



Lorraine Cochran-Johnson

DeKalb County Zoning Board of Appeals
Department of Planning & Sustainability
178 Sams Street,
Decatur, GA 30030

Wednesday, October 14, 2026



Juliana A. Njoku

Chief Executive Officer

Planning Department Staff Analysis

Director

N1. Case No: A-26-1248213

Parcel ID(s): 15 224 03 004

Commission District 04 Super District 07

Applicant: Teresa Curry / AXIS Infrastructure, LLC

Owner: AL Madinah, LLC

Project Name: 4850 Redan Road

Location: 4850 Redan Road, Stone Mountain, GA 30088

Request:

Variance from Section 27-3.37.13 of the DeKalb County Zoning Ordinance to increase the maximum front building setback for a proposed drive-through restaurant and retail development in the C-1 (Local Commercial) zoning district and Greater Hidden Hills Overlay District, Tier 2.

STAFF FINDINGS

The proposed development is undergoing a separate zoning review process that may result in changes to the site plan. Deferral will allow that process to advance and provide an opportunity for the applicant to submit a revised site plan, if needed, before the Zoning Board of Appeals considers the requested variance.

Staff Recommendation: Deferral to the December 2026 ZBA agenda.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

**ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING
(VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)**

Applicant and/or
Authorized Representative: Teresa Curry/AXIS Infrastructure, LLC

Mailing Address: 70 Mansell Court, Suite 200

City/State/Zip Code: Roswell, GA 30076

Telephone Home: _____ Business: 678-778-1617

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: AL Madinah LLC c/o Aziz Dhanani

Address (Mailing): 2145 Duluth Hwy, Suite A, Duluth, GA 30097

Email: _____ Home: _____ Business: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 4850 REDAN ROAD City: STONE MTN State: GA Zip: 30088

District(s): 15 Land Lot(s): 224 Block: _____ Parcel: 1522403004

Zoning Classification: C-1 Commission District & Super District: 4 & 7

CHECK TYPE OF HEARING REQUESTED:

- ☒ VARIANCE (From Development Standards causing undue hardship upon owners of property.)
☐ SPECIAL EXCEPTIONS (To reduce or waive off-street parking or loading space requirements.)
☐ OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.

***PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4.
FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS.***

Email plansustain@dekalbcountyga.gov with any questions.

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property subject to the application.

DATE: 4-23-2026

Owner
Signature:

Aziz Dhanani

DATE: 4-23-2026

Applicant
Signature:

Miley

TERESA CURRY, APPLICANT

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the Zoning Board of Appeals for the requests as shown in this application.

DATE: 4-23-2026 Applicant/Agent 
Signature: Teresa Curry, P.E.
APPLICANT

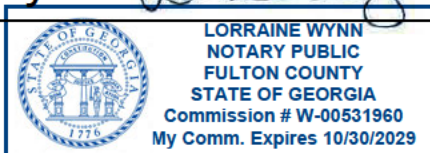
TO WHOM IT MAY CONCERN:

(I)/ (WE): AL Madinah, LLC c/o Aziz Dhanani
(Name of Owners)

being (owner/owners) of the property described below or attached hereby delegate authority to the above signed agent/applicant.

Lorraine Wynn 

Notary Public



Notary Public

Notary Public


Owner Signature

Owner Signature

Owner Signature



July 1st, 2026

DeKalb County
Department of Planning
178 Sams Street
Decatur, GA 30030

RE: Setback Variance
 Letter of Intent
 Commercial Development
 4850 Redan Road, Stone Mountain, GA

To Whom It May Concern:

On behalf of the property owner, we respectfully submit this Letter of Intent in support of the requested modification to the required maximum front building setback. Specifically, we request approval to increase the allowable front building setback from twenty (20) feet to sixty-five (65) feet to accommodate the operational requirements of a proposed drive-through facility.

The requested setback modification is necessary to provide adequate vehicular circulation and vehicle stacking within the site while maintaining safe and efficient access for customers. The additional setback allows sufficient space between the public right-of-way and the drive-through service area, reducing the potential for vehicle queues to extend onto adjacent streets or interfere with internal circulation.

The proposed site layout has been carefully designed to:

- Provide adequate drive-through stacking capacity consistent with anticipated peak demand.
- Maintain safe ingress and egress by minimizing conflicts between drive-through traffic, parking areas, and pedestrian movements.
- Improve internal traffic circulation and emergency vehicle access throughout the development.
- Prevent congestion at site entrances and reduce the potential for vehicles to queue into the public roadway.

Although the building is proposed to be located farther from the front property line than typically permitted, the design supports the overall intent of the zoning ordinance by promoting public safety, efficient site operations, and orderly traffic circulation. The increased setback is directly related to the functional requirements of the drive-through use and is not intended to diminish the quality of the streetscape or surrounding development.

The proposed development will incorporate appropriate landscaping, pedestrian connections, and architectural enhancements within the front setback area to maintain an attractive street presence and ensure compatibility with adjacent properties.

For these reasons, we respectfully request approval of the proposed modification to permit a sixty-five (65) foot front building setback. The requested deviation represents the minimum necessary to achieve a safe, functional, and well-designed site while supporting the intended commercial use.

Thank you for your consideration of this request. We appreciate your review and look forward to working with staff throughout the approval process.

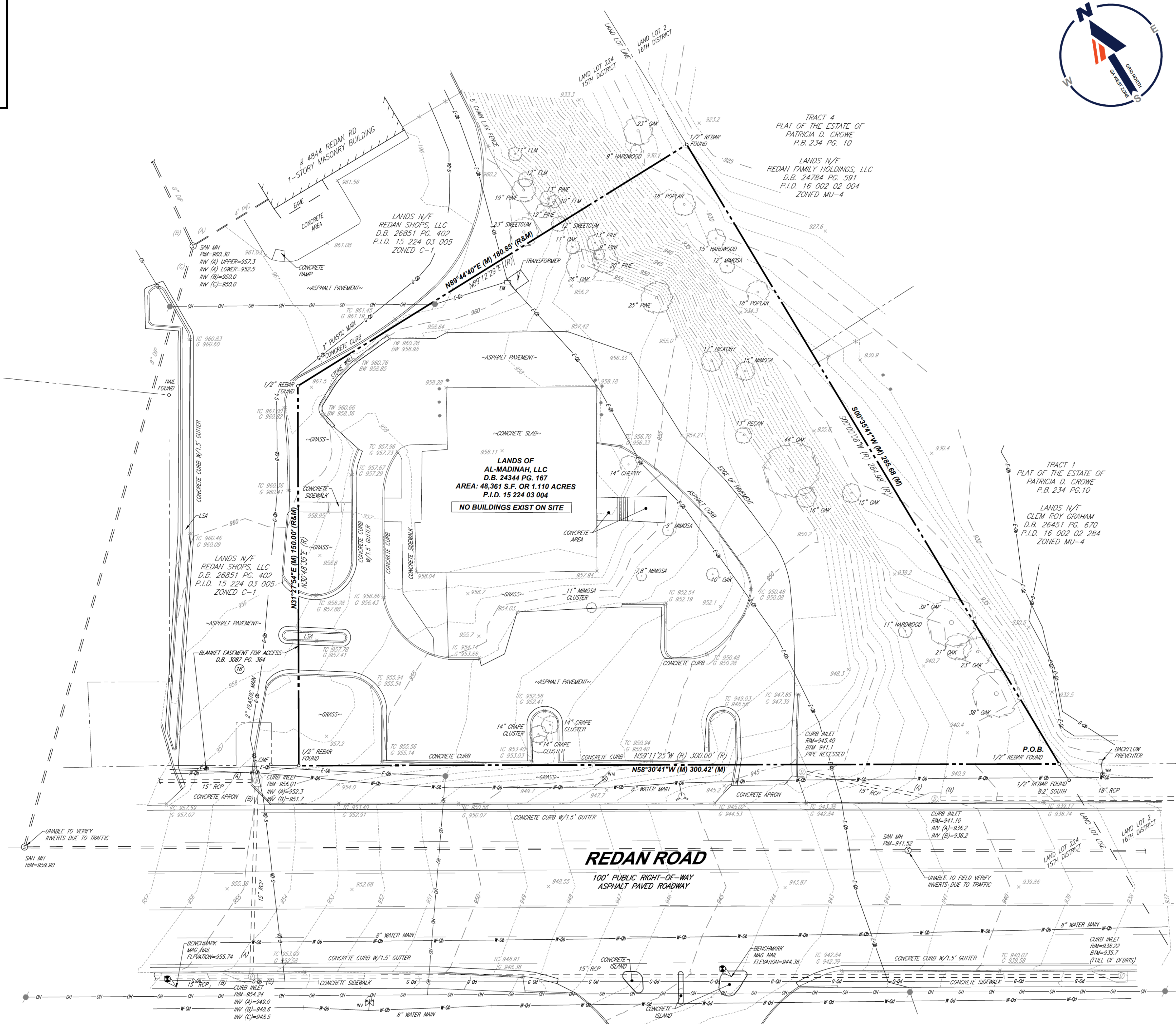
If you have any further questions or need additional information, please contact me at teresacurry@axiscompanies.com.

Sincerely,

Teresa Curry
Project Manager



70 Mansell Ct. | Suite 200 | Roswell, GA 30076



	EXIST NG SPOT ELEVATION
	EXIST. EDGE OF PAVEMENT ELEVATION
	EXIST. TOP OF CURB ELEVATION
	EXIST. GUTTER ELEVATION
	HYDRANT
	FIRE DEPARTMENT CONNECTION
	WATER VALVE
	GAS VALVE
	OVERHEAD W RES
	APPROX. LOC. UNDERGROUND CABLE LINE PER UTILITY MARKOUT
	APPROX. LOC. UNDERGROUND GAS LINE PER UTILITY MARKOUT
	APPROX. LOC. UNDERGROUND WATER LINE PER UTILITY MARKOUT
	APPROX. LOC. UNDERGROUND ELEC. LINE PER UTILITY MARKOUT
	APPROX. LOC. UNDERGROUND TEL. LINE PER UTILITY MARKOUT
	UTILITY POLE
	SANITARY MANHOLE
	WATER MANHOLE
	STORM DRAIN MANHOLE
	WATER METER
	SIGN
	FENCE
	LANDSCAPED AREA
	AREA LIGHT
	CLEAN OUT
	TITLE REPORT EXCEPTION
	BENCHMARK
	GUY W RE
	TREE (SIZE OF NOTED)
	NOW OR FORMERLY
	MEASURED
	RECORDED

PROJECT No.	GAA240061.01
DRAWN BY	JP/R
CHECKED BY	JS
DATE	06/05/2026
CAD I.D.	S-ALTA-SURV
FIELD DATE	04/29/2024 & 05/20/2026
CREW CHIEF	MN
APPROVED	JN



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

BOHLER 
BOHLER, LLC GA LSF NO. 001460

209 10TH AVENUE S, SUITE 534
NASHVILLE, TN 37203
Phone: (629) 235-4040



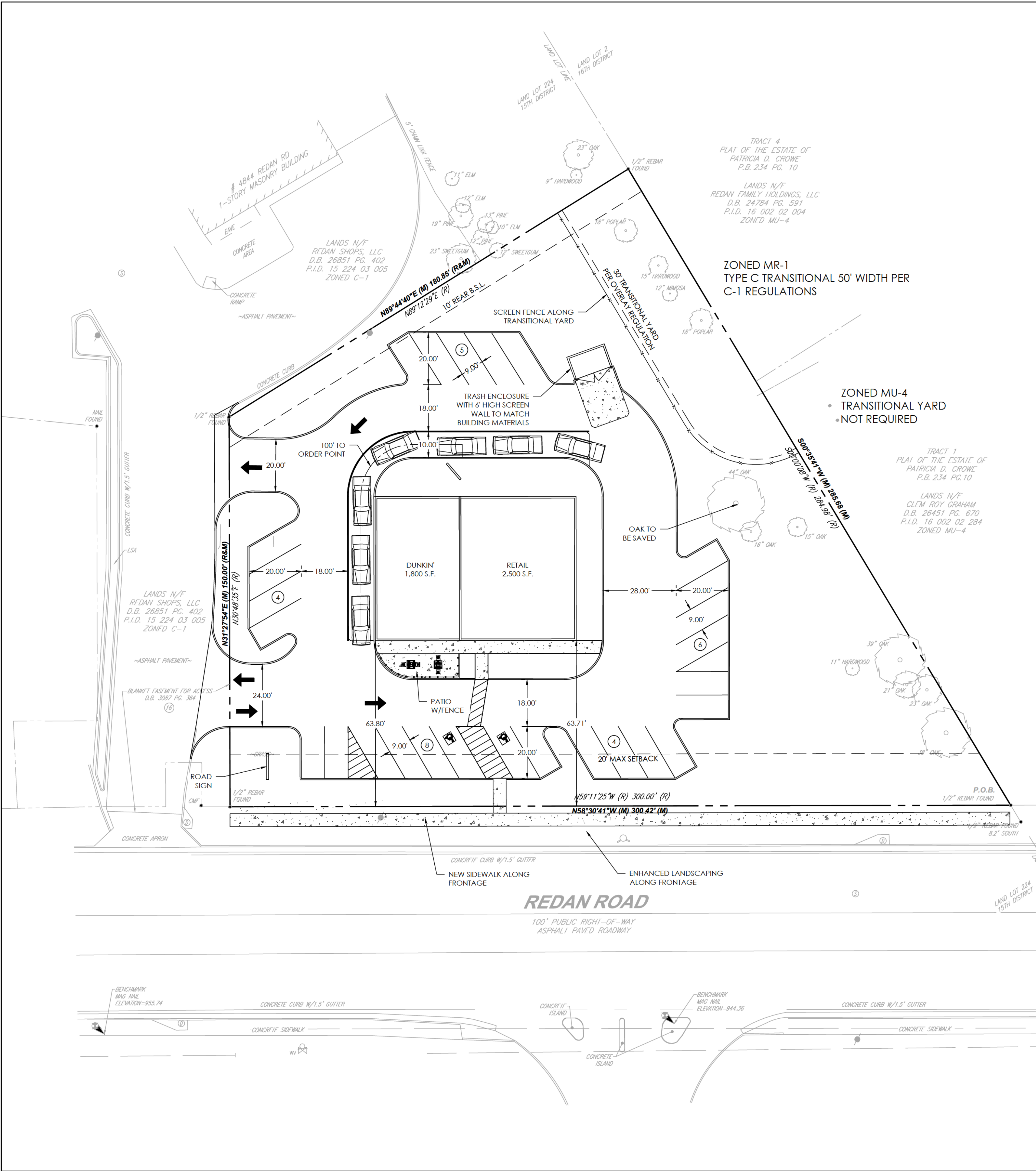
Digitally signed by John T Newman
Contact Info:
jnewman@bohlereng.com
Date: 2026.06.05 11:36:56-05'00'

SHEET NUMBER

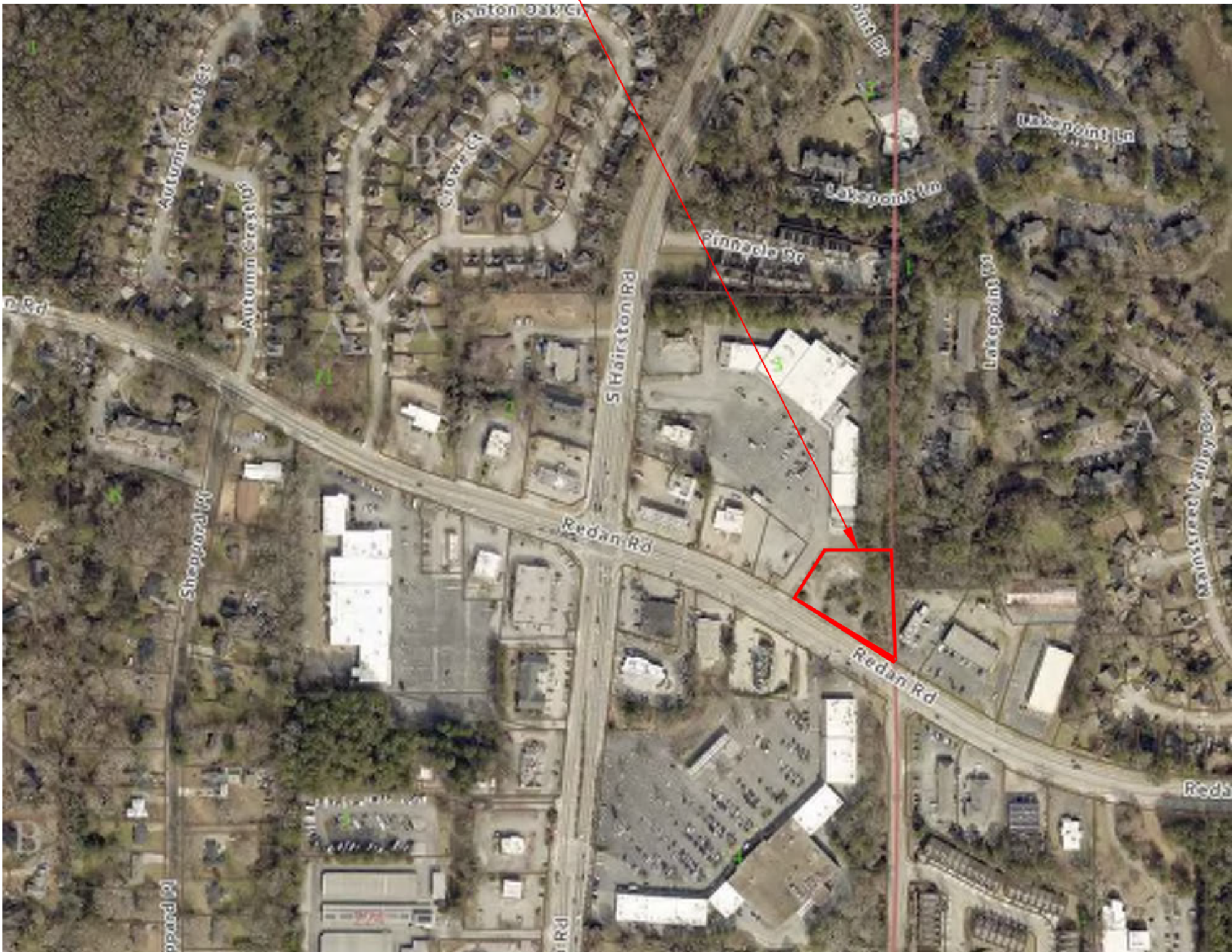
2

OF 2

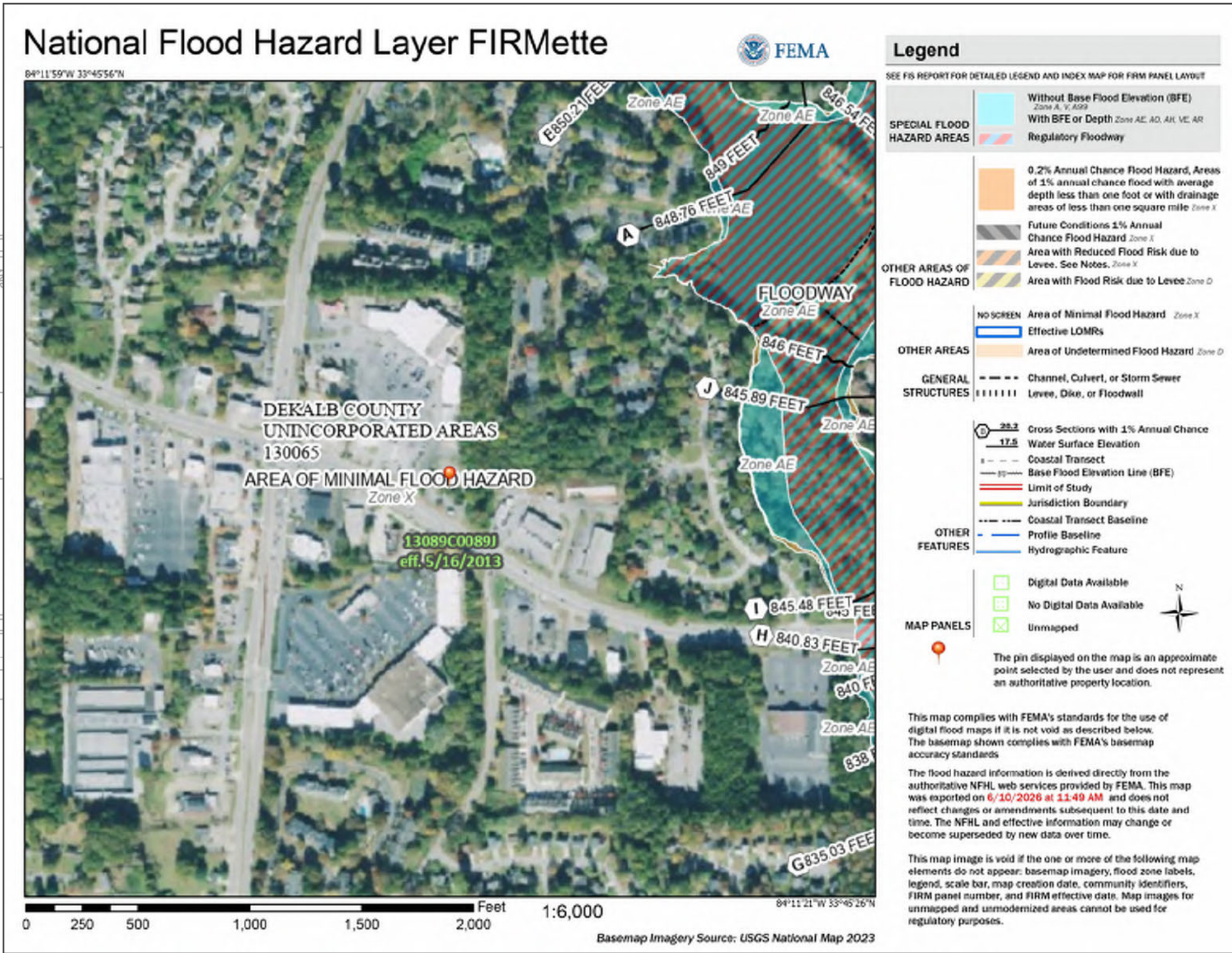
ORG. DATE - 06-05-2026



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

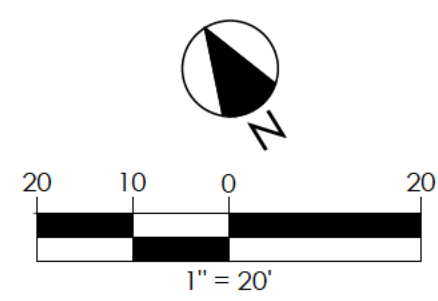
PREPARED FOR:
CHUNARA GROUP OF COMPANIES
3435 PEACHTREE INDUSTRIAL BLVD., DULUTH, GA 30096



24 HOUR CONTACT:
CHUNARA GROUP

PROJECT REVISIONS

NO.	DATE	DESCRIPTION



6-11-2026
DATE



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



popeyes
LOUISIANA KITCHEN

NEW! BIG BOX
TIRE DEPOT

BIG BOX
IS BACK

LOWER FEES
BIG RESULTS
MY25LAWYER.COM

MY 25%
LAWYER

TIRE DEPOT

McDonald's

PACKAGE
STORE

ZONING BOARD OF APPEALS HEARING
Case # N1: A-26-1248213
Site: 4850 Redan Road
Request Variance from Section 27-3.37.13 of the
DeKalb County Zoning Ordinance to increase the
maximum front building setback to facilitate a proposed
drive-through restaurant and retail development in the
C-1 (Local Commercial) zoning district and Greater
Hidden Hills Overlay District, Tier 2.
General Office: DeKalb County GA
DeKalbCountyGA.gov
Planning@dekalbcountyga.gov
HOURS: 8:30 AM - 5:00 PM
Date: October 14, 2025
Time: 1:00 PM
Held virtually via Zoom
Meeting Access & Links
QR Code

ZONING BOARD OF APPEALS HEARING

Case #: N1: A-26-1248213
Site: 4850 Redan Road

V Request: Variance from Section 27-3.37.13 of the DeKalb County Zoning Ordinance to increase the maximum front building setback to facilitate a proposed drive-through restaurant and retail development in the C-1 (Local Commercial) zoning district and Greater Hidden Hills Overlay District, Tier 2.

VARIANCE

DeKalb County Planning
DeKalbCountyGA.gov
Planning@DeKalbCountyGA.gov
(404) 371-2155

HEARING
October 14, 2026
1:00 PM
Hear virtually via Zoom

Meeting Materials & Links
[QR Code]
[Link]





ZONING BOARD OF APPEALS HEARING
Case # NT-A-26-1248215
Subject: 4850 Retan Road
Request: Variance from Section 22-27.11 of the
Ordinance to allow a building setback to facilitate a proposed
commercial development and retail development in the
C-2 (Local Commercial) zoning district and Greater
Norfolk County District, Tr. 2
October 15, 2025
1:00 PM

High's Building Inc.
HOME COOKING
RESTAURANT

Country Club
Country Club
Country Club



ZONING BOARD OF APPEALS HEARING
Case # N1: A-26-1248213
Site: 4850 Redan Road

V **Request:** Variance from Section 21-8.07.10 of the Marietta City Code, Chapter 21, to increase the maximum lot building volume to include a proposed 10,000 sq. ft. building and related development in the C-1 (Local Commercial) zoning district and Greater City Center District, Zone 2.

HEARING DATE: October 18, 2025
HEARING TIME: 1:00 PM
HEARING LOCATION: Marietta City Center

[View the full application and supporting documents.](#)







Popeyes
LOUISIANA KITCHEN

lupitos
kitchen
COLUMBIA, SC
(803) 549-4860