

SPECIAL LAND USE PERMIT (SLUP) APPLICATION

to Amend the Official Zoning Map of DeKalb County, Georgia

APPLICANT/OWNER: _____

Subject Property Address: _____

City: DULUTH State: _____ Zip: _____

Parcel ID Number(s): _____

Acreage: _____ Commission District(s): _____ Super District: _____

Existing Zoning District(s): _____ Proposed Zoning District(s): _____

Existing Land Use Designation(s): _____ 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

Aziz Dhawan. _____
Signature Date

NOTE: PLEASE BE MINDFUL THAT THE APPLICATION AND ALL OF ITS CONTENTS IS A PUBLIC RECORD ONCE SUBMITTED AND ACCEPTED FOR A ZONING CYCLE

SPECIAL LAND USE PERMIT (SLUP) APPLICATION FEE:
\$400.00

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



MAY 6, 2026

Notice of Special Land Use Permit Application Community Meeting

To: Property Owner

RE: Proposed SLUP application – Parcel 1522403004

On behalf of our client, AL Madinah, LLC, we are preparing to apply for a Dekalb County Special Land Use Permit to allow a drive thru at 4850 Redan Road, Stone Mtn, GA. 30088 - Parcel # 1522403004.

We would like for you to join our Teams Video Meeting Tuesday, May 26 from 5:00pm – 6:00 pm to discuss any concerns you may have and or answer any questions.

Below are the meeting instructions. There are multiple ways for you to join the meeting, including via your computer, tablet, or cell phone, with or without the video. If you are unable to make it, but would like to learn more, please contact Lorraine Canada, Permit Coordinator at [REDACTED] or [REDACTED] and she will send you a summary of the meeting.

Find out more about the project, ask questions, and voice your opinion at the following community meeting:

Date: **May 26, 2026**

Time: **5:00 pm**

Location: **TEAMS MEETING ONLINE**

At the time of the meeting, paste the link below in your browser:

<https://teams.microsoft.com/meet/234489586528210?p=A04JYmXQaBzK28BcDw>

Meeting ID: 234 489 586 528 210

Passcode: rc9sb6Xw

We look forward to seeing you there!

**Sincerely,
Teresa Curry
Project Manager**

RE: Proposed SLUP application – Parcel 1522403004

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Meeting ID: 234 489 586 528 210

Passcode: rc9sb6Xw

We look forward to seeing you there!

**Sincerely,
Teresa Curry
Project Manager**

[Need help?](#) | [System reference](#)

For organizers: [Meeting options](#)



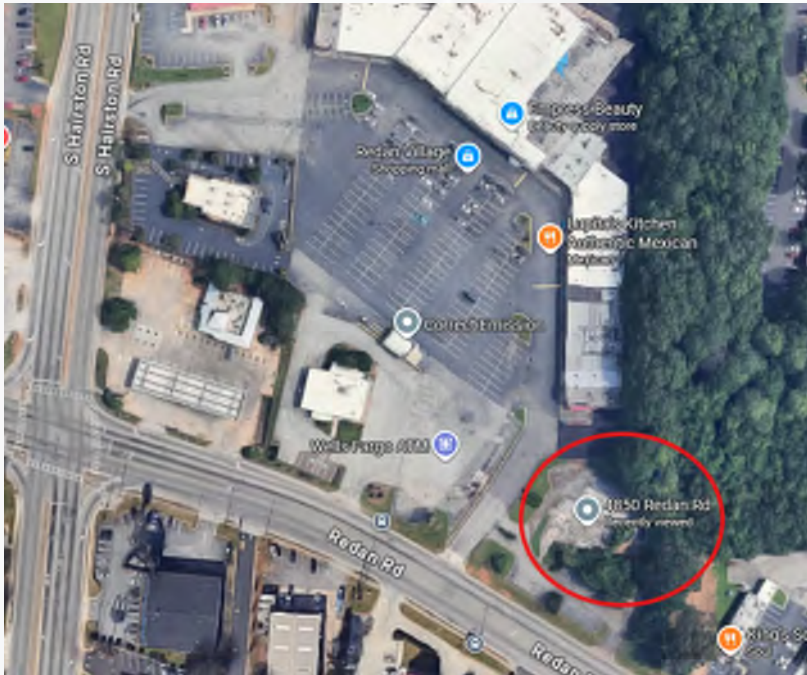
May 12, 2026

DeKalb County Department of Planning & Sustainability
DeKalb County Planning Commission
DeKalb County Board of Commissioners
178 Sams Street
Building A, Suite 300
Decatur, GA 30030

RE: Special Land Use Permit application
4850 Redan Road

To whom it may concern:

On behalf of our client, AL Madinah, LLC, we request approval of a SLUP for the property located at 4850 Redan Road in unincorporated DeKalb County and more specifically identified as Parcel ID No. 15 224 03 004, shown below circled in red.



The Property is approximately +/- 1.16 acres of land that is zoned C-1, Local Commercial District, and is within the Neighborhood Center Activity Center Character Area.

This application is submitted to allow for the redevelopment of the Property as a Dunkin Donuts restaurant location with a drive-through lane and adjacent retail space. By developing this vacant site, the new restaurant will provide convenient, efficient, and accessible food service to meet the needs of the local community. Restaurants such as the Applicant's intended use for the Property, are permitted uses on C-1 zoned properties. Drive-through facilities within Activity Center character areas require a Special Land Use Permit, pursuant to the Zoning Ordinance of DeKalb County ("Zoning Ordinance"), Table 4.1.



Since the demolition of the previous building in 2017, the property has remained vacant. Currently, there are no sidewalks along the property and no pedestrian crosswalks at the curb cuts. As reflected in the site plan, the curb-cut to Redan Road will be eliminated and sidewalks will be installed along Redan Road. By removing the curb cut and adding the sidewalk, the Applicant is supporting the County's desire to facilitate an improved pedestrian experience along Redan Road, further increasing connectivity in this area.

The Applicant is proposing a 1,800 square foot restaurant building with one (1) drive-through lane and an adjacent 2500 s.f. retail space. The site layout includes pedestrian crosswalks and locates the drive-through window on the west side of the restaurant, allowing safe pedestrian passage from Redan Road to the restaurant entrance. The drive-through feature adds convenience for residents and customers, including those with physical and mobility impairments and families with children. The sample elevations of the building prototype are included with this application materials. However, the building will include brick façade and will comply with the Overlay and the Zoning Code design requirements.

The restaurant and drive-through lane will operate in accordance with all provisions of the Zoning Ordinance, Section 4.2.23. The establishment of a drive-through lane will provide a use that is compatible with surrounding C-1 zoning and existing commercial uses. The proposed development greatly improves the pedestrian connectivity along Redan Road. The restaurant use will enhance the pedestrian experience at the Property and activate this vacant parcel.

As set forth below, the Applicant satisfies the County's requirements for a special land use permit for drive-through facilities. For these reasons, the Applicant respectfully requests its application to be granted as submitted.

Documented Impact Analysis

The Applicant's application satisfies the applicable criteria set forth in the Dekalb County Zoning Code, Section 27-1836; 27-7.4.6.

A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, transitional buffer zones, and all other applicable requirements of the zoning district in which the use is proposed to be located:

The size of the site is adequate for the Applicant's restaurant and drive-through. The Property can accommodate all required yards, open space, off-street parking, buffer zones, and all other applicable requirements of the C-1 zoning district in which the use is proposed to be located.

B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district, and whether the proposed use will create adverse impacts upon any adjoining land use by reason of traffic volume/congestion, noise, smoke, odor, dust, or vibration generated by the proposed use:

Applicant's restaurant with a drive-through is compatible with the surrounding area and land uses within the district. The uses on all surrounding parcels along Redan Road are commercial, retail, and service developments compatible with the proposed use.

Approval of this request will not create adverse impacts upon any adjoining land uses by reason of traffic volume, traffic congestion, noise, smoke, odor, dust or vibration.

C. Adequacy of public services, public (or private) facilities, and utilities to serve the proposed use:

Adequate public services, facilities, and utilities exist to serve Applicant's restaurant and drive-through.



D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area.:

Redan Road has two travel lanes in each direction and a center turning lane. There is sufficient capacity to support a new restaurant. The drive-through will not create an unduly risk in traffic and the closure of the curb cut onto Redan Road will be a benefit. Customers for the restaurant are anticipated to be local residents or people already in the Hidden Hills area as pedestrians or in their cars. Vehicular entry to the restaurant will be limited to the entrance to the Redan Village Shopping Mall, decreasing possible traffic congestion.

E. Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency.

Applicant's development plan provides adequate ingress and egress to the Property and all buildings, structures, and facilities located thereon. The Applicant intends to remove the curb cut providing direct access to Redan Road. Access to the restaurant will be limited to the entry road to Redan Village Shopping Mall, increasing automotive and pedestrian safety and convenience. The redevelopment will also enhance the pedestrian access along Redan Road with a new sidewalk area. The site provides adequate space for traffic flow and access by emergency vehicles.

F. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner and hours of operation of the proposed use.

No, the restaurant drive-through and hours of operation will not create adverse impacts on the surrounding commercial properties.

G. Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.

Yes, the Applicant's restaurant with a drive-through lane is consistent with all requirements of C-1 classification.

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

Yes, the restaurant use with a drive-through lane is consistent with the policies of the County's comprehensive plan. The redevelopment will transform a vacant and unused parcel into a restaurant option for the surrounding neighborhood. The redevelopment will enhance the pedestrian experience along Redan Road by increasing the sidewalk area.

I. Whether there is adequate provision of refuse and service areas.

Yes, the new restaurant provides adequate refuse and service areas as indicated on the site plan.

J. Whether the length of time for which the special land use permit is granted should be limited in duration.

No, the approval for the drive-through use should not be limited in duration.

K. Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings; and whether the proposed use will create any shadow impact on any adjoining lot or building as a result of the proposed building height.

The size, scale, and massing of the restaurant is appropriate in relation to the size of the Property and in relation to the size, scale and massing of adjacent and nearby lots and buildings. The Property is adjacent to the Redan Village Shopping Mall, and the new restaurant is consistent with the design of this local commercial complex. The restaurant is a one-story building and will not create a negative shadow impact on any adjoining lot or building.



L. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.

No, the restaurant and drive-through will not adversely affect historic buildings, sites, districts, or archaeological resources. No historic or archaeological resources are known to be on the Property or in the immediate area.

M. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit

Yes, as reflected in the submitted site plan, the restaurant satisfies the County's requirements and supplemental regulations for drive-through facilities.

N. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, as expressed and evidenced during the review process.

Yes, the restaurant use in the location of a vacant parcel will be consistent with the community needs for additional food options in the area. The redevelopment of the site will help enhance the pedestrian experience in the corridor and provide aesthetic improvements. The development of convenient restaurant and drive-through lane on a long vacant lot is consistent with the needs of the neighborhood and the overall objectives of the comprehensive plan.

CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the DeKalb County Board of Commissioners approve the Special Land Use Permit as requested. If there are any questions about this request, you may contact me at 678-237-2764 or teresacurry@axiscompanies.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "T. Curry".

Teresa Curry, P.E.
Project Manager

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Juliana A. Njoku

Authorization

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

Date

TO WHOM IT MAY CONCERN:

I/We _____
Name of Owner(s)


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

Name of Agent or Representative(s)

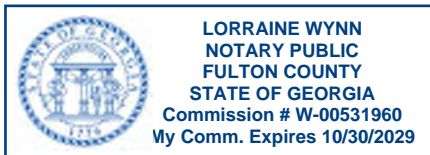
to file an application on my/our behalf.



Notary Public



Owner Date



APPLICANT MAILING ADDRESS:

AXIS INFRASTRUCTURE, LLC
c/o TERESA CURRY
70 MANSELL COURT
SUITE 200
ROSWELL, GA 30076
678-237-2764 or
678-778-1617

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Juliana A. Njoku

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

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

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

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


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

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

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



Notary



Signature of Applicant Date



Check one: Owner Agent

Expiration Date/ Seal

RESERVED FOR THE CLERK OF COURT

GENERAL NOTES:

- 1. THE BASIS OF BEARING IS DERIVED FROM THE TRIMBLE VRS NOW NETWORK - GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD83. ELEVATIONS, IF SHOWN, ARE DERIVED FROM NORTH AMERICAN VERTICAL DATUM (NAVD) 88 USING GEOID18. DISTANCES SHOWN ARE GROUND DISTANCES IN U.S. SURVEY FEET (1 FOOT = 1200/3937 METERS)
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COLLECTING WITH A TRIMBLE R12 DUEL FREQUENCY GPS WITH A SITE LOCALIZED RTK NETWORK, AND TRIMBLE TSC SERIES DATA COLLECTOR, AND HAS A RELATIVE POSITIONAL ACCURACY OF 0.1 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 208,398 FEET.
3. THE CONTOURS SHOWN ON THIS SURVEY ARE AT A 1-FOOT INTERVAL AND THE UNDERLYING DATA WAS COLLECTED WITH CONVENTIONAL FIELD SURVEY METHODS.
4. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD MAP 13089C0089J, DATED 05/16/2013. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
5. THE ZONING OF THE SUBJECT TRACTS ARE ZONED C-1 (LOCAL COMMERCIAL DISTRICT), ACCORDING TO DEKALB COUNTY ZONING MAP. THIS SURVEY HAS BEEN PREPARED WITHOUT A ZONING REPORT OR LETTER BEING PROVIDED TO THE SURVEYOR. NO LIST OF CURRENT ZONING CLASSIFICATIONS, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS OR PARKING REQUIREMENTS HAVE BEEN IDENTIFIED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
6. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
APPROXIMATE LOCATION OF UNDERGROUND UTILITIES ARE SHOWN PER PRIVATE UTILITY MARKOUT PERFORMED BY UTILITY MARKING, LLC IN MARCH, 2024 AND FIELD LOCATED WITH CONVENTIONAL FIELD SURVEY METHODS UNLESS OTHERWISE NOTED.
7. THERE WERE NO CHANGES TO THE STREET RIGHT-OF-WAY, EVIDENCE OF SIDEWALK CONSTRUCTION, OR SIDEWALK REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
8. PROPERTY HAS DIRECT AND INDIRECT ACCESS VIA EASEMENT FOR ACCESS AS RECORDED IN DEED BOOK 3087 AT PAGE 364 TO REDAN ROAD (A 100' WIDTH DEDICATED PUBLIC RIGHT-OF-WAY) ALONG THE SOUTHERN AND WESTERN BOUNDARY.
9. THIS SURVEY HAS BEEN PREPARED FOR THE SOLE PURPOSE OF THE TRANSACTION DESCRIBED IN THE REFERENCED TITLE COMMITMENT AND THE PARTIES LISTED THEREON. THIS SURVEY IS NOT TO BE USED FOR ANY SUBSEQUENT TRANSACTIONS.
10. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
11. THERE ARE NO GAPS, GORES, OVERLAPS, OR HIATUSSES BETWEEN THE SUBJECT PROPERTY AND ADJACENT PROPERTIES AND RIGHT-OF-WAY LINES.
12. ALL MATTERS SHOWN ON RECORDED PLATS PROVIDED TO THE SURVEYOR THAT ARE LEGIBLE, WITHIN THE LIMITS OF THIS SURVEY, AND ARE PLOTTABLE, ARE SHOWN.
13. THERE IS NO RECENT EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
14. NO SURVEY OF SUBTERRANEAN STRUCTURES OR INTERIOR SPACES SUCH AS FOOTINGS, FOUNDATIONS, VAULTS OR BASEMENTS WAS PERFORMED AS PART OF THIS LAND SURVEY, AND THIS PLAN SHOULD NOT BE CONSTRUED AS CERTIFICATION TO THE EXISTENCE OR LOCATION OF THE SAME.
15. TREES 4-INCH DBH AND LARGER WERE LOCATED FOR THIS SURVEY.

TITLE NOTES:

- THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NCS-1212413-MICH, WITH AN EFFECTIVE DATE OF FEBRUARY 03, 2024. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY-RELATED EXCEPTIONS IN SCHEDULE B, PART II:
12. EASEMENT FROM E. L. CROWE TO GEORGIA POWER COMPANY, DATED JULY 18, 1935, FILED FOR RECORD AUGUST 8, 1935, AND RECORDED IN DEED BOOK 416, PAGE 363, DEKALB COUNTY, GEORGIA RECORDS. MAY AFFECT SITE - VAGUE & INSUFFICIENT INFORMATION CONTAINED IN RECORD DOCUMENT
13. EASEMENT FROM E. L. CROWE TO GEORGIA POWER COMPANY, DATED OCTOBER 2, 1935, FILED FOR RECORD NOVEMBER 5, 1935, AND RECORDED IN DEED BOOK 421, PAGE 359, AFORESAID RECORDS. MAY AFFECT SITE - VAGUE & INSUFFICIENT INFORMATION CONTAINED IN RECORD DOCUMENT
14. RIGHT OF WAY DEED FROM HOWERDD AND CONNOLLY, INC. TO DEKALB COUNTY, A GEORGIA POLITICAL SUBDIVISION, FILED FOR RECORD DECEMBER 6, 1972, AND RECORDED IN DEED BOOK 2923, PAGE 529, AFORESAID RECORDS. AFFECTS SUBJECT PROPERTY - BLANKET EASEMENT FOR DRAINAGE & MAINTENANCE
15. EASEMENT FROM EUGENE M. HOWERDD AND TIMOTHY J. CONNOLLY TO GEORGIA POWER COMPANY, DATED MAY 31, 1973, FILED FOR RECORD JUNE 29, 1973, AND RECORDED IN DEED BOOK 3032, PAGE 13, AFORESAID RECORDS. AFFECTS SUBJECT PROPERTY - BLANKET EASEMENT FOR POWER
16. TERMS AND PROVISIONS OF THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT, BY AND BETWEEN EUGENE M. HOWERDD, JR., TIMOTHY J. CONNOLLY AND HOWERDD AND CONNOLLY, INC., A GEORGIA CORPORATION AND LNC LAND SALES, INC., AN INDIANA CORPORATION D/B/A HOWCON LAND COMPANY, A JOINT VENTURE, DATED OCTOBER 17, 1973, FILED FOR RECORD OCTOBER 22, 1973, AND RECORDED IN DEED BOOK 3087, PAGE 364, AFORESAID RECORDS. AFFECTS SUBJECT PROPERTY - BLANKET EASEMENT FOR INDIRECT ACCESS TO REDAN ROAD
17. MATTERS AS SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 7, PAGE 28, AFORESAID RECORDS. NO EASEMENTS DEPICTED ON DOCUMENT

TITLE DESCRIPTION

TRACT 1: ALL THAT TRACT AND PARCEL OF LAND LYING AND BEING IN LAND LOT 224 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT MARKED BY AN IRON PIN LOCATED ON THE NORTHEASTERLY SIDE OF REDAN ROAD (100 FOOT ROW) AT ITS POINT OF INTERSECTION WITH THE EASTERLY LAND LOT LINE OF LAND LOT 224 (SAME BEING THE WESTERLY LAND LOT LINE OF LAND LOT 2 OF THE 16TH DISTRICT, DEKALB COUNTY); RUNNING THENCE NORTH 59 DEGREES 11 MINUTES 25 SECONDS WEST AND ALONG THE NORTHEASTERLY SIDE OF REDAN ROAD A DISTANCE OF 300.00 FEET TO A POINT MARKED BY AN IRON PIN (SAID POINT BEING ALSO 493.94 FEET SOUTHEASTERLY OF THE INTERSECTION OF THE NORTHEASTERLY SIDE OF REDAN ROAD AND THE EASTERLY SIDE OF SOUTH HAIRSTON ROAD [100 FOOT ROW], AS MEASURED ALONG THE NORTHEASTERLY SIDE OF REDAN ROAD); RUNNING THENCE NORTH 30 DEGREES 48 MINUTES 35 SECONDS EAST A DISTANCE OF 150.00 FEET TO A POINT MARKED BY AN IRON PIN; RUNNING THENCE NORTH 89 DEGREES 12 MINUTES 29 SECONDS EAST A DISTANCE OF 180.85 FEET TO A POINT MARKED BY AN IRON PIN LOCATED ON THE EASTERLY LAND LOT LINE OF LAND LOT 224; RUNNING THENCE SOUTH 00 DEGREES 00 MINUTES 08 SECONDS WEST AND ALONG THE EASTERLY LAND LOT LINE OF LAND LOT 224, A DISTANCE OF 284.98 FEET TO A POINT LOCATED AT THE INTERSECTION OF SAID EASTERLY LAND LOT LINE OF LAND LOT 224 AND THE NORTHEASTERLY SIDE OF REDAN ROAD, SAME BEING THE POINT OF EGINNING; BEING ALL AS SHOWN UPON THAT PLAT OF SURVEY PREPARED BY JOSEPH C. KING, REGISTERED LAND SURVEYOR NO. 1418, DATED DECEMBER 27, 1990; SAID PLAT BEING MADE A PART HEREOF BY THIS REFERENCE THERETO.
TRACT 2: EASEMENT AND OTHER INTERESTS IN REAL PROPERTY CONTAINED IN RECIPROCAL EASEMENT AGREEMENT BETWEEN EUGENE M. HOWERDD, JR., TIMOTHY J. CONNOLLY AND HOWERDD AND CONNOLLY, INC. AND LNC LAND SALES, INC. D/B/A HOWCON LAND COMPANY, DATED OCTOBER 17, 1973, FILED OCTOBER 22, 1973, AND RECORDED IN DEED BOOK 3087, PAGE 364, AFORESAID RECORDS.

SURVEYED DESCRIPTION

TRACT 1: ALL THAT TRACT AND PARCEL OF LAND LYING AND BEING IN LAND LOT 224 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT MARKED BY AN IRON PIN LOCATED ON THE NORTHEASTERLY SIDE OF REDAN ROAD (100 FOOT ROW) AT ITS POINT OF INTERSECTION WITH THE EASTERLY LAND LOT LINE OF LAND LOT 224 (SAME BEING THE WESTERLY LAND LOT LINE OF LAND LOT 2 OF THE 16TH DISTRICT, DEKALB COUNTY); RUNNING THENCE NORTH 58 DEGREES 30 MINUTES 41 SECONDS WEST AND ALONG THE NORTHEASTERLY SIDE OF REDAN ROAD A DISTANCE OF 300.42 FEET TO A POINT MARKED BY AN IRON PIN, RUNNING THENCE NORTH 31 DEGREES 27 MINUTES 54 SECONDS EAST A DISTANCE OF 150.00 FEET TO A POINT MARKED BY AN IRON PIN; RUNNING THENCE NORTH 89 DEGREES 44 MINUTES 40 SECONDS EAST A DISTANCE OF 180.85 FEET TO A POINT MARKED BY AN IRON PIN LOCATED ON THE EASTERLY LAND LOT LINE OF LAND LOT 224; RUNNING THENCE SOUTH 00 DEGREES 35 MINUTES 41 SECONDS WEST AND ALONG THE EASTERLY LAND LOT LINE OF LAND LOT 224, A DISTANCE OF 285.68 FEET TO A POINT LOCATED AT THE INTERSECTION OF SAID EASTERLY LAND LOT LINE OF LAND LOT 224 AND THE NORTHEASTERLY SIDE OF REDAN ROAD, SAME BEING THE POINT OF EGINNING; CONTAINING 48,361 SQUARE FEET OR 1.110 ACRES
TRACT 2: EASEMENT AND OTHER INTERESTS IN REAL PROPERTY CONTAINED IN RECIPROCAL EASEMENT AGREEMENT BETWEEN EUGENE M. HOWERDD, JR., TIMOTHY J. CONNOLLY AND HOWERDD AND CONNOLLY, INC. AND LNC LAND SALES, INC. D/B/A HOWCON LAND COMPANY, DATED OCTOBER 17, 1973, FILED OCTOBER 22, 1973, AND RECORDED IN DEED BOOK 3087, PAGE 364, AFORESAID RECORDS.



SITE LOCATION MAP SCALE: 1"=2000' SOURCE: AUTODESK GEOLOCATION MAP

BOHLER logo and company information: BOHLER THE SITE CIVIL AND CONSULTING ENGINEERING LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

Table with columns: REV, DATE, COMMENT, DRAWN BY, CHECKED BY. Title: REVISIONS

Table with project details: PROJECT No., DRAWN BY, CHECKED BY, DATE, CAD I.D., FIELD DATE, CREW CHIEF, APPROVED.

GEORGIA811 logo and contact information: www.Georgia811.com Contact 811 before you dig.

PROJECT: ALTA / NSPS LAND TITLE SURVEY FOR COFFEE CAFE 2, LLC 4850 REDAN ROAD LAND LOT 224, 15TH DISTRICT UNINCORPORATED DEKALB COUNTY, GA

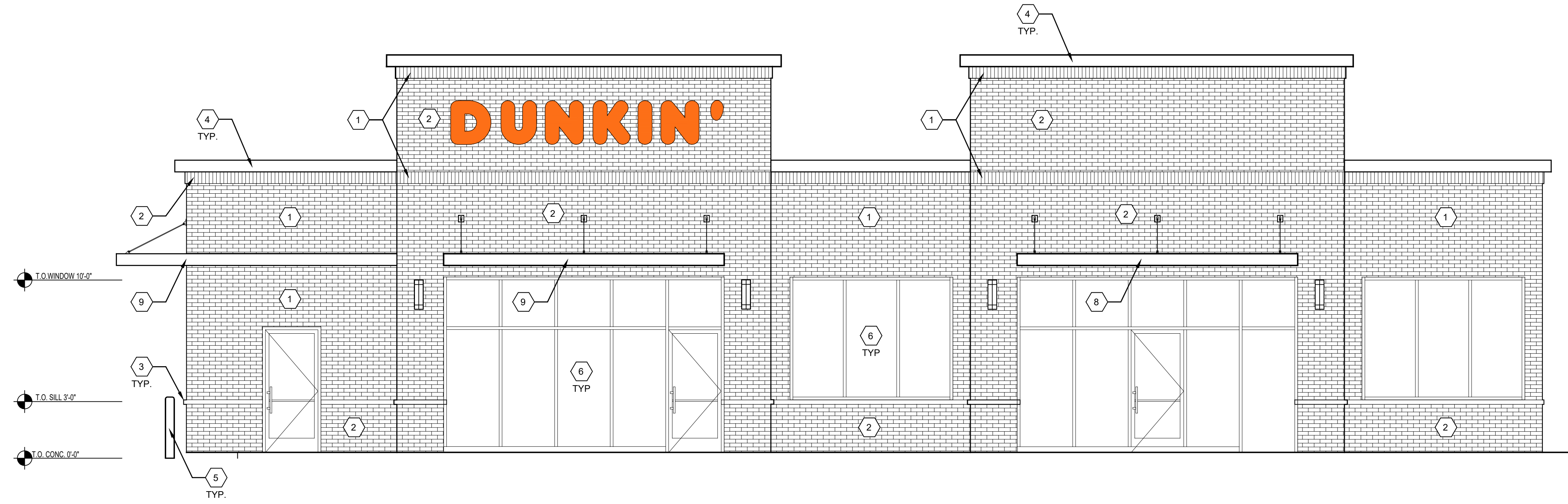
BOHLER logo and address: BOHLER, LLC G.A.L.S.F. NO. 001460 209 10TH AVENUE S, SUITE 534 NASHVILLE, TN 37203 Phone: (629) 235-4040 GA-SURVEY@BohlerEng.com

SHEET NUMBER: 1 OF 2 ORG. DATE - 06-05-2026

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDED INFORMATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67. Digitally signed by John T Newman Contact Info: jnewman@bohlereng.com Date: 2026.06.05 11:36:45-05'00' JOHN T. NEWMAN PROFESSIONAL LAND SURVEYOR NO. 3324

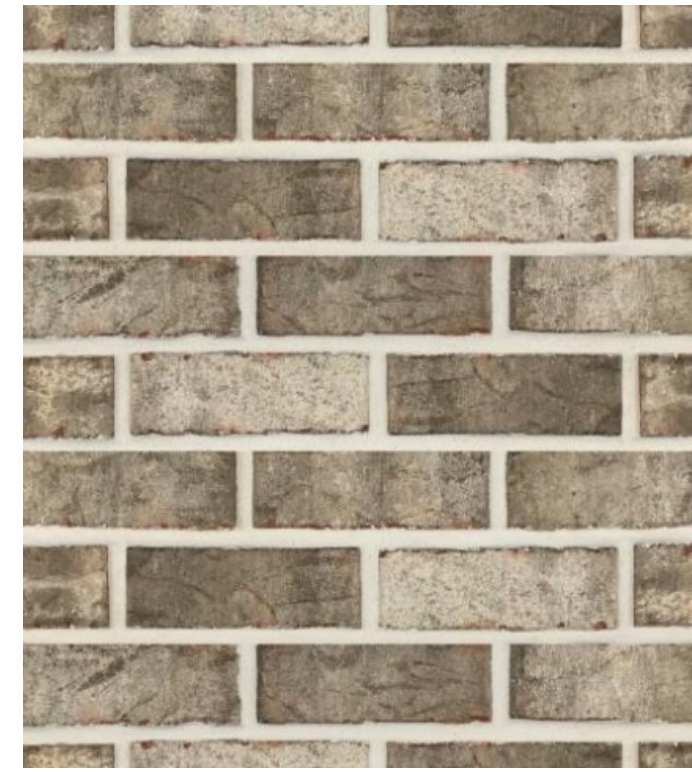
TO: COFFEE CAFE 2, LLC FIRST AMERICAN TITLE INSURANCE COMPANY THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 7(A), 7(C), 8, 9, 11(B), 13, 14 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 09, 2024, AND REVISITED ON MAY 20, 2026. Digitally signed by John T Newman Contact Info: jnewman@bohlereng.com Date: 2026.06.05 11:36:45-05'00' JOHN T. NEWMAN PROFESSIONAL LAND SURVEYOR NO. 3324 THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE OR CONVEYANCE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

©2026 LEAD USER DATA TEMPORARILY UNAVAILABLE ALTA-SURV-GA-04-0606-01-01-ALTA-SURV-DATA-2026 (1)

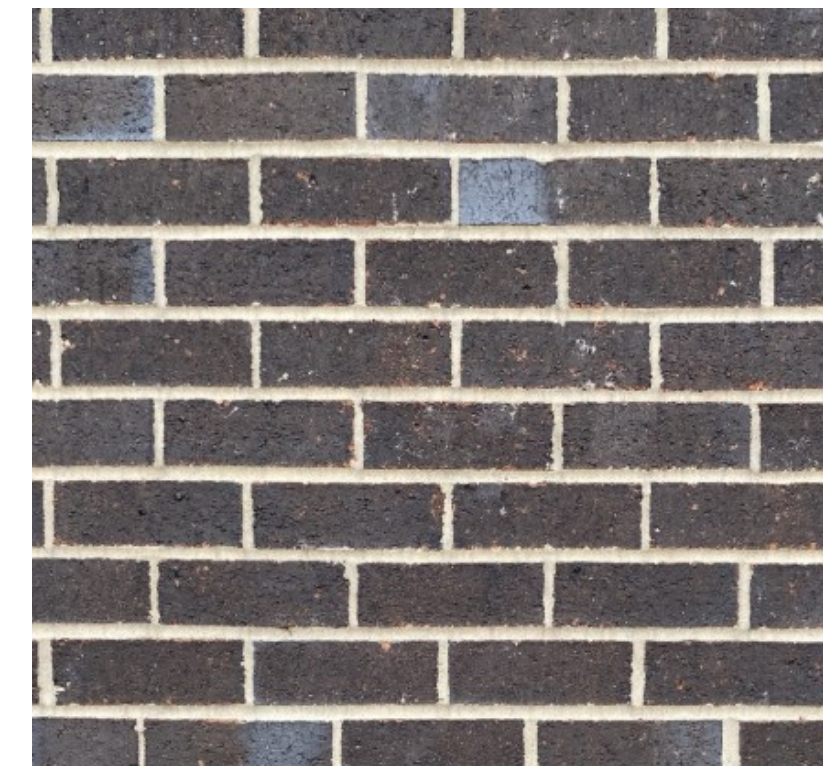


1 FRONT ELEVATION
A200 SCALE: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE		
KEYNOTE	MATERIAL	COLOR
1	BRICK VENEER - PRIMARY	TRIANGLE BRICK - EVELYN BAY
2	BRICK VENEER - SECONDARY	TRIANGLE BRICK - MIDNIGHT SPECIAL
3	PRE-CAST CONCRETE	5-1/2" x 3-1/2" BANDING
4	ALUM. COPING AND COLLECTOR BOX WITH 4 x 4 DOWNSPOUT	METAL ERA DARK BRONZE (OR EQ.)
5	BOLLARDS	PAINT SW COLOR #6871, POSITIVE RED
6	KAWNEER 451T ALUM. STOREFRONTS (OR EQ.)	FACTORY FINISH - DARK BRONZE
7	ALUM. DRIVE THRU WINDOW	FACTORY FINISH - DARK BRONZE
8	AWNEX COLORADO CANOPY (OR EQ.)	FACTORY FINISH - PSB-6865
9	CANOPY AND FASCIA BAND	FACTORY FINISH - PER BRAND REQUIREMENTS



TRIANGLE BRICK - EVELYN BAY



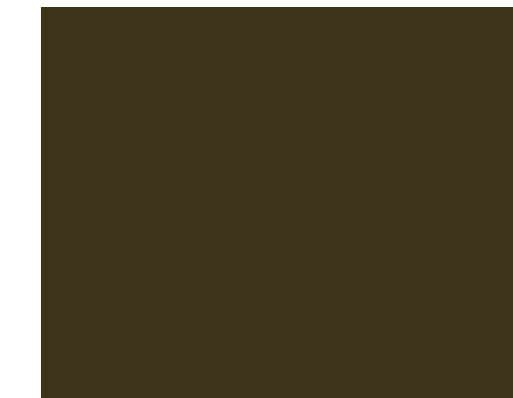
TRIANGLE BRICK - MIDNIGHT SPECIAL



KAWNEER DARK BRONZE



AWNEX PSB-6865



METAL ERA DARK BRONZE

REV	DATE	DESCRIPTION	BY

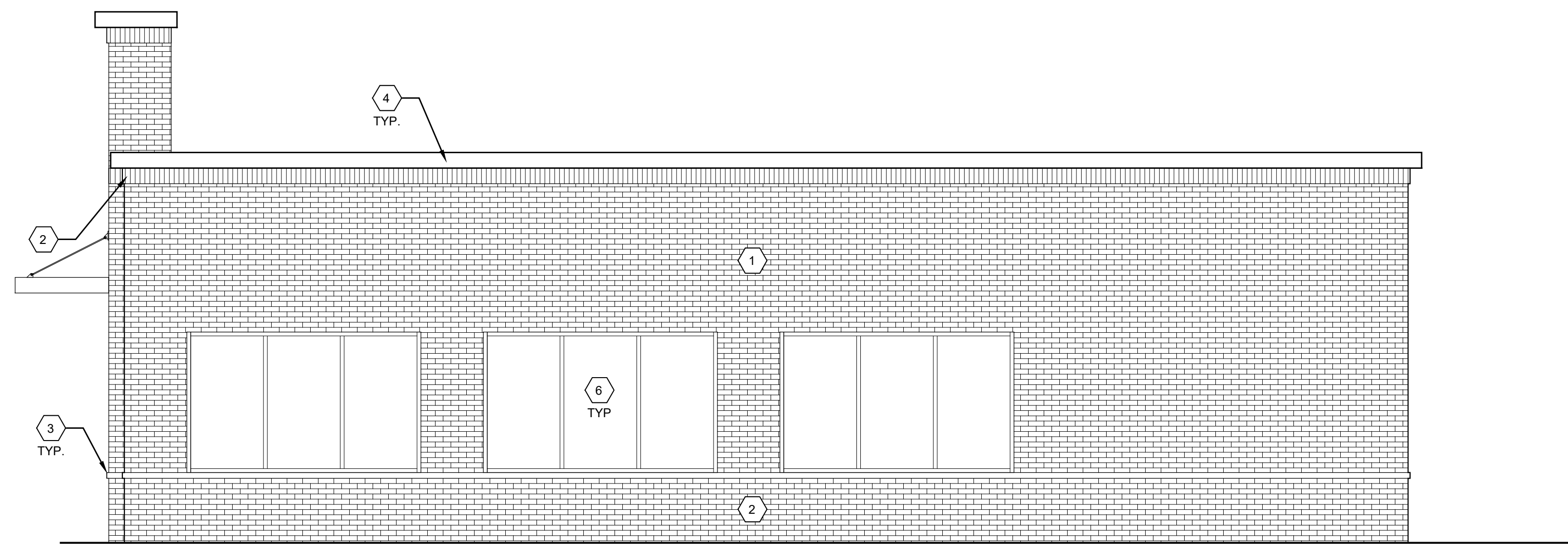
06/11/2026
DATE


AXIS
INFRASTRUCTURE
 70 Mansell Ct., Ste. 200
 Roswell, Georgia 30076
 Phone: 678.395.4920

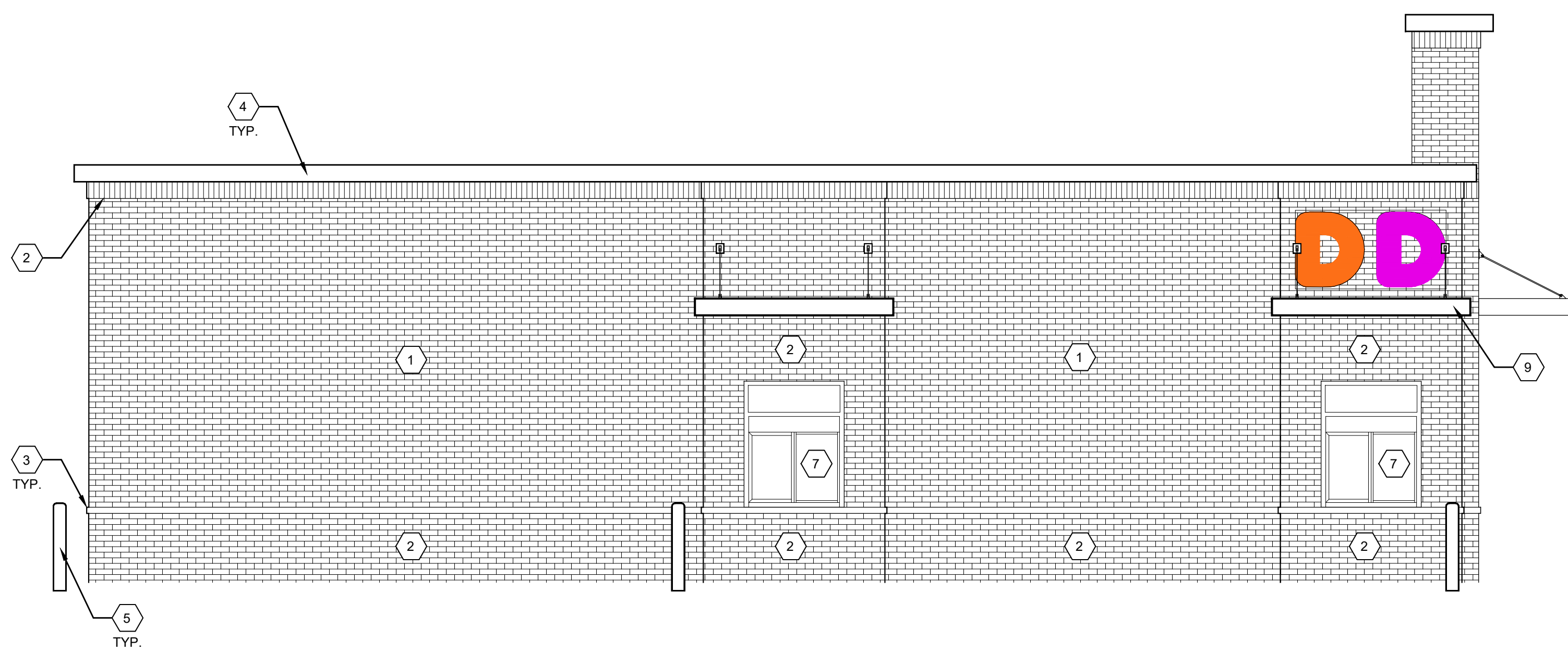
PREPARED FOR:
DUNKIN
FUTURE TENANT
STONE MOUNTAIN, GA

DRAWN BY	MS
ORIG. BUILD DATE	
REVIEWED BY	AA
DATE ISSUED	06/11/2026

SHEET NO. **A200**
 EXTERIOR ELEVATIONS



1 RIGHT - SIDE ELEVATION
A201 SCALE: 1/4" = 1'-0"



2 LEFT - SIDE ELEVATION
A201 SCALE: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

KEYNOTE	MATERIAL	COLOR
1	BRICK VENEER - PRIMARY	TRIANGLE BRICK - EVELYN BAY
2	BRICK VENEER - SECONDARY	TRIANGLE BRICK - MIDNIGHT SPECIAL
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9	CANOPY AND FASCIA BAND	FACTORY FINISH - PER BRAND REQUIREMENTS

REV	DATE	DESCRIPTION	BY

06/11/2026
DATE

AXIS INFRASTRUCTURE
70 Mansell Ct., Ste. 200
Roswell, Georgia 30076
Phone: 678.395.4920

PREPARED BY:

PREPARED FOR:
DUNKIN
FUTURE TENANT

STONE MOUNTAIN, GA

DRAWN BY	MS	ORIG. BUILD DATE	REVIEWED BY	DATE ISSUED
			AA	06/11/2026

SHEET NO. **A201**
EXTERIOR ELEVATIONS



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: _____ Phone: _____

Email: _____ Commission District(s): _____

Property Address: _____

Tax Parcel ID: _____ Acreage: _____

Existing Use: _____ Proposed Use: _____

Supplemental Regs: _____ Overlay District: _____

Rezoning: Existing Zoning: _____ Proposed Zoning: _____

DRI: _____ Square Footage/Number of Units: _____

Rezoning Request: _____

Land Use Plan Amendment - Existing Land Use: _____ Proposed Land Use: _____ Consistent Inconsistent

Land Use Amendment Request: _____

Special Land Use Permit Article Number(s) 27- _____

Special Land Use Request(s): _____

Major Modification - Existing Zoning Conditions: _____

Major Modification Request: _____

Condition(s) to be modified: _____

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

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

PC: _____ BOC: _____

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

Public Notice, Signs: _____ Tree Survey, Conservation (if applicable): _____

Submittal Format:

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

Site Plan Checklist, if applicable:

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

Possible Variances: _____

Comments: _____

Planner: _____

Date: _____