

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

Commission District(s): 4 and 7

Application of Lorraine Canada for a Special Land Use Permit (SLUP) to allow a drive through for a restaurant in the C-1 (Local Commercial) zoning district and Tier 2 of the Hidden Hills Overlay District, at 4850 Redan Road.

PETITION NO: N4-2026-1101 SLUP-26-1248176

PROPOSED USE: Restaurant drive through.

LOCATION: 4850 Redan Road, Stone Mountain, GA 30088

PARCEL NO. : 15 224 03 004

INFO. CONTACT: Lucas Carter, Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Lorraine Canada for a Special Land Use Permit (SLUP) to allow a drive through for a restaurant in the C-1 (Local Commercial) zoning district and Tier 2 of the Hidden Hills Overlay District.

RECOMMENDATION:

COMMUNITY COUNCIL: (August 2026) Approval.

PLANNING COMMISSION: (September 1, 2026) Pending.

PLANNING STAFF: (September 2026) Denial.

STAFF ANALYSIS: The applicant requests a Special Land Use Permit (SLUP) for one drive-through serving a proposed 1,800-squarefoot Dunkin restaurant. The concept also includes approximately 2,500 square feet of attached retail space, for a total building area of approximately 4,300 square feet, and 27 off-street parking spaces. The underlying restaurant and retail uses are permitted in C-1; the drive-through requires a SLUP under Section 27-4.2.23 and Section 4.1.3 (Table 4.1) because the subject site is within an Activity Center. The approximately 1.16-acre property is vacant; the applicant states that the former building was demolished in 2017. The submitted concept plan depicts a new frontage sidewalk, enhanced landscaping, outdoor dining, a screened refuse enclosure, preservation of a mature oak, and satisfies the 50-foot (Type C) transitional buffer requirement (add section 5.4.5) adjoining MR-1 (Medium Density Residential-1). Previously, the subject site was SLUP-24-1247108 (Ordinance 2024-0891), a Wendy's drive-through request approved by the Board of Commissioners on November 21, 2024 with fourteen conditions. Those conditions required, among other measures, • no parking between the front facade and Redan Road, • direct internal sidewalk connections, and • drive-through circulation separated from parking and unsafe pedestrian crossings. The prior approval (with conditions) demonstrates extensive design safeguards were necessary in order to ensure minimal adverse impacts on the surrounding development pattern. Section 27-2.26.1(B) directs C-1 development inside Neighborhood, Town, and Regional Centers toward pedestrian-oriented development. The Greater Hidden Hills Overlay's stated purposes in Section 27-3.37.4 likewise emphasize safe and convenient pedestrian movement, reduced automobile dependence, mixed-use development, and implementation of the Comprehensive Plan. The adopted DeKalb 2050 Unified Plan describes a Neighborhood Center (NC) as small, walkable focal points where local-serving commercial and residential uses are clustered, easily accessible to pedestrians, and designed to reduce automobile travel and increase transit use (pg. 35). As

submitted: • the concept depicts eight parking spaces between the building's Redan Road facade and the frontage, even though published Section 27-3.37.32(D)-(E) places off-street parking in side or rear yards and prohibits parking between the street and building front. • The north-side drive-through queue also functions immediately beside the maneuvering area for five parking spaces. • The record contains no restaurant queue or circulation analysis demonstrating that peak queues will stay on site and avoid blocking the shared Redan Village drive, parking maneuvers, or pedestrian routes, as required by Section 27-4.2.23(1)(1). • The plan labels a frontage sidewalk but does not document the dimensions and planting zone required by Section 27-3.37.27, • nor does it document the multimodal connections and bicycle parking associated with Sections 27- 3.37.31 and 27-3.37.32. The submittal also does not: • state operating or delivery hours, • provide a photometric plan, • establish speaker orientation/volume and acoustic treatment, • supply a dimensioned restaurant-stacking analysis, • document the required school-separation distance, or • calculate the 15 percent commercial open space required by Section 27-5.5.1 and Table 5.4. Several of these details may ordinarily be refined at land-development review, but together they leave the current record insufficient to Sections 27-7.4.6 (B), (E), (F), (G), (H), and (M). While a restaurant and retail redevelopment may be appropriate for the subject site. Based on the criteria in Section 27-7.4.6, the drive-through supplemental regulations in Section 27-4.2.23, the published Greater Hidden Hills Overlay standards, and the Neighborhood Center policy of the DeKalb 2050 Unified Plan (p. 35), the Planning & Sustainability Department recommends ***“Denial”*** of SLUP-26-1248176 as submitted.

PLANNING COMMISSION VOTE: (September 1, 2026) Pending.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (August 2026) Approval 6-2-0. The Council did express concern that the Applicant was not present, and their representative was unable to answer certain questions from the community.

Planning Commission Hearing Date: September 1, 2026
Board of Commissioners Hearing Date: September 24, 2026

STAFF ANALYSIS

CASE NO.:	SLUP-26-1248176	File ID #: 2026-1101
Address:	4850 Redan Road, Stone Mountain, GA 30088	Commission Districts: 4 and 7
Parcel ID(s):	15 224 03 004	
Request:	Special Land Use Permit (SLUP) to allow a drive-through for a restaurant in the C-1 (Local Commercial) zoning district and Tier 2 of the Greater Hidden Hills Overlay District.	
Property Owner(s):	AL Madinah, LLC c/o Aziz Dhanani	
Applicant/Agent:	AL Madinah LLC c/o Aziz Dhanani	
Acreage:	Approximately 1.16 acres (submitted survey: 1.11 acres)	
Existing Land Use:	Vacant commercial parcel	
Surrounding Properties:	North/West: Redan Village shopping center; South: Redan Road and commercial/mixed-use development; East: multifamily and mixed-use development	
Adjacent Zoning:	North/West: C-1; South (across Redan Road): C-1 and MU-4; East: MR-1 and MU-4	
Comprehensive Plan:	Neighborhood Center (NC) —	Consistent X Inconsistent

STAFF RECOMMENDATION: DENIAL

BACKGROUND

The applicant requests a Special Land Use Permit (SLUP) for one drive-through serving a proposed 1,800-square-foot Dunkin' restaurant. The concept also includes approximately 2,500 square feet of attached retail space, for a total building area of approximately 4,300 square feet, and 27 off-street parking spaces. The underlying restaurant and retail uses are permitted in C-1; the drive-through requires a SLUP under Section 27-4.2.23 and Section 4.1.3 (Table 4.1) because the subject site is within an Activity Center.

The approximately 1.16-acre property is vacant; the applicant states that the former building was demolished in 2017. The submitted concept plan depicts a new frontage sidewalk, enhanced landscaping, outdoor dining, a screened refuse enclosure, preservation of a mature oak, and satisfies the 50-foot (Type C) transitional buffer requirement (add section 5.4.5) adjoining MR-1 (Medium Density Residential-1).

Previously, the subject site was SLUP-24-1247108 (Ordinance 2024-0891), a Wendy's drive-through request approved by the Board of Commissioners on November 21, 2024 with fourteen conditions. Those conditions required, among other measures,

- no parking between the front facade and Redan Road,
- direct internal sidewalk connections, and
- drive-through circulation separated from parking and unsafe pedestrian crossings.

The prior approval (with conditions) demonstrates extensive design safeguards were necessary in order to ensure minimal adverse impacts on the surrounding development pattern.

STAFF ANALYSIS

Section 27-2.26.1(B) directs C-1 development inside Neighborhood, Town, and Regional Centers toward pedestrian-oriented development. The Greater Hidden Hills Overlay's stated purposes in Section 27-3.37.4 likewise emphasize safe and convenient pedestrian movement, reduced automobile dependence, mixed-use development, and implementation of the Comprehensive Plan. The adopted DeKalb 2050 Unified Plan describes a Neighborhood Center (NC) as small, walkable focal points where local-serving commercial and residential uses are clustered, easily accessible to pedestrians, and designed to reduce automobile travel and increase transit use (pg. 35).

As submitted:

- the concept depicts eight parking spaces between the building's Redan Road facade and the frontage, even though published Section 27-3.37.32(D)-(E) places off-street parking in side or rear yards and prohibits parking between the street and building front.
- The north-side drive-through queue also functions immediately beside the maneuvering area for five parking spaces.
- The record contains no restaurant queue or circulation analysis demonstrating that peak queues will stay on site and avoid blocking the shared Redan Village drive, parking maneuvers, or pedestrian routes, as required by Section 27-4.2.23(1)(1).
- The plan labels a frontage sidewalk but does not document the dimensions and planting zone required by Section 27-3.37.27,
- nor does it document the multimodal connections and bicycle parking associated with Sections 27-3.37.31 and 27-3.37.32.

The submittal also does not:

- state operating or delivery hours,
- provide a photometric plan,
- establish speaker orientation/volume and acoustic treatment,
- supply a dimensioned restaurant-stacking analysis,
- document the required school-separation distance, or
- calculate the 15 percent commercial open space required by Section 27-5.5.1 and Table 5.4.

Several of these details may ordinarily be refined at land-development review, but together they leave the current record insufficient to Sections 27-7.4.6 (B), (E), (F), (G), (H), and (M).

FINDINGS OF FACT

The following findings address each criterion in Section 27-7.4.6 of the DeKalb County Zoning Ordinance.

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 site is large enough to accommodate a one-story 4,300-square-foot commercial building, and the plan's 27 parking spaces fall within the minimum and maximum totals shown in the applicant's site-data table. A 50-foot Type C buffer, a 30-foot overlay transitional yard, and a screened refuse area are depicted. However, the application/survey acreage is inconsistent, no 15 percent open-space calculation is supplied, and eight spaces are shown in front of the building along Redan Road. The record therefore does not demonstrate full compliance with Section 27-5.5.1, Table 5.4, and the published Hidden Hills parking-location standards in Section 27-3.37.32.

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.

The one-story restaurant/retail building is generally compatible in scale with nearby commercial development. Compatibility of the drive-through operation is not established to the same degree. The concept itself identifies adjoining MR-1 (Medium Density Residential-1) and MU-4 (Mixed Use-4) property, contrary to the narrative's characterization of all surroundings as commercial. Without stated hours, speaker orientation and volume controls, acoustic treatment, or a photometric plan, the record does not demonstrate that drive-through noise and lighting will avoid adverse effects on nearby residentially zoned property as contemplated by Sections 27-4.2.23(E)-(F) and 27-7.4.6(B).

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

Existing public services, utilities, emergency services, and commercial infrastructure are available to serve redevelopment of the parcel. Public Health and other agency comments identify ordinary permitting and operational requirements but no use-specific service-capacity deficiency. This criterion is satisfied, subject to all required utility, food-service, fire, building, and land-development approvals. Interdepartmental review identifies Redan Road as a minor arterial, calls for sight-distance compliance, and notes MARTA Route 116 service and the need to coordinate an ADA bus-stop pad and pedestrian access with MARTA. No reviewing department concluded that Redan Road lacks general traffic-carrying capacity.

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 is a five-lane minor arterial, and the record does not establish that the roadway lacks general capacity for the restaurant/retail development.

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.

Using the existing Redan Village access and eliminating the direct Redan curb cut can improve frontage safety. A frontage sidewalk and striped pedestrian crossings are also shown. The plan does not clearly demonstrate compliance with Section 27-4.2.23(I)(1), which prohibits a drive-through lane from impeding traffic, crossing or passing through off-street parking, or creating an unsafe pedestrian condition.

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.

The application does not state restaurant, drive-through, delivery, or refuse-service hours. It also does not provide the operational and noise decibel information needed to evaluate early-morning or late-evening effects on nearby MR-1 and MU-4 property. Manner and hours of operation are central to a drive-through's site-specific impacts, the current record is insufficient.

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.

A restaurant without a drive-through and the accompanying retail space are consistent with C-1 by right. The drive-through is not permitted by right in any Activity Center and must independently satisfy the SLUP criteria and supplemental standards. The current concept places parking between the building and Redan Road and relies on an automobile-oriented service lane. As submitted, the special use is not sufficiently consistent within the zoning district because the district falls within a NC, as well as the Hidden Hills Overlay.

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

The DeKalb County 2050 Unified Plan Neighborhood Center (NC) policy promotes clustered local-serving uses that complement nearby neighborhoods, reduce automobile travel, increase walking and transit use, and remain readily accessible to pedestrians (pg. 35). The restaurant, retail space, curb-cut closure, sidewalk, patio, and landscaping advance portions of that policy. However, the drive-through and parking in front of the building detract from the same policy by reinforcing an vehicular design.

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

The plan depicts a refuse enclosure near the rear of the building, screened by a six-foot wall intended to match the building materials. This is subject to final compliance with Section 27-5.4.6, Health requirements, grease and odor controls, service-vehicle access, and the final landscape/site plan.

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

A duration limit could allow later operational review, but it would not correct the present front-parking, circulation, policy-consistency, and missing-information.

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.

A one-story, approximately 4,300-square-foot building is appropriate in scale and massing for the 1.16-acre parcel. The surrounding development pattern consists primarily of low-rise, neighborhood-serving commercial buildings with associated surface parking and driveways along Redan Road, including the adjacent Redan Village commercial development. The proposed building would be generally consistent with the height and scale of these nearby commercial uses and would remain substantially smaller than the overall site area.

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

No identified designated historic building, district, or site.

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

The submittal has not demonstrated compliance with the supplemental regulations because it lacks a dimensioned restaurant-stacking analysis, speaker/acoustic and photometric details, school-separation verification, and a clear demonstration that the drive-through lane will not cross or function through parking maneuvers as required by Section 27-4.2.23(D)(1).

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.

community-meeting record also reflects requests for tree preservation, buffering, landscaping, safer pedestrian access, and reconsideration of the drive-through arrangement. No evidence establishes that a drive-through, rather than the permitted restaurant/retail use itself, is necessary to meet a neighborhood need.

RECOMMENDATION:

While a restaurant and retail redevelopment may be appropriate for the subject site. Based on the criteria in Section 27-7.4.6, the drive-through supplemental regulations in Section 27-4.2.23, the published Greater Hidden Hills Overlay standards, and the Neighborhood Center policy of the DeKalb 2050 Unified Plan (p. 35), the Planning & Sustainability Department recommends **DENIAL** of SLUP-26-1248176 as submitted.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Zoning Comments September 2026

N1. SLUP-26-1248084 (2026-0707) 5395 Covington Highway:

Covington Highway 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.

N2&N3. LP-26-1248188 (2026-1099) & Z-26-1248190 (2026-1100) 5561 – 5567 Memorial Drive:

Memorial Drive is classified as a Major Arterial, 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.

N4. SLUP-26-1248176 (2026-1101) 4850 Redan Road:

Redan Road is classified as a Minor Arterial. SLUP does not change the existing shoulders or curb cuts. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N5. Z-26-1248179 (2026-1102) 3970 Norman Road:

Norman Road is classified as a collector road. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 35 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 a 10-foot multi-use path. It requires pedestrian scale streetlights.

N6. SLUP-26-1248182 (2026-1103) 4717 East Anderson Road:

East Anderson is classified as a local road. SLUP does not change the existing shoulders or curb cuts. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N7. Z-26-1248177 (2026-1106) 729 Old Briarcliff Road:

Old Briarcliff Road is classified as local road. 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. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N8. SLUP-26-1248186 (2026-1107) 3887 Kirksford Road:

Kingsford Drive is classified as a local road. SLUP does not change the existing shoulders or curb cuts. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N9. SLUP-26-1248172 (2026-1108) 4110 Glenwood Road, Ste. A:

Glenwood Road is classified as a Minor Arterial. SLUP does not change the existing shoulders or curb cuts. Verify that all access points have intersection and stopping sight distance as described by AASHTO.



7/30/2026

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.

7/30/2026

N1-2026-1098

TA-26-1248180

Amendment

- Text amendment. See general comments

N2-2026-1099

LP-26-1248188

5561-5567 Memorial Drive, Stone Mountain, GA 30083

- See general comments

N3-2026-1100

Z-26-1248190

5561-5567 Memorial Drive, Stone Mountain, GA 30083

- See general comments.

N4-2026-1101

SLUP-26-1248176

4850 Redan Road, Stone Mountain, GA 30088

- SLUP. See general comments.

N5-2026-1102

Z-26-1248179

3970 Norman Road, Stone Mountain, GA 30083

- Child daycare center. DeKalb County Health Regulations prohibits use of on-site sewage disposal systems for child or adult day care facilities with more than six (6) clients.

N6-2026-1103

SLUP-26-1248182

4717 East Anderson Road, Stone Mountain, GA 30083

- SLUP. See general comments.

7/30/2026

N7-2026-1104

SLUP-26-1248184

6252 Memorial Drive, Stone Mountain, GA 30083

- SLUP. See general comments.

N8-2026-1105

SLUP-26-1248185

6252 Memorial Drive, Stone Mountain, GA 30083

- SLUP. See general comments.

N9-2026-1106

Z-26-1248177

729 Old Briarcliff Road, Atlanta, GA 30306

- See general comments.

N10-2026-1107

SLUP-26-1248186

3887 Kirksford Drive, Decatur, Ga 30035

- SLUP. Child daycare facility. See general comments.

N11-2026-1108

SLUP-26-1248172

4110 Glenwood Road, Suite A, Decatur, GA 30032

- SLUP. See general comments.

LAND DEVELOPMENT ANALYSIS

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO ANDREA FOLGHERAIT akfolgherait@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

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.

CASE #: _____

ADDRESS/PARCEL ID: _____

• Transportation/Access/Row: _____

• Stormwater Management: _____

• Flood Hazard Area/Wetlands: _____

• Landscaping/Tree Preservation: _____

• Tributary Buffer: _____

• Fire Safety: _____

Signature

DEPARTMENT OF PLANNING & SUSTAINABILITY

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO ANDREA FOLGHERAIT akfolgherait@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

PUBLIC WORKS – **ROADS & DRAINAGE** - ZONING COMMENTS FORM

CASE #: _____

ADDRESS/PARCEL: _____

Drainage Basin: _____

Upstream Drainage Area: _____

Percentage of Property in 100-Year Floodplain: _____

Impact on property (flood, erosion, sedimentation) under existing zoning: _____

Required detention facility(s): _____

COMMENTS: _____

Akin Akinsola

Signature

DEPARTMENT OF PLANNING & SUSTAINABILITY

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO ANDREA FOLGHERAIT
akfolgheraite@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

PUBLIC WORKS – **WATER & SEWER** - ZONING COMMENTS FORM

CASE #: _____

ADDRESS: _____

WATER

Size of existing water main: _____ adequate: _____ inadequate: _____

Distance of property to nearest main: _____ Size of line required, if inadequate: _____

SEWER

Outfall Servicing Project: _____

Is sewer adjacent to property? Yes No If no, distance to the nearest line: _____

Water Treatment Facility: _____

Sewage Capacity: _____ (MGPD) Current Flow: _____ (MGPD)

COMMENTS: _____

Signature

DEPARTMENT OF PLANNING & SUSTAINABILITY

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO ANDREA FOLGHERAIT akfolghera@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

PUBLIC WORKS – **TRAFFIC ENGINEERING** - ZONING COMMENTS FORM

CASE #: SLUP-26-1248176 (2026-1101)

ADDRESS/PARCEL: 4850 Redan Road; 15 224 03 004

ADJACENT ROADWAY(S): _____

CLASSIFICATION:

Capacity (TPD): _____

Capacity (TPD): _____

Latest Count (TPD): _____

Latest Count (TPD): _____

Hourly Capacity (VPH): _____

Hourly Capacity (VPH): _____

Peak Hour Volume (VPH): _____

Peak Hour Volume (VPH): _____

Existing number of traffic lanes: _____

Existing number of traffic lanes: _____

Proposed number of traffic lanes: _____

Proposed number of traffic lanes: _____

Proposed right-of-way width: _____

Proposed right-of-way width: _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of traffic (latest edition 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.

Jerry White

Signature



MARTA September 2026 Case Comments

N3. Z-26-1248190 – 5561-5567 Memorial Drive:

- Developer to coordinate with MARTA due to presence along MARTA bus route 121.

N4. SLUP-26-1248176 – 4850 Redan Road:

- Developer to coordinate with MARTA due to presence along MARTA bus route 116. Request a concrete pad to be poured adjacent to the sidewalk along the parcel facing Redan Road to accommodate an ADA compliant bus stop amenity. If accommodated, the developer will need to reach out to MARTA's Bus Stop Planning Team for site selection and concrete pad specifications.

N9. SLUP-26-1248172 – 4110 Glenwood Road, Ste. A:

- Developer to coordinate with MARTA during design and any construction due to presence along MARTA bus route 22. Request for one of the two driveways along Glenwood for this parcel to be closed as the property currently has 3 driveway access points, exceeding the two maximum outlined in Sec. 14-202.3 (d).

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

Signature

Aziz Dhanani

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

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:

Join:

<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**

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

For organizers: [Meeting options](#)



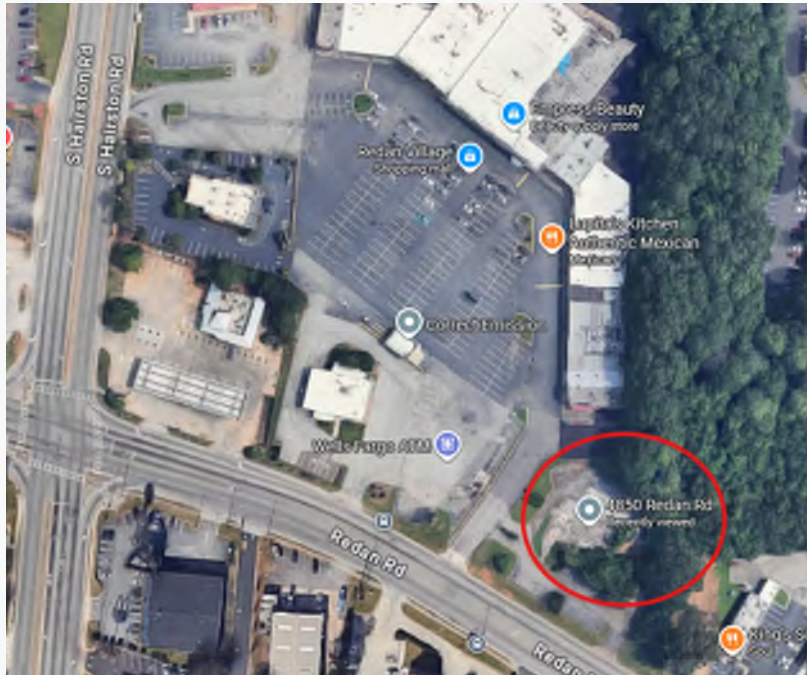
May 12, 2026

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", is placed over a light gray rectangular background.

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:

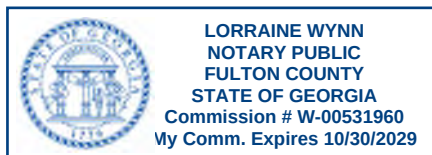
Name of Agent or Representative(s)

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

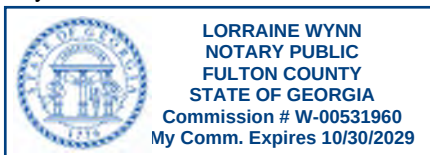


Notary



Signature of Applicant

Date

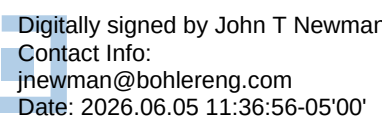
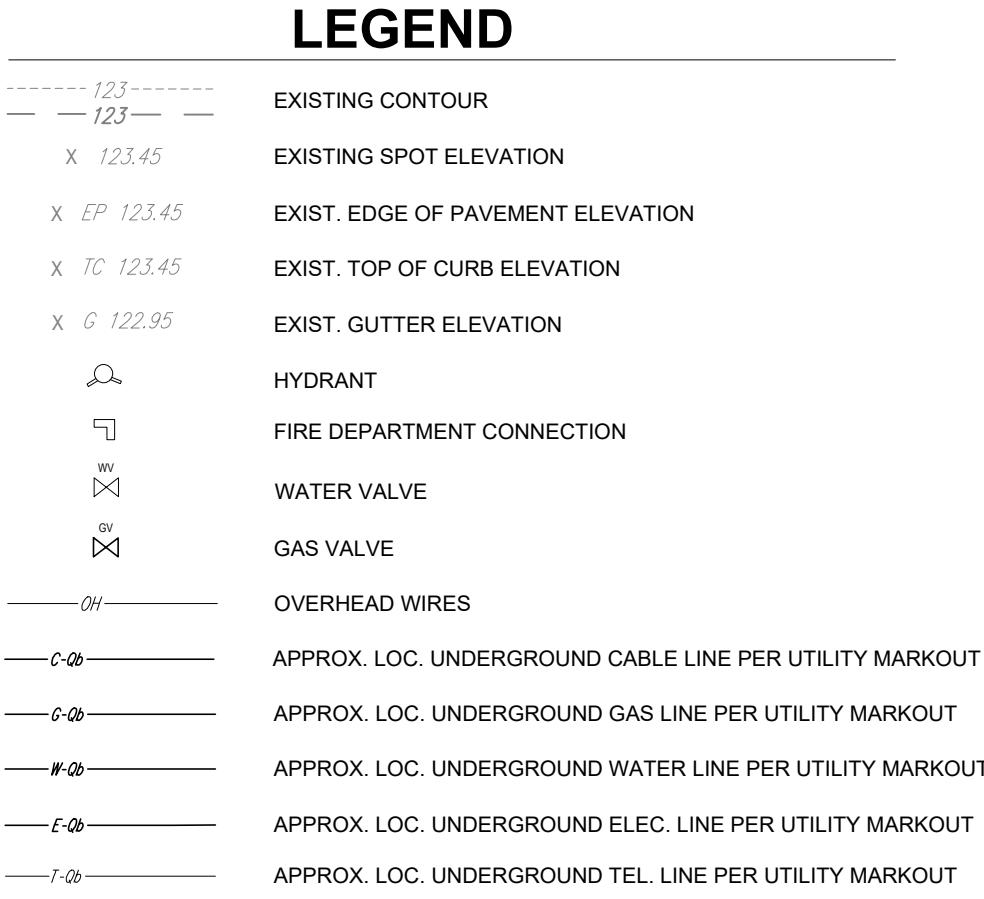


Check one: Owner Agent

Expiration Date/ Seal

 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

[illegible]

PROJECT No.:	GAA240061.0
DRAWN BY:	JP/P
CHECKED BY:	
DATE:	06/05/2024
AD I.D.:	S-ALTA-SUR
FIELD DATE:	04/29/2024 & 05/20/2024
REVIEW CHIEF:	M
APPROVED:	



GEORGIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION
WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-282-7411
www.georgia811.com

PROJECT:

**ALTA / NSPS
LAND TITLE SURVEY**

_____ FOR _____

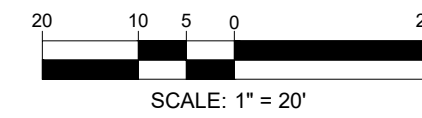
COFFEE CAFE 2, LLC

4850 REDAN ROAD
LAND LOT 224, 15TH DISTRICT
UNINCORPORATED
DEKALB COUNTY, GA



BOHLER, LLC GA LSF NO. 001460
209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
 Phone: (629) 235-4040

GA-SURVEY@BohlerEng.com

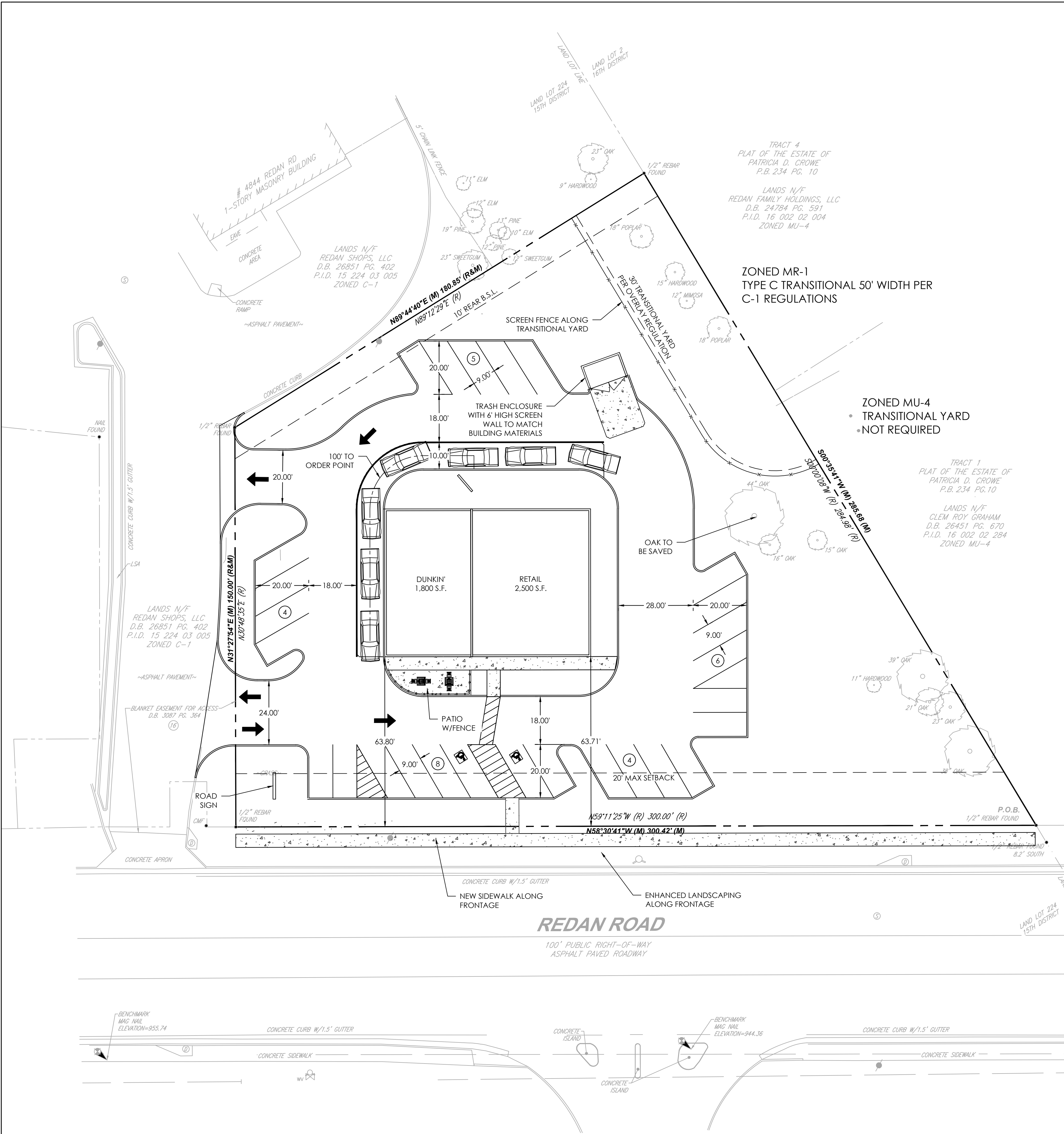


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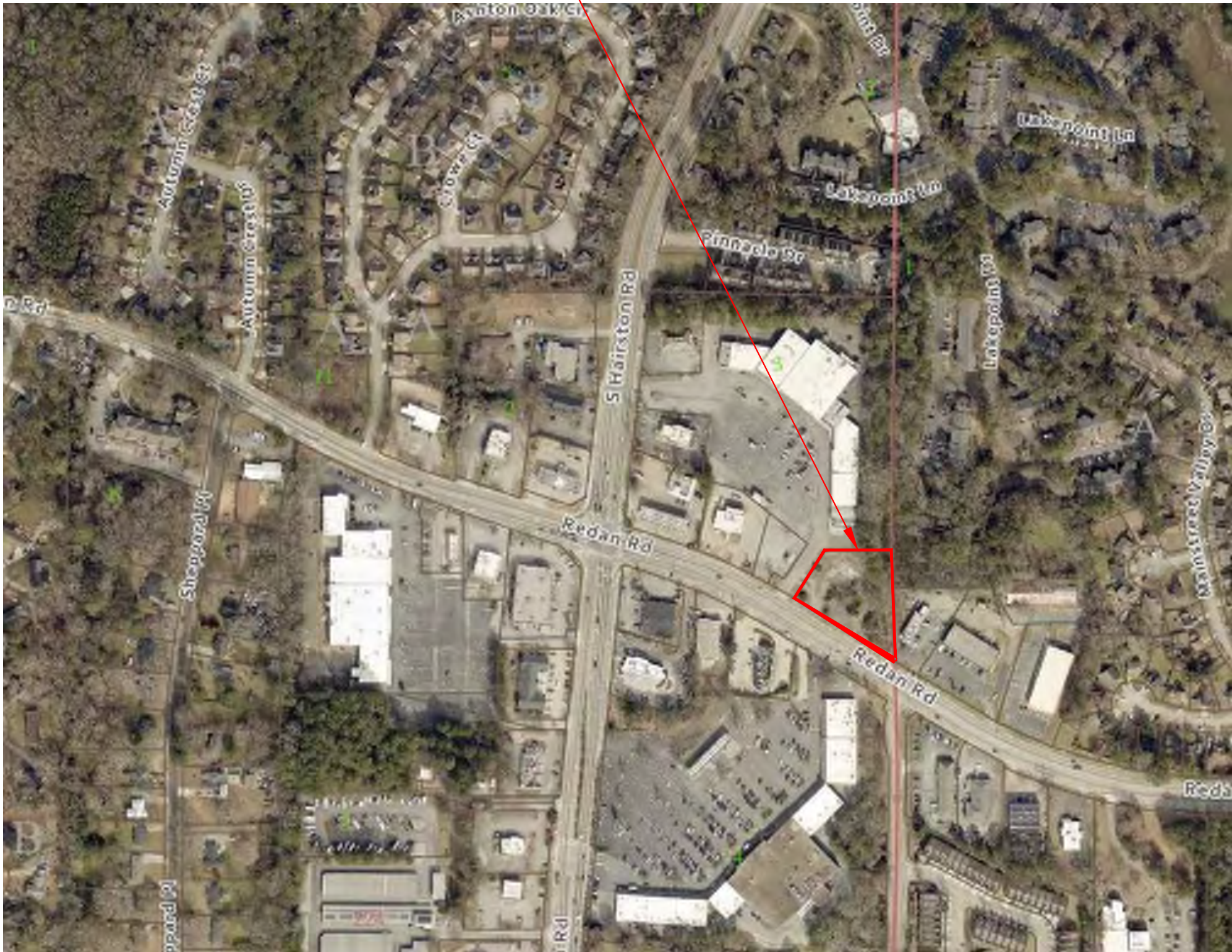
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OF 2

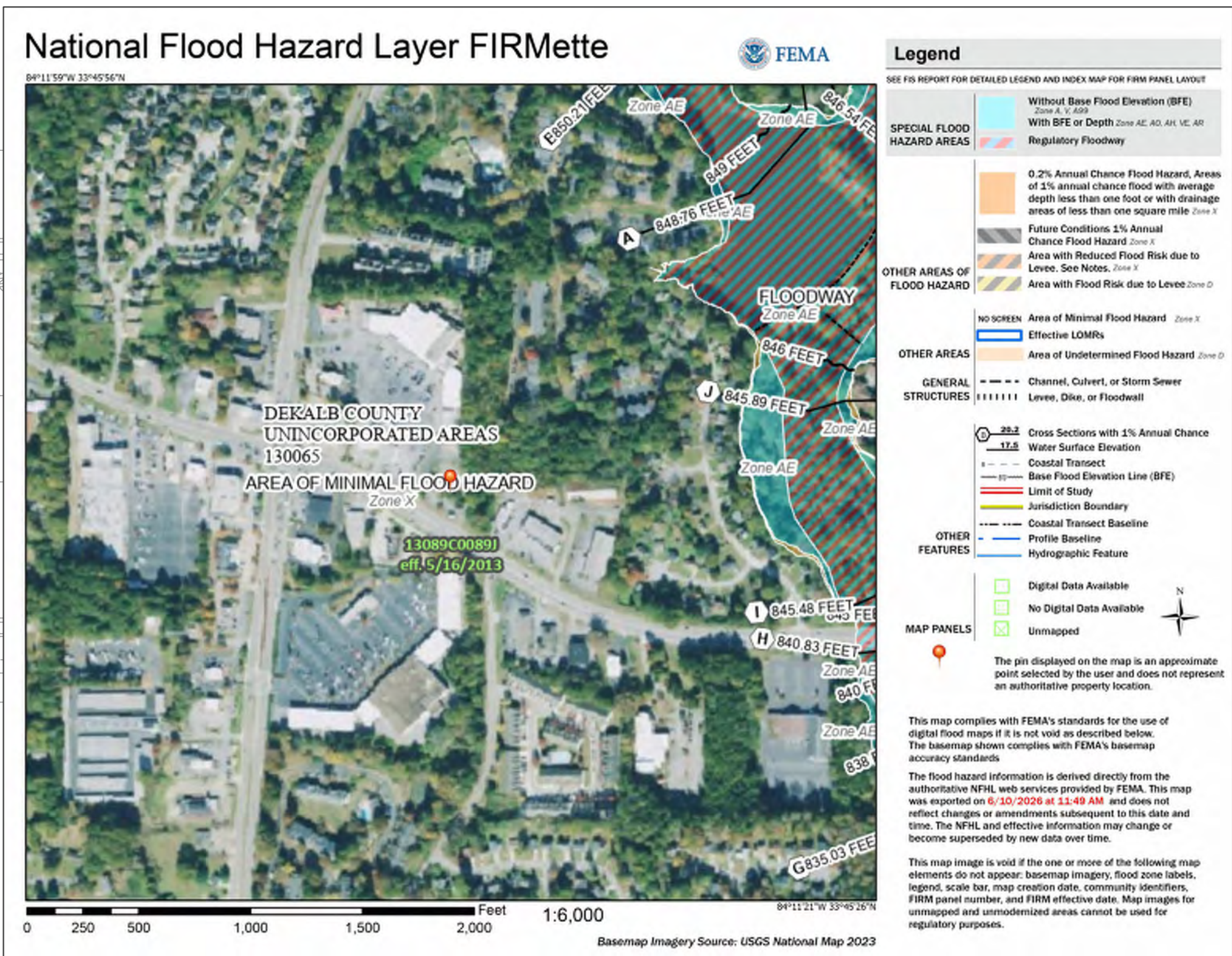
ORG. DATE - 06-05-2026



SITE DATA TABLE		
SITE ADDRESS: 4850 REDAN ROAD, STONE MOUNTAIN, GA (DeKALB COUNTY) CURRENT SITE AREA: 1.11 ACRES (48,361 S.F.) CURRENT ZONING: BASE: C-1; OVERLAY: HIDDEN HILLS OVD TIER 2 BUILDING TYPE: DUNKIN' (1,800 S.F.); RETAIL (2,500 S.F.)		
ZONING REQUIREMENTS	REQUIRED	PROPOSED
PARKING REQUIREMENTS RESTAURANT MIN: 1 SPACE/150 S.F. MAX: 1 SPACE/75 S.F.	12 MIN 24 MAX	27 SPACES
RETAIL MIN: 1 SPACE/500 S.F. MAX: 1 SPACE/200 S.F.	5 MIN 13 MAX 17 MIN TOTAL 37 MAX TOTAL	



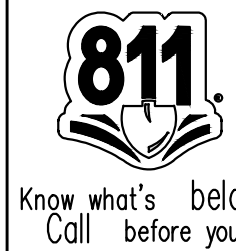
SITE LOCATION
N.T.S.



DUNKIN' / RETAIL

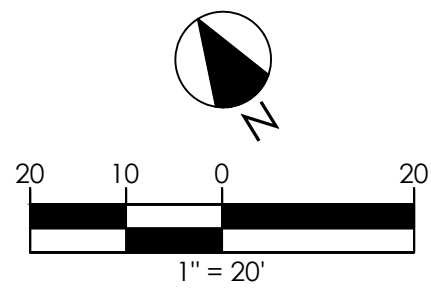
PROJECT ADDRESS:
4850 REDAN ROAD,
STONE MOUNTAIN, GA 30088
DEKALB COUNTY

PREPARED FOR:
CHUNARA GROUP OF COMPANIES
3435 PEACHTREE INDUSTRIAL BLVD., DULUTH, GA 30096



24 HOUR CONTACT:
CHUNARA GROUP

PROJECT REVISIONS		
NO.	DATE	DESCRIPTION



6-11-2026
DATE

AXIS
INFRASTRUCTURE
70 MANSELL CT., STE. 200
ROSWELL, GEORGIA 30076
PHONE: 678.395.4920

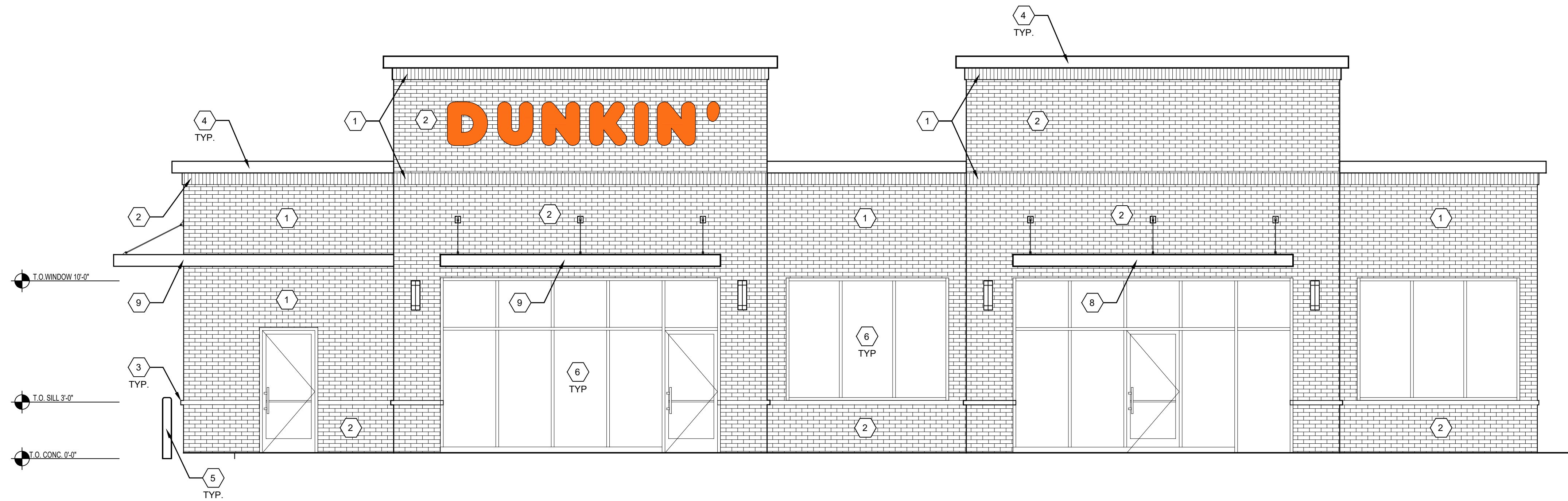
P.M.	LW	REV.	0
DRAWN	MA	REV. DATE	---
CHECKED	BA	ISSUE DATE	06.11.26

SHEET TITLE

CONCEPT PLAN

SHEET NO.

CP-1.0



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

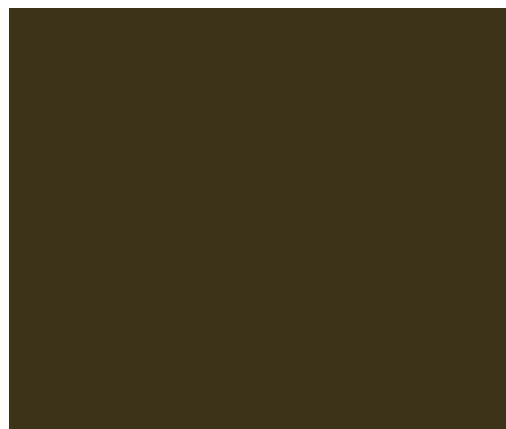
EXTERIOR FINISH SCHEDULE		
KEYNOTE	MATERIAL	COLOR
1	BRICK VENEER - PRIMARY	TRIANGLE BRICK - EVELYN BAY
2	BRICK VENEER - SECONDARY	TRIANGLE BRICK - MIDNIGHT SPECIAL
3	PRE-CAST CONCRETE	5-1/2" x 3-1/2" BANDING
4	ALUM. COPING AND COLLECTOR BOX WITH 4 x 4 DOWNSPOUT	METAL ERA DARK BRONZE (OR EQ.)
5	BOLLARDS	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



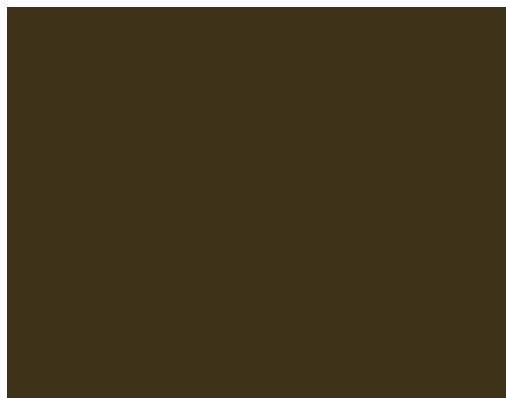
TRIANGLE BRICK - MIDNIGHT SPECIAL



KAWNEER DARK BRONZE



AWNEX PSB-6865



METAL ERA DARK BRONZE

REV	DATE	DESCRIPTION	BY

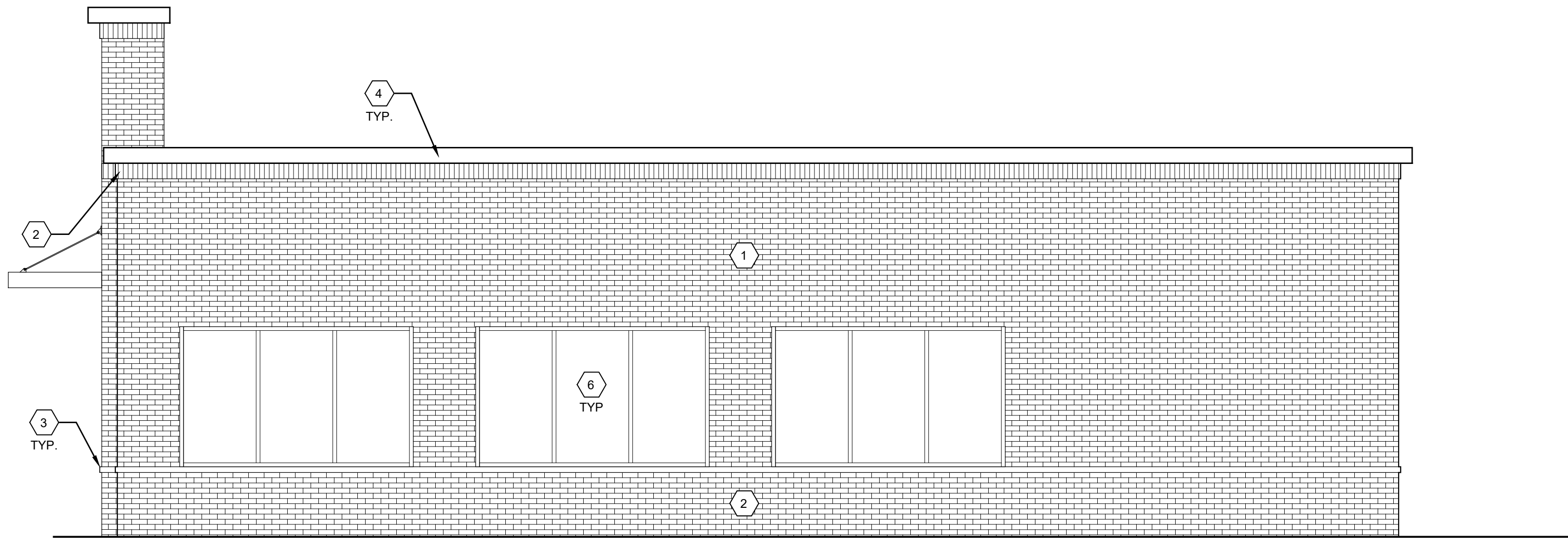
06/11/2026
DATE

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

PREPARED FOR:
DUNKIN
FUTURE TENANT

STONE MOUNTAIN, GA

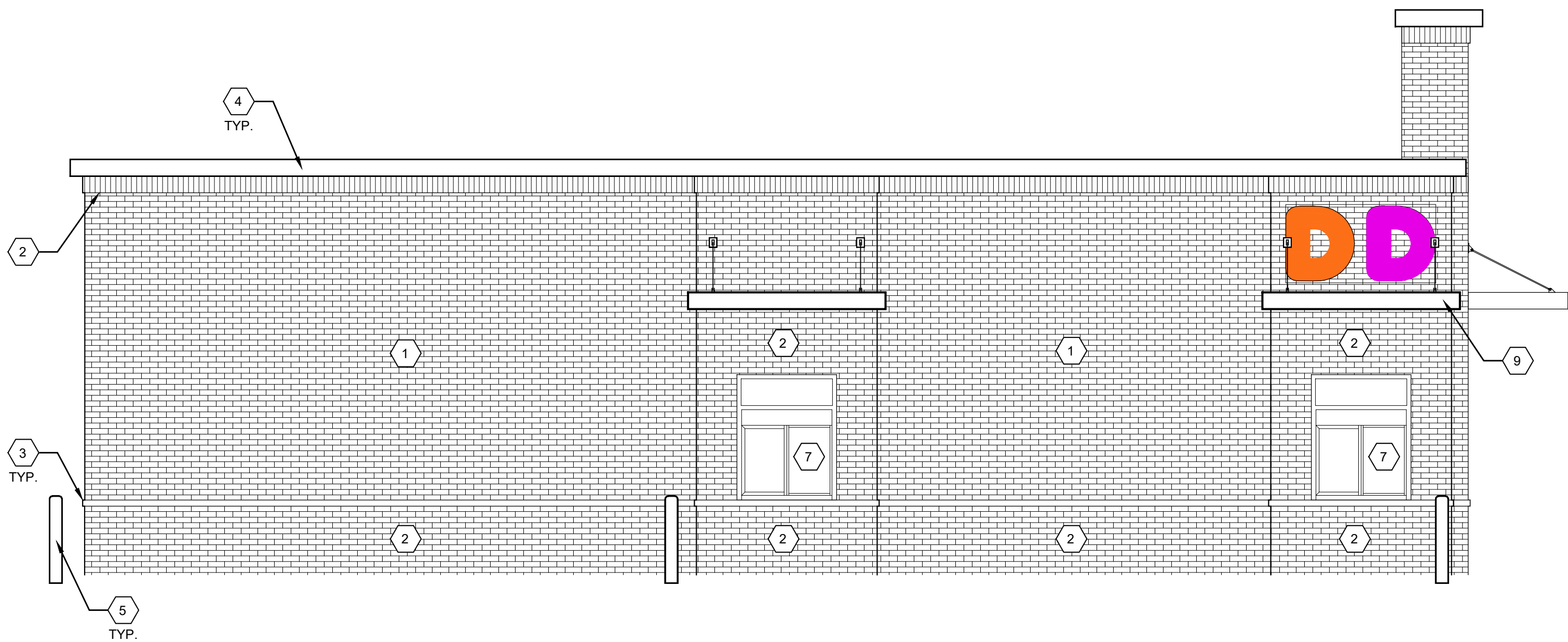
DRAWN BY MS	DATE
ORIG. BUILD DATE	
REVIEWED BY AA	
DATE ISSUED 06/11/2026	



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

EXTERIOR FINISH SCHEDULE

KEYNOTE	MATERIAL	COLOR
1	BRICK VENEER - PRIMARY	TRIANGLE BRICK - EVELYN BAY
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8	AWNEX COLORADO CANOPY (OR EQ.)	FACTORY FINISH - PSB-6865
9	CANOPY AND FASCIA BAND	FACTORY FINISH - PER BRAND REQUIREMENTS



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

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 AA	DATE ISSUED 06/11/2026
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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: _____

Lorraine Canada

Subject: SPECIAL LAND USE PERMIT COMMUNITY MEETING

Location: Microsoft Teams Meeting

Start: Tue 5/26/2026 5:00 PM

End: Tue 5/26/2026 6:00 PM

Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Lorraine Canada

Required Attendees: Teresa Curry

Optional Attendees: wesleyabrooks@gmail.com; ledmond25@gmail.com; jamesalec60@gmail.com; frehammonds@att.net; legal51996@yahoo.com; Wendell.love@gmail.com; rpasenow@gmail.com; tlpaytes@gmail.com; teresitamreid@gmail.com; evorari@bellsouth.net; mseibel@tuckerga.gov; vic@furiousdreams.com; gwen.weddington@gmail.com; 04corvette@bellsouth.net; 4pressingissues@gmail.com; ahart.vann@gmail.com; ajillingworth2004@gmail.com; allisongroup40@gmail.com; andrewshahan@hotmail.com; angelamorris@gmail.com; auntjoanie@bellsouth.net; bethbond@bellsouth.net; brockmae@bellsouth.net; carolyn.m.brown@emory.edu; cherylcarlton@bellsouth.net; christophersutton23@yahoo.com; conwardjones07@gmail.com; dmcbuilder@mindspring.com; dntwhitlock@gmail.com; drobson41@hotmail.com; dwpelton@dekalbcountyga.gov; fjtaylor02@gci.net; fredking9@aol.com; gccjp123@gmail.com; grammymix@gmail.com; hasting.michael@gmail.com; jarring55@gmail.com; joettapreston@bellsouth.net; jpsjunk@hotmail.com; jwayne@fepcocontainer.com; kdekoker@yahoo.com; kdenobriga@mindspring.com; kfmohr@gmail.com; kstevens@avondaleestates.org; l.angusramos@gmail.com; ladjohnson@dekalbcountyga.gov; lance.hammonds@att.net; lewisochran@gmail.com; lrice27@gmail.com; lucassej@gmail.com; mariemanor413@hotmail.com; mayor@stonemountaincity.org; mcullen24@gmail.com; mejack65@hotmail.com; met02@gci.net; minlyds66@gmail.com; mpreston@sacsda.org; nativenyc@hotmail.com; NJQB@outlook.com; pgkeeter@dekalbcountyga.gov; raydcraig@gmail.com; richardr_im@yahoo.com; richardyounge@bellsouth.net; rlanier95@comcast.net; valleybrookcivic@gmail.com; ryan.b.brown@gmail.com; sarahjonespage@gmail.com; shandrid@gmail.com; sheliacoggins@bellsouth.net; slp77@att.net; southave82@comcast.net; susan.nease@usa.net; tacoma.sharlene@gmail.com; tbd@mindspring.com; terracribbs@gmail.com; thaddeusahjr@yahoo.com; thomaspringle@att.net; tshayhall1@gmail.com; verne48@gmail.com; vj0208@yahoo.com; warsameh-hirsi878@hotmail.com; weezyt@gmail.com; emilycchait@gmail.com; margietullos@me.com; stantullos@gmail.com; fmendes1262@gmail.com; j.harper.work21@gmail.com; bettyedavis48@yahoo.com

MAY 7, 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.

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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:

Join:

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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**

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— 4140 Creek Stone Court
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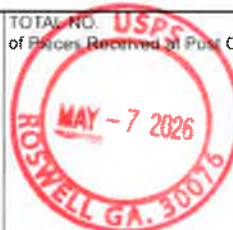
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4787 REDAN RD
STONE MOUNTAIN, GA 30088

MCDONALDS CORP
N CARPENTER ST
CHICAGO, IL 60607

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MONROE, GA 30656

SEVILLE PETRINA
4821 MAINSTREET VALLEY TRC
STONE MOUNTAIN, GA 30088

ONEFATER MIKHAIL
952 E 3RD ST APT 1
BROOKLYN, NY 11230

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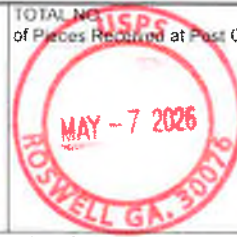
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MONROE, GA 30656

MEGAL AND SMA PROPERTIES LLC
3404 EARHART WAY
BUFORD, GA 30519

KOMERY ALEXANDER
5639 PATILLO WAY
LITHONIA, GA 30058

4833 REDAN ROAD LLC
P O BOX 1253
TUCKER, GA 30085

DIGNITY STAR REALTY LLC
4879 REDAN RD
STONE MOUNTAIN, GA 30088

CAESAR KEVIN KENRICK
1226 ADCOX SQ
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TONIO BURDEN 10 W EXCHANGE PLACE CKER, GA 30084				

6.

1. Summary

Meeting title SPECIAL LAND USE PERMIT COMMUNITY MEETING

Attended participants 6

Start time "5/26/26, 4:50:47 PM"

End time "5/26/26, 6:01:35 PM"

Meeting duration 1h 10m 47s

Average attendance time 36m 48s

2. Participants

Name	First Join	Last Leave	In-Meeting Duration	Email	Participant
ID (UPN)	Role	Engagement: Camera On	Engagement: Raise Hands	Engagement: Unmute	
Lorraine Canada	"5/26/26, 4:50:49 PM"	"5/26/26, 6:01:34 PM"	1h 10m 45s	lorrainecanada@axiscompanies.com	
Organizer	2	5			
Teresa Curry	"5/26/26, 4:51:36 PM"	"5/26/26, 6:01:35 PM"	1h 9m 58s	teresacurry@axiscompanies.com	1
Organizer					
Micah Seibel (External)	"5/26/26, 4:51:13 PM"	"5/26/26, 5:21:31 PM"	30m 18s	mseibel@tuckerga.gov	5
Presenter					
Tyra Paytes	"5/26/26, 5:01:49 PM"	"5/26/26, 5:31:49 PM"	30m		
Presenter					
Victoria Webb	"5/26/26, 5:04:48 PM"	"5/26/26, 5:19:07 PM"	14m 18s		
Presenter					
"Keeter, Patrece (External)"	"5/26/26, 5:22:14 PM"	"5/26/26, 5:27:45 PM"	5m 31s	pgkeeter@dekalbcountyga.gov	
Presenter					

3. In-Meeting Activities

Name	Join Time	Leave Time	Duration	Email	Role
Lorraine Canada	"5/26/26, 4:50:49 PM"	"5/26/26, 6:01:34 PM"	1h 10m 45s	lorrainecanada@axiscompanies.com	Organizer
Teresa Curry	"5/26/26, 4:51:36 PM"	"5/26/26, 6:01:35 PM"	1h 9m 58s	teresacurry@axiscompanies.com	Organizer
Micah Seibel (External)	"5/26/26, 4:51:13 PM"	"5/26/26, 5:21:31 PM"	30m 18s	mseibel@tuckerga.gov	Presenter
Tyra Paytes	"5/26/26, 5:01:49 PM"	"5/26/26, 5:31:49 PM"	30m		Presenter
Victoria Webb	"5/26/26, 5:04:48 PM"	"5/26/26, 5:19:07 PM"	14m 18s		Presenter
"Keeter, Patrece (External)"	"5/26/26, 5:22:14 PM"	"5/26/26, 5:27:45 PM"	5m 31s	pgkeeter@dekalbcountyga.gov	Presenter

4. Meeting Engagement

Name	Engagement Type	Time
Lorraine Canada	Turned on camera	"5/26/26, 4:51:02 PM"
Lorraine Canada	Unmuted	"5/26/26, 4:51:19 PM"
Lorraine Canada	Unmuted	"5/26/26, 4:51:37 PM"
Lorraine Canada	Unmuted	"5/26/26, 4:53:27 PM"
Lorraine Canada	Unmuted	"5/26/26, 4:56:21 PM"
Lorraine Canada	Unmuted	"5/26/26, 4:57:41 PM"
Lorraine Canada	Turned on camera	"5/26/26, 5:05:37 PM"
Teresa Curry	Turned on camera	"5/26/26, 4:51:49 PM"
Teresa Curry	Unmuted	"5/26/26, 4:53:13 PM"
Micah Seibel (External)	Unmuted	"5/26/26, 4:51:29 PM"
Micah Seibel (External)	Unmuted	"5/26/26, 4:51:31 PM"
Micah Seibel (External)	Unmuted	"5/26/26, 4:51:46 PM"
Micah Seibel (External)	Unmuted	"5/26/26, 4:54:45 PM"
Micah Seibel (External)	Turned on camera	"5/26/26, 4:54:47 PM"
Micah Seibel (External)	Unmuted	"5/26/26, 4:58:09 PM"
Tyra Paytes	Unmuted	"5/26/26, 5:02:32 PM"
Tyra Paytes	Unmuted	"5/26/26, 5:14:04 PM"
Tyra Paytes	Unmuted	"5/26/26, 5:16:54 PM"
"Keeter, Patrece (External)"	Unmuted	"5/26/26, 5:22:15 PM"
"Keeter, Patrece (External)"	Unmuted	"5/26/26, 5:26:02 PM"
"Keeter, Patrece (External)"	Unmuted	"5/26/26, 5:26:40 PM"
"Keeter, Patrece (External)"	Unmuted	"5/26/26, 5:27:26 PM"
"Keeter, Patrece (External)"	Unmuted	"5/26/26, 5:27:38 PM"

SPECIAL LAND USE PERMIT COMMUNITY MEETING- 20260526_205106UTC-Meeting Recording

May 26, 2026, 8:51PM

1h 10m 31s



Lorraine Canada 0:22

Hello!



Micah Seibel 0:26

Hi, good evening.

I didn't realize you guys were starting so early, but I'm at my computer anyway, so I'll pop right in.



Lorraine Canada 0:35

Oh, okay. Yeah, I set this thing up and I got on early just to make sure everything worked.



Micah Seibel 0:44

That's great. I'm on community council. I just figured I'd jump in and hang out for a little bit and see what you guys talk about.



Lorraine Canada 0:51

Oh, okay, cool.



Micah Seibel 0:52

Okay.



Teresa Curry 0:57

Hello, Lorraine.



Lorraine Canada 0:59

Hey, Teresa.



Teresa Curry 1:03

You started it early.



Lorraine Canada 1:05

Well, I just wanted to make sure everything worked. I've been so nervous about this thing.



Teresa Curry 1:07

I...

Ohh.



Lorraine Canada 1:12

Because I've never done one before, not this big anyway.



Teresa Curry 2:11

I'll share my screen so you don't have to.



Lorraine Canada 2:25

Okay, I was planning on not saying anything.



Teresa Curry 2:30

I'll do all the talking.



Lorraine Canada 2:31

I'll let you do the talking.



Teresa Curry 2:37

You just act interested with your face.



Lorraine Canada 2:45

I'm gonna be like that lady on that.

Call that Bill had.



Teresa Curry 2:52

Yeah.



Lorraine Canada 2:53

h, uh-uh. That's what that lady said.
She thought she was muted.



Teresa Curry 2:59

He said it was pretty exciting.



Lorraine Canada 3:02

It was.



Teresa Curry 3:03

You.



Lorraine Canada 3:06

Yeah.



Teresa Curry 3:10

How long do we have to give the community?



Lorraine Canada 3:16

I have no idea.

I mean, it says it starts at 5, so didn't I set it up from 5 to 6?



Teresa Curry 3:27

Do we, what if no one shows up? Do we have to sit here the whole time?

Yeah.

Probably.



Lorraine Canada 3:36

I don't know.

Let's see.



MS Micah Seibel 3:42

If I could just chime in really quick. First of all, hello, my name is Micah. And in addition to being on community council, I work for the city of Tucker. So I live here. T

his is my place. I will just say we have a slow process as well. And we would certainly expect that you would



Teresa Curry 3:45

Sure.

Hey, Micah.



Lorraine Canada 3:56

Oh.



MS Micah Seibel 4:02

stay for an hour and then report that one person or no people showed up and that kind of thing. I think staying for an hour would be the best demonstrated. You know, we did the step to the fullness of our ability, even if only one guy showed up and he had no comments. You know, I think they probably want to see that. And anyways, and I've seen some of these meetings go wild. I mean, if they're controversial,



Lorraine Canada 4:15

Okay.

I.



MS Micah Seibel 4:23

you know, the applicant will bring in their attorney and their attorney will run the meeting and it will like not be friendly. They'll be like, what's your question? And they'll just like take questions and then not answer them for an hour. It's, I've seen some really bad slot meetings. So it's the wild, wild west. I mean, you're having a community meeting to say what you want to say.



Lorraine Canada 4:32

Yeah.

Gosh.



Teresa Curry 4:40

Yeah.

 **Micah Seibel** 4:44

and the community is going to show up to say whatever they want to say. And, you know, like there was a crematory over by my house that was applied to be put in. And I mean, it was the neighborhood meeting was crazy. But that's not usually the case. Most of the time, you get one person to show up and, you know, they ask two questions about

 **Lorraine Canada** 4:47

Yeah.

Ohh gosh.

 **Micah Seibel** 5:04

what's going on down the street, and there's not much feedback, at least at the city level. At the DeKalb level, I don't know if they consistently have more than that, but I will see you guys at a meeting in a couple of months regardless. So, yeah.

 **Lorraine Canada** 5:19

Okay.

 **Teresa Curry** 5:20

And.

 **Lorraine Canada** 5:20

Yeah, we had to, we had a variance meeting last week for a different site, and...

It got pretty hot. There were some people there that did not want that variance to happen.

It's kind of fun, actually.

 **Teresa Curry** 5:35

And.

 **Micah Seibel** 5:35

Yeah.

Yeah.

You know, and people love to say no, and you know, I, it's one thing I've seen good applications, I've seen bad ones, and usually the only ones that... sensible people shoot down are ones where you're like, you just have a totally mismatched use in the middle of something that doesn't make sense. And so you're on a residential rd and you want to convert a house to an, you know, an automotive use or something. And you're like, why would you convert a house to an automotive use on a road that's residential? Like, no, you know, but A lot of times, reasonable ones seem to scoop pretty well, in my perspective.



Teresa Curry 6:13

Well, this site had a slop approved a year ago. It's just was site plan dependent and we have a new user. So we have to go back through this process again. So we're hoping that the community's already seen it once and it's, you know, kind of just a little tweak.



Micah Seibel 6:18

Mhm.

The.

Yeah.



Teresa Curry 6:32

But I guess we'll see.



Micah Seibel 6:34

All right, well, I'm going to hang out for a minute. I got some other, I'm still at work for a couple minutes, so I'm going to hang out here. But we've got a council meeting tonight, so I'm working on that anyway. So I'm like, I'll just, I'll hang out and see if anyone else jumps in. And if you guys, if there's no one here in 10 minutes, I'll let you do your pitch on me and then, you know, I'll head out. But



Teresa Curry 6:40

Okay.

Dal.

Wow, Greg.



Micah Seibel 6:53

Otherwise, I'm just gonna look. Don't mind me, I'm still at work, so...



Lorraine Canada 6:53

Okay, thank you.

No, that's fine. Thank you.



Teresa Curry 6:57

Okay.



Micah Seibel 6:58

Thanks. Yeah.



Teresa Curry 6:59

Just ignore our chit-chat between Lorraine and I as we get caught up on our weekend plans.



Micah Seibel 7:06

I'll turn you guys down until I see someone else jump in.



Teresa Curry 10:58

Hello, Tyra. Thanks for joining us.



Tyra Paytes 11:00

Ohh.

My pleasure.



Teresa Curry 11:09

Since you're the only one that's on currently, we'll just talk to you, Tyra. But we are the engineers for Duncan who wants to develop at 4850 Redan Road, which can you see my screen?



Tyra Paytes 11:30

Yes, I can see your screen.



Teresa Curry 11:31

kay, perfect. It's this parcel right here.

And they formally got a special land use permit a year ago. It was going to be a Wendy's. Because it's a new user, we have to go back through this process. So this is our site plan, our proposed site plan, which is going to have a Duncan and then a retail shop adjacent to it.

with a covered patio. So the entrance to this parcel will still be off that shopping center drive to the what used to be Kroger off of Redan Road. So we're here to answer any questions or concerns that you may have.

 **Tyra Paytes** 12:16

On.

So I just wanted to understand, can you go back to your map and identify that site again, please? I'm trying to visualize. I think I have the visual.

 **Teresa Curry** 12:24

Sure.

I sure can. It's this.

Okay, it's this parcel right here. So if you know where the WingStar is...

 **Tyra Paytes** 12:34

Okay.

 **Teresa Curry** 12:39

Um...

Or this retail strip that has the quick tax return and King Southern Delight.

 **Tyra Paytes** 12:47

Yes, okay.

 **Teresa Curry** 12:49

Across from the Popeyes might be the easiest.

 **Tyra Paytes** 12:50

Across, across the street from Popeyes.



Teresa Curry 12:52

Yes, yep.



Tyra Paytes 12:54

and next to the Wells Fargo.



Teresa Curry 12:58

Yes.



Tyra Paytes 12:59

Okay, I understand. Got it.



Teresa Curry 13:01

Yep, and so currently it's, it used to have a something here, but it's currently nothing is there. And we're proposing that Dunkin and that retail spot.



Tyra Paytes 13:14

Duncan in a retail spot. So what type of retail are you expecting?



Teresa Curry 13:19

They don't have a user yet, but it will probably be something similar to like a mattress firm, potentially a cell provider, like a T-Mobile.



Tyra Paytes 13:32

And what square footage would that be?



Teresa Curry 13:36

Let's see. So the Duncan is 1800 and the retail is going to be 2500.



Tyra Paytes 13:45

Right.

Yeah, I do recall. I think this was the site that was supposed to, as you remember, it's familiar. I think this was going to be a Wendy's, that the Wendy's that was on South H

airston closed and was going to move over to this site. Well, that was done before that one actually closed.



Teresa Curry 13:56

Yes.



Victoria Webb 14:07

Yeah.



Teresa Curry 14:08

Yeah, so a year ago, they did anticipate that this would be the Wendy's, which is why they got the slop for that use. But since then, Wendy's has decided to not develop here, but Duncan would like to come in its stead.



Tyra Paytes 14:28

I see that Victoria has joined.



Teresa Curry 14:31

Ohh, great.



Victoria Webb 14:34

Hey, buddy, can you hear me?



Teresa Curry 14:35

Hey, Victoria, we sure can.



Tyra Paytes 14:36

Yes.



Lorraine Canada 14:37

Yep.



Victoria Webb 14:38

Great. Thank you.



Teresa Curry 14:41

Welcome. This is the community meeting for a proposed SLUP, special land use permit for a Duncan and retail space here at 4850 Redan Road. And to give you kind of an idea of where it is in the world, this is South Hairston.

And this is Redan Road. This shopping center is known as Redan Village. And this is our parcel right here, which is undeveloped currently. And as we were mentioning to Tyra, this got a slop a year ago for a proposed Wendy's. Wendy's no longer wants to develop.

develop this parcel. So Duncan is interested in it. But because the site plan has changed, we need to go back through this slot process. So this community meeting is for that purpose. This is our site plan. If you can see it, this is Redan Road.

This is the shopping center drive. And then this would be the Dunkin' with a drive-thru. And this would be a retail shop, which they don't have a user today, but they anticipate it will be something similar to a mattress firm or potentially a cell phone provider like

T-Mobile.



Victoria Webb 16:14

When, well, I have a question. When you say Dunkin', do you mean Dunkin' Donuts?



Teresa Curry 16:20

Yes, that's correct.



Victoria Webb 16:23

I thought this was a slop for a fuel.

For a gas station with alcohol use, am I wrong about that?



Tyra Paytes 16:34

That's a different meeting, Victoria.



Teresa Curry 16:34

Nope, that is not us. We are Dunkin' and a small retail shop. No gas station. or alcohol sales.

 **Victoria Webb** 16:46
Okay, thank you.

 **Teresa Curry** 16:48
Yeah, no problem.

 **Tyra Paytes** 16:54
Just out of curiosity, what is the target opening date?

 **Teresa Curry** 17:00
Well, they were hoping to be under construction this year. That was back when they thought they had an applicable slop because we have to go through this process. It looks like it will probably be January or February before they break ground.

 **Victoria Webb** 17:24
I'm just wondering, do you have any of the community on this call?

 **Teresa Curry** 17:31
Well, I'm not sure if Tyra is a local homeowner or if she is part of the commission or, you know, so Tyra, if you want to introduce yourself.

 **Tyra Paytes** 17:43
Yeah, I'm Tyra Patees. I am on the community council for District 4.

 **Teresa Curry** 17:48
Oh, perfect.

 **Victoria Webb** 17:50
Tyra, your audio is a little low. Is there any way you could turn it up?

 **Tyra Paytes** 17:54
One moment.

 **Victoria Webb** 17:55

Thank you.

Yeah, Tyra and Micah and myself are all on the community council. So that's why I asked if you have anybody.

 **Micah Seibel** 17:58
And.

 **Tyra Paytes** 17:59
It.

 **Teresa Curry** 18:03
Ohh, great.

 **Victoria Webb** 18:06
From the community, and what were did you send out letters?

 **Teresa Curry** 18:11
We did send out the letters. No one from the community has jumped on yet. We did say five to six though, so perhaps they'll join us.

 **Victoria Webb** 18:21
Okay.

 **Teresa Curry** 18:21
Between now and then.

 **Victoria Webb** 18:23
All right, thank you.

 **Teresa Curry** 18:24
But yeah, you guys are the first ones to jump on, you and Tyra. And Mike has been on for a minute.

 **Micah Seibel** 18:32
Yeah, I do have a couple of questions about the way the site plan is set up there. So i

t's going into, it's not running onto Redan Road, so you guys are going to close that access all the way?



Teresa Curry 18:36

Sure.

That is correct.



MS Micah Seibel 18:45

Okay, and that drive over to Kroger, as that says, is that a public road or is that an easement?



Teresa Curry 18:46

Yeah.

This would be an easement.



MS Micah Seibel 18:53

Okay, and you already have that acquired.



Teresa Curry 18:56

That is correct, yes.



MS Micah Seibel 18:57

Okay. Yeah, one of the things that we run into sometimes on the government side is people will, you know, have an easement for one thing and then they'll, you know, you have a legal right to punch through to a road of some sort. And so I've had someone apply to do it one way and then go back and punch through later and say, well, I have a right to punch through. And you're like,

Wait, you just went through this process too. Anyways, so good. I'm glad you have an easement. That's probably going to come up a number of times unless people ask questions. And you guys, I guess, what's the transitional, says MU4, MR1, so everything around you, there's no residential, it's all manufacturing.



Teresa Curry 19:23

Yeah.

T

hat is correct, although we do have this transitional yard buffer here for this MR1. So, there is a thirty-foot transitional yard.

 **Victoria Webb** 19:51

Yeah, there's residential within 500 feet, Micah.

 **Micah Seibel** 19:55

Okay.

 **Victoria Webb** 19:57

So that's probably, I'm not sure if that's why they're being required to do a 50 foot buffer.

Looks like you've got a 30. What does a transitional yard mean? Is that just your buffer?

 **Teresa Curry** 20:14

That is a great question. This was it was on the survey, so I'm not sure what the code says.

 **Victoria Webb** 20:25

Well, I'm seeing, let's see, you're applying for a slip for, what is the rezoning?

 **Teresa Curry** 20:32

We're not rezoning. We need it for the drive-through.

 **Victoria Webb** 20:37

Oh, right, sorry. So, yeah, it looks like surrounding you is...

There are some buffer zones required.

 **Teresa Curry** 20:48

Yeah, because it looks like this is residential back here, which probably explains.

 **Victoria Webb** 20:53

Mhm.

 **Micah Seibel** 20:53
Mm.

 **Teresa Curry** 20:54
why it's only, you know, to this property line.

 **Victoria Webb** 20:59
Yeah. Are you going to have to remove any of those trees that I see that you have on the site plan?

 **Teresa Curry** 21:05
That is a good question. Let me look. Let's see. Here's the existing edge of pavement. So it does look like we are encroaching into the tree. You know, there's a pecan, this hickory will lose, a pine tree. These, oh, there's a nice 42 inch oak.

 **Victoria Webb** 21:26
Be great if you could keep that. Looks like that's one of your parking. Can you lose that parking space or move it over somewhere? No, we always ask that because trees are very, very valuable.

 **Micah Seibel** 21:31
No.

 **Teresa Curry** 21:33
I, you know, we...
Yeah, and I can see why. I think that we actually can lose these two stalls because we can put some back here because that won't be in the transitional yard.

 **Victoria Webb** 21:48
No.
That would be great if you could do that. I think it would be easier to get this through if you did that little redesign.



Teresa Curry 21:57

Yeah, that makes sense.



Victoria Webb 21:59

Thanks, yeah.



Micah Seibel 22:01

Is the slop because of the location of the drive-through or is it to add the drive-through all together?



Teresa Curry 22:07

to add the drive-thru all together.



Micah Seibel 22:09

Okay. Yeah, I feel like this is kind of a weird setup. I would have just thought to myself, it'd be flip-flopped. You would have the Duncan on the other side. You would have the cars loading from the side of the building and receiving their goods on the back of the building and going straight out the side. But I'm sure you guys had a reason for doing it this way, but it seems



Teresa Curry 22:30

Yeah, and the drive-through has to what it can't be visible from the road, so that played into.



Micah Seibel 22:30

Me.

Yeah.

Yeah, it's interesting how that plays out every time.

And the covered patio is for the other, for the retailer.



Teresa Curry 22:46

It's actually for the Dunkin', but because they have this retail use and they need to have the drive-thru windows over here, people will have to walk with their coffee to the patio. It's not ideal, but they like their outdoor patio, outdoor seating.

 **Micah Seibel** 22:48

Okay.

Yeah.

Is there fencing at the site?

 **Tyra Paytes** 23:05

It definitely doesn't.

 **Teresa Curry** 23:08

The only fencing that we'll have is on the patio. There's not a proposed exterior fencing.

 **Micah Seibel** 23:16

Yeah, I think on the back side, towards the residential and towards the MU4, I think it makes sense to have something there, but I don't know if it's probably need to look more closely at it.

I mean, on one hand, maybe you want people walking through from a neighborhood easily to your restaurant, but on the other hand, you're like, if you do that, you want it on purpose. You don't want it on accident. So

 **Teresa Curry** 23:38

Well, and it's pretty, it's fairly steep. You know, you're at 55 and then 930 just in this corner.

 **Micah Seibel** 23:41

Yeah.

Yeah, do you know if there's access? It says from the Kroger, I don't actually know what's in that shopping center. Is there a grocery store over there and does it actually connect through?

 **Teresa Curry** 24:02

There, yeah, 'cause it's not a Kroger anymore.

 **Micah Seibel** 24:05
Right.

 **Victoria Webb** 24:07
Hmm.

 **Teresa Curry** 24:07
Let's see.
A Family Dollar.

 **Micah Seibel** 24:10
I'm just, yeah.

 **Tyra Paytes** 24:12
Yeah, the Kroger's on the opposite side of the street.

 **Micah Seibel** 24:15
Okay.

 **Victoria Webb** 24:17
Yeah, that's what I thought. I thought that Kroger was...

 **Tyra Paytes** 24:23
I don't think that drive doesn't connect. I don't think that drive connects to Kroger because the Kroger Drive is closer to the, I could be wrong, but I think the Kroger Drive is closer, a little bit further.

 **Micah Seibel** 24:36
Ahh.

 **Victoria Webb** 24:42
Yeah, it looks like it comes off South Harriston, maybe.



Tyra Paytes 24:47

There are two for Kroger. There's A South Harriston and there's one on 3 Dan as well.



Teresa Curry 24:48

Yeah, and they have one here.



Victoria Webb 24:51

Redan.



Teresa Curry 24:53

Yeah.



Victoria Webb 24:53

Yeah, OK.



Tyra Paytes 24:54

But it's a little before you get to this site.



Victoria Webb 24:57

Yeah.



Teresa Curry 24:58

Yes, correct. Yeah, because here's our site and then there's the drive. Yeah, I don't know why it says drive to Kroger. That might just be a typo. Should be Family Dollar, whatever.



Victoria Webb 24:59

Got you.

Yeah.



Micah Seibel 25:15

Yeah, one of the points I always try to point out in something like this is like, you know, we say we love walkability, you've got a neighborhood back there. Is there any way to make it actually walkable so you don't have to go out on the five lane rd to g

et through and use the stuff? But that's not, you're a much smaller development compared to the Family Dollar and all that. If there was an opening back there, I would say, hey, can you build a little sidewalk over to the opening or something? But you know, it seems like it's not, there's not one obvious, but if there is one somewhere close on the site, it'd just be worth, you know, having the human connect.



Teresa Curry 25:46

Yeah, and we are proposing to construct a sidewalk along our frontage.



Micah Seibel 25:51

Mhm.



Teresa Curry 25:54

You know, so that someday.

It will connect to other users.



Micah Seibel 26:03

Yeah.



Victoria Webb 26:04

There might be a drop-off because there's the Barbashella Creek that starts.

Around there, that might be why where all this that tree line is, I'm not sure.



Micah Seibel 26:12

Mm.

That makes sense.



Victoria Webb 26:19

I know there's a flood zone on the other side of the residential. So I'm looking at, I'm looking at our GIS mapping and I can see that.

So it's maybe kind of a wet site, you know, right where the trees are.



Teresa Curry 26:38

Yeah, we have like 25, we're like 25 feet higher than this residential.



Victoria Webb 26:48

Yeah, so that says to me there may be a creek, like a tributary that's...



Teresa Curry 26:52

Yeah.

Maybe down here at the foot of these contours.

But yeah, here's that creek you were talking about here.



Tyra Paytes 27:16

Does it make sense to flip the retail and the Duncan so that the...

Patio for the Duncan is adjacent to it.

I mean, I don't know if that's feasible or not. It just seems disjointed that the patio is distance from Duncan.



Teresa Curry 27:37

Yeah, I know that they wanted to maximize the stacking of the drive-through and that kind of drove, but I can look at, you know, and potentially, you know, I could even maybe slide the building back and put the patio up front, which is kind of where it wants to be.



Tyra Paytes 27:55

Up front.

because I would say I have in the patio so separate. Then you have to address the accessibility.



Teresa Curry 28:06

Yes.

Yeah, no, I think we can we can fit their patio up. You know, we've got we've got room. This site, fortunately, is a good size.



Micah Seibel 28:35

Yeah, I'm probably going to hop off here in a second, but I would just say, I think there's a fence running along the rear of the shopping center with the Brewsters and the Family Dollar and all that. And I think just from a generic, like either it's c

onnected or it's not. And so if they've got a fence, match the fence up to the edge of the proper line, seems like just

I don't know if all common sense security stuff, but yeah, that's.

It looks like they've got a fence running through the back of there. And so, you know, it's just seems like the right thing to do is to connect all the way through or not, depending on what your neighbors are doing and the way the site's set up. And so there's no pad connection. You don't want people going down. If there's a creek down there, you know, someone's going to go down there and camp in the creek or whatever. And it's just like,



Teresa Curry 29:06

Yeah.



Micah Seibel 29:21

You want to make the right kind of site decisions based on what you have there, and so...

Seems like just be kind of your logical choice.

I.

And then one of the things I like to just usually see is if you can put any greenery between the road and the building and the parking up there, you know, like a, I know the last time I made that comment, someone said it's required by code to have bushes or something up over there. And so I.

didn't say much about it, but you know something just so you get out of your car, you don't feel like someone's going to run off the sidewalk up to your car and then run away. You should feel like, okay, I'm in a space that's, you know, a little bit enclosed and it's, you know, it's here on purpose. I'm not just right up against a big rd.



Teresa Curry 30:12

Gotcha. Okay.



Micah Seibel 30:17

All right, well, thank you guys. I'm gonna hop off.



Teresa Curry 30:22

Thanks for joining our community meeting.



MS Micah Seibel 30:24

Yeah, good luck.



Lorraine Canada 30:24

Thank you.



Teresa Curry 30:40

Oh, we lost Victoria, too.



Lorraine Canada 30:46

Oh.



TP Tyra Paytes 30:48

I'm still here. I'm not sure if you're going to get up.



Teresa Curry 30:48

I must.



TP Tyra Paytes 30:52

From the community to join.

Personally, some people may have been a little delayed by the rain, thinking they could have gotten home a little sooner.



Teresa Curry 31:06

Yeah, it's raining pretty good here.



TP Tyra Paytes 31:08

Take the same here.



Teresa Curry 31:11

O

kay.

Hello, Patrice.

 **Keeter, Patrece** 31:16
Hello?

 **Teresa Curry** 31:18
How are you?

 **Keeter, Patrece** 31:19
I'm fine.

 **Teresa Curry** 31:21
Welcome to our community meeting.
And.
We are requesting a special land use permit for a Duncan slash retail building at 4850 Redan Road. This site previously obtained a special land use permit, which we call SLUPS, about a year ago for

 **Keeter, Patrece** 31:44
I'm sorry, this is a full community meeting.

 **Teresa Curry** 31:47
It is.

 **Keeter, Patrece** 31:48
Okay, and so I haven't reviewed any of this or anything, so I don't know. I'm not prepared to speak on anything. Have you all had a pre-submittal meeting?

 **Teresa Curry** 31:53
Okay.
Oh, right.
We did have a pre-simil meeting with staff. And then this is the first step in the process of obtaining the slop to hold a community meeting. So it's very informal. A

nd I can show you, you know, our site plan and what we're proposing. And then if any questions come to mind, this is the forum for you to ask.

 **Keeter, Patrece** 32:21

Yeah, so I shouldn't be participating in the community meeting.

 **Teresa Curry** 32:26

Are you a council member or just a homeowner?

 **Keeter, Patrece** 32:32

I am the Director of Transportation for Public Works.

 **Teresa Curry** 32:36

Oh, okay, great. Well, nice to meet you. So yeah, you don't have to present anything. This was just an opportunity for the community to voice any concerns or comments that they might have on our, you know, what we're requesting.

 **Keeter, Patrece** 32:51

Okay, well, I'll listen in.

 **Teresa Curry** 32:53

Okay, so far we haven't really had any community members jump on, but we're here till six, so we're just kind of hanging out.

 **Keeter, Patrece** 32:58

I...

 **Tyra Paytes** 33:06

Hi Patrice, this is Tyra Patees. I'm on the duty council for District 4. We've previously had two other community council members who joined. So we haven't had anyone from the community to join just yet, but we're just hanging out.

 **Teresa Curry** 33:35

And Patrice, I don't even know if you had the opportunity to see our site plan or even k

now where we are, but this is our site. If you can see my screen, we're at 4850 Redan Road. This used to be developed. It currently is vacant. This is South Harriston.

 **Keeter, Patrece** 33:45
Yeah.

 **Teresa Curry** 33:55
And this is for Dan. This is the Family Dollar.
Shopping Plaza.
And this is our proposed site plan. There used to be an access point onto Redan Road that we will be getting rid of. And our access to the site will be on the shopping center drive.
And this is the Duncan here and the little retail store here with the drive-through at the rear of the building.

 **Keeter, Patrece** 34:56
But you've already gotten staff comments.

 **Teresa Curry** 35:00
We just had the pre-application meeting with the zoning guy who went through the process of what we needed to do. So we have not received any staff comments at this time.
And his name was John. Lorraine, do you remember who we met with?

 **Lorraine Canada** 35:31
No, but I can look it up real quick.

 **Keeter, Patrece** 35:35
Probably John Reed.

 **Teresa Curry** 35:36
Yes, John Reed.

 **Lorraine Canada** 35:38
Yeah, that's who it was.



Keeter, Patrece 35:39

Okay, so y'all haven't submitted anything in the portal yet.



Lorraine Canada 35:43

Mm-mm.



Teresa Curry 35:43

Correct.



Keeter, Patrece 35:44

So, we would not have received anything yet.



Lorraine Canada 35:48

That's correct.



Teresa Curry 35:50

Yeah, these letters went out to the homeowners that were within us, however many feet.



Lorraine Canada 35:56

500 feet.



Teresa Curry 35:57

500 feet.



Lorraine Canada 36:01

And I apologize, I clicked when I saw your name on my, I set the meeting up and there's a list of names that yours was one of them and I just clicked on it and I think it called you.

Is that what happened?



Keeter, Patrece 36:20

Right, right. So I got called.



Lorraine Canada 36:21

Okay, my bad. Sorry.



Keeter, Patrece 36:23

So, I'm trying to, I kind of caught cold here.



Lorraine Canada 36:27

Okay, well, you don't have to stay if you don't want to.



Teresa Curry 36:29

Yeah.



Keeter, Patrece 36:32

All right, well, I'm going to log off. I look forward to seeing your plans, though.



Lorraine Canada 36:35

Okay, sorry.

Okay, thank you.



Tyra Paytes 39:33

Ladies, I'm gonna go ahead and drop off.

Gotten the comments from some of the council members.



Teresa Curry 39:40

If you're talking to us, Tyra, you went soft again.



Tyra Paytes 39:43

Oh no, let me see if I can find my headset.



Lorraine Canada 39:52

I think she said she was going to jump off.



Teresa Curry 39:55

hh.

Well, that's too bad, then it will just be you and I.

 **Tyra Paytes** 40:07

Okay, hopefully this is a little better with my headset.

 **Teresa Curry** 40:09

Oh yeah, there you are.

 **Tyra Paytes** 40:11

So, I was just...

 **Lorraine Canada** 40:11

Oh, that's much better.

 **Tyra Paytes** 40:13

Good. So I just wanted to say I was going to drop off. You've gotten some impromptu comments from Community Council, but hopefully you will have some additional attendees for your from the actual community itself.
Or your from the actual community itself.

 **Teresa Curry** 40:30

Well, we will certainly take attendance of anyone who jumps on and acknowledge whatever they have to say.

 **Tyra Paytes** 40:37

Excellent. Well, thank you very much, ladies.

 **Teresa Curry** 40:38

Okay.

Thanks for joining us.

 **Lorraine Canada** 40:40

Thank you.

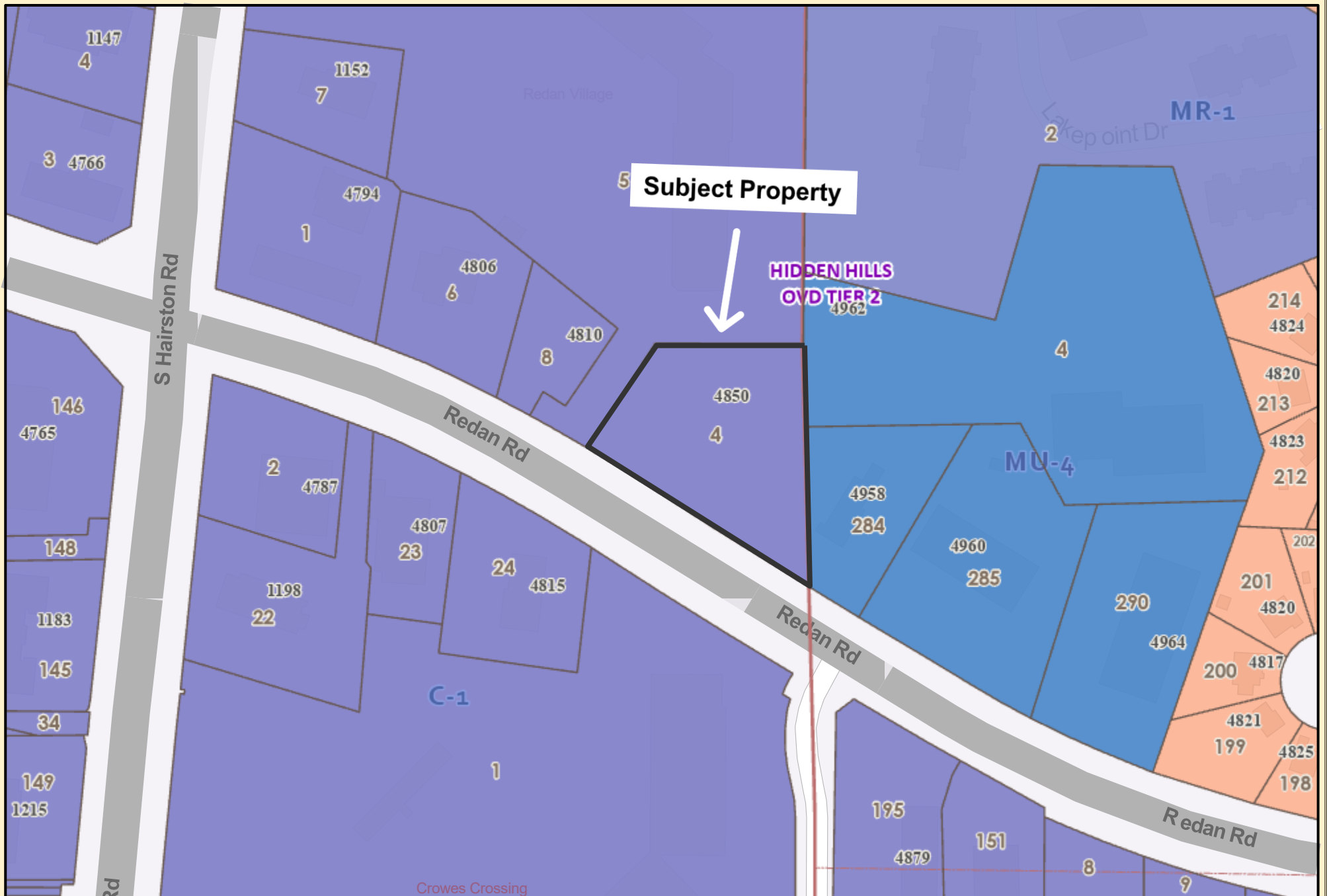
 **Tyra Paytes** 40:41

My pleasure.

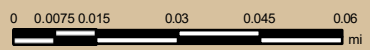
**NO ADDITIONAL GUESTS
ENTERED THE MEETING
AFTER 40 MINUTES AND 41
SECONDS. THE MEETING
CONCLUDED AT 6:01 PM.**







ArcGIS Web Map

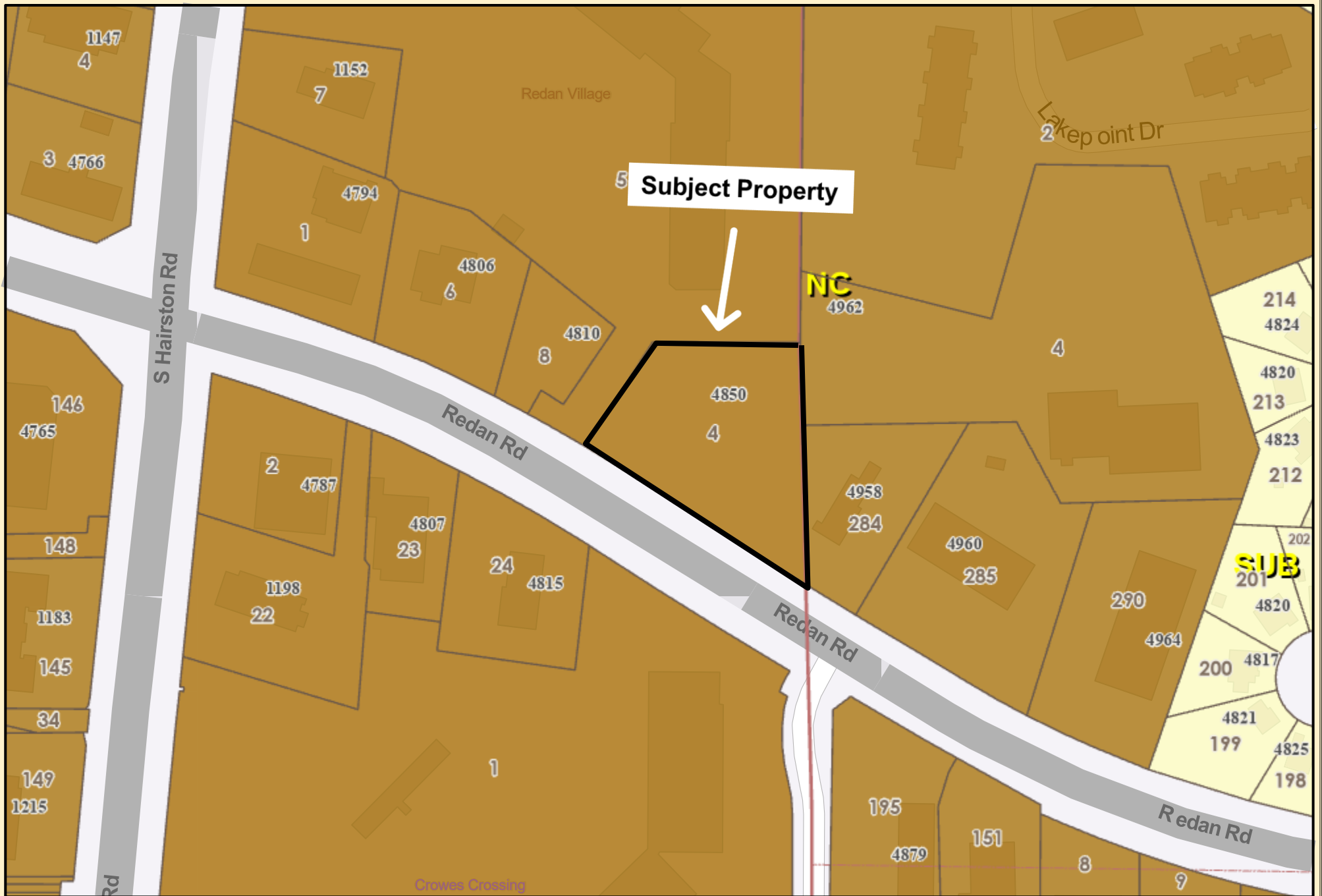


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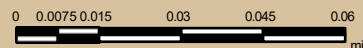


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ArcGIS Web Map



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