roads and utilities. No school impacts apply.

**AUTHORIZATION**

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 1/16/2026

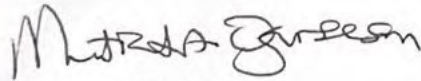
TO WHOM IT MAY CONCERN:

I/WE: Kelly James Irrevocable Trust  
Name of Owner(s)

being owner(s) of the subject property described below or attached hereby delegate authority to:

Murtaza Mohammadzai  
Name of Agent or Representative

to file an application on my/our behalf.

  
Notary Public

  
Owner

**MUTIAT A OGUNESAN**  
NOTARY PUBLIC  
DeKalb County  
State of Georgia  
My Comm. Expires Mar. 15, 2029

E



DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made \$250.00 or more in campaign contributions to a local government official within two years immediately preceding the filling of this application?

Yes: \_\_\_\_\_ No:

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

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

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the

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

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

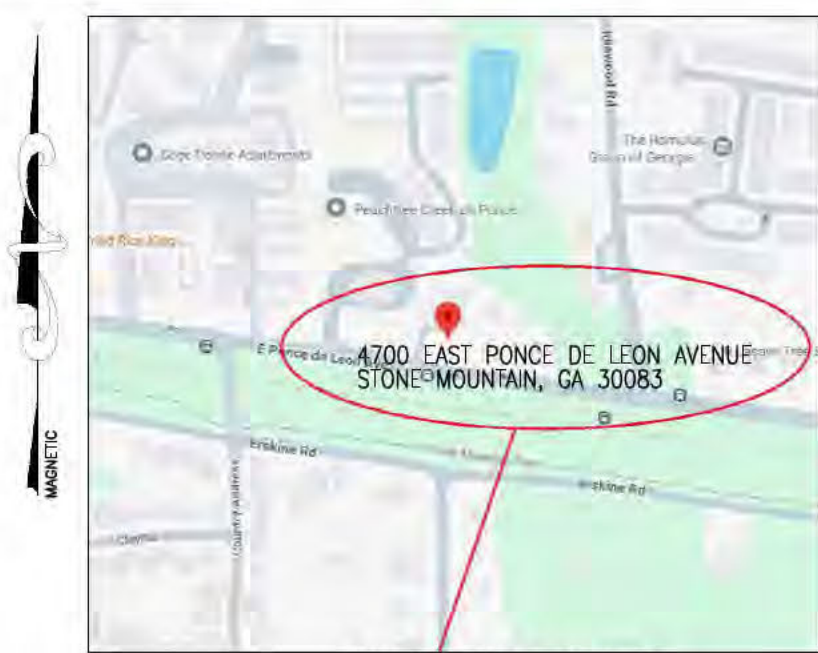
\_\_\_\_\_

Notary
Check one:

Signature of Applicant (handwritten signature)
Date: 2/16/2026
 Owner  Agent

Expiration Date/ Seal

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



**SITE LOCATION MAP**  
NOT TO SCALE

**ZONING NOTE:**  
BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

**PROPERTY IS ZONED R-85 DEKALB COUNTY**  
BUILDING SETBACK:  
FRONT: 50'  
SIDE: 8.5'  
REAR: 40'  
MAX. BUILDING HEIGHT: 35'  
MAX LOT COVERAGE: 35%

**NO PUBLIC SEWER ON SITE**

**\* LEGEND \***

- APP AS PER PLAT
- APD AS PER DEED
- APF AS PER FIELD
- A ANGLE IRON FOUND
- APZ AS PER ZONING
- BB BOTTOM BANK
- BC BACK OF CURB
- BLK BLOCK
- BLS BUILDING SETBACK LINE
- BRK BRICK
- BSMT BASEMENT
- CBX CABLE BOX
- CBL CABLE LINE
- C CONCRETE
- CB CATCH BASIN
- CL CENTER LINE
- CLF CHAIN LINK FENCE
- CMP CORRUGATED METAL PIPE
- C.O.A CITY OF ATLANTA
- CO SAN SEWER CLEAN OUT
- CO CADASTRAL MAP
- CRWL CRAWL SPACE
- CP CALCULATED POINT
- OPT CARPORT
- (D) DEED
- DE DRAINAGE EASEMENT
- DI DRAINAGE INLET
- DWM DEPARTMENT OF WATERSHED MANAGEMENT
- EB ELECTRIC POWER BOX
- EM ELECTRIC METER
- EP EDGE OF PAVEMENT
- F FIELD
- FC FACE OF CURB
- FDC FIRE DEPARTMENT CONNECTION
- FH FIRE HYDRANT
- FR FRAME
- GL GAS LINE
- GM GAS METER
- GV GAS VALVE
- GW GUY WIRE
- HW HEAD WALL
- HW HARDWOOD TREE
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- IVM IRRIGATION VALVE
- IVM IRRIGATION METER
- JB JUNCTION BOX
- LLL LAND LOT LINE
- MAG MAGNETIC READING IP
- MGN MAGNOLIA TREE
- MH MAN HOLE
- MTF METAL FENCE
- N NBORS
- OH OVERHANG
- OTP OPEN TOP PIPE FOUND
- P PORCH
- (P) PLAT
- PC PROPERTY CORNER
- PL PROPERTY LINE
- PL PINE TREE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- PP POWER POLE
- PL POWER LINE
- R RECORD
- PVC POLYVINYL CHLORIDE PIPE
- ROD IRON ROD FOUND
- RSF RAIL SPIKE FOUND
- RFB REINFORCING BAR FOUND
- RFB REINFORCING BAR SET
- RCP REINFORCED CONC. PIPE
- R/W RIGHT-OF-WAY
- SN SIGN
- SSL SANITARY SEWER LINE
- SSS SANITARY SEWER EASEMENT
- SP SCREENED PORCH
- SW SIDEWALK
- SW TOP OF BANK
- TRP TRAFFIC POLE
- UE UTILITY EASEMENT
- WD WOOD
- WF WOOD FENCE
- WDK WOOD DECK
- WL WATER LINE
- WM WATER METER
- WRF WIRE FENCE
- WV WATER VALVE
- WW MET WEATHER
- W/WI WATER VALVE
- YI YARD INLET

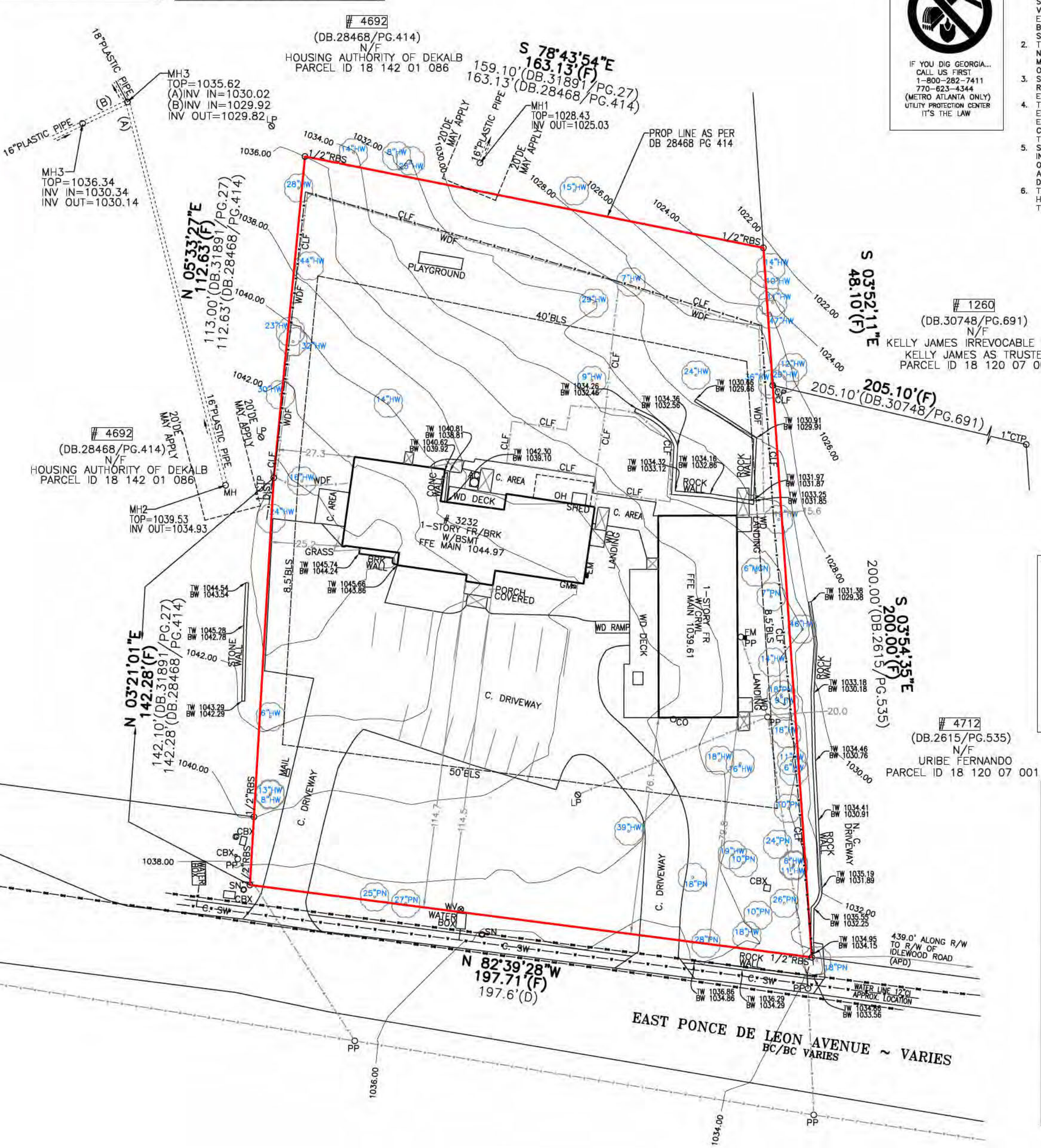
**\* SYMBOLS \***

- ELECTRIC PANEL/METER
- WATER METER
- AIR CONDITIONER
- GAS METER
- JUNCTION BOX
- SANITARY SEWER MAN-HOLE
- STORM MAN-HOLE
- TRAFFIC/INFO SIGN
- GAS MARKER
- LAMP POST
- METAL POST/PILLAR
- WATER VALVE
- HEADWALL
- STAIRS
- DRAINAGE INLET
- FIRE HYDRANT
- R/W MONUMENT
- PARKING METER
- CONCRETE MONUMENT
- TRAFFIC POLE
- SING POLE
- BENCHMARK

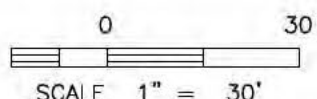
**\* LINE INDICATORS \***

- INDICATES SANITARY SEWER LINE
- INDICATES POWER LINE
- INDICATES WATER LINE
- INDICATES GAS LINE
- INDICATES FENCE LINE
- INDICATES DRAINAGE LINE
- BURIED POWER/CABLE LINE
- AT&T BURIED LINE
- OVERHEAD TRAFFIC/SING STRUCTURES

VERTICAL DATUM NAVD88  
NO EVIDENCE FOR PUBLIC SEWER UTILITY SEARCH IS RECOMMENDED



TOTAL LAND AREA  
44996.48 SF / 1.033 AC  
ALLOWABLE LOT COVERAGE  
15748.77 SF / 0.362 AC / 35%  
EXISTING LOT COVERAGE  
15005.74 SF / 0.344 AC / 33.3%



**SURVEY NOTES:**

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDEABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTIONS.
- SURVEY LAND EXPRESS, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

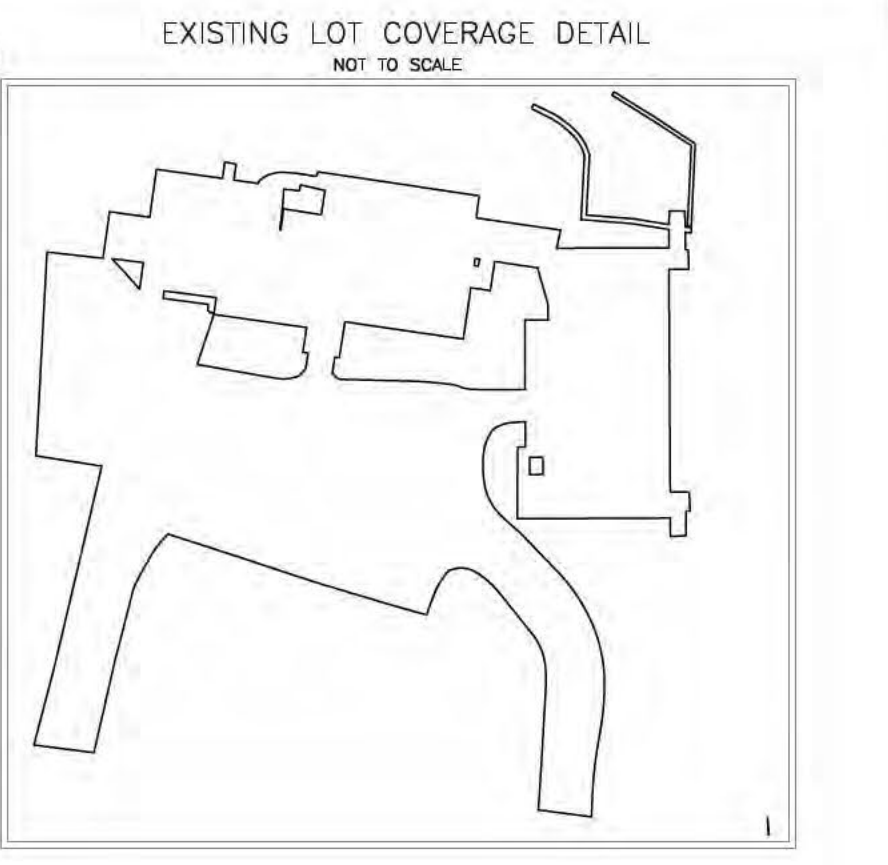
**FLOOD NOTE:**  
I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO ITS OPINION FOR SAID PARCEL MAP ID 13089C0078K EFFECTIVE DATE: 8/15/2019 ZONE: X

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDEABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

**FUTURE FLOOD DISCLAIMER:**  
THE FLOOD DATA SHOWN HEREON IS PER FEMA ACTIVE PANEL MAP WITH EFFECTIVE DATE, AS SHOWN. THERE MAY BE FUTURE FLOOD ELEVATION INFORMATION STUDIED INTERNALLY BY THE LOCAL GOVERNING MUNICIPALITY IN WHICH THE SUBJECT PROPERTY SITUATES AND THAT INFORMATION MAY NOT BE AVAILABLE TO THE PUBLIC, THEREBY NOT REFLECTED ON THE CURRENT FEMA PANEL MAP ON THE DATE OF THIS SURVEY. WE REQUEST ANY AND ALL FUTURE FLOOD INFORMATION FROM THE APPLICABLE MUNICIPALITIES AND SHOW THAT INFORMATION HEREON WHENEVER POSSIBLE. IT IS THE RESPONSIBILITY OF THE END USER OF THIS SURVEY TO VERIFY THE APPLICABLE FLOOD INFORMATION DURING THE DEVELOPMENT PHASE, OR OTHER FUTURE USE, BEYOND THE DATE OF THIS SURVEY.

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.



|  |                             |
|--|-----------------------------|
| LOT  | BLOCK                       |
| SUBDIVISION  | UNIT                        |
| LAND LOT 120   | 18TH DISTRICT SECTION       |
| DEKALB COUNTY, GEORGIA   | DB.31891/PG.27 PB./PG.      |
| FIELD WORK DATE FEB 11, 2026                                       | PRINTED/SIGNED FEB 12, 2026 |
| ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED PAPER SIZE: 17" x 22" |                             |

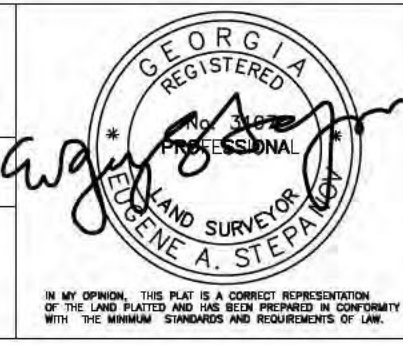
EXISTING CONDITIONS SURVEY PREPARED FOR: SHEET 1 OF 1  
**PRIYA PATEL**  
PROPERTY ADDRESS:  
4700 EAST PONCE DE LEON AVENUE  
STONE MOUNTAIN, GA 30083

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

AU  
COORD #20260179  
DWG #20260179

**SURVEY LAND EXPRESS, INC**  
LAND SURVEYING SERVICES

24 LENOX POINTE  
ATLANTA, GA 30324  
FAX 404-601-0941  
TEL 404-252-5747  
INFO@SURVEYLANDEXPRESS.COM



J



(404) 371-2155 (o)  
[www.dekalbcountyga.gov](http://www.dekalbcountyga.gov)

Government Services Center  
178 Sams Street  
Decatur, GA 30030  
[www.dekalbcountyga.gov/planning](http://www.dekalbcountyga.gov/planning)

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

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

**Director**  
Juliana A. Njoku

**PRE-APPLICATION FORM**  
**REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE**

**(Required prior to filing application: signed copy of this form must be submitted at filing.)**

Applicant(s) Name: Murtaza Mohammadzai

Phone: [REDACTED]

Property Address: 4700 East Ponce de Leon Avenue, Stone Mountain 30083

Tax Parcel ID: 18-142-01-012 Comm. District(s): 4 & 6 Acreage: 1.03

Existing Use: Vacant Daycare Proposed Use: Tire shop and emissions

Supplemental Regs: Must meet Section 4.2.13 C Overlay District: No

Rezoning: Yes  No  Existing Zoning: R-85 Proposed Zoning: C-1

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

Rezoning Request: Rezone to allow a tire shop and emissions station.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Land Use Plan Amendment: Yes  No  Existing Land Use: SUB

Proposed Land Use: Minor auto repair Consistent \_\_\_\_\_ Inconsistent X

Special Land Use Permit: Yes  No  Article Number(s) 27- \_\_\_\_\_

Special Land Use Request(s): Applicant will not require a SLUP associated with the rezoning application.

C-1 (local commercial) allows for minor auto repair (tire and emissions).

\_\_\_\_\_  
\_\_\_\_\_

Major Modification: Yes  No  Existing Zoning Conditions: None

Major Modification Request: N/A

Condition(s) to be modified: N/A

J

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: X Calendar Dates: CC: X

PC: X BOC: X

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

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

Submittal Format:

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

Site Plan Checklist, if applicable:

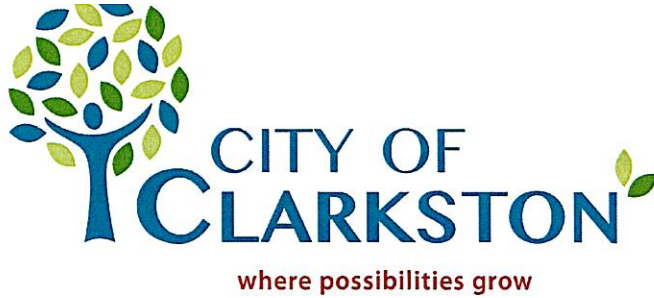
- \* Density \* Density Bonuses \* Mix of Uses \* Open Space \* Enhanced Open Space \* Pedestrian Plan \* Lot Size \* Setbacks: front, sides, side corner, rear \* Frontage \* Street Width \* Landscape Strips \* Parking - Auto \* Parking - Bicycle \* Screening \* Perimeter Landscapes \* Bldg Materials: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

Possible Variances: No site plan was prepared. Variances may be sought depending on development.

Comments: It is important to note the transitional buffer between R-85 zoning districts and the proposed subject site zoning of C-1 (C class buffer) of 50 feet along eastern property line. Applicant must also review Sec. 4.2.13. - Automobile wash service, principal, accessory, detail or mobile C for minor auto repair shops A-F. Applicant will need to provide detail in the Impact analysis regarding rezoning to C-1 as there is no existing C-1 in the vicinity of the subject site and may create adverse impacts by rezoning to C-1 for an auto repair shop.

2026 Calendar dates are "tentative". Final adoption scheduled for the Nov. 20th BOC meeting.

Planner: Andrea Folgherait, Sr. Planner Date: October 13, 2025



Devery H. Davis, Mayor  
**City Council**  
Debra Johnson, Vice Mayor  
Yterenickia Bell  
Dean Moore  
Sharifa Adde  
Lynn Bayonne  
Mark Perkins

ChaQuias Miller-Thornton, City Manager

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April 7, 2026

Juliana Njoku, Director  
DeKalb County Department of Planning and Sustainability  
178 Sams Street, Decatur, GA 30030

Re: Review of Z-26-1248013 (2026-0460)

Dear Director Njoku,

The City of Clarkston, as represented by the Planning & Economic Development Department, is opposed to the proposed rezoning at 4700 East Ponce de Leon Avenue (Application Z-26-1248013 (2026-0460)). The requested rezoning from R-85 to C-1 is not compatible with the surrounding land uses, which are predominantly residential in nature. The subject property is bordered by single-family homes to the north and east within unincorporated DeKalb County, and to the west by the Peachtree Creek on Ponce Apartments, a residential community owned by the DeKalb County Housing Authority within the City of Clarkston.

The established character of this area is distinctly residential, and the introduction of commercial zoning at this location would be inconsistent with the existing development pattern. The proposed auto-oriented use would adversely impact nearby residents and contribute to the gradual erosion of neighborhood character across jurisdictional boundaries.

Based on the submitted materials, it appears that tire changing and related services would occur outdoors within the existing paved parking lot. This raises concerns regarding noise, visual impacts, and overall compatibility with adjacent residential uses. Additionally, the site plan does not indicate any buffering or screening along the northern, eastern, or western property boundaries where the site abuts residential lots, thereby exacerbating potential impacts on neighboring properties.

These concerns are further compounded by the applicant's lack of supporting documentation demonstrating how the proposed project would be compatible with adjacent and nearby properties. No detailed plans or renderings have been provided to illustrate how the existing structure would be adapted for automotive use, how required vegetated buffers would be incorporated, or how operational elements such as tire storage, service areas, and waste facilities would be accommodated.

The Suburban Character Area in unincorporated DeKalb County emphasizes residential, neighborhood-serving retail, healthcare, civic, and institutional uses. A tire store offering sales, installation, balancing, and emissions testing is not consistent with these objectives and represents a more intensive, auto-oriented use than is appropriate within this context. Furthermore, the proposal does not align with the City of Clarkston's Future Land Use designation of Traditional Residential Neighborhood for abutting properties.

There are approximately 13 similar auto- and tire-oriented businesses within a two-mile radius of the subject site, suggesting that the proposed use does not address an unmet community need and instead contributes to an overconcentration of such uses in the area.

Additionally, the requested rezoning is not consistent with the goals of the DeKalb County Stone Mountain Trail Master Plan, as it does not support pedestrian connectivity, compatible infill development, or broader community enhancement objectives.

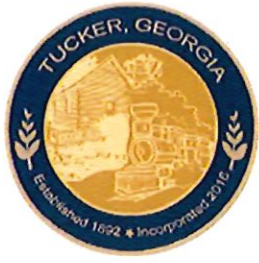
Finally, the proposal is inconsistent with the City of Clarkston's planning priorities, which strives to nurture and preserve traditional neighborhood developments while avoiding inconsistent land use patterns.

Sincerely,

A handwritten signature in blue ink, appearing to read "Richard Edwards".

Richard Edwards, AICP  
Director of Planning & Economic Development

CC: Beverly Burks, Mayor  
ChaQuias Miller-Thornton, City Manager



# City of Tucker

## OFFICE OF COMMUNITY DEVELOPMENT

**Courtney Smith**  
Director

April 7, 2026

Juliana Njoku, Director

DeKalb County Department of Planning and Sustainability

178 Sams Street, Decatur, GA 30030

Sent via email (janjoku@dekalbcountyga.gov)

Re: Review of Z-26-1248013 (2026-0460)

Dear Director Njoku,

The City of Tucker is strongly opposed to rezoning application Z-26-1248013 (2026-0460) at 4700 East Ponce de Leon Avenue. The requested rezoning from R-85 to C-1 is not compatible with surrounding land uses or character areas and would create an inappropriate zoning transition if approved, as the parcel is surrounded by residential properties within unincorporated DeKalb County and the City of Tucker. The commercial rezoning and proposed auto-oriented use of this property would negatively impact the adjacent residents in the City of Tucker and will begin to erode the established neighborhood development patterns among both jurisdictions. This is especially evident by the applicant's lack of documentation showing how the proposed project would be suitable in view of adjacent and nearby properties. No drawings were submitted showing how the existing building(s) would be converted for automotive use, if the site would be modified to comply with the required vegetated transitional buffers, where designated tire storage and dumpsters would be located, etc. Additionally, the requested rezoning does not align with DeKalb County Stone Mountain Trail Master Plan, as it would not enhance the neighborhood with pedestrian connectivity or infill housing.

While the Suburban Character Area in unincorporated DeKalb County allows for C-1 zoning, the preferred uses include residential, neighborhood retail, health care, civic, institutional, etc. A tire store providing tire sales, installation, balancing and emissions testing does not reflect the goals of the DeKalb County Suburban Character Area and is in stark contrast with the adjacent Suburban Character Area in the City of Tucker, which prohibits C-1 zoning. One of the five main goals of the City of Tucker Comprehensive Plan is to preserve and improve neighborhoods, which includes protecting existing residential areas from intrusive spot zoning.

Sincerely,

Courtney Smith

CC: Anne Lerner, Mayor

John McHenry, City Manager

City of Tucker – 1975 Lakeside Parkway, Suite 350, Tucker, GA 30084

Phone: 678-597-9040 | Fax: 470-719-8229 | tuckerga.gov

**From:** [bebe\\_joyner](mailto:bebe_joyner)  
**To:** [Plansustain](mailto:Plansustain)  
**Subject:** Fwd: Objection to rezoning application at 4700 East Ponce de Leon Avenue, Stone Mountain  
**Date:** Monday, April 20, 2026 12:34:46 PM

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----- Forwarded message -----

**From:** **bebe joyner** [REDACTED] >  
**Date:** Mon, Apr 20, 2026 at 12:29 PM  
**Subject:** Objection to rezoning application at 4700 East Ponce de Leon Avenue, Stone Mountain  
**To:** <[plansustain@dekalbcounty.ga.gov](mailto:plansustain@dekalbcounty.ga.gov)>, <[rlbragg@dekalbcountyga.gov](mailto:rlbragg@dekalbcountyga.gov)>, <[awchappell@dekalbcountyga.gov](mailto:awchappell@dekalbcountyga.gov)>, <[ljcarter@dekalbcountyga.gov](mailto:ljcarter@dekalbcountyga.gov)>  
**Cc:** <[ted@dekalbcountyga.gov](mailto:ted@dekalbcountyga.gov)>, <[cjjohnson2@dekalbcountyga.gov](mailto:cjjohnson2@dekalbcountyga.gov)>, Victoria Webb <[vic@furioudreams.com](mailto:vic@furioudreams.com)>

Greetings,

I am objecting to the request from Murtaza Mohammadzai to rezone 4700 East Ponce de Leon Avenue from R85 to C-1. This property is located between R-85 (Peachtree Creek on Ponce, City of Clarkston) and 4712 East Ponce de Leon Avenue (unincorporated DeKalb) with the zoning listed as unknown on the tax commissioners website. It appears to be a family residence. The properties immediately to the east of 4712 are zoned R85. I believe the requested rezoning to C1 with a proposed use as a store for tire sales and installation/balancing as well as emissions inspection is inconsistent with this stretch of East Ponce de Leon. The applicant claims to be able to reuse the current footprint but I can't imagine how he will install tire racks and lifts within a residential building or where he will store new and used tires on the property, much less have room for inside sales and emissions inspection equipment. Tire sales and service seems to me to push the boundaries of C1 in a residential area.

4700 East Ponce de Leon has an unfortunate history and has been vacant for several years. The former day care center was at the heart of a criminal prosecution for child abuse which I believe has only recently closed. If the property has not been in use for a few years it is probably because of the criminal justice system. In my opinion this site would be much better suited for Office and Institutional (transitional) if it has to be rezoned from R85.

The application from Mr. Mohammadzai includes a notice to community members dated November 17, 2025 informing the surrounding neighbors of his intentions to request a rezoning. I live less than 1 mile from this property and didn't receive any prior notice. There are many active Facebook and Next Door groups he could have used to publicize his intentions to the neighbors.

I respectfully request the staff to urge the county commission to deny this application and for the commissioners to vote to deny when it comes before you. Thank you for your time and consideration.

**From:** [Russell Eastman](#)  
**To:** [Plansustain](#)  
**Subject:** opposed to rezoning 4700 East Ponce de Leon  
**Date:** Tuesday, April 21, 2026 4:09:20 PM

---

I am writing to express my opposition to the zoning request for 4700 Ponce de Leon. As I understand it, the requestor wants the rezoning so he can place a tire store and emission check business there. This is inconsistent with the neighborhood quality of that area. I live nearby in unincorporated DeKalb Co. at Cedar Park, so I drive by that location often. There are apartment homes to the west of it and residential housing to the east. This type of business is out of place and would degrade the residential quality of that section. Thank you.

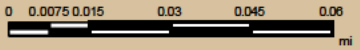
**Subject Property**

Vietnam  
Faith Baptist

R-85

R-85M

**DeKalb County Parcel Map**

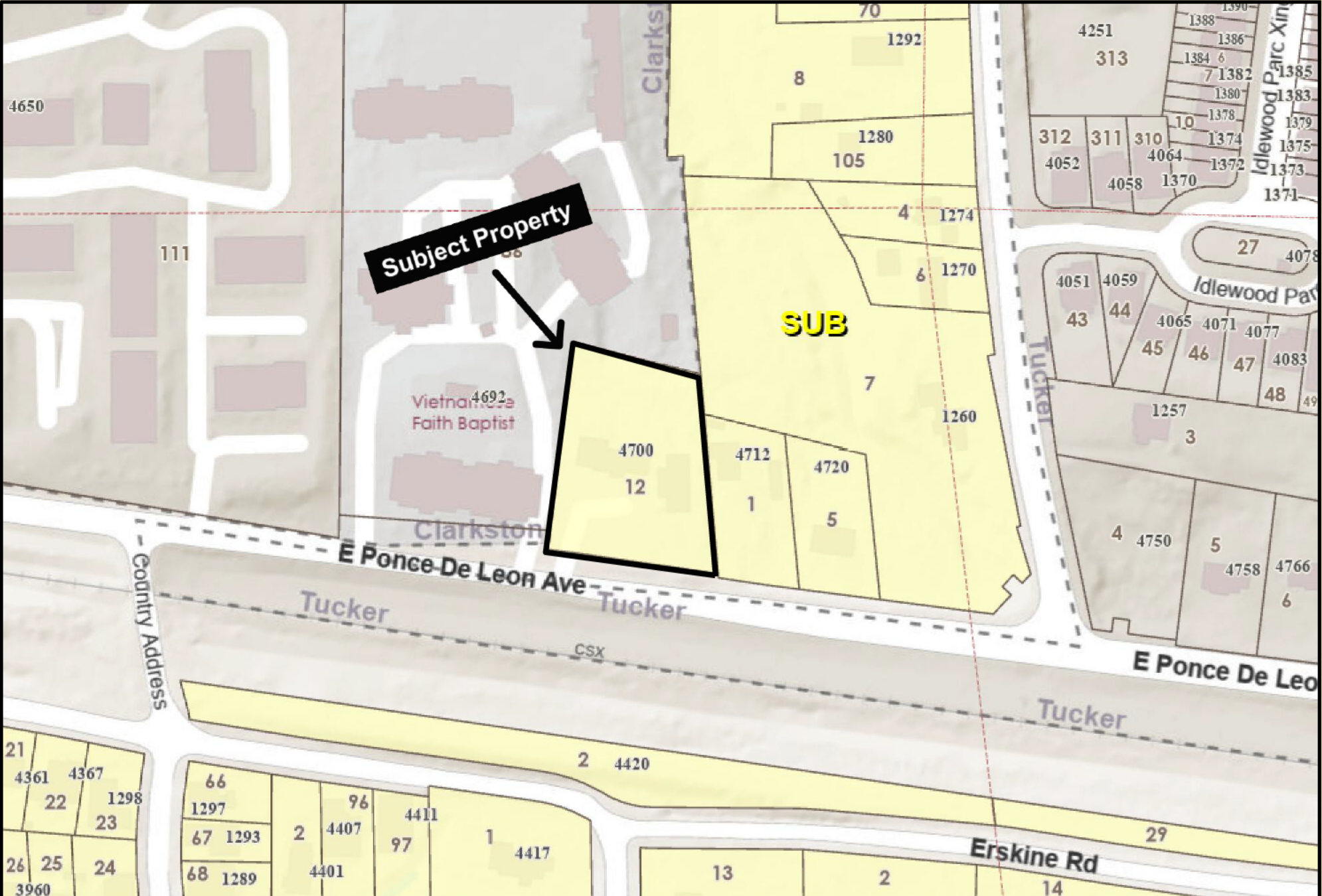


Date Printed: 2/24/2026



**DeKalb County GIS Disclaimer**

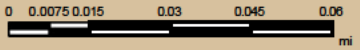
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**Subject Property**

**SUB**

**DeKalb County Parcel Map**



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**Subject Property**

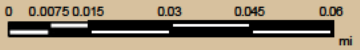
**Idlewood Road**

**E. Ponce de Leon Ave.**

**Erskine Road**

**Country Address**

**DeKalb County Parcel Map**



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