

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) Denail.

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) Denial 8-0-0. Commissioner Osler moved, Costello seconded for Denial, per staff recommendation.

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 Dhanan

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](#)



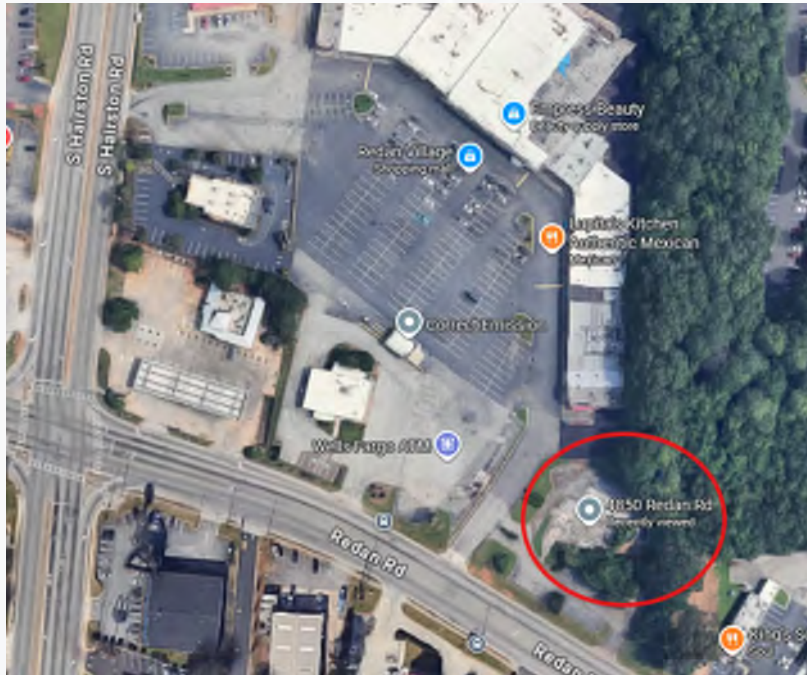
May 12, 2026

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 undue 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

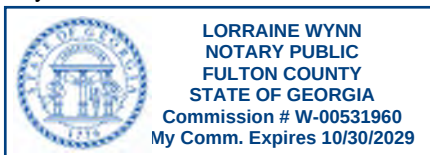


Notary



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



SHEET NUMBER:

ORG. DATE - 06-05-2026



PROJECT No.: GAA240061
DRAWN BY: JPF
CHECKED BY:
DATE: 06/05/2024
CAD I.D.: S-ALTA-SU
FIELD DATE: 04/29/2024 & 05/20/2024
CREW CHIEF:
APPROVED:



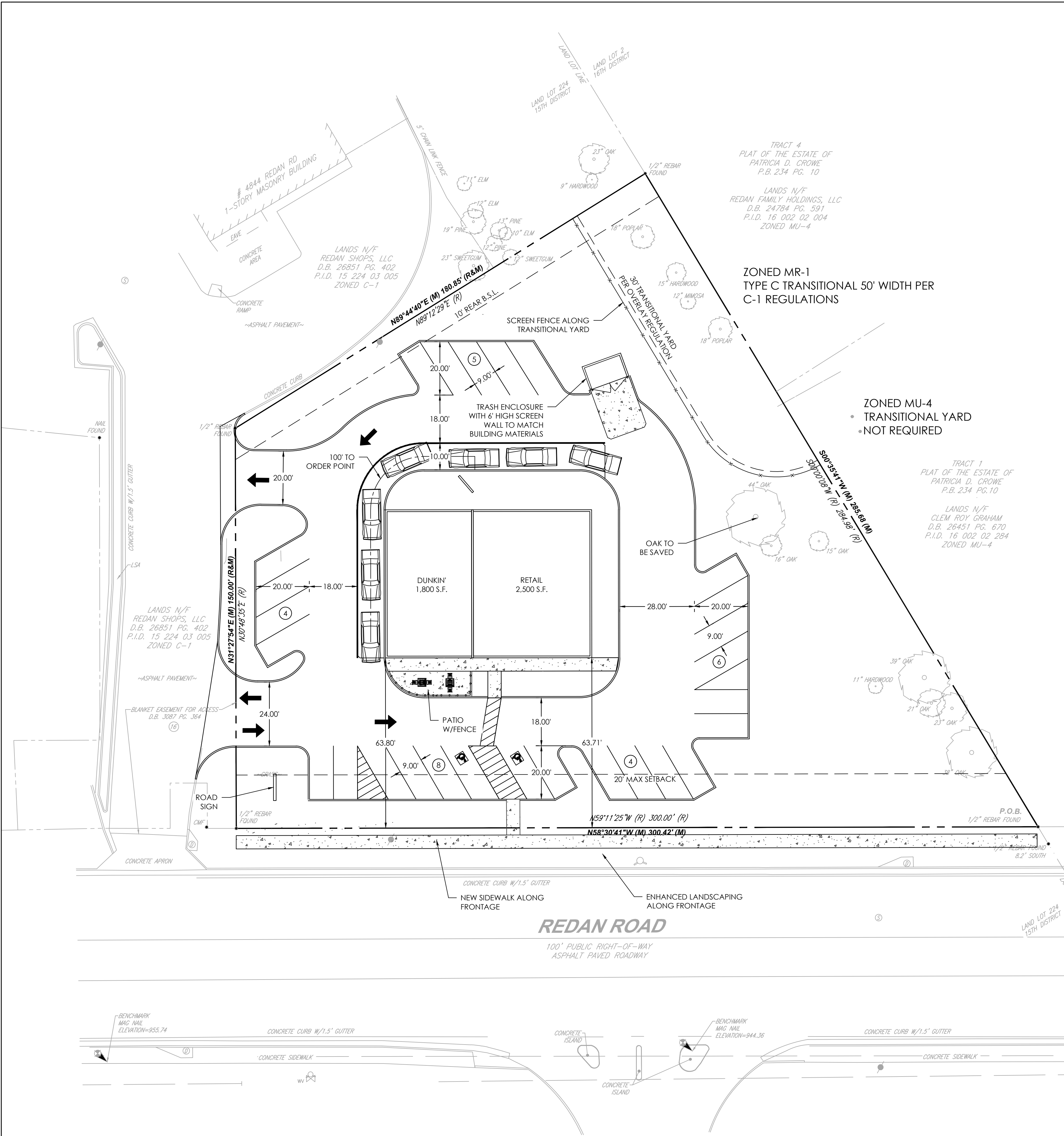
_____ FOR _____

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

GA-SURVEY@BohlerEng.com



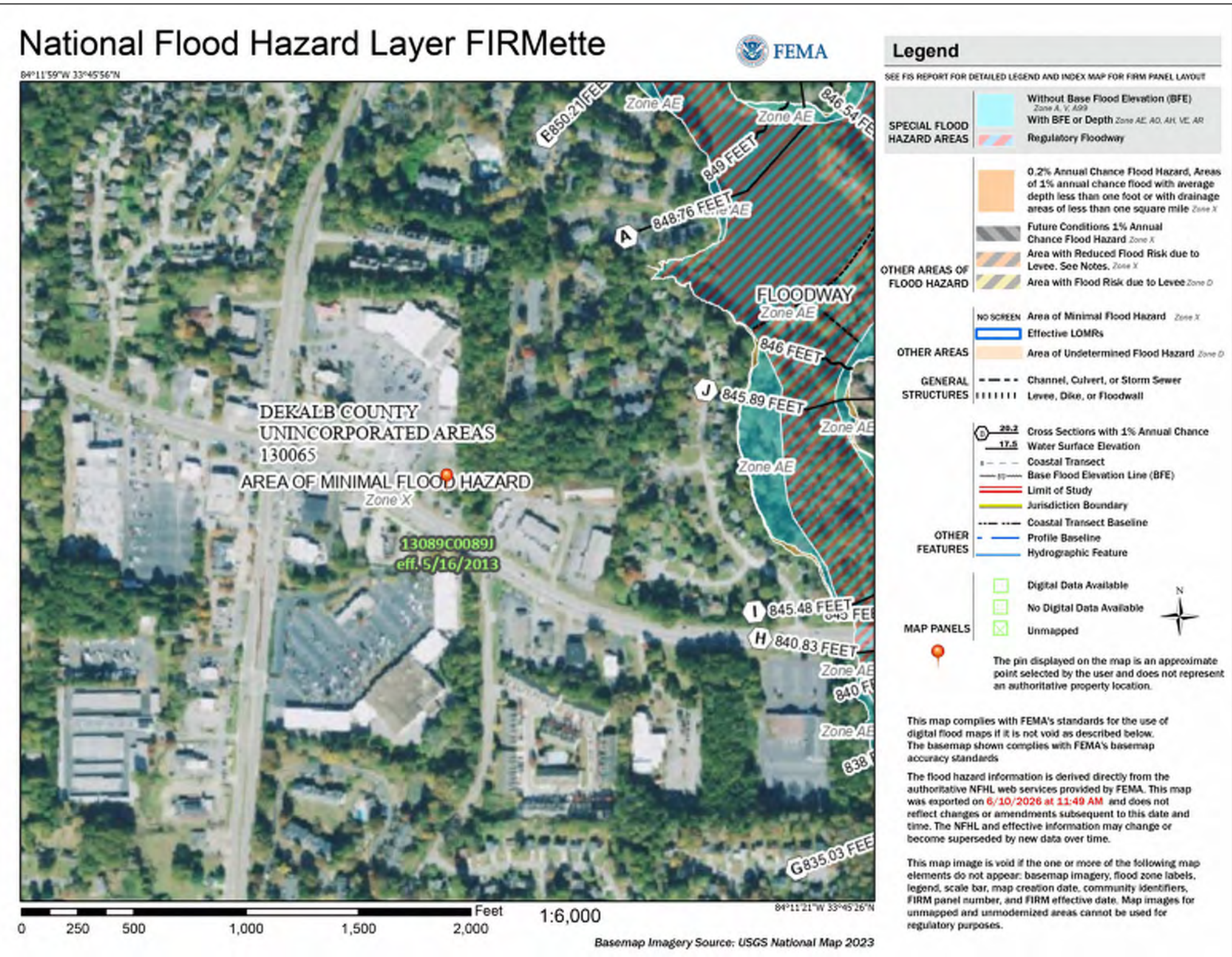
ORG. DATE - 06-05-2026



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	



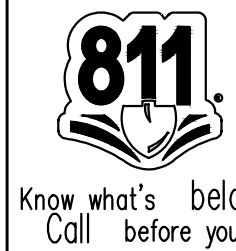
SITE LOCATION
N.T.S.



DUNKIN' / RETAIL

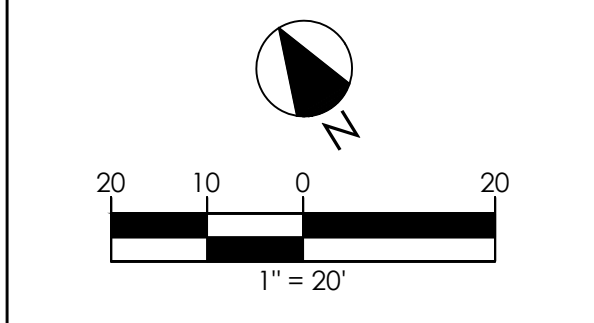
PROJECT ADDRESS:
4850 REDAN ROAD
STONE MOUNTAIN, GA 30088
DEKALB COUNTY

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



24 HOUR CONTACT:
CHUNARA GROUP

PROJECT REVISIONS		
NO.	DATE	DESCRIPTION



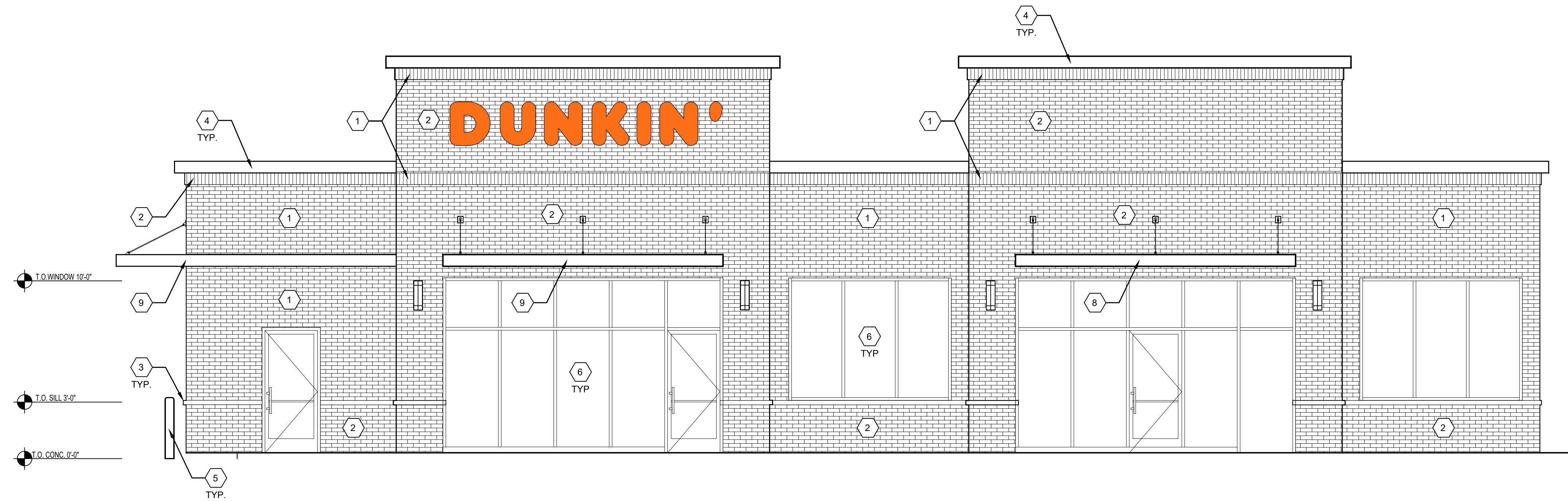
6-11-2026
DATE



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

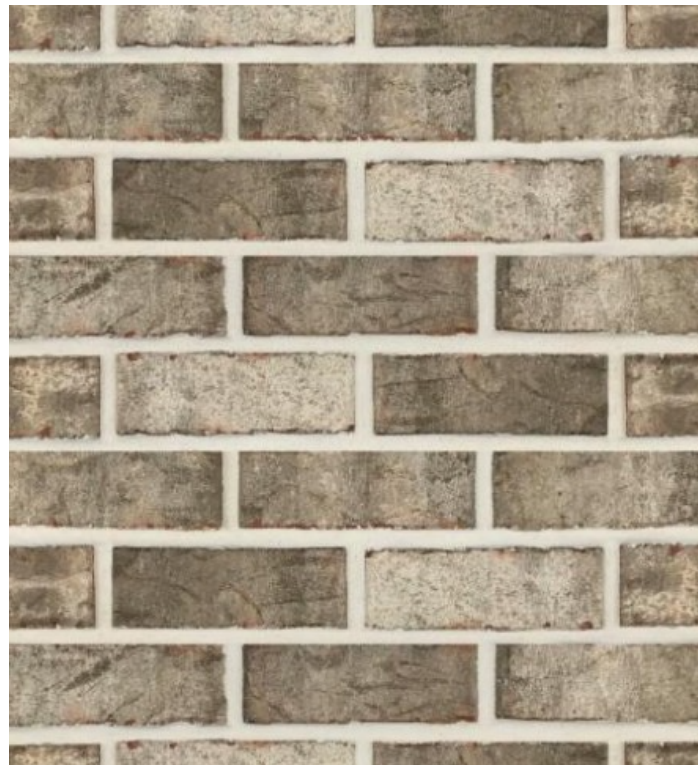
SHEET TITLE
CONCEPT PLAN

SHEET NO.
CP-1.0



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

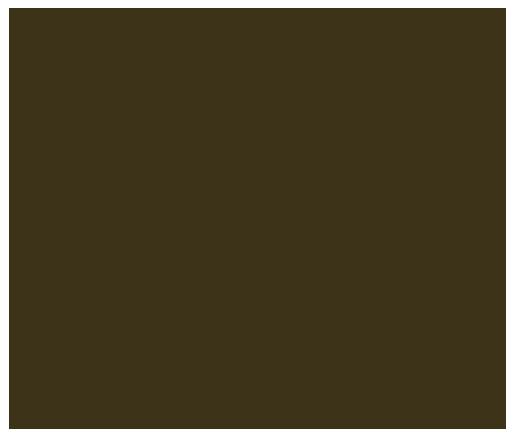
EXTERIOR FINISH SCHEDULE		
KEYNOTE	MATERIAL	COLOR
1	BRICK VENEER - PRIMARY	TRIANGLE BRICK - EVELYN BAY
2	BRICK VENEER - SECONDARY	TRIANGLE BRICK - MIDNIGHT SPECIAL
3	PRE-CAST CONCRETE	5-1/2" x 3-1/2" BANDING
4	ALUM. COPING AND COLLECTOR BOX WITH 4 x 4 DOWNSPOUT	METAL ERA DARK BRONZE (OR EQ.)
5	BOLLARDS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



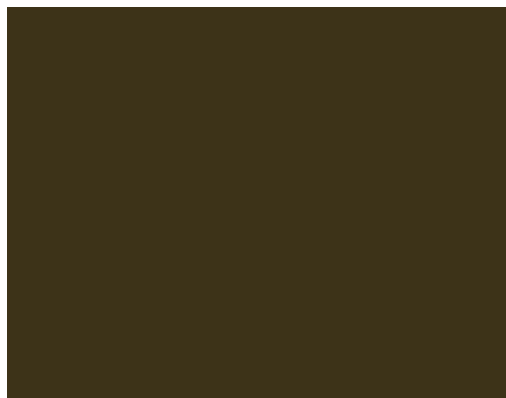
TRIANGLE BRICK - MIDNIGHT SPECIAL



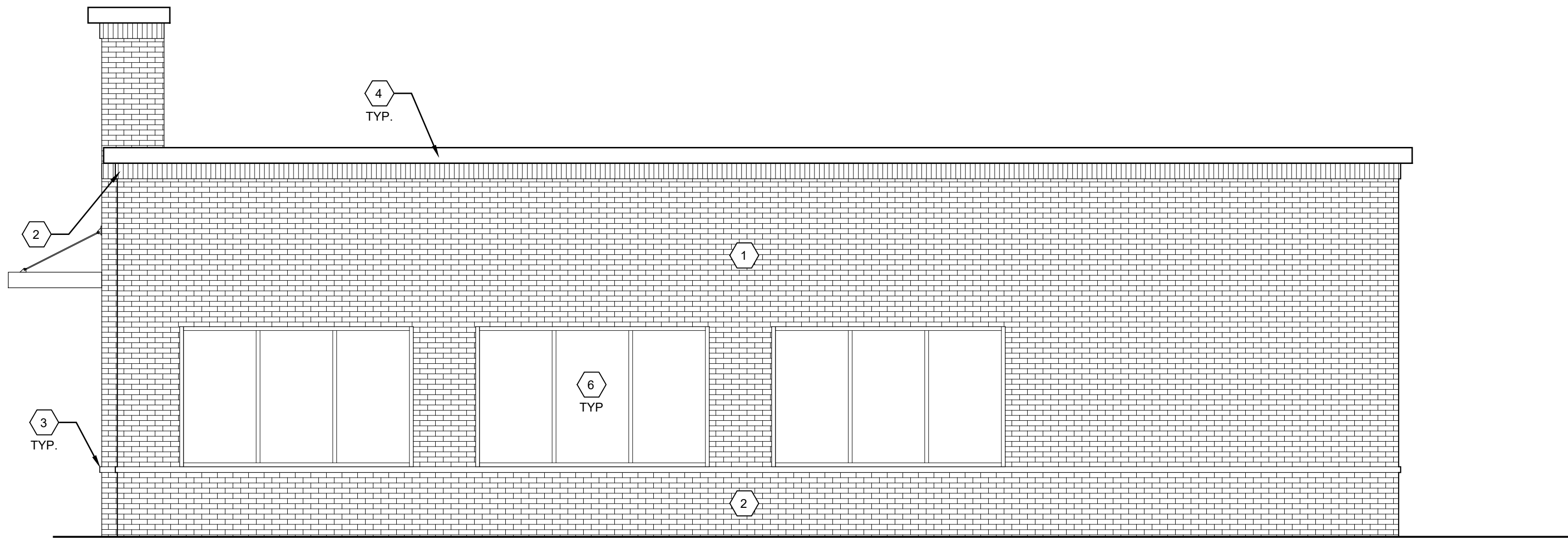
KAWNEER DARK BRONZE



AWNEX PSB-6865



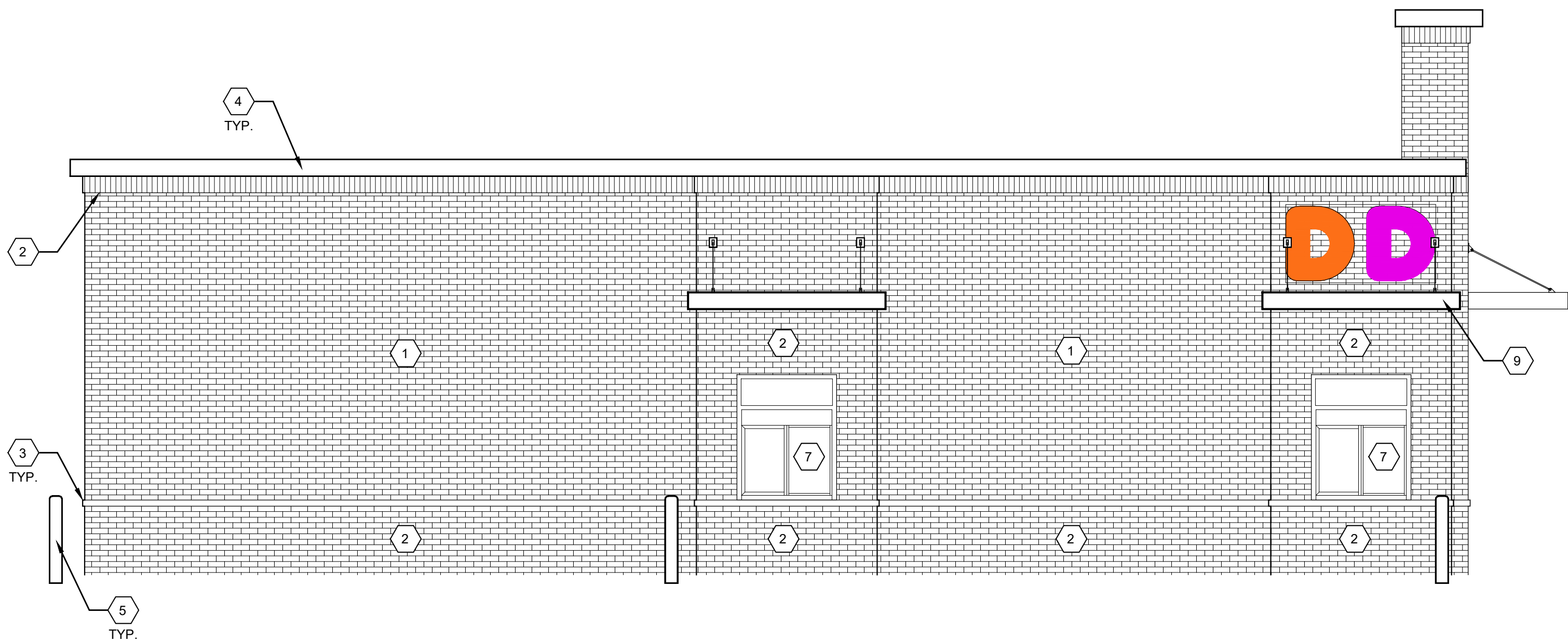
METAL ERA DARK BRONZE



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

EXTERIOR FINISH SCHEDULE

KEYNOTE	MATERIAL	COLOR
1	BRICK VENEER - PRIMARY	TRIANGLE BRICK - EVELYN BAY
2	BRICK VENEER - SECONDARY	TRIANGLE BRICK - MIDNIGHT SPECIAL
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



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

06/11/2026
DATE

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

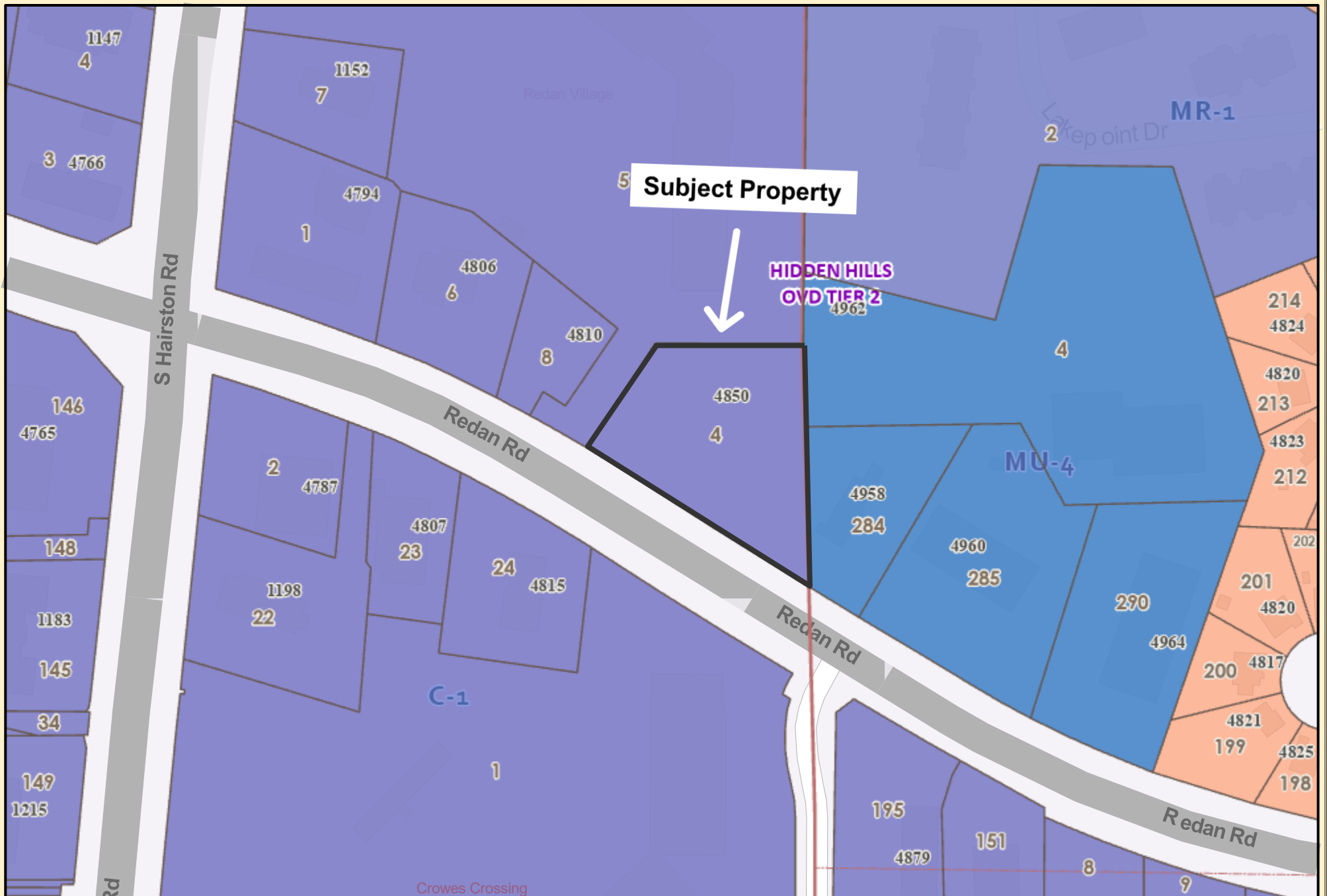
PREPARED FOR:
DUNKIN
FUTURE TENANT
STONE MOUNTAIN, GA

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

SHEET NO.
A201
EXTERIOR ELEVATIONS







ArcGIS Web Map

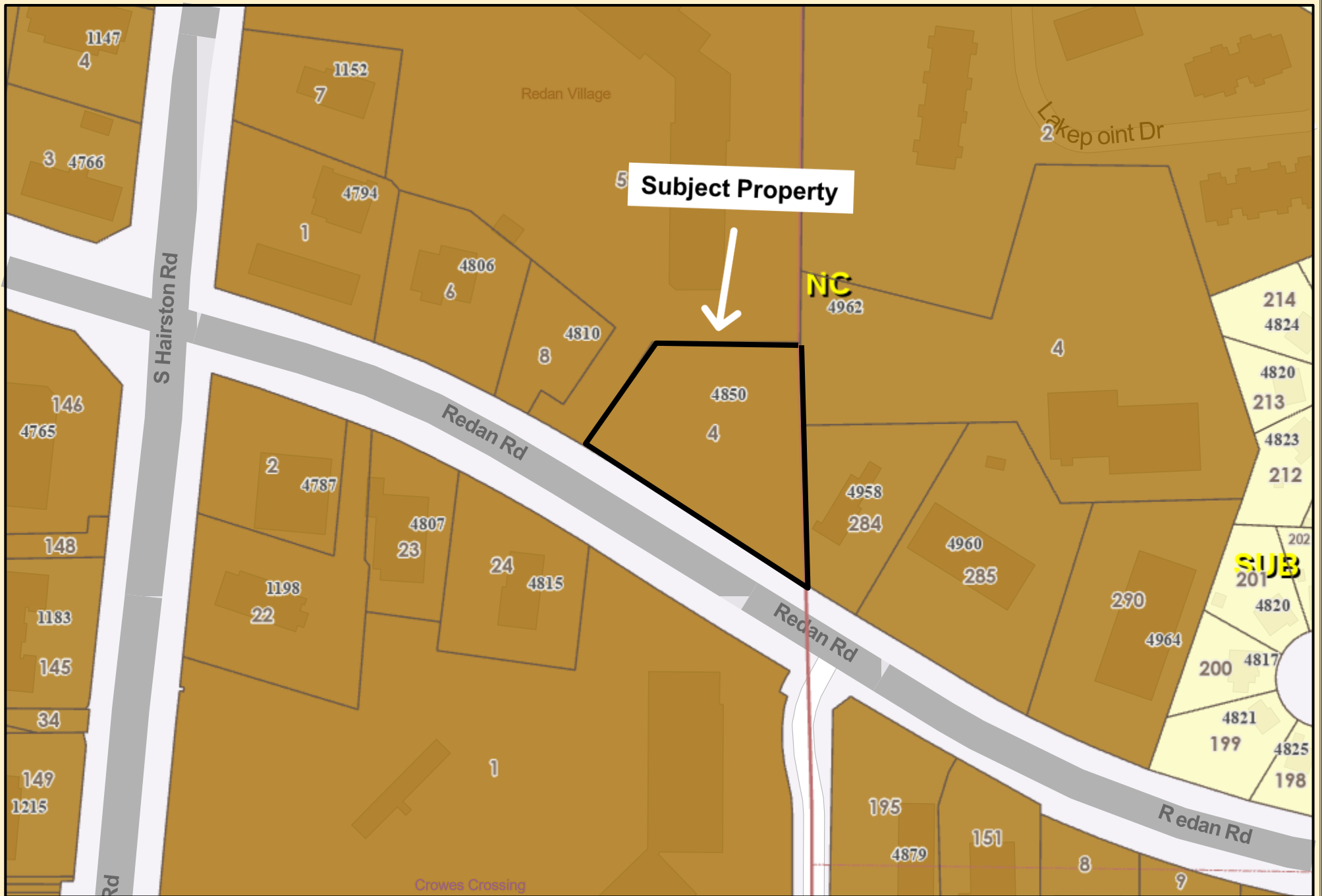
0 0.0075 0.015 0.03 0.045 0.06 mi

Date Printed: 7/1/2026



DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.



ArcGIS Web Map

0 0.0075 0.015 0.03 0.045 0.06
mi

Date Printed: 7/1/2026



DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.



ArcGIS Web Map



0 0.0075 0.015 0.03 0.045 0.06
mi

Date Printed: 7/1/2026



DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.



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: _____