

**Public Hearing:** YES ☒ NO ☐

**Department:** Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S):** Commission District 03 Super District 06 & 07

**Application of Harold Buckley, Jr. for Caliber Car Wash for a Major Modification of Conditions approved, pursuant to CZ-14- 19143, to allow a drive-through car wash in a C-1 (Local Commercial) District, at 3644 Memorial Drive..**

**PETITION NO:** N4. CZ-22-1245320 2021-3518

**PROPOSED USE:** Drive-through car wash.

**LOCATION:** 3644 Memorial Drive, Decatur, Georgia 30032

**PARCEL NO. :** 15-217-04-024

**INFO. CONTACT:** Melora Furman, Sr. Planner

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

**PURPOSE:**

Application of Harold Buckley, Jr. for Caliber Car Wash for a Major Modification of Conditions approved, pursuant to CZ-14- 19143, to allow a drive-through car wash in a C-1 (Local Commercial) District. The property is located on the northwest side of Memorial Drive, approximately 1,045 ft. from the northeast corner of Memorial Drive and Columbia Drive, at 3644 Memorial Drive, Decatur, Georgia. The property has approximately 278 feet of frontage on the north side of Memorial Drive and contains 1.44 acres.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** Approval.

**PLANNING COMMISSION:** Pending.

**PLANNING STAFF:** Denial.

**STAFF ANALYSIS:** The proposed car wash is not compatible with the intent, goals, and vision of the 2035 *Comprehensive Plan* for the Town Center in which it is located: it would not balance the high proportion of general retail and commercial businesses that are already located in the Town Center to create more of a mixture of land uses, nor promote walkability between land uses in the Town Center, nor provide public or open spaces. As an inherently auto-oriented land use, the proposed car wash is not suitable on the subject property. Several specific Town Center policies, as well as the Belvidere Active Living Plan, emphasize pedestrian linkages between land uses and between destinations and neighborhoods. There is little possibility, however, that customers would walk from adjoining or nearby properties and into the car wash as they might with a restaurant or numerous other commercial land uses, nor does the site plan provide pedestrian links to adjoining properties. Because there are already multiple auto-oriented uses in the Town Center, it becomes all the more important to avoid adding to the problems generated by a dominance of this type of land use, which include traffic congestion, air pollution and expenditure of carbon, and lack of opportunities for pedestrian travel and exercise. The 2035 *Comprehensive Plan* and Belvidere Active Living Plan express a vision that would change the historic trend of development in this Town Center, and each development project that continues this trend, such as the car wash under consideration in this report, moves the County farther from the Plan's vision. Therefore, the Department of Planning and Sustainability recommends "Denial".

**PLANNING COMMISSION VOTE:** Pending.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 9-0-0.** Applicant answered board member's question about mitigation of noise from customer radios to her satisfaction.



Michael Thurmond  
Chief Executive Officer

## DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300  
Decatur, GA 30030  
(404) 371-2155 / [www.dekalbcountyga.gov/planning](http://www.dekalbcountyga.gov/planning)

**Planning Commission Hearing Date: January 4, 2022**  
**Board of Commissioners Hearing Date: January 27, 2022**

### STAFF ANALYSIS

**Case No.:** CZ-22-1245320 **Agenda #:** N. 4

**Location/Address:** 3644 Memorial Drive, Decatur, GA **Commission District:** 3 **Super Districts:** 6 & 7

**Parcel ID:** 15-217-04-024

**Request:** Major Modification of conditions approved pursuant to CZ-14-19143, to allow a drive-through car wash in a C-1 (Local Commercial) district.

**Property Owner:** Joseph Burke/Atlantic Development Partners

**Applicant/Agent:** Harold Buckley, Jr. for Caliber Car Wash

**Acreage:** 1.44

**Existing Land Use:** Vacant, paved with asphalt

**Surrounding Properties:** **North:** Avondale Estates; single-family residential use **South:** You Store-It Storage Facility (C-1) **East:** You Store-It Storage Facility (C-1) **West:** Walmart (MU-4) **Northeast:** Avondale Estates; single-family residential use **Northwest:** DeKalb School of the Arts (R-75) **Southeast:** You Store-It Storage Facility (C-1) **Southwest:** NAPA Auto Parts Store (C-1)

**Comprehensive Plan:** Town Center **Consistent** ☐ **Inconsistent** ☒

<b>Proposed Building Square Ft.:</b> 4,381	<b>Existing Building Square Feet:</b> None
<b>Proposed Lot Coverage:</b> information not provided	<b>Existing Lot Coverage:</b> 79.5%

**Companion Application:** The applicant has filed a companion application, SLUP-14-19144, to allow the drive-through lanes of the proposed car wash.

### ZONING HISTORY

Development proposals between 2003 and 2014 have resulted in several zoning, special land use permit, variance, and special exception approvals for the subject property. None of the proposed developments were constructed, and the site is currently undeveloped.

**CZ-03-050:** In 2003, the 1.44-acre subject parcel was rezoned in conjunction with the adjoining 24.69-acre tract (at the time, the Avondale Mall, now Walmart) from C-1 (Local Commercial) to OCR (Office Residential Commercial) for a mixed office, commercial, and residential development. The OCR classification was changed to MU-4 when the *Zoning Ordinance* and maps were updated in 2015.

**SLUP-07-12803 and SLUP-07-12812:** A proposal for an eight-story mixed-use building with residential units over ground floor commercial, and, on a separate parcel, an eight-story mixed-use building consisting of two buildings with residential above ground floor and second story commercial. The SLUPs were requested to increase the maximum allowed height of proposed buildings.

**SLUP-11 -16976:** A four-story, 60-unit senior assisted living facility for military veterans.

**CZ-14-19143 and SLUP-14-19144:** A proposal for a 3,808 square foot Bojangles drive-through restaurant.

## **SITE ANALYSIS**

### **Site Characteristics**

The subject property is a 1.44-acre site with frontage on Memorial Drive, a major thoroughfare and state route (SR 154). The property was previously developed but cleared of structures so that only asphalt parking lot and the footprint of the demolished building remain. The asphalt paving is located within approximately five feet of the northeast property line, which adjoins the back yards of single-family homes located in the City of Avondale, in the Avonwoods subdivision. The Avondale Estates properties are zoned R-12 (Low Density Residential); thus, the subject property is required to have a 50-foot transitional buffer along its northeast property line.

A two-way curb cut on Memorial Drive provides vehicular access to the property. In addition, there is interparcel access via a driveway easement across the Napa Auto Parts store on the adjoining property to the west to the driveway of the Walmart property, located approximately 400 feet to the west at the signalized intersection of Memorial Drive and Midway Road.

As a result of a County streetscaping project, an 8-foot sidewalk was constructed along the frontage of the subject property. The grade of the subject property is elevated approximately four feet above the sidewalk by means of a stone retaining wall located four feet from the sidewalk. A four-foot-wide grass strip is located between sidewalk and retaining wall, and a six- to twelve-foot- wide grass strip is located between the retaining wall and the asphalt parking lot. The topography of the site slopes slightly towards the rear of the parcel at a grade of about 7%. A deteriorated wooden fence on top of a stone retaining wall screens the rear yards of adjoining residential properties in the Avonwoods subdivision.

### **Character of the Surrounding Area:**

The subject property is at the northeastern edge of a high-intensity commercial node, designated as a Town Center activity center, consisting of commercial land uses clustered around the intersection of Memorial Drive and Columbia Drive. A Walmart store is located on the adjoining property to the northwest and is zoned MU-4. The majority of individual lots in the area are zoned C-1. Several major shopping centers, including Avondale Plaza, Belvedere Plaza, and Columbia Village are located on the nearby C-1 properties. Avondale Plaza, located directly across Memorial Drive from the subject property, is used for a U-Haul store and for self-storage. The DeKalb County School of the Arts high school, zoned R-75 (Single-Family Residential), is located to the northwest of the site, adjacent to the Walmart. The Swifty Express car wash, constructed in 1966, is located at the southwest end of the Town Center, at 3442 Memorial Drive. Several drive-through restaurants are located within the Town Center: Taco Bell, Sonic, Checkers, Burger King, and Popeye's Chicken. Several drive-through restaurants are located within the Town Center: Taco Bell, Sonic, Checkers, Burger King, and Popeye's Chicken. DeKalb County tax records indicate that all of these restaurants were constructed between 1980 and 1994, before the County designated the area around the Columbia Drive – Memorial Drive intersection as a Town Center activity center in its 2025 Comprehensive Plan.

The property is located within the study area for the *Belvedere Active Living Plan*, which was adopted in 2013 to improve the integration of physical activity into the daily routines of DeKalb County residents in the area near the Belvedere Shopping Center. At the time, the Avondale Mall was still located on the adjoining property to the north. The policies and programs of the *Belvedere Active Living Plan* are similar to many of the town center policies of the *Comprehensive Plan*, and emphasize mixed-use, compact development; bicycle and pedestrian connections between the activity center and nearby neighborhoods; and increases in public space.

A 2,614 square foot, landlocked property adjoins the northwest corner of the site. The *Crowley Mausoleum*, a one-story stone building, is located on it. The mausoleum was built in 1963 to enable construction of the Columbia Mall (later named the Avondale Mall). Earth was excavated around an old cemetery in which graves of the Crowley family and two other families were buried. The 25-foot-high stone-walled mausoleum was built underneath the cemetery. The roof is the cemetery surface; grave markers are located on it and the cemetery fence borders it. During excavation, graves of enslaved people who worked for the families, which were located around the cemetery, were destroyed. (*Adventures In Cemetery Hopping Website, April 10, 2015: "How Getting "Malled" Left It In Limbo"*) In September 2021, 11Alive news reported that a cemetery scan expert found subterranean air pockets under the ground around the mausoleum. The applicant has pointed out that it is unlikely that the air pockets are graves because they would have to have been dug deeper than 25 feet below the original surface of the ground. In addition, the applicant states, "The sellers talked directly to the cemetery scan expert who was featured in the 11Alive news story, and he indicated that his level of certainty that the air pockets he found were actually graves was a 3, on a 1 to 10 scale. So, the featured expert really isn't confident of any assertions that he made."

## **PROJECT ANALYSIS**

The proposed car wash consists of a 3,648-square foot building, vacuum stations, and bug prep area. The plan uses the existing driveway entrance location and converts it to a right-in-only, right-out-only divided access driveway with a pedestrian island at its center. Two drive-in lanes lead to a wash selection station, merge, then split into one lane that leads into the building, and one that serves as a bypass lane and leads to 23 vacuum stations located on the west side of the building. A bug prep/employee parking area with 11 spaces is located at the front of the site. Customers would leave the site via the right-out-only exit at Memorial Drive or via interparcel access with the adjacent Napa Auto Parts store and merging into the driveway from Walmart, which leads to a signalized intersection at Memorial Drive and Midway Road. The site plan indicates that there are at least four stacking spaces in front of the wash selection station.

The landscape plan shows more than the required screening of the parking at the front of the site, by means of a continuous hedge along the entire property frontage. Caliber Car Wash also proposes to augment the existing zoning condition to replace a wood fence next to the northeast property line, at the rear of the adjoining residential properties, by installing a 10-foot-high sound-deadening fence. Caliber proposes to plant dense landscaping materials on the side of the fence that faces adjoining residential properties.

The car wash would employ staff to run the automatic wash line and help customers. The application doesn't state the number of employees.

**Building Mass and Materials:** The proposed building exterior would be brick with metal wall panels and EIFS trim. The building would be 25', 4" high. It would have windows on the front and sides.

### Compliance with Development Standards

C-1 STANDARD		REQUIREMENT	PROVIDED/PROPOSED	COMPLIANCE
MIN. LOT WIDTH		100 ft.	278 ft.	Yes
MIN. LOT AREA		20,000 s.f.	62,726 s.f.	Yes
MIN. TRANSITIONAL BUFFER		50 ft. w/ 6-ft. screening fence along northeast property line.	Drive-through lanes are located in the transitional buffer.	No - Site must comply or a variance will be necessary.
BUILDING SETBACKS	FRONT	Arterials: Min. – 20 ft.; Max. 60 ft.	More than 60 feet	No - Building setback must comply, or variance will be necessary.
	INTERIOR SIDE	Northeast side: superseded by transitional buffer  Southwest side: min. 15 ft.	Northeast side: see transitional buffer  Southwest side: More than 20 feet	Northeast side: see transitional buffer  Southwest side: Yes
	REAR	Min. 20 ft.	More than 20 feet	Yes
MAX. LOT COVERAGE		90%	Information not provided.	Site must comply or a variance will be necessary.
MAX. BLDG. HEIGHT		2-story/35 ft.	1 story, max. 35 feet	Yes
MIN. PARKING		(Table 6.2): Min. 2 stacking spaces & 2 drying spaces/lane Max. 3 stacking spaces & 3 drying spaces/lane	More than 3 stacking spaces per lane; no drying spaces designated (drying is automatic)	No - Site must comply or a variance will be necessary.
STREETSCAPING		10-ft. landscape strip back of curb, 6-foot sidewalk, street trees typically 40 ft. on center, light poles spaced max. 80 ft. apart	Existing streetscaping was installed by County; no requirement for add'l streetscaping	Not applicable

### **SUPPLEMENTAL REGULATIONS**

#### Sec. 4.2.23. Drive-through facilities

- A. Drive-through facilities shall not be located within sixty (60) feet of a residentially zoned property, as measured from any menu or speaker box to the property line of the residential property, unless part of a mixed-use development.** The proposed car wash would have, according to the applicant, wash selection station with silent touch screen operation instead of a menu or speaker boxes; therefore, this consideration is not strictly applicable to the proposal under consideration.

According to the applicant, the noisiest parts of the car wash are the drying blowers, which would be located in the end of the car wash building where cars would exit the building, and the vacuum areas, which are

located on the southwest side of the building. The exit end of the building is located closer than 60 feet to the residential properties. The vacuum areas are located farther than 60 feet and their placement on the side of the building farthest from the residential properties would enable the building to buffer vacuuming noise. The 10-foot-high sound-deadening fence and landscaping materials on the outward-facing side of the fence would screen the car wash from view, which is important for this proposal because the drive-through lanes would encroach into the required 50-foot transitional buffer located next to the residential properties. In addition, the car wash building would be a physical sound buffer between the vacuum areas and the adjoining residential properties. Staff notes that the development team has not presented any technical information to show that the mitigation measures would be sufficient to mitigate the noise from the drying blowers at the exit end of the car wash building or the vacuum stations to levels that are considered acceptable by, for example, experts who study the effects of urban noise on human health. The applicant has pointed out that the car wash would be staffed and that the employees are expected to keep down noise levels from customers' radios.

- B. **No drive-through facility shall be located on a property less than ten thousand (10,000) square feet in area, unless part of a mixed-use development. Stacking spaces for queuing of cars shall be provided for the drive-through area as required in article 6 of this chapter.** The size of the property exceeds 10,000 square feet. Stacking spaces are addressed in G. and H., below.
- C. **Drive-through lanes and service windows serving drive-through lanes shall only be located to the side or rear of buildings.** The drive-through lanes are located to the side of the building. There would be no service windows.
- D. **Drive-through canopies and other structures, where present, shall be constructed from the same materials as the primary building and with a similar level of architectural quality and detailing.** The car wash will not have a canopy.
- E. **Speaker boxes shall be pointed away from any adjacent residential properties and shall require masonry sound attenuation walls with landscaping or other speaker volume mitigation measures. Speaker boxes shall not play music but shall only be used for communication for placing orders.** The applicant's response to the supplemental regulations states that the car wash would not have a speaker box; instead, orders would be placed via a silent touch screen at the wash selection station. (Staff notes that some car washes have touch screen wash selection stations that also play recorded messages to inform customers how to use the touch screen.)
- F. **All lighting from drive-through facilities shall be shaded and screened so as to be directed away from any adjacent residential property.** The application states that Caliber Car Wash has agreed to accept the zoning condition imposed on the Bojangles restaurant that all installed exterior lighting be oriented downward to help prevent glare on adjoining residential properties.
- G. **Stacking spaces shall be provided for any use having a drive-through facility or areas having drop-off and pick-up areas in accordance with the following requirements. Stacking spaces shall be a minimum of ten (10) feet wide and twenty-five (25) feet long. Stacking spaces shall begin at the last service window for the drive-through lane (typically the "pick-up" window).** Stacking spaces prevent congestion on the adjoining street, as would happen if cars had to wait to turn into a site. The proposed car wash would have no service windows, but would have a wash selection station just before cars would either turn into the car wash building or bypass it. Section 6.1.2 of the zoning ordinance establishes that driveways also function as stacking lanes; for this proposal, because the drive-through lanes replace a standard commercial driveway, the entirety of the drive-through lanes are the stacking lanes and stacking spaces would be located along the length of the drive-through lanes. The proposed drive-through lanes are sufficiently long to allow stacking spaces that meet the required minimum dimensions.

- H. **All drive-through facilities with the exception of drive-through restaurants shall provide at least three (3) stacking spaces for each window or drive-through service facility.** The site plan meets this minimum standard. Section 4.2.13 requires “a paved area with capacity to store five (5) vehicles waiting to use automatic carwash facilities” but does not establish a minimum or maximum or specify that the spaces must be stacking spaces. In addition, Table 6.2 establishes a maximum of three stacking spaces for each car wash lane. As there is enough space for more than three stacking spaces in the stacking lanes/drive-through lanes, the site exceeds the maximum, and a variance will be necessary. Staff notes that the maximum may have been intended to reduce idling in drive-through lanes.
- I. **The following standards shall apply to all stacking spaces and drive-through facilities:**
1. **Drive-through lanes shall not impede on and off-site traffic movements, shall not cross or pass through off-street parking areas, and shall not create unsafe conditions where crossed by pedestrian access to a public entrance of a building.** The site plan meets this requirement.
  2. **Drive-through lanes shall be separated by striping or curbing from off-street parking areas. Individual lanes shall be striped, marked, or otherwise distinctly delineated.** The site plan indicates that the proposed car wash will meet this requirement.
  3. **All drive-through facilities shall include a bypass lane with a minimum width of ten (10) feet, by which traffic may navigate around the drive-through facility without traveling in the drive-through lane. The bypass lane may share space with a parking access aisle.** As currently laid out, the site plan does not meet this requirement. There is a pinch point just before the entrance to the car wash building, where the two drive-in lanes merge and then split into one lane that leads into the building, and one that serves as a bypass lane. It appears that this problem can be eliminated by widening the radius of the curve where the drive-through lanes merge.
  4. **Drive-through lanes must be set back five (5) feet from all lot lines and roadway right-of-way lines.** The site plan complies with this requirement.
  5. **Owner and operator are responsible for daily litter clean-up to ensure the property remains free of trash, litter, and debris.** The application states that Caliber Car Wash will comply with this requirement.
  6. **Drive-through restaurants shall not be located within five hundred (500) feet of an elementary, middle, or high school.** As a drive-through restaurant is not proposed, this requirement is not applicable.
  7. **Drive-through facilities located in activity centers require a special land use permit.** Caliber Car Wash has applied for a Special Land Use Permit.
  8. **Distance shall be measured along the right-of-way, along the route of travel, from entrance to entrance.** The proposal complies with this requirement.

**Sec. 4.2.13. Automobile wash service, principal, accessory, detail or mobile.**

- A. **Automobile wash services shall provide a paved area with capacity to store five (5) vehicles waiting to use automatic carwash facilities, and two (2) vehicles per bay for self-service car washes.** Paved areas on the property, including stacking spaces, would provide capacity for at least five vehicles. This regulation does not establish a minimum or maximum or specify that the spaces must be stacking spaces.
- B. **Wastewater from all automobile wash services shall be pretreated in accordance with the DeKalb County Department of Watershed Management (DWM) standards prior to being drained into the public sanitary sewer as may be approved by DWM.** Compliance with this standard is determined during permitting.

- C. **No storage or repair of vehicles shall be allowed on property on which the car washing facility is located.** Caliber Car Wash has agreed to follow this regulation.
- D. **An accessory single-bay automatic (not self-service) car wash completely enclosed except for openings necessary to allow entry and exit of vehicles shall be permitted subject to the following:**
  - 1. **The doors of the car wash building shall be fully closed when the facility is not available for operation.** Caliber Car Wash has agreed to follow this regulation.
  - 2. The car wash structure shall be located behind the rear building line of the principal building. **This regulation does not apply to the proposal, which has one building in which the car wash structure is located.**
- E. **All new commercial car washes constructed after January 22, 2019, where the car moves on a conveyor belt or moves via mechanical means during the wash must install an operational recycled water system that captures and reuses water previously used in wash or rinse cycles. The recycled water system must recycle a minimum of fifty (50) percent of water utilized by the commercial car wash.** Compliance with this standard is determined during permitting.
- F. **The requirement in subsection E does not apply to commercial car wash facilities where the customers wash their cars themselves with spray wands and brushes or to commercial car washes where the driver pulls into the bay and parks the car and the vehicle remains stationary while a machine moves back and forth over the vehicle to clean it, instead of the vehicle moving through a tunnel.** The requirement in subsection E applies to the proposal, and Caliber Car Wash has agreed to follow it.

#### **LAND USE AND ZONING ANALYSIS**

**Section 27-832 of the Zoning Ordinance, “Standards and factors governing review of proposed amendments to the official zoning map” states that the following standards and factors shall govern the review of all proposed amendments to the zoning maps.**

#### **A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan:**

The 2035 Comprehensive Plan states that the intent of a Town Center activity center is to be a “concentration of residential and commercial structures, which serve many communities in order to reduce automobile travel, promote walkability, and increase transit usage . . . with a variety of activities such as general retail, commercial, professional office, higher-density housing, and appropriate public and open space uses that are easily accessible by pedestrians.” The proposed car wash is not compatible with this concept, as it would not balance the high proportion of general retail and commercial businesses that are already located in the Town Center to create more of a mixture of uses, nor promote walkability between land uses in the Town Center, nor provide public or open spaces.

Several specific Town Center policies, as well as the *Belvedere Active Living Plan*, emphasize pedestrian linkages between land uses and between destinations and neighborhoods. The *Active Living Plan* states, “In the study area, the rates of cancer illnesses and heart disease [and] diabetes and asthma were among the highest in the County.” (p. 7) but “Over time, the study area can evolve into a more active community through thoughtful redevelopment.” (p. 11) The *Active Living Plan* recommends, for the subject property together with the Walmart site, medium intensity, pedestrian-oriented mixed uses of office, commercial, and residential development. (p. 12) A car wash, however, is an inherently automobile-oriented use. There is little possibility that customers would walk from adjoining or nearby properties and into the car wash as they might with a restaurant or numerous other commercial land uses. Pedestrian walkways to the adjoining Walmart store would be effective, if a different land use to which pedestrians would be expected to walk, were proposed. The walkways would provide opportunities for residents of neighborhoods to the northeast to walk to the

subject property for food, services, or retail items, depending on the eventual development of the subject property, and across the property to the Walmart. This scenario is not likely if the property is developed for a car wash.

In addition to inhibiting the development of pedestrian links to adjoining and nearby properties, cars in the drive-through lanes of the car wash would generate relatively high rates of air pollution, which has been shown to aggravate asthma. The North Carolina Department of Environmental Quality website (deq.nc.gov) states: "When a car is idling, it's also polluting! Idling . . . can damage vehicles, pollute the air, and harm our health. Air pollution has been linked to asthma and other respiratory problems." In an area of the County where rates of asthma were found to be relatively high, a drive-through facility tends to counteract the recommendations of the *Belvedere Active Living Plan*.

**B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties:**

The proposed car wash is not suitable on the subject property. It is a commercial land use, like adjoining land uses in all directions except the northeast, and it would be screened from residential properties to the northeast. But it is an inherently automobile-oriented land use and would not, thereby, further County goals for the Town Center in which it is located. The application states:

The intersection of Memorial Drive and Columbia Drive is a major commercial development node that is home to a number of other automotive-oriented establishments. These establishments include a major U-Haul storage facility, multiple auto parts stores, a vehicle emissions testing facility, multiple service stations, multiple automotive tire/repair shops, multiple drive-thru restaurants, a car sales lot, multiple banks offering drive-thru services, and a Kroger Fuel Center.

All of these land uses, as well as an existing car wash at 3442 Memorial Drive, are located within the Town Center that contains the subject property. The applicant establishes suitability of the proposed car wash by arguing that it, like many other uses in the commercial node, is auto-oriented. Yet, because there are already multiple auto-oriented uses in the Town Center, it becomes all the more important to avoid adding to the problems generated by a dominance of this type of land use, including traffic congestion, air pollution and expenditure of carbon, and lack of opportunities for pedestrian travel and exercise. The *Comprehensive Plan* and *Belvedere Active Living Plan* express a vision that would change the historic trend of development in this Town Center, and each development project that continues this trend, such as the car wash under consideration in this report, moves the County farther from the Plan's vision.

**C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:**

The C-1 zoning of the property appears to allow it economic use for a suitable commercial development. However, the property is zoned with conditions specifically for a restaurant, thereby hindering the property's economic use unless the zoning conditions are changed.

**D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:**

The proposed 10-foot-high sound-deadening fence and landscaping materials on the side of the fence that would be visible from adjoining residential properties would screen the car wash from view, which is important for this proposal because the drive-through lanes would encroach into the required 50-foot transitional buffer located next to the residential properties. In addition, the car wash building would be a physical sound buffer between the vacuum areas and the adjoining residential properties. Staff notes that

the development team has not presented any technical information to show that the mitigation measures would be sufficient to mitigate the noise from the drying blowers at the exit end of the car wash building or the vacuum stations to levels that are considered acceptable by, for example, experts who study the effects of urban noise on human health. The applicant has pointed out that the car wash is staffed and that the employees are expected to keep down noise levels from customers' radios.

**E. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal:**

Staff concluded that the previous zoning proposal for a Bojangles restaurant was consistent with selected Town Center policies and viewed the restaurant as desirable redevelopment of a long-vacated property. At that time, staff focused on the site plan for the Bojangles restaurant, which incorporated pedestrian-oriented features, such as a pedestrian crossing of contrasting material across the asphalt driveway, a pedestrian refuge island at the center of the pedestrian crossing, and vegetative screening behind the retaining wall above the existing sidewalk. Even if the site plan for the car wash were to include these features, it would not overcome the basic inconsistency of an inherently automobile-oriented use in an activity center for which reduction of automobile travel, walkability, and increased transit usage is the overall intent.

**F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources:**

The Crowley Mausoleum is a historic site, although it has not been designated as such. The cemetery on the roof of the museum, and the history of the Crowley and other families who are interred there, have archaeological value and can help historians and scientists reconstruct late 18<sup>th</sup> century to mid-19<sup>th</sup> century farming culture in Georgia. It appears that the proposed car wash would not adversely affect the mausoleum site.

**G. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:**

The Board of Health and the Department of Water and Sewer indicate that the "surrounding area may be capacity restricted" and that there may be septic systems in the surrounding area.

The Board of Health comments includes a statement that links public health to the use of sidewalks; the statement reinforces the desirability of a pedestrian-oriented land use on the subject property.

Memorial Drive is a major thoroughfare, which typically has a high traffic carrying capacity, but at the location of the subject property, turning movements into the site by vehicles traveling northbound on Memorial Drive would be impaired because of the raised median that divides Memorial Drive. Drivers would pass the entrance to the Walmart driveway and Napa Auto Parts access drive before they would see the car wash or its entrance. For this reason, there might be more congestion from potential customers than if the site were also usable and accessible by pedestrians.

As a commercial land use, the proposed car wash would not affect school facilities. There has been no indication by reviewing departments and agencies that the car wash would overburden the water supply or overburden other utilities.

**H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources:**

Land uses with drive-through lanes tend to generate more air pollution than other commercial land uses, because drivers tend to idle their cars while waiting for service. The North Carolina Department of Environmental Quality website (deq.nc.gov) states: "Idling for 10 seconds uses more fuel than turning off the engine and restarting it" and "An idling vehicle releases harmful chemicals, gases and particle pollution ("soot") into the air, contributing to ozone, regional haze, and global climate change. Every gallon of gas burned produces more than 20 pounds of greenhouse gases."

**STAFF RECOMMENDATION:** Denial.

The proposed car wash is not compatible with the intent, goals, and vision of the *2035 Comprehensive Plan* for the Town Center in which it is located: it would not balance the high proportion of general retail and commercial businesses that are already located in the Town Center to create more of a mixture of land uses, nor promote walkability between land uses in the Town Center, nor provide public or open spaces. As an inherently auto-oriented land use, the proposed car wash is not suitable on the subject property. Several specific Town Center policies, as well as the Belvidere Active Living Plan, emphasize pedestrian linkages between land uses and between destinations and neighborhoods. There is little possibility, however, that customers would walk from adjoining or nearby properties and into the car wash as they might with a restaurant or numerous other commercial land uses, nor does the site plan provide pedestrian links to adjoining properties. Because there are already multiple auto-oriented uses in the Town Center, it becomes all the more important to avoid adding to the problems generated by a dominance of this type of land use, which include traffic congestion, air pollution and expenditure of carbon, and lack of opportunities for pedestrian travel and exercise. The 2035 Comprehensive Plan and Belvidere Active Living Plan express a vision that would change the historic trend of development in this Town Center, and each development project that continues this trend, such as the car wash under consideration in this report, moves the County farther from the Plan's vision. Therefore, the Department of Planning and Sustainability recommends "Denial".

**ATTACHMENTS:**

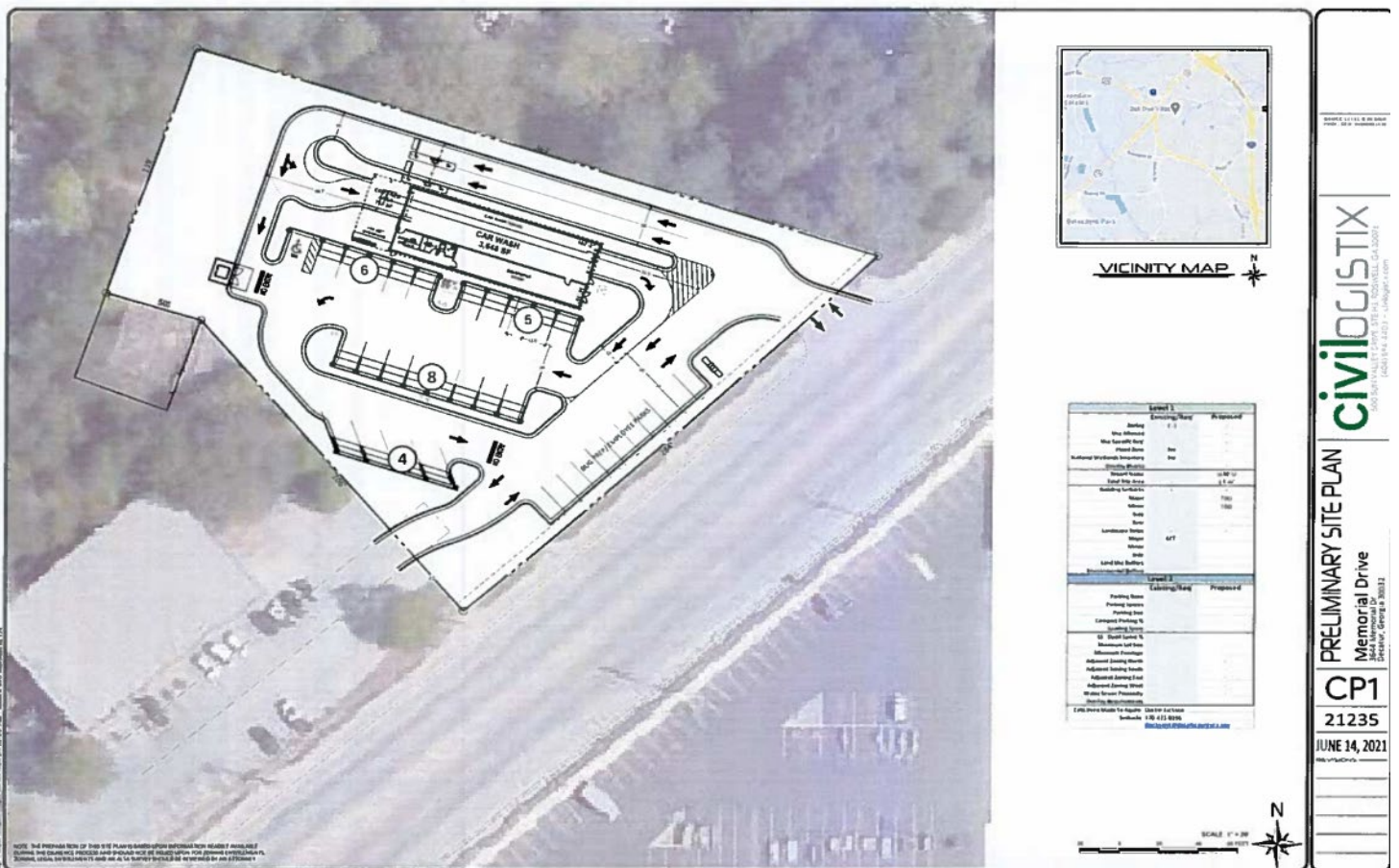
1. Department, Division, and Board of Health Comments
2. Application
3. Survey (existing conditions)
4. Site Plan
5. Elevations, Renderings
6. Land Use Map
7. Zoning Map
8. Aerial View
9. Site Photos

## NEXT STEPS

*Following an approval of this zoning action, one or several of the following may be required:*

- ✓ • **Land Disturbance Permit** *(Required for of new building construction on non-residential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.)*
- ✓ • **Building Permit** *(New construction or renovation of a building (interior or exterior) may require full plan submittal or other documentation. Zoning, site development, watershed and health department standards will be checked for compliance.)*
- ✓ • **Certificate of Occupancy** *(Required prior to occupation of a commercial or residential space and for use of property for a business. Floor plans may be required for certain types of occupants.)*
- **Plat Approval** *(Required if any parcel is being subdivided, re-parceled, or combined. Issued “administratively”; no public hearing required.)*
- **Sketch Plat Approval** *(Required for the subdivision of property into three lots or more. Requires a public hearing by the Planning Commission.)*
- **Overlay Review** *(Required review of development and building plans for all new construction or exterior modification of building(s) located within a designated overlay district.)*
- **Historic Preservation** *(A Certificate of Appropriateness is required for any proposed changes to building exteriors or improvements to land when located within the Druid Hills or the Soapstone Geological Historic Districts. Historic Preservation Committee public hearing may be required.)*
- ✓ • **Variance** *(Required to seek relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)*
- **Minor Modification** *(Required if there are any proposed minor changes to zoning conditions that were approved by the Board of Commissioners. The review is administrative if the changes are determined to be minor as described by Zoning Code.)*
- **Major Modification** *(Required submittal of a complete zoning application for a public hearing if there are any proposed major changes to zoning conditions that were approved by the Board of Commissioner for a prior rezoning.)*
- **Business License** *(Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations).*
- **Alcohol License** *(Required permit to sell alcohol for consumption on-site or packaged for off-site consumption. Signed and sealed distance survey is required. Background checks will be performed.)*

**Each of the approvals and permits listed above requires submittal of application and supporting documents, and payment of fees. Please consult with the appropriate department/division.**



## Town Center Policies

These policies are primarily applicable to activity centers that do not have adopted studies. Studies that are adopted for Town Centers are referred to as Small Area Plans (SAP), and they provide more detailed guidelines and recommendations for land use, zoning, development, transportation, housing, economic development, and green space. If there are conflicts between SAP and Town Center policies, SAP policies shall take precedence.

**Town Center Intent** - The intent of the Town Center Character Area is to promote the concentration of residential and commercial structures, which serve many communities in order to reduce automobile travel, promote walkability and increased transit usage. The areas consist of a focal point for several neighborhoods with a variety of activities such as general retail, commercial, professional office, higher-density housing, and appropriate public and open space uses that are easily accessible by pedestrians. This character area is similar to neighborhood center, but at a larger scale. The preferred density for areas of this type is up to 60 dwelling units per acre.

### Town Center Primary Uses *(click use that applies to this project)*

- ☐ Townhomes
- ☐ Condominiums
- ☐ Apartments
- ☐ Health Care Facilities
- ☐ Retail and Commercial
- ☐ Office
- ☐ Institutional
- ☐ Entertainment and Cultural Facilities
- ☐ Park and Recreational Facilities
- ☐ Public and Civic Facilities

### Core Intensities for Town Center

- **Core** – The most intense level of density and building heights occur here.
- **Intermediate** - This represents a transition of a lesser intense density than the core. Building heights are also lower than the core.
- **Outer Ring** – The purpose is to transition into the single family residential, with enhanced buffers, low density, and lower building heights than intermediate.

Choose the appropriate location of the proposed project:

- ☐ Core of the Town Center (45 – 60 dwelling units per acre)
- ☐ Intermediate (24-44 dwelling units per acre)
- ☒ Outer Ring (8-24 dwelling units per acre)

# DeKalb County Long Range Planning Division

## Supplemental Land Use Report *(for developments proposed in Activity Centers)*



### Land Use Policy Analysis

*(Based on Chapter 7 Land Use of the DeKalb County 2035 Comprehensive Plan)*

Town Center Policies	Compliant with Comprehensive Plan			Additional comments that justify staff recommendation
	YES	NO	Not Applicable	
1. <b>Protect Single Family Neighborhoods</b> - Preserve and enhance the integrity and quality of existing residential neighborhoods.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. <b>Maximum Density</b> — Encourage the maximum density of residential in mixed use projects not to exceed 60 dwelling units per acre, with the most intense development located towards the commercial and/or office core of the Town Center. Properties located along the outer edges of the Town Center shall be sensitive to the building height and density of adjacent single family residential. (Refer to Figure 7.3, page 60 of the comprehensive plan)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3. <b>Retrofitting</b> - Foster retrofitting for conformity with traditional neighborhood principles.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4. <b>Pedestrian Scale Development</b> - Create pedestrian scale communities that focus on the relationship between the street, buildings, streetscaping and people.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Town Center is to promote the concentration of residential and commercial structures, which serve many communities in order to reduce automobile travel, promote walkability and increased transit usage. The proposed use is inconsistent with the comprehensive plan policies for Town Center
5. <b>Mixed Use Development</b> - Create compact mixed use districts and reduce automobile dependency and travel to obtain basic services.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The nature of the proposed development will increase the usage of automobile and possibly discourage pedestrian from the north-east portion that abuts the Town Center.
6. <b>Transitional Buffers</b> - Require greater setbacks and/or transitional buffers for developments when located adjacent to lower density residential uses.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7. <b>Enhanced Buffers</b> - Require the incorporation of enhanced buffers in efforts to protect single family neighborhoods.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. <b>Staggered Heights</b> - Require the consideration of staggered height implementation when developments are	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

# DeKalb County Long Range Planning Division

## Supplemental Land Use Report *(for developments proposed in Activity Centers)*

adjacent to single family residential neighborhoods.				
<b>9. Streetscaping</b> - Improve street character with consistent signage, lighting, landscaping and other design features.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>10. Pocket Parks</b> - Create focal points through the use of existing pocket parks and squares for community activities.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>11. Cultural Diversity</b> - Promote activities to highlight historic and cultural assets in the community and provide opportunities for community interaction.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>12. Infill Development</b> - Utilize vacant properties in the neighborhood as an opportunity for infill development of compatible structures.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>13. Parking</b> - Clearly define road edges by locating buildings near the roadside with parking in the rear.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>14. Open Space and linkages</b> - Encourage that all development and redevelopment in activity centers provide open space and/or contribute to the public realm with wider public sidewalks, pedestrian linkages and other design features.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>15. Healthy Neighborhoods</b> - Promote healthy living in neighborhoods by incorporating a pedestrian environment that encourages socialization, walking, biking and connectivity. Implement the recommendations of the Master Active Living Plans (MALPs).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>16. High Density Residential</b> - Residential development shall reinforce the center by locating higher density housing options adjacent to the center. Housing in Town Center shall be targeted to a broad range of income levels.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>17. Pedestrian Enhancements</b> - Create a pedestrian-friendly environment by adding sidewalks that link neighborhood amenities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>18. Traffic Calming</b> - Organize circulation patterns through traffic calming techniques and access management. Add traffic calming improvements, sidewalks, and increased street interconnections to increase safety and improve walkability.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>19. Pedestrian Oriented Design</b> - Design shall be pedestrian-oriented with walkable connections between different uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

20. <b>VMT</b> - Promote new and redevelopment at or near activity centers as a means of reduce vehicle miles traveled (VMT).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
21. <b>High Density Development</b> - Each Town Center shall include a very high-density mix of retail, office, services, and employment opportunities to serve several neighborhoods.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Percentage of mixed use:</b> __ Residential __ Office __ Retail __ Open Space <b>Job Creation Numbers:</b> __ Construction __ Permanent Jobs __ Wages
22. <b>Small Area Plans (SAPs)</b> -Implement appropriate sub-policies (pages 85-114 in the comprehensive plan) and development guidelines in Town Centers that have Small Area Plans, which provide more guidance to the development of mixed use and transition down to single family residential.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	This project is within the following SAP of the Town Center: <input type="checkbox"/> Medline Activity Center <input type="checkbox"/> Wesley Chapel LCI <input type="checkbox"/> Candler Road Flat Shoals LCI <input type="checkbox"/> Redan Road Indian Creek Master Active Plan <input type="checkbox"/> Toco Hills Node of the North Druid Hills LCI  <i>If one of the above is checked, provide policies and map for that particular study, that supports recommendation.</i>
23. <b>Preferred Uses</b> – Each Town Center shall include a high density mix of retail, office, services, and employment to serve neighborhoods.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Percentage of mixed use:</b> __ Residential __ Office __ Retail __ Open Space <b>Job Creation Numbers:</b> __ Construction __ Permanent Jobs __ Wages

## Economic Development Analysis

*(Based on the 2014 DeKalb County Economic Strategic Plan)*

Policies	Compliance with the Strategic Plan			Additional comments that justify staff recommendation
	Yes	No	N/A	
<b>Target Industry and Niches</b> <input type="checkbox"/> Click here if no Target Industry applies				
<b>Professional and Business Services (PBS)</b>  <input type="checkbox"/> <b>Niche Markets:</b> Entrepreneur-Enabled Businesses, E-commerce, Engineering, Creative Design, Consulting, Accounting, & Marketing <input type="checkbox"/> <b>Criteria:</b> Clean, Sustainable, Creative <input type="checkbox"/> <b>Theme Elements:</b> <ul style="list-style-type: none"> <li>Job types: knowledge, technical, and innovation workers.</li> <li>Entrepreneurship. Businesses in this industry are typically small and locally owned. The opportunity for entrepreneurship is high.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Supporting Information:</b> Business services are, in their broadest sense, occupations geared toward providing services in the business world. Professional services are those requiring niche educational training, such as architects, engineers, accountants, doctors, and lawyers.  Professional and Business Services (PBS) firms exist both as subsidiary operations for parent firms as well as outsourced third-party service providers. Entrepreneur

# DeKalb County Long Range Planning Division

## Supplemental Land Use Report *(for developments proposed in Activity Centers)*

- *Business retention* efforts could be expanded to reduce the outflow of businesses and keep them operating within the county.

business services is one of the fastest growing sectors of the US economy.

**Relevance to subject property:** None

**Life Sciences** - Services, products, and activities that are broadly related to research, manufacturing and other activities focused upon or utilizing living organisms, with particular attention to activities relating to the maintenance or restoration of health.

**Supporting Information:** The Life Sciences industry is currently one of the largest in the U.S. economy and is projected to undergo the swiftest growth in employment and wages among all industries over the next ten years.

**□Niche Markets:** Biotechnology, Bioinformatics, Proteomics, Health IT, Senior Care Services

**□Criteria:** Clean, Sustainable, Creative

**□Theme elements:**

- Jobs types: knowledge, technical, and innovation workers.
- Progression in this industry relies on small businesses that pursue ideas and technological advancements made in the public sector.
- As businesses grow, access to larger markets becomes vital.
- Retention of existing companies is just as important as business attraction for sustained economic growth.

☐ ☐ ☒

Life sciences relies on high levels of scientific and technology research, and therefore depends heavily on research institutions such as universities. Moreover, funding requirements within the industry are substantial, placing companies and entrepreneurs that work within the industry in particular need of readily accessible venture capital, government funding, and other sources of funding.

**Relevance to subject property:** None

**Tourism** - Tourism as an industry focuses on destinations, travelers, and the businesses that accommodate those travelers.

**□Niche Markets:** Cultural Tourism, Bed & Breakfast Inns, Youth Sporting Events, Dynamic Tour Packaging

**□Criteria:** Green, Sustainable, Creative

**□Theme elements:**

- Job types: knowledge and innovation workers as well as semi-skilled workers.
- Those with an entrepreneurial passion can enter into this industry, which celebrates creativity and ingenuity.

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**Supporting Information:** Professions within it include travel agents, event planners, museum curators, archivists, and various supporting occupations. Being that tourism requires travel, the industry is not considered clean. In recent years, however, tourists have begun to turn toward green and other more socially conscious ways to experience their destinations.

Eco-tourism looks to offset environmental costs associated with travel through environmentally friendly activities and accommodations. In this regard, some parts of the industry could be considered green. Tourism is also creative in that it is the energy, passion, and enriching experience that attract tourists to their destinations.

**Relevance to subject property:** None

**LOGISTICS** - the process of planning, implementing, and controlling the efficient flow of goods and services through the supply chain from producer to consumer. Distribution includes all freight carriers (air, trucking, and intermodal) and warehousing.

**Supporting Information:** Until recently, most manufacturing firms coordinated their own warehousing and flow mechanics. Now, these services are often outsourced to develop advanced just-in-time delivery systems. The integration of international trade, logistics, and distribution into one continuous supply chain driven by free trade has put this industry at the forefront of economic growth.

**□Niche Markets:** Specialized Freight Trucking, Back Office Support Services, Truck Terminals, Warehouse Distribution.

**□Criteria:** Sustainable

**□Theme elements:**

- Jobs in this industry include knowledge and technical workers as well as semiskilled workers.

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Logistics and distribution companies that can capture small and medium sized

- As technology and trade regulation continue to evolve, the Logistics industry has great opportunities for entrepreneurs to innovate new and more efficient ways to store and distribute goods.
- Retention of DeKalb's Logistics companies will be critical to the continued development of this industry. Many of those companies are located in the Southwest area of the county, where the location advantage is greatest.

businesses entering the global market will experience above average growth. These are the businesses that DeKalb County is best suited to support because of its proximity to major interstate corridors and transportation hubs as well as its reasonable labor costs.

**Relevance to subject property:** None

**CONSTRUCTION AND SUPPORT TRADES (CST)** - Construction is the creation of improvement of man-made structures. It can include residential, commercial, and industrial building construction, or civil construction, which encompasses infrastructure and utilities.

**□Niche Markets:** Construction Materials Manufacturing, Contracting, Homebuilding

**□Criteria:** Clean

**□Theme elements:**

- CST employs workers across the full spectrum of skill levels, from architects, to skilled tradesmen, to semi-skilled workers.
- Growing emphasis on green construction practices provides opportunities to entrepreneurs and innovators.
- Retention of DeKalb's existing CST firms will be essential to industry growth.



**Supporting Information:** Construction support trades are those that enable but do not directly participate in construction operations, to include material and equipment providers and contractors. Construction was one of the industries hit hardest by the recession, as great economic uncertainty and liquidity issues caused both public and private entities to rethink new construction projects, or even abandon ongoing projects.

Now that the economic recovery is picking up momentum, DeKalb County has an opportunity to capitalize on the nationwide resurgence in the industry. New technologies and eco-friendly construction practices provide a unique opportunity to DeKalb CST entities as they work to complete projects halted during the recession and work on new projects. An excellent example of such a project is the proposed redevelopment of the Doraville GM plant. The proposed conversion of the site into a "livable, mixed-use, transit oriented development" is an opportunity for a innovative, socially responsible industry resurgence and can serve as a model for similar projects in the future.

**Relevance to subject property:** None

**Advanced Manufacturing** - Advanced manufacturing is a category of manufacturing that utilizes innovative technologies to make better products and improve the methods to produce those products.

**□Niche Markets:** Fabricated Metals Manufacturing, Medical Equipment and Supplies, Laboratory Equipment and Supplies, Light Manufacturing and Assembly.

**□Criteria:** Green and Creative

**□Theme elements:**

- Despite current trends, the jobs that remain in manufacturing will require a range of skills. Semi-skilled workers will be needed as well as workers



**Supporting Information:** The future of manufacturing, in DeKalb County and nationally, is both quick and detailed, but is above all smarter. The kinds of manufacturers that can prosper in a new American economy need to "green" their production methods and think creatively about how consumers will use them.

It is no secret that all kinds of manufacturing jobs have become harder to find in recent decades for American workers. Nearly every city in the country has seen a declining manufacturing base. Yet, between 2011 and 2012, there have been some signs of growth in certain

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## Supplemental Land Use Report *(for developments proposed in Activity Centers)*



that have specialized technical skills and also, workers that think in innovative ways.

- Supporting entrepreneurs with new and exciting ways of commercializing advances in research can give this industry a much needed breath of fresh air.
- Even though manufacturers are not quite as mobile as other businesses, the county must explore ways of keeping manufacturers operating within the county.

manufacturing sectors. The impact that these kinds of jobs can have is huge for the places that can attract them.

**Relevance to subject property:** None

### Improve Business Climate

#### Business Climate Action Plan

1. Optimize Incentives
2. Support Entrepreneurs & Small Businesses
3. Support Existing Businesses & Foster Expansion
4. Finalize Implementation of Development Services Overhaul
5. Strengthen the Economic Development Organization
6. Improve Marketing, Branding, and Communication for the County & DADC

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### Revitalize Commercial Corridors and Embrace New Employment Centers

**Employment Centers Action Plan.** Subject property / project provides the following (check all that apply):

- ☐ Incentivize redevelopment and build public/private partnerships
- ☐ Secure appropriate zoning. Rezone required? \_\_\_\_
- ☐ Appropriate marketing and branding for employment centers and target industries
- ☐ Creation of a new employment center in DeKalb County
- ☐ Encourage clustering through target industry support programs

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**Click "NO" if the property is not within an employment center.**

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**Northern DeKalb Employment Center Location** (check one):

☐ The I-85 / I-285 interchange - Though significantly developed, the strategic interstate crossing and proximity to both Mercer University and the airport indicate this location is currently underleveraged. Investments to expanded transportation options should be considered to enable efficient mobility and facilitate development in this area.

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☐ Northlake Mall - Located at I-285 and Lavista Road, the Northlake Mall is an existing employment center that should continue to be supported through this the Strategic Plan and the County's Comprehensive Plan.

#### Industry Characteristics

- Target Area: FPS and Life Sciences

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- Supporting Industries: Specialty Retail, IT Services, & Educational Services.

### West Central DeKalb Employment Center Location (check one):

☐ Intersection of Briarcliff Road North Druid Hills Road - With direct access to I-85, this area contains office and retail space, and is linked to the healthcare engines of the Clifton Corridor. A significant opportunity exists to expand the life sciences cluster. Only a short distance north of Emory and CDC, this currently only houses a strip mall and has potential for further development.

☐ Intersection of I-85 and Clairmont Road - Serving as a major interstate access for much of the district, this strategically located exit can build off of the success of adjoining Brookhaven. This employment center can build on existing development nearby at Executive Park.

☐ Intersection of N Druid Hills Road and Lavista Road - Offers opportunity for expansion. Currently houses a Georgia Department of Labor career center, restaurants, office space and retail establishments. Existing infrastructure would have to be upgraded to allow for greater density in this area.

#### Industry Characteristics

- Target Area: FPS, Life Sciences, Tourism
- Supporting Industries: General Retail, IT Services, Educational Services



### Southwest DeKalb Employment Center Location (check one):

☐ I-20/ Candler Road - Currently housing the South DeKalb Mall, this exit is well positioned and has plenty of available infrastructure for redevelopment.

☐ I-20 / I-285 Interchange: This junction of two interstate highways has large tracts of undeveloped land located nearby.

☐ Memorial Drive: The segment of Memorial Drive between Atlanta and Avondale Estates could stand to benefit greatly from redevelopment and currently only houses underperforming or underutilized retail and commercial establishments.



☐ Moreland Area: Already a substantial commercial logistics and manufacturing corridor, the Moreland area is close to the I-675 / I-285 Interchange and has room for additional growth.

#### Industry Characteristics

- Target Area: Logistics, CST, Manufacturing
- Supporting Industries: Specialty Retail, General Retail, Educational Services

# DeKalb County Long Range Planning Division

## Supplemental Land Use Report *(for developments proposed in Activity Centers)*

### East Central DeKalb Employment Center Location (check one):

☐ Stone Mountain Industrial Park: Located near the intersection of two major roads, this industrial park has a well-established CID and is a strong candidate for further development.

☐ Memorial Drive, I-285 Interchange: Despite the presence of the county jail, the importance of this interchange and the proximity of a Transit Oriented Development priority MARTA station make this area viable for redevelopment.

#### Industry Characteristics

- Target Area: Tourism, Logistics, CST
- Supporting Industries: General Retail, Educational Services

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### Southeast DeKalb Employment Center Location (check one)

☐ I-285/Indian Creek MARTA Station: Found along the border between Districts 4 and 5, this location houses both a MARTA station and open land which make it a potential candidate for further development (Currently a MARTA-only exit).

☐ I-285 / Covington Hwy: This strategic intersection is centrally located in the county and already contains several retail and other commercial developments.

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#### Industry Characteristics

- Target Area: Life Sciences, Tourism, Logistics, Manufacturing
- Supporting Industries: General Retail, IT Services, Educational Services

### Quality of Place Enhancements

#### New Employment Centers and the Comprehensive Plan

☐ This project will initiate a land use amendment: Public input is an essential to further assisting the viability of the proposed centers. We recommend incorporating the employment centers as part of the comprehensive plan, with neighborhood feedback for any potential zoning changes or proposed development. Likewise, land ownership patterns and other potential conflicts should be vetted to ensure proactive resolution of issues impacting the employment centers.

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☐ The project will provide connectivity for employment centers: As part of the broader strategy, effort should be made to better connect the employment centers. This could be accomplished through improving existing road infrastructure and street connectivity in and around the centers. Additionally, consideration should be given to expanding transit options. While heavy rail expansions may be currently unattainable due to funding, more busing,

# DeKalb County Long Range Planning Division

## Supplemental Land Use Report *(for developments proposed in Activity Centers)*

increased car pool incentives and other measures can reduce traffic and increase commercial activity.

☐ This project will create Gateways: Another important way to integrate these employment centers in the Comp Plan and develop their identity is to encourage the creation of "gateways." These gateways should include prominent and effective signage, landscaping, and a name that defines their identity. These gateways not only clearly delineate the geographical boundaries of the employment centers but also help develop a brand and culture around the employment centers and for the county.

### Impact Analysis

*(In support of Section 27-7.3.4 of the DeKalb County Code states that the following standards and factors shall govern the review of all proposed amendments to the Official Zoning Map.)*

Questions	Compliant			Comments to support zoning proposal
	YES	NO	N/A	
A. Zoning proposal is in conformity with the policy and intent of the comprehensive plan:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
B. The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
C. The property to be affected by the zoning proposal has a reasonable economic use as currently zoned:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
D. The zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
E. There are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
F. The zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
G. The zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
H. The zoning proposal adversely impacts the environment or surrounding natural resources.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

### Transportation Planning Analysis

*(Based on the DeKalb County 2014 Comprehensive Transportation Plan)*

Policies	Compliant with the CTP			Additional comments that justify staff recommendation
	Yes	No	N/A	
<b>Functional Classification</b> for the project site: <input type="checkbox"/> Freeway <input checked="" type="checkbox"/> Major Arterial <input type="checkbox"/> Minor Arterial <input type="checkbox"/> Collector <input type="checkbox"/> Local	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Freight</b> <input checked="" type="checkbox"/> Located on a truck or sanitation route <input type="checkbox"/> Proximity of Landfill or Transfer Station <input checked="" type="checkbox"/> Located on a state route <input type="checkbox"/> Located in proximity of rail lines and / or crossings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Access Management	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

# DeKalb County Long Range Planning Division

## Supplemental Land Use Report *(for developments proposed in Activity Centers)*

<b>Complete Streets Policy</b> County / Developer will consider installing bicycle and / or pedestrian facilities, and Transit facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Design:</b> The following street design guidelines and best practices are listed on page 16 in the Appendix document of the CTP.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Application:</b> See page 16 in the Appendix document of the CTP	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Exemptions:</b> <input type="checkbox"/> Roadway corridor legally prohibits specific users (e.g. bicyclists and pedestrians on interstate) <input type="checkbox"/> Cost of providing bicycle or pedestrian facilities is excessively disproportionate to the need or probable use <input type="checkbox"/> Absence of current and future need is documented <input type="checkbox"/> Roadways not owned or operated by DeKalb County.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Performance Measures.</b> Success of complete streets include: <input type="checkbox"/> Miles of new on-street bicycle routes <input type="checkbox"/> Miles of new or reconstructed sidewalks <input type="checkbox"/> Percentage completion of bicycle and pedestrian networks as envisioned by the latest DeKalb County Comprehensive Transportation Plan <input type="checkbox"/> Increase in pedestrian and bicycle volumes along key corridors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Human Services Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Bicycle and Pedestrian Level of Service Goals and Connectivity</b> <input checked="" type="checkbox"/> LOS B (within an activity center) <input type="checkbox"/> LOS C (not within an activity center) <input type="checkbox"/> Existing PATH Trail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Priority Bicycle Network</b> <input type="checkbox"/> First Tier Priority Network <input checked="" type="checkbox"/> Second Tier Priority Network <input type="checkbox"/> Existing PATH <input checked="" type="checkbox"/> Future PATH	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A trail path is recommended along the Multi-Family parcel.
<b>MARTA and TOD</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Bus Routes</b> <input checked="" type="checkbox"/> Project is on a bus route <input checked="" type="checkbox"/> Project is near a bus route <input type="checkbox"/> Project is not close to a bus route	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Transit Stations</b> <input type="checkbox"/> Project is on a transit station site <input type="checkbox"/> Project is near a transit station <input checked="" type="checkbox"/> Project is not close to a transit station	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Priority Projects for DeKalb County</b> <input checked="" type="checkbox"/> Tier 1 <input type="checkbox"/> Tier 2 <input type="checkbox"/> Tier 3 <input type="checkbox"/> None	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

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

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

Case No.: CZ-22-1245320

Parcel I.D. #: 15-217-04-024

Address: 3644 Memorial Drive

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

**WATER:**

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

Distance from property to nearest main: adjacent

Size of line required, if inadequate: \_\_\_\_\_

-----

**SEWER:**

Outfall Servicing Project: Cobb Fowler Creek

Is sewer adjacent to property: Yes ( ) No ( ) If no, distance to nearest line: ~440 ft.

Water Treatment Facility: Snapfinger Plant (X adequate ( ) inadequate)

Sewage Capacity: 36 (MGPD) Current Flow: 28.3 (MGPD)

**COMMENTS:**

Sewer capacity request required. Area may be capacity restricted.

Signature: \_\_\_\_\_

## **ZONING COMMENTS – DEC. 2021**

N1- No comment

N2. Please see chapter 5 of the zoning code and chapter 14-190 of the land development code for infrastructure requirements. Linecrest Rd is classified as a collector road. Infrastructure Requirements: 35 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. Verify that the access point meets intersection and stopping sight distance based on AASHTO design guidelines when submitting for permitting. Interior roads require a 27.5 foot right of way dedication from the centerline or such that all public infrastructure is on county right of way. Requires a 6 foot landscape strip, 6 foot sidewalk and street lights. Code Section 14-200 (e): 79 lots require two access points. This will require a variance to the Land Development Code prior to land development permit approval from the Transportation Division at time of permitting.

N3. No Comment.

N4 & N5. Memorial Drive is a State Route. GDOT review and approval required prior to permitting at land development stage.

N6. No comment

N7. No comment

N8. Please see chapter 5 of the zoning code and chapter 14-190 of the land development code for infrastructure requirements. Rockbridge Rd is classified as a minor arterial. Infrastructure Requirements: 40 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. Verify that the access point meets intersection and stopping sight distance based on AASHTO design guidelines when submitting for permitting. Interior roads require a 27.5 foot right of way dedication from the centerline or such that all public infrastructure is on county right of way. Requires a 6 foot landscape strip, 6 foot sidewalk and street lights. Please note that the top section appears to have more lots per access than the code allows (Code Section 14-200 (e)- more than 75 units requires 2 access points). If access is allowed on Pepperwood- then Pepperwood to Hickory Hills Trail and Hickory Hills Drive to Rockbridge should be resurfaced by the developer and sidewalks added to connect to the new sidewalks in the proposed neighborhood to offset impacts. I would prefer to see the sidewalks added all the way to Rockbridge via Hickory Hills Trail and Hickory Hills Drive to reduce impacts to the existing property owners, if the existing property owners so desire sidewalks, but, at a minimum, the one lot sidewalk gap on Pepperwood should be eliminated.

N9. No comment

12/20/2021

To: Ms. Madolyn Spann, Planning Manager  
Mr. John Reid, Senior Planner  
From: Ryan Cira, Environmental Health Manager  
Cc: Alan Gaines, Technical Services Manager  
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.

## DeKalb County Board of Health

404.508.7900 • [www.dekalbhealth.net](http://www.dekalbhealth.net)

12/20/2021

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N.1

SLUP-22-1245307 2021-3515 16-059-01-227

2038 Mallard Way, Lithonia , GA 30058

☐ Amendment

- Please review general comments

---

---

N.2

Z-22-1245310 2021-3516 15-009-01-001, 15-009-01-006, 15-009-01-008

2712 Whitfield Road, Ellenwood, GA 30294

☐ Amendment

- Please review general comments.
- Onsite Septic installed on surrounding property at 2241 Whitfield Drive on 06/29/1972 and 2281 Whitfield Drive on 09/06/1973 on 09/06/1073.

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N.3

SLUP-22-1245311 2021-3517 18-091-01-063

971 North Road, Stone Mountain, GA 30083

☐ Amendment

- Please review general comments
- Onsite septic system installed on property 754 North Hairston , Stone Mountain on 12/30/2003 (surrounding location).

---

---

N.4

CZ-22-1245311 2021-3518 15-217-04-024

3644 Memorial Drive, Decatur, GA 30032

☐ Amendment

- Please review general comments.
- Onsite septic system installed on property 3232 Memorial Drive on 4/21/1970 indication of possible system within surrounding property.



## DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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

### DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

Consult the Georgia DOT as well as the DeKalb County Transportation Department prior to land development permit. Verify widths from the centerline of the roadways to the property line for possible right-of-way dedication. Improvements within the right-of-way may be required as a condition for land development application review approval. Safe vehicular circulation is required. Paved off-street parking is required.

- **Storm Water Management**

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site. Recommend Low Impact Development features/ Green Infrastructure be included in the proposed site design to protect as much as practicable the statewaters and special flood hazard areas.

**Note that the pre-developed conditions for the hydrology/stormwater mgt report shall be based on the wooded conditions**

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area was not indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations.

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 and are subject to approval from the County Arborist.

- **Tributary Buffer**

State water buffer was not reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.

- **Fire Safety**

Plans for land development permit must comply with Chapter 12 DeKalb County Code for fire protection and prevention.



DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM

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MICHELLE ALEXANDER [mmalexander@dekalbcountyga.gov](mailto:mmalexander@dekalbcountyga.gov) AND/OR LASONDRA HILL  
[lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)

COMMENTS FORM:  
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: CZ-22-1245320 Parcel I.D. #: 15-217-04-024

Address: 3644  
Memorial Dr  
Decatur, GA

Adjacent Roadway (s):

_____	_____
(classification)	(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 _____
Existing right of way width _____	Existing right of way width _____
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 Engineers (ITE) 6<sup>TH</sup> Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the \_\_\_\_\_ square foot place of worship building would generate \_\_\_\_\_ vehicle trip ends, with approximately \_\_\_\_\_ peak hour vehicle trip ends.

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

COMMENTS:

Plans and field reviewed. Found nothing that would disrupt traffic flow or pattern.

Signature: [Signature]



**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

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[lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)**

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

Case No.: SLUP-22-1245321

Parcel I.D. #: 15-217-04-024

Address: 3644 Memorial Drive

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

**WATER:**

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

Distance from property to nearest main: adjacent

Size of line required, if inadequate: \_\_\_\_\_

-----

**SEWER:**

Outfall Servicing Project: Cobb Fowler Creek

Is sewer adjacent to property: Yes ( ) No ( ) If no, distance to nearest line: ~440 ft.

Water Treatment Facility: Snapfinger Plant (X adequate ( ) inadequate)

Sewage Capacity: 36 (MGPD) Current Flow: 28.3 (MGPD)

**COMMENTS:**

Sewer capacity request required. Area may be capacity restricted.

Signature: \_\_\_\_\_

## **Public Works Transportation Division Comments**

N4 & N5. Memorial Drive is a State Route. GDOT review and approval required prior to permitting at land development stage.



DeKalb County

404.371.2125 (O)  
404.371.4336 (F)  
DeKalbCountyGA.org

Clark Harrison Building  
330 W. Peachtree Street  
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

MAJOR MODIFICATION APPLICATION

Existing Conditional Zoning No: \_\_\_\_\_

APPLICANT NAME: Robert Johnson / Civilogistix

Daytime Phone#: 404-594-4403 Fax #: \_\_\_\_\_ E-mail: permits@civilogistix.com

Mailing Address: 500 Sun Valley Drive, Ste H3, Roswell, GA 30076

OWNER NAME: Joseph Burke / Atlantic Development Partners (If more than one owner, attach contact information for each owner)

Daytime Phone#: 770-480-7449 Fax #: \_\_\_\_\_ E-mail: jburke@atlanticdevelopmentpartners.com

Mailing Address: 1298 Concord Rd, Smyrna, GA 30080

SUBJECT PROPERTY ADDRESS OR LOCATION: 3644 Memorial Drive

Decatur, DeKalb County, GA, 30032

District(s): 15 Land Lot(s): 217 Block(s) \_\_\_\_\_ Parcel(s) \_\_\_\_\_

Acreage or Square Feet: 1.287 Commission District(s) 03 Existing Zoning: OCR

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

Have you, the applicant, made a campaign contribution of \$250.00 or more to a DeKalb County government official within the two year period that precedes the date on which you are filing this application?

\_\_\_\_ Yes \_\_\_\_ No If "yes", see page 4. (Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A)

Owner: \_\_\_\_ Agent: X  
(Check One)

Signature of Applicant: 

Printed Name of Applicant: Robert E Johnson Major Modification Application



404.371.2155 (o)  
404.371.4556 (f)  
DeKalbCountyGa.gov

Clark Harrison Building  
330 W. Ponce de Leon Ave  
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

MAJOR MODIFICATION APPLICATION

Date Submitted: \_\_\_\_\_ Case No.: \_\_\_\_\_

Existing Conditional Zoning No.: CZ-14-19143/SLUP-14-19144

APPLICANT NAME: Harold Buckley, Jr for Caliber Car Wash

Daytime Phone#: 404-853-5050 Fax #: 404-853-1812 E-mail: hbuckley@wbilegal.com

Mailing Address: 2849 Paces Ferry Road, Suite 700, Atlanta GA 30339

OWNER NAME: Joseph Burke/ Atlantic Development Partners

(If more than one owner, attach contact information for each owner)

Daytime Phone#: 770-490-7449 Fax #: \_\_\_\_\_ E-mail: jburke@atlanticdevelopmentpartners.com

Mailing Address: 1298 Concord Road, Smyrna GA 30080

SUBJECT PROPERTY ADDRESS OR LOCATION: 3644 Memorial Drive

Decatur

DeKalb County, GA, 30032

District(s): 15 Land Lot(s): 217 Block(s): 04 Parcel(s): 24

Acreage or Square Feet: 1.44 ac Commission District(s): 3 Existing Zoning: C-1

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

Signature of Applicant: Harold Buckley Jr.

Printed Name of Applicant: Harold Buckley, Jr.

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

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


Yes \_\_\_\_\_ No X \*

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


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

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

  
Notary

 10/25/21  
Signature of Applicant /Date

Check one: Owner \_\_\_\_\_ Agent X

  
Expiration Date/Seal

\*Notarization is not needed if the response is "No"

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

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

Date: 10/22/21


TO WHOM IT MAY CONCERN:

(I), (WE), S. Joseph Burke of Atlantic Development Partners, LLC  
Name of Owner(s)

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

Robert Johnson of Civilogistix  
Name of Applicant or Representative

to file an application on (my), (our) behalf.

	<u>[Signature]</u> Owner
	_____ Owner
Notary Public	_____ Owner
Notary Public	_____ Owner

hb



hb

CCW Completed Pre-App Form.pdf

11/02/21 01:51 PM

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DeKalb County

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DeKalbCountyGa.gov

Clark Harrison Building  
330 W. Ponce de Leon Ave  
Decatur, GA 30030

Chief Executive Officer  
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP

**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 Name: Robert Johnson Phone: 4/594-4403 Email: robert@civilogistfix.com  
X142

Property Address: 3644 Memorial Drive

Tax Parcel ID: 15-217-04-024 Comm. District(s): 3 & 7 Acreage: 1.27

Existing Use: vacant (former bldg. was demolished) Proposed Use: car wash w/ drive-through lane

Supplemental Regs: ✓ Overlay District: — DRI: —

Rezoning: Yes — No ✓

Existing Zoning: C-1 w/ conditions Proposed Zoning: — Square Footage Number of Units: —

Rezoning Request: —

Land Use Plan Amendment: Yes — No ✓

Existing Land Use: TC Proposed Land Use: — Consistent — Inconsistent —

Special Land Use Permit: Yes ✓ No — Article Number(s) 27- —

Special Land Use Request(s) car wash with drive-through lane

**Major Modification:**

Existing Case Number(s): CZ-14-19143, SLUP-14-19144

Condition(s) to be modified:

All conditions that refer to use of the site for a drive-through restaurant or won't allow the proposed use.



DeKalb County  
GEORGIA

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404.371.1556 (f)  
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Clark Harrison Building  
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Decatur, GA 30030

## DEPARTMENT OF PLANNING & SUSTAINABILITY

### WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: ☒ Review Calendar Dates: ☒ PC: ☒ BOC: ☒  
Letter of Intent: ☐ Impact Analysis: ☐ Owner Authorization(s): ☐ Campaign Disclosure: ☐  
Zoning Conditions: ☒ Community Council Meeting: ☒ Public Notice, Signs: ☒  
Tree Survey, Conservation: ☐ Land Disturbance Permit (LDP): ☒ Sketch Plat: ☐  
Bldg. Permits: ☒ Fire Inspection: ☒ Business License: ☒ State License: ☐  
Lighting Plan: ☐ Tent Permit: ☐ Submittal Format: NO STAPLES, NO BINDERS PLEASE

#### Review of Site Plan

☒ Billie Lane

Density: ☐ Density Bonuses: ☐ Mix of Uses: NA Open Space: ☐ Enhanced  
Open Space: NA Setbacks: front ☐ sides ☐ side corner ☐ rear ☐ Lot Size: ☐  
Frontage: ☐ Street Widths: ☐ Landscape Strips: ☐ Buffers: ☐  
Parking Lot Landscaping: ☐ Parking - Auto: ☒ Parking - Bicycle: ☐ Screening: ☐  
Streetscapes: ☐ Sidewalks: ☐ Fencing Walls: ☐ Bldg Height: ☐ Bldg.  
Orientation: ☐ Bldg. Separation: ☐ Bldg. Materials: ☒ Roofs: ☐ Fenestration: ☐  
Façade Design: ☐ Garages: ☐ Pedestrian Plan: ☐ Perimeter Landscape Strip: ☐  
Possible Variances: ☐

Comments:

Planner

Melora Furman

Date

8/24/21

#### Filing Fees

REZONING: RE, RL, R-100, R-85, R-75, R-60, MHIP, RSM, MR-1	\$500.00
RNC, MR-2, IIR-1, HR-2, IIR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
OI, OD, OIT, NS, C1, C2, M, M2	\$750.00

LAND USE MAP AMENDMENT

\$500.00

SPECIAL LAND USE PERMIT

\$400.00

hb



hb

CCW LTR OF INTENT-IMPACT ANALYSIS.pdf

11/02/21 01:42 PM

# WILSON BROCK & IRBY, L.L.C.

ATTORNEYS AT LAW

OVERLOOK I, SUITE 700  
2849 PACES FERRY ROAD  
ATLANTA, GEORGIA 30339  
[WWW.WBLEGAL.COM](http://WWW.WBLEGAL.COM)

HAROLD BUCKLEY JR.  
HBUCKLEY@WBLEGAL.COM  
DIRECT DIAL: 770/803-3707

TELEPHONE  
(404) 853-5050  
FACSIMILE  
(404) 853-1812

October 25, 2021

VIA: HAND DELIVERY

Mr. Andrew Baker, Director  
DeKalb County Dept. of Planning and Sustainability  
330 West Ponce de Leon Avenue, Suite 500  
Decatur, GA 30030

RE: Application by Caliber Car Wash ("Caliber") for a Major Modification to Zoning Actions Z-14-19143 and SLUP-14-19144 (the "2014 Zoning Approvals"), Which Rezoned a 1.44-Acre Property Located at 3644 Memorial Drive (the "Site") and Authorized the Operation of a Drive-Thru Facility.

Dear Andrew:

My firm represents Caliber Car Wash, which has contracted to purchase the Site with the intent of improving it with a drive-thru car wash. Caliber operates more than a dozen car wash facilities in Georgia, Florida, North Carolina, and Alabama. In response to subpar experiences that they previously had at a number of car wash facilities operated by other car wash companies; Caliber's founders established the company with the intent of providing its customers with the best possible wash experience. Everything the founders did as they built their company was based on their single-minded determination to establish and maintain the highest quality standards in the car wash industry, all the way down to the Caliber Car Wash name.

The Site is an outparcel to the former Columbia Mall (aka Avondale Mall), and currently the Walmart that replaced it. The property directly across the street from the Site is developed with a major U-Haul storage facility, which is located at the southeast corner of Memorial Drive and Midway Road. The property at the southwest corner of Memorial Drive's intersection with Midway Road is developed with a Goodyear tire and auto shop. The property directly abutting the Site to the west is developed with a Napa Auto Parts retail store. The Site abuts a residential neighborhood to the east that is located within the city of Avondale Estates. Three homes within this residential neighborhood directly abut the Site, and twelve additional homes fall within the county's required radius for community meeting zoning notices.

Caliber's proposed wash facility will encompass approximately 3,648 square feet of floor area. Direct vehicular access to Caliber's proposed car wash will occur exclusively from Memorial Drive along the east side of the Site, with secondary access to the west side of the Site being provided via interparcel rights across the Napa Auto Parts site. Once on-Site, customers will select their wash services and then proceed into the wash facility itself. Upon completing their wash, customers would exit the facility and proceed to an outdoor vacuum area on the west side of the wash facility. Finally, upon completing vacuum services, customers would exit the Site either by crossing the Napa Auto parts site to reach the signalized intersection of Memorial Drive and Midway Road, or by exiting the Site directly onto Memorial Drive.

103629.1 212017-000001

On May 27, 2014, the Board of Commissioners rezoned the Site from OCR (Office-Commercial-Residential) to C-1 (Local Commercial), and it concurrently issued a special land use permit ("SLUP"). The cumulative effect of the 2014 Zoning Approvals was the authorization of a proposed Bojangle's drive-thru fast-food restaurant. The Board expressly subjected both 2014 Zoning Approvals to an extensive list of zoning conditions that were specifically tailored to the Bojangle's development proposal. Caliber seeks to modify these previously approved zoning conditions, but only to the degree necessary to facilitate its car wash development proposal. More specifically, Caliber would like to modify the current zoning conditions to reflect the following (changes shown in red font or strikethrough):

1. The proposed car wash shall not exceed 4,381 square feet of floor area (comprised of a 733-foot covered car entrance area and an interior 3,648 car wash tunnel) and shall be limited to occupiable one story. The car wash building's vertical height may be articulated above one story to enhance its aesthetic quality as long as the additional height does consist of an occupiable second story.
5. The developer shall replace the existing wood fence located next to the northeast property line, at the rear of the adjoining residential properties, with a new solid wooden fence or wall with a minimum height of eight feet. If the fence or wall has one finished side, it shall face the residential properties. For the purpose of deadening sound from the proposed car wash, the fence or wall shall have a sound transmission class of 30 or more, and a minimum NRC rating of .85.
6. Landscaping of the car wash site shall be as follows: All landscaping shall be subject to approval by the County Arborist.
  - a. The landscaped strip above the existing retaining wall shall be planted with ground cover and with street trees at a minimum spacing of 40 feet on center. ~~Shrubs that have a maximum height at maturity of four feet shall be planted in the landscape strip to screen the parking spaces and detention pond that are proposed to be located at the front of the site. Remaining~~ open space areas in the front yard setback shall be landscaped at a minimum with shrubs, flowers, or ground cover.
  - b. All areas that are not necessary for parking, vehicular or pedestrian circulation, or the proposed building shall be landscaped with plant materials, including trees that will provide shade for adjoining parking areas, in accordance with Section 27-753 of the DeKalb County Code (Landscaping Requirements for Parking Lots).
  - ~~e. At least four landscape bump-outs shall be located on the edges of the parking areas, consistent with those shown on the site plan titled, "Proposed Bojangle's by LeCraw Engineering, dated 3/19/14 and stamped as received by the Department of Planning and Sustainability on March 20, 2014. Said landscape bump-outs shall be planted with trees in accordance with Section 27-753 of the DeKalb County Code.~~
  - c. Shrubs or other similarly dense landscaping materials that have a minimum height at maturity of eight (8) feet shall be planted on the subject property along the property line it shares with residentially developed adjacent properties. The

foregoing plant materials shall be spaced in a manner that visually screens the car wash from view from said residential properties.

7. One monument-style freestanding sign shall be permitted, at a maximum height of eight (8) feet. The sign shall have no more than two faces, which shall each be a maximum size of 50 square feet. The sign shall not incorporate flashing lights, highly reflective materials, moveable graphics, changing images, or changeable copy. ~~The sign shall not be internally lighted.~~
8. The architectural design of the proposed car wash shall be substantially similar to that which is depicted on the elevations titled, "Elevations" by Conn + Architects, which was submitted to the Department of Planning and Sustainability on October \_\_, 2021. Primary exterior wall materials of the proposed building shall be brick veneer, exterior structural steel, decorative metal wall panels, decorative metal coping, aluminum storefront windows, and EIFS as shown in the foregoing "Elevations" drawing.
10. ~~The speaker box for the car wash shall face away from the adjoining residential properties to the northeast. The speaker box shall have the following features: a) full internal insulation to dampen sound, b) integrated camera system and order confirmation screens, c) technology to measure background noise and adjust the level of the speaker to no more than 15 dBA above background noise.~~

Any zoning conditions attached to the 2014 Zoning Approvals that are not included in the foregoing list of modifications would remain in effect in their current form.

- I. Caliber's modification request meets the county's standards for such relief, as set forth in section 27-7.3.5 of the zoning ordinance, as follows:<sup>1</sup>
  - A. The modification conforms to the comprehensive plan's policy and intent.

In its analysis of the 2014 Bojangle's development proposal, the planning staff made the following determination:

"The proposal is consistent with the following strategy of the 2005-2025 Comprehensive Plan for Town Centers: "Promote new development and redevelopment at or near activity centers as a means of reducing vehicle miles traveled." (TCCAS19). The applicant has agreed to streetscaping, a pedestrian crossing in the curb cut, and screening of parking on the front of the site, which will help make the proposal more consistent with the pedestrian-oriented policies and strategies of the Town Center Character Area."

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<sup>1</sup> See also Zoning Ordinance § 7.3.10(A) (Major zoning condition modifications are subject to the same requirements as zoning map amendments).

Caliber only seeks to modify the Site's zoning and SLUP conditions that specifically require the construction of the previously approved fast-food restaurant. All other existing zoning conditions, such as the general conditions referenced in the foregoing staff analysis, will remain unchanged. Therefore, Caliber's proposed car wash is consistent to the same degree as the approved Bojangle's.

**B. The modification permits a use that is suitable in view of the use and development of adjacent and nearby properties.**

In its analysis of the 2014 Bojangle's development proposal, the planning staff made the following determination:

"Rezoning of the subject property from OCR (Office-Commercial-Residential) to C-1 (Local Commercial) for a drive-through restaurant is suitable at the subject location. Use of the property for a restaurant is consistent with the use of commercial properties in the surrounding area."

In addition, the intersection of Memorial Drive and Columbia Drive is a major commercial development node that is home to a number of other automotive-oriented establishments. These establishments include a major U-Haul storage facility, multiple auto parts stores, a vehicle emissions testing facility, multiple service stations, multiple automotive tire/repair shops, multiple drive-thru restaurants, a car sales lot, multiple banks offering drive-thru services, and a Kroger Fuel Center.

For the foregoing reasons, and the community stakeholder response described herein below, Caliber's car wash proposal is suitable for the Site to the same degree as the previously approved Bojangle's development proposal.

**C. The modification is necessary for the Site to have a reasonable economic use.**

As explained above, the commercial area around the Site is substantially developed with drive-thru facilities. Therefore, to effectively compete in this consumer submarket, any commercial development on the Site will almost certainly need to be developed with some form of drive-thru facility, regardless of whether that development takes the form of a Bojangle's, a car wash, or some other commercial drive-thru operation.

**D. The modification will not adversely impact adjacent or nearby properties.**

In its analysis of the 2014 Bojangle's development proposal, the planning staff made the following determination:

"If approved with conditions for buffering, screening, and controls on sound and light as recommended, the proposed drive-through restaurant is not expected to create adverse effects on adjoining and nearby properties."

As explained above, the previously Site's approved general conditions and controls on buffering, screening, sound, and light will survive Caliber's zoning modification. Furthermore, the proposed car wash development has been designed to substantially eliminate any potential noise impacts on neighboring residential properties.

The components of Caliber's car wash development that generate the most sound are the blowers that dry cars at the end of the wash process, and the outdoor vacuum area. The car wash structure itself serves as a physical sound buffer between the blowers and the adjoining residential properties, and between the vacuum area and those same properties. In addition, Caliber intends to install a sound wall and substantial landscaping along its eastern property line to serve as secondary, redundant sound and light screening components. These additional protection measures, particularly in modified condition 6(c), exceed the minimum requirements established in the Site's zoning and SLUP conditions.

Therefore, the proposed car wash development will not adversely impact adjacent or nearby properties.

**E. There are existing conditions that affect the Site's use and development that support the modification's approval.**

There are several existing conditions that support the approval of Caliber's modification request. First, the Site is located within a major commercial development node that is centered on the intersection of Memorial Drive (a major arterial roadway) and Columbia Drive (a minor arterial roadway), within which the county's land use policies strongly encourage new development. The area around the Site is predominated by existing commercial developments with drive-thru facilities. Therefore, the drive-thru character of the Memorial Drive/Columbia Drive development node makes it very difficult for most commercial establishments to effectively compete for business without drive-thru facilities.

**F. The modification will not adversely affect historic or archaeological resources.**

There are no established historic or archaeological resources on the Site, which is undeveloped.

**G. The modification will not cause excessive or burdensome existing utilities, or transportation and education infrastructure.**

As a major arterial roadway, Memorial Drive, is designed to accommodate the highest category of surface street vehicular volumes in Dekalb County. Furthermore, the county's comprehensive plan policies call for commercial development to be focused with the Memorial Drive/Columbia Drive development node. Therefore, Caliber's development proposal is consistent with county land use policy that was adopted after Memorial Drive and the utilities serving it were subjected to intensive planning and study. Therefore, Caliber's development proposal will not generate excessive demands or burdens on the county's infrastructure.

**H. The modification will not adversely impact the environment or natural resources.**

The Site has already been graded and prepared for commercial development, and it does not include any environmentally sensitive features. The car wash facility will recapture, recycle, and reuse a significant proportion of its post-wash grey water, which substantially increases the environmental sustainability of its water use. Furthermore, while there are trees on the site, none of them are mature specimen trees. Therefore, the modification will not adversely the environment or natural resources.

For all of the foregoing reasons, Caliber's zoning modification request meets all of the county's prescribed approval standards for such zoning requests.

**II. Community Outreach and Collaboration**

Caliber hosted three community stakeholder meetings in advance of submitting its modification application. These meetings are summarized below.

Caliber held an initial virtual meeting with two representatives from the Berkeley Park neighborhood association, Wayne Powell and Victoria Anglin, on September 17<sup>th</sup>. That meeting went very well and it allowed Caliber to establish a very productive on-going collaborative dialogue with the community. During that meeting, Wayne and Victoria recommended that Caliber host a follow-up virtual meeting with our three abutting neighbors, which would be separate from our required pre-application community meeting. This would allow the people who would potentially be most impacted by our development proposal a dedicated forum to receive information and have their questions and concerns addressed.

Based on advice and guidance that Caliber received during its initial stakeholder meeting, we invited the directly abutting homeowners to a follow-up virtual meeting on October 13<sup>th</sup>. We sent Zoom invitations to the following neighbors, who represent the entirety of our abutting property owners:

Linda and Carl Coffee	1246 Berkeley Road
Matthew and Robin Durdin	1252 Berkeley Road
Karen and Steven Jones	1258 Berkeley Road

Linda and Carl Coffee, and Matthew Durdin, very kindly participated in our October 13<sup>th</sup> virtual information meeting. As with our first meeting, the follow-up meeting with our abutting neighbors was both pleasant and informative. None of the neighbors in attendance voiced any objection to our development proposal; and Mrs. Coffee expressed a preference for Caliber's proposed development over the fast-food restaurant the county previously approved for the Site. During both meetings, Caliber

The third and final pre-application meeting with community stakeholders was the pre-application community meeting the county requires before applicants may submit their zoning applications. It took place on October 18<sup>th</sup> and, like the meetings before it, this meeting was virtual.

None of the community stakeholders to whom we extended invitations chose to attend the meeting, which we took as a positive sign that our intensive outreach efforts prior to this point had satisfied community interest in our development proposal.

Based on the foregoing community stakeholder interactions, there is no community opposition to Caliber's requested zoning modification at the time of application submittal.

## **II. Constitutional Objections and Conclusion**

Georgia courts have long held that an aggrieved party must present any potential constitutional objections to the local government during the zoning review process, which includes administrative zoning appeals. Applicants who fail to do so substantially deprive themselves of a legal basis to appeal adverse zoning decisions.<sup>2</sup> Therefore, solely to satisfy mandatory requirements of Georgia law, Caliber respectfully advises Dekalb County of its constitutional objections. Caliber has demonstrated that its zoning modification request fully satisfies all of Dekalb County's standards for the approval of such applications. Therefore, any action by the Board of Commissioners to deny Caliber's requested zoning modification or grant some lesser form of relief would violate Caliber's rights to due process of law and equal protection under the laws, as guaranteed by the Georgia constitution.

For all of the foregoing reasons, Caliber Carwash respectfully requests the approval of its request for a modification of the conditions attached to the 2014 Zoning Approvals. Please do not hesitate to let me know if I may provide you with any additional information or clarify anything in this letter.

Sincerely,

WILSON BROCK & IRBY, L.L.C.



Harold Buckley Jr., AICP  
Attorneys for Caliber Carwash

Attachments.

HB:

cc: Mr. Dan Brown, Caliber Carwash (via email)

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<sup>2</sup> DeKalb County v. Bembry, 252 Ga. 510, 314 S.E.2d 900 (1984) (Held that the trial court erred in failing to grant DeKalb County's request for summary judgment because the applicant's constitutional objections were not first raised before the county commission).

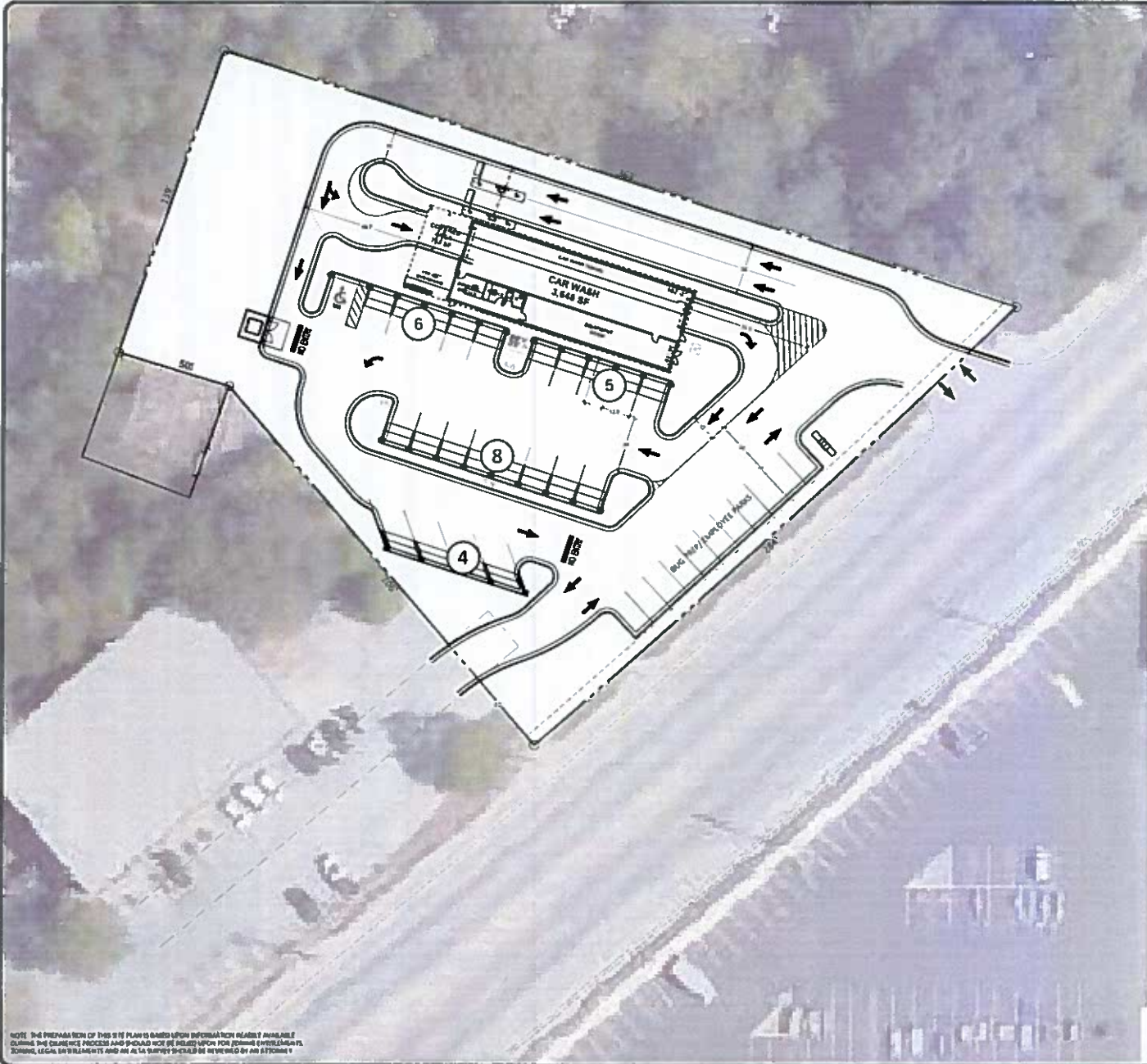
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VICINITY MAP

Level 1		
Existing/Req	Proposed	
zoning	C-1	
Use Allowed		
Use Specific Req		
Planned Area	sq	
National Workbench Inventory	sq	
Circulating Building		
Traveler Station		10,000 sq
Total Site Area		1.4 ac
Building Footprints		
Major		7,500
Minor		7,500
Roof		
Landscaping		
Major	6,77	
Minor		
Land Use Buffers		
Level 2		
Existing/Req	Proposed	
Parking Space		
Parking Space		
Parking Space		
Compliment Parking %		
Landscaping		
55' Easement %		
Maximum Lot Size		
Minimum Footprint		
Adjacent Zoning North		
Adjacent Zoning South		
Adjacent Zoning East		
Adjacent Zoning West		
Water Street Proximity		
Shading Requirements		

Cells were made to Aquila. Contact Jackson for details. [Jackson@aquila.com](mailto:Jackson@aquila.com)



NOTE: THE PRELIMINARY OF THIS SITE PLAN IS BASED UPON INFORMATION READER AVAILABLE. DURING THE CONSTRUCTION PROCESS AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION. TOBORN, LEGAL OR WIREMENTS AND ARE AS A SURVEY SHOULD BE REVIEWED BY AN ATTORNEY.

**civilogistix**  
500 SOUT VALLEY DRIVE, STE H1, ROSWELL, GA 30076  
(404) 894-4403 - [info@civilogistix.com](mailto:info@civilogistix.com)

PRELIMINARY SITE PLAN  
Memorial Drive  
3644 Memorial Dr  
Decatur, Georgia 30032

CP1  
21235

JUNE 14, 2021

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by Matthew  
Kneeland  
Date: 2021.08.12  
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EXHIBIT "C"  
DESCRIPTION

OUTLOT 1

ALL THAT TRACT OR PARCEL of land lying and being in Land Lot 217 of the 15th Land District, DeKalb County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING commence at an iron pin set at the intersection of the northeasterly right of way of Columbia Drive (100 foot right of way) and the southeasterly right of way of Clarendon Drive (100 foot right of way); thence along the southeasterly right of way of said Clarendon Drive, thence, North 42 degrees 16 minutes 08 seconds East for a distance of 455.81 feet to a 3/4" rebar found in concrete; thence, North 38 degrees 55 minutes 13 seconds East for a distance of 129.76 feet to a 1/2" rebar found in base of concrete monument; thence, North 27 degrees 40 minutes 45 seconds East for a distance of 251.85 feet to a "PK" nail found; thence, North 22 degrees 40 minutes 03 seconds East for a distance of 44.79 feet to a "PK" nail set in curb; thence leaving said right of way, South 72 degrees 06 minutes 20 seconds East for a distance of 990.38 feet to a 3/8" open top pipe found; thence, South 72 degrees 06 minutes 51 seconds East for a distance of 52.49 feet to an iron pin set, said iron pin being the TRUE POINT OF BEGINNING:

THENCE, South 72 degrees 06 minutes 51 seconds East for a distance of 362.32 feet to a 1/2" rebar found on the northwesterly 100 foot right of way of Memorial Drive / S.R. 154; thence along said northwesterly right of way of said Memorial Drive, South 46 degrees 46 minutes 01 seconds West for a distance of 188.73 feet to an iron pin set; thence, South 49 degrees 40 minutes 26 seconds West for a distance of 58.31 feet to an iron pin set; thence, South 49 degrees 40 minutes 25 seconds West for a distance of 35.00 feet to a 1/2" rebar found; thence leaving said right of way, North 40 degrees 20 minutes 54 seconds West for a distance of 206.28 feet to a "PK" nail found; thence, North 73 degrees 01 minutes 41 seconds West for a distance of 49.19 feet to a 1/2" rebar found; thence, North 18 degrees 57 minutes 22 seconds East for a distance of 136.79 feet to an iron pin set, said iron pin being the TRUE POINT OF BEGINNING.

Said property contains 1.32 acres or 57,507 square feet as shown on ALTA/ACSM Survey entitled "Eric S. Zorn, as Trustee of Wal-Mart Real Estate Business Trust, Fourth Quarter Properties XXII, LLC, and Chicago Title Insurance Company", prepared by Wolverton & Associates Incorporated, bearing the seal and certification of Lewis M. Brown, Jr., Georgia Registered Land Surveyor Number 2283, Job No. 01-204, dated August 4, 2004, and last revised September \_\_, 2004.

[REDACTED]

[REDACTED]

[REDACTED]

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CCW OWNER AUTH.pdf

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DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

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

Date: 10/22/21

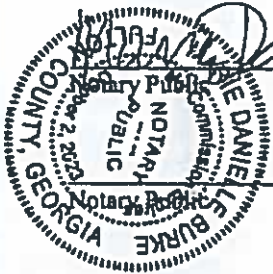
TO WHOM IT MAY CONCERN:

(I), (WE), S. Joseph Burke of Atlantic Development Partners, LLC  
Name of Owner(s)

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

Robert Johnson of Civilogistix  
Name of Applicant or Representative

to file an application on (my), (our) behalf.

 [Signature]  
Owner

\_\_\_\_\_  
Notary Public Owner

\_\_\_\_\_  
Notary Public Owner

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3644 Memorial Drive CZ-14-19143 & SLUP-14-19144.PDF

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5/16/14

**DEKALB COUNTY**

ITEM NO. N. 8

**BOARD OF COMMISSIONERS**

**ZONING AGENDA / MINUTES**

**MEETING DATE: May 27, 2014**

**HEARING TYPE:**  
**PUBLIC HEARING**

**ACTION TYPE:**  
**ORDINANCE**

**SUBJECT:** Rezone – Z-14-19143 – Theo Stone for GA Decatur Memorial, L.L.C.

**COMMISSION DISTRICTS:** 3 & 7

**DEPARTMENT:** Planning & Sustainability

**PUBLIC HEARING:** ☒ YES ☐ NO

**ATTACHMENT:** ☒ YES ☐ No

**INFORMATION CONTACT:** Marian Eisenberg, Zoning  
Administrator

**PAGES:** 27

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

**PETITION NO:** Z-14-19143

**PROPOSED USE:** Drive-through restaurant

**LOCATION:** 3644 Memorial Drive, Decatur

**PARCEL No.:** 15-217-04-024

**PURPOSE:** Rezone property from OCR (Office-Commercial-Residential) to C-1 (Local Commercial) to develop a 3,808 square foot Bojangle's drive-through restaurant. The property is located on the northwest side of Memorial Drive, approximately 1,045 feet from the northeast corner of Memorial Drive and Columbia Drive, at 3644 Memorial Drive, Decatur. The property has approximately 278 feet of frontage on Memorial Drive and contains 1.44 acres.

**RECOMMENDATIONS:**

**COMMUNITY COUNCIL:** APPROVAL WITH A CONDITION

**PLANNING COMMISSION:** APPROVAL WITH CONDITIONS

**PLANNING STAFF:** APPROVAL WITH CONDITIONS.

**PLANNING COMMISSION MEETING:** On May 6, 2014, T. Phillips moved and V. Moore seconded for approval as recommended and conditioned by staff, with an amendment to the effect that operating hours shall begin at 5:30 A.M., not P.M.

**PLANNING STAFF ANALYSIS:** APPROVAL WITH CONDITIONS. Rezoning of the subject property from OCR (Office-Commercial-Residential) to C-1 (Local Commercial) for a drive-through restaurant is suitable at the subject location. Use of the property for a restaurant is consistent with the use of commercial properties in the surrounding area. If approved with conditions for buffering, screening, and controls on sound and light as recommended, the proposed drive-through restaurant is not expected to create adverse effects on adjoining and nearby properties. The proposal is consistent with the following strategy of the 2005-2025 Comprehensive Plan for Town Centers: "Promote new development and redevelopment at or near activity centers as a means of reducing vehicle miles traveled." (TCCAS19). The applicant has agreed to streetscaping, a pedestrian crossing in the curb cut, and screening of parking on the front of the site, which will help make the proposal more consistent with the pedestrian-

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**FOR USE BY COMMISSION OFFICE/CLERK ONLY**

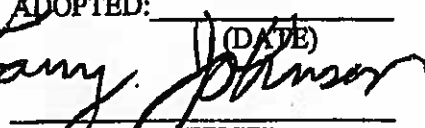
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**ACTION:** 2014-05-27 Item N8 Bojangles Z 14 19143

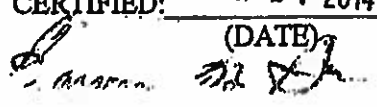
Items N.8 and N.9 were heard together.

MOTION was made by Larry Johnson, seconded by Stan Watson and passed 4-0-0-2 to approve with staff's conditions N.8 Z-14-19143, Rezoning Application of Theo Stone for GA Decatur Memorial, LLC. Commissioners Gannon and Rader were absent and not voting.

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ADOPTED: MAY 27 2014  
(DATE)  
  
\_\_\_\_\_  
PRESIDING OFFICER  
DEKALB COUNTY BOARD OF  
COMMISSIONERS

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CERTIFIED: MAY 27 2014  
(DATE)  
  
\_\_\_\_\_  
CLERK,  
DEKALB COUNTY BOARD  
OF COMMISSIONERS

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**MINUTES:**

Kyle Sharpe, 4320 Suwanee Da Road, Suwanee, Ga. 30024, spoke in support.

No one spoke in opposition.

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FOR : Elaine Boyer, Larry Johnson, Sharon Barnes Sutton, Stan Watson

AGAINST : None

ABSTAIN : None

ABSENT : Jeff Rader, Kathie Gannon

5/16/14

oriented policies and strategies of the Town Center Character Area. Therefore, the Department of Planning and Sustainability recommends, "Approval" with conditions.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION:** Approval, 7-0-0, with the following condition: The hours of operation shall be 5:00 AM to 12:00 AM, Monday through Sunday.

**RECOMMENDED CONDITIONS**  
**Z-14-19143**

1. The proposed restaurant shall not exceed 3,800 square feet of floor area and shall be limited to one story.
2. The restaurant shall operate between the hours of 5:00 PM and 12:00 AM, all days of the week.
3. The curb cut on Memorial Drive shall be designed to enhance pedestrian crossing safety, as follows: a pedestrian refuge island shall be provided at the middle of the curb cut and a pedestrian crossing strip shall be provided to link the sidewalks on either side of the curb cut on Memorial Drive, subject to approval by the DeKalb County Department of Public Works and GDOT. The pedestrian crossing strip shall be differentiated from the pavement of the street and curb cut with a contrasting pavement material or texture, or a contrasting color.
4. Interparcel access shall be provided to the property via the existing access driveway from 3624 Memorial Drive.
5. The developer shall replace the existing wood fence located next to the northeast property line, at the rear of the adjoining residential properties, with a new solid wooden fence at least as high as the existing fence or with a minimum height of six feet, if the existing fence is less than six feet high. The finished side of the fence shall face the residential properties.
6. Landscaping of the restaurant site shall be as follows. All landscaping shall be subject to approval by the County Arborist.
  - a. The landscape strip above the existing retaining wall shall be planted with ground cover and with street trees at a minimum spacing of 40 feet on center. Shrubs that have a maximum height at maturity of four feet shall be planted in the landscape strip to screen the parking spaces and detention pond that are proposed to be located at the front of the site. Remaining open space areas in the front yard setback shall be landscaped at a minimum with shrubs, flowers, or ground cover.
  - b. All areas that are not necessary for parking, vehicular or pedestrian circulation, or the proposed building shall be landscaped with plant materials, including trees that will provide shade for adjoining parking areas, in accordance with Section 27-753 of the DeKalb County Code (Landscaping Requirements for Parking Lots).
  - c. At least four landscape bump-outs shall be located on the edges of the parking areas, consistent with those shown on the site plan titled, "Proposed Bojangle's" by LeCraw Engineering, dated 3/19/14 and stamped as received by the Department of Planning and Sustainability on March 20, 2014. Said landscape bump-outs shall be planted with trees in accordance with Section 27-753 of the DeKalb County Code.
7. One monument-style freestanding sign shall be permitted, at a maximum height of eight (8) feet. The sign shall have no more than two sign faces, which shall each be a maximum size of 50 square feet. The sign shall not incorporate flashing lights, highly reflective materials, moveable graphics, changing images, or changeable copy. The sign shall not be internally lighted.
8. The architectural design of the proposed restaurant shall be substantially similar to that which is depicted on the elevations titled, "Bojangle's Restaurant Plan 8" by ESD Architecture & Interior Design, dated 3/12/13 and stamped as received by the Department of Planning & Sustainability on March 6, 2014, except that

5/16/14

primary exterior wall materials of the proposed building shall be brick masonry and hard coat stucco. EIFS shall be used on up to 40% of the total surface of each façade.

9. Lighting of the exterior of the building and of the parking lot shall be designed in a manner that directs light downwards to minimize light spillage on adjoining residential properties.
10. The speaker box for the restaurant shall face away from the adjoining residential properties to the northeast. The speaker box shall have the following features: a) full internal insulation to dampen sound, b) integrated camera system and order confirmation screens, c) technology to measure background noise and adjust the level of the speaker to no more than 15dBA above background noise.
11. Dumpsters shall be screened so that they are not visible from parking or pedestrian areas, and shall be enclosed with brick or a material colored in earth tones.
12. The approval of this SLUP application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Historic Preservation Commission, the Zoning Board of Appeals, or other entity.

5/16/14

**DEKALB COUNTY**

ITEM NO. N. 9

**BOARD OF COMMISSIONERS**

HEARING TYPE:  
PUBLIC HEARING

**ZONING AGENDA / MINUTES**

**MEETING DATE: May 27, 2014**

ACTION TYPE:  
ORDINANCE

**SUBJECT:** Special Land Use Permit -- SLUP-14-19144 -- Theo Stone for GA Decatur Memorial, L.L.C.

**COMMISSION DISTRICTS:** 3 & 7

**DEPARTMENT:** Planning & Sustainability

**PUBLIC HEARING:** ☒ YES ☐ NO

**ATTACHMENT:** ☒ YES ☐ No

**PAGES:**

29

**INFORMATION  
CONTACT:**

Marian Eisenberg, Zoning  
Administrator  
(404) 371-2155

**PHONE NUMBER:**

**PETITION NO:** SLUP-14-19144

**PROPOSED USE:** Drive-through restaurant

**LOCATION:** 3644 Memorial Drive, Decatur

**PARCEL No.:** 15-217-04-024

**PURPOSE:** A Special Land Use Permit for a 3,808 square foot Bojangle's drive-through restaurant. The property is located on the northwest side of Memorial Drive, approximately 1,045 feet from the northeast corner of Memorial Drive and Columbia Drive, at 3644 Memorial Drive, Decatur. The property has approximately 278 feet of frontage on Memorial Drive and contains 1.44 acres.

**RECOMMENDATIONS:**

**COMMUNITY COUNCIL:** APPROVAL WITH A CONDITION

**PLANNING COMMISSION:** APPROVAL WITH CONDITIONS

**PLANNING STAFF:** APPROVAL WITH CONDITIONS

**PLANNING COMMISSION MEETING:** On May 6, 2014, T. Phillips moved and V. Moore seconded for approval as recommended and conditioned by staff, with an amendment to the effect that operating hours shall begin at 5:30 A.M., not P.M.

**PLANNING STAFF ANALYSIS:** APPROVAL WITH CONDITIONS. Rezoning of the subject property from OCR (Office-Commercial-Residential) to C-1 (Local Commercial) for a drive-through restaurant is suitable at the subject location. Use of the property for a restaurant is consistent with the use of commercial properties in the surrounding area. If approved with conditions for buffering, screening, and controls on sound and light as recommended, the proposed drive-through restaurant is not expected to create adverse effects on adjoining and nearby properties. The proposal is consistent with the following strategy of the 2005-2025 Comprehensive Plan for Town Centers: "Promote new development and redevelopment at or near activity centers as a means of reducing vehicle miles traveled." (TCCAS19). The applicant has agreed to streetscaping, a pedestrian crossing in the curb cut, and screening of parking on the front of the site, which will

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**FOR USE BY COMMISSION OFFICE/CLERK ONLY**

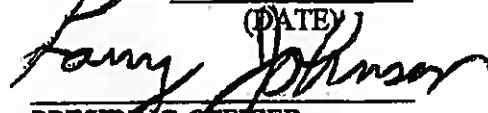
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**ACTION: 2014-05-27 Item N9 Bojangles SLUP 14 19144**

N.8 and N.9 were heard together.

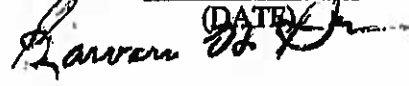
MOTION was made by Larry Johnson, seconded by Stan Watson and passed 4-0-0-2 to approve with staff's conditions N.9 SLUP-14-19144, Special Lane Use Permit Application of Theo Stone for GA Decatur Memorial, LLC. Commissioners Gannon and Rader were absent and not voting.

ADOPTED: MAY 27 2014

(DATE)  


PRESIDING OFFICER  
DEKALB COUNTY BOARD OF  
COMMISSIONERS

CERTIFIED: MAY 27 2014

(DATE)  


CLERK,  
DEKALB COUNTY BOARD  
OF COMMISSIONERS

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**MINUTES:**

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FOR : Elaine Boyer, Larry Johnson, Sharon Barnes Sutton, Stan Watson

AGAINST : None

ABSTAIN : None

ABSENT : Jeff Rader, Kathie Gannon

5/16/14

help make the proposal more consistent with the pedestrian-oriented policies and strategies of the Town Center Character Area. Therefore, the Department of Planning and Sustainability recommends, "Approval" with conditions.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION:** Approval, 7-0-0, with the following condition: The hours of operation shall be 5:00 AM to 12:00 AM, Monday through Sunday.

**RECOMMENDED CONDITIONS  
SLUP-14-19144**

1. The Special Land Use Permit shall be issued to Bojangle's Restaurants, Inc. for operation of a drive-through restaurant, and shall be transferrable in accordance with Section 27-877 of the DeKalb County Code.
2. The proposed restaurant shall not exceed 3,800 square feet of floor area and shall be limited to one story.
3. The restaurant shall operate between the hours of 5:00 PM and 12:00 AM, all days of the week.
4. The curb cut on Memorial Drive shall be designed to enhance pedestrian crossing safety, as follows: a pedestrian refuge island shall be provided at the middle of the curb cut and a pedestrian crossing strip shall be provided to link the sidewalks on either side of the curb cut on Memorial Drive, subject to approval by the DeKalb County Department of Public Works and GDOT. The pedestrian crossing strip shall be differentiated from the pavement of the street and curb cut with a contrasting pavement material or texture, or a contrasting color.
5. Interparcel access shall be provided to the property via the existing access driveway from 3624 Memorial Drive.
6. The developer shall replace the existing wood fence located next to the northeast property line, at the rear of the adjoining residential properties, with a new solid wooden fence at least as high as the existing fence or with a minimum height of six feet, if the existing fence is less than six feet high. The finished side of the fence shall face the residential properties.
7. Landscaping of the restaurant site shall be as follows. All landscaping shall be subject to approval by the County Arborist.
  - a. The landscape strip above the existing retaining wall shall be planted with ground cover and with street trees at a minimum spacing of 40 feet on center. Shrubs that have a maximum height at maturity of four feet shall be planted in the landscape strip to screen the parking spaces and detention pond that are proposed to be located at the front of the site. Remaining open space areas in the front yard setback shall be landscaped at a minimum with shrubs, flowers, or ground cover.
  - b. All areas that are not necessary for parking, vehicular or pedestrian circulation, or the proposed building shall be landscaped with plant materials, including trees that will provide shade for adjoining parking areas, in accordance with Section 27-753 of the DeKalb County Code (Landscaping Requirements for Parking Lots).
  - c. At least four landscape bump-outs shall be located on the edges of the parking areas, consistent with those shown on the site plan titled, "Proposed Bojangle's" by LeCraw Engineering, dated 3/19/14 and stamped as received by the Department of Planning and Sustainability on March 20, 2014. Said landscape bump-outs shall be planted with trees in accordance with Section 27-753 of the DeKalb County Code.
8. One monument-style freestanding sign shall be permitted, at a maximum height of eight (8) feet. The sign shall have no more than two sign faces, which shall each be a maximum size of 50 square feet. The sign shall not incorporate flashing lights, highly reflective materials, moveable graphics, changing images, or changeable copy. The sign shall not be internally lighted.
9. The architectural design of the proposed restaurant shall be substantially similar to that which is depicted on the elevations titled, "Bojangle's Restaurant Plan 8" by ESD Architecture & Interior Design, dated 3/12/13 and stamped as received by the Department of Planning & Sustainability on March 6, 2014, except that primary exterior wall materials of the proposed building shall be brick masonry and hard coat stucco. EIFS shall be used on up to 40% of the total surface of each façade.

5/16/14

10. Lighting of the exterior of the building and of the parking lot shall be designed in a manner that directs light downwards to minimize light spillage on adjoining residential properties.
11. The speaker box for the restaurant shall face away from the adjoining residential properties to the northeast. The speaker box shall have the following features: a) full internal insulation to dampen sound, b) integrated camera system and order confirmation screens, c) technology to measure background noise and adjust the level of the speaker to no more than 15dBA above background noise.
12. Dumpsters shall be screened so that they are not visible from parking or pedestrian areas, and shall be enclosed with brick or a material colored in earth tones.
13. The approval of this SLUP application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Historic Preservation Commission, the Zoning Board of Appeals, or other entity.

hb



hb

CCW CAMPAIGN DISCLOSURE.pdf

11/02/21 01:46 PM

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DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

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

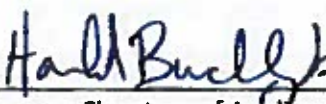
Yes \_\_\_\_\_ No X \*

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

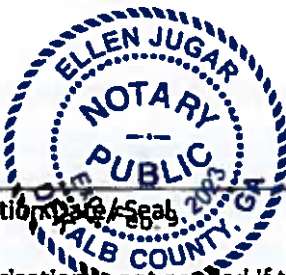
1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

  
Notary

 10/25/21  
Signature of Applicant /Date

Check one: Owner \_\_\_\_\_ Agent X

  
Expiration Date/Seal

\*Notarization is not needed if the response is "No"

hb



hb

Summary of Abutting Neighbor Zoom Mtg.pdf

11/02/21 01:45 PM

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Xerox® WorkCentre® 7970

## Harold Buckley

---

**From:** Harold Buckley  
**Sent:** Wednesday, October 13, 2021 6:54 PM  
**To:** Iscoffee12@aol.com; matthewdurdin@gmail.com  
**Cc:** KENNETH POWELL; Victoria Anglin; Dan Brown; Robert Johnson - civilologistix; Atwaters, LaShun  
**Subject:** Caliber Carwash Follow-Up Information  
**Attachments:** Site Plan - 3644 Memorial Dr.pdf; DeKalb County Sign Regulations.pdf

Good evening everyone,

Thank you so much for a very enjoyable meeting! Your grace and selfless contribution of your time is really appreciated. As promised, please find attached a copy of the site plan that we shared with you this evening, as well as a copy of the sign regulations that address your sign questions. The sign regulations are a bit confusing so I highlighted the regulations that would apply to our site in yellow.

Also, I wanted to confirm in writing our dedication to taking the following steps to ensure that our business operates as a good neighbor to you:

1. We will install a 10-foot noise wall adjacent to our common property line;
2. We will install dense landscaping along our common property line to screen light and further screen noise;
3. We will accept a zoning condition requiring us to develop the property with the noise dampening configuration that we showed you today;
4. Our installed lighting will be oriented downward toward the ground to avoid the risk of glare on your property; and
5. We will provide you with a company contact person whom you will be able to contact regarding any concerns you may have after the business opens.

Again, thank you for a very pleasant meeting. Please do not hesitate to let us know if you have any questions that didn't come up today.

Best regards,

Harold Buckley, Jr., AICP  
Partner  
WILSON BROCK & IRBY, L.L.C.  
Overlook I, Suite 700  
2849 Paces Ferry Road  
Atlanta, Georgia 30339  
mail to [hbuckley@wbilegal.com](mailto:hbuckley@wbilegal.com)

Tel: 770-803-3707 (Direct)  
404-853-5050 (Main)  
Fax: 404-853-1812

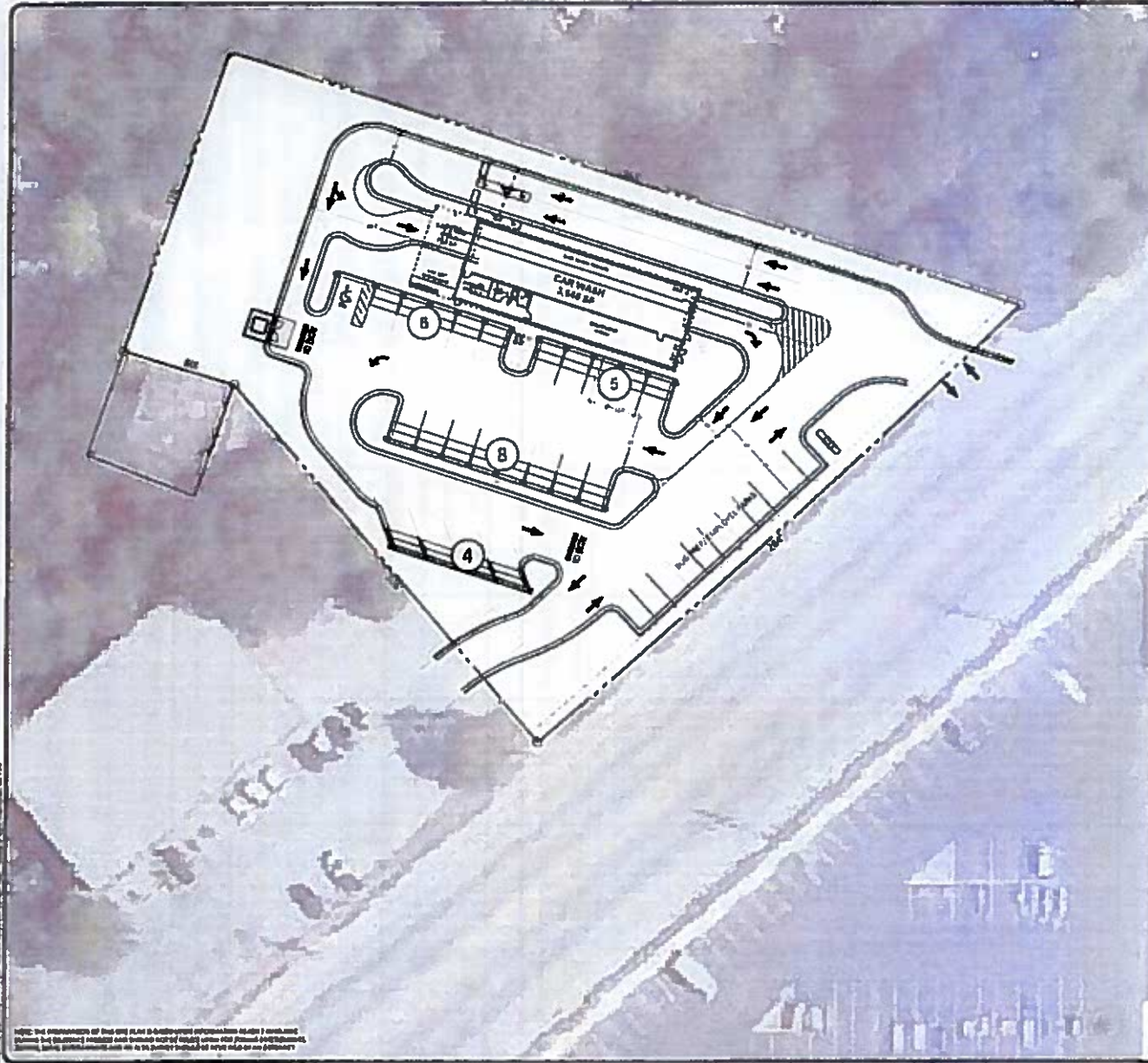
Please think about the environment before you print this e-mail.

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NOTE: THE INFORMATION OF THIS SITE PLAN IS BASED ON INFORMATION SUPPLIED BY THE CLIENT. CIVILLOGISTIX ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. CIVILLOGISTIX ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. CIVILLOGISTIX ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS.



VICINITY MAP

	Existing/Proposed	Approved
Building	4	4
Site Office	5	5
Site Office	6	6
Site Office	7	7
Site Office	8	8
Site Office	9	9
Site Office	10	10
Site Office	11	11
Site Office	12	12
Site Office	13	13
Site Office	14	14
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Site Office	16	16
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Site Office	99	99
Site Office	100	100



PRELIMINARY SITE PLAN  
Memorial Drive  
CP1  
21235  
JUNE 14, 2021

civilogistix

Scale: 1" = 50'

- (b) In lieu of the sign regulations of Table (a) above, a lot located in a non-residential district and developed as a planned commercial center shall be allowed the following:

	Ground Sign	Canopy or Wall Sign	Directional Sign	Entrance Sign	Window Sign
Maximum height	20'	N/A	3'	8'	N/A
Max width	20'	80% of the wall or canopy width	3'	8'	N/A
Max sq. ft.	200	30 sq. ft. or 4 sq. ft. per linear foot of the wall or canopy, whichever is greater, up to a maximum of 150 sq. ft. for buildings under 12 stories and up to 500 sq. ft. for buildings 12 stories or more. (See Sec. 21-17(b))	6	32	30% of the window space for buildings under 50,000 sq. ft. 10% of the window area for buildings 50,000 sq. ft. or over
Max number Allowed	One per facade (See Note 1)	1/primary facade and 1/secondary facade	2/authorized curb cut	1/entrance	N/A
Required setback from electrical transmission lines	10'	N/A	0'	10'	N/A

- (c) No property zoned for non-residential use may have more than one (1) ground sign that is oriented towards travelers along the same street.
- (d) In addition to those regulations set forth in subsection (a) and (b) above, no person may maintain a lot zoned for commercial use where the aggregate signable area exceeds four hundred fifty (450) square feet, or two (2) square feet of signage for each one hundred (100) square feet of floor area, which ever is greater, regardless of the construction, placement or type of sign or signs.

(Ord. No. 13-03, Pt. I, 6-10-03)

hb



hb

Summary of Neighborhood Rep Mtg.pdf

11/02/21 01:45 PM

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## Harold Buckley

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**From:** Harold Buckley  
**Sent:** Thursday, October 7, 2021 7:16 PM  
**To:** Victoria Anglin  
**Cc:** KENNETH POWELL; Atwaters, LaShun; Dan Brown; [dyork@caliber-capital.com](mailto:dyork@caliber-capital.com); Robert Johnson - civilologistix  
**Subject:** RE: Wayne Powell

Hi guys,

I'm reaching out to you because we have set up a Zoom meeting for our immediately abutting neighbors. The immediate neighbor meeting is scheduled for Wednesday of next week (October 13<sup>th</sup>) at 6 pm, with our mandatory community meeting taking place on the following Monday (October 18<sup>th</sup>) at 6 pm.

We will send you Zoom credentials for both meetings tomorrow.

Harold Buckley, Jr., AICP  
Partner  
WILSON BROCK & IRBY, L.L.C.  
Overlook I, Suite 700  
2849 Paces Ferry Road  
Atlanta, Georgia 30339  
mail to: [hbuckley@wbilegal.com](mailto:hbuckley@wbilegal.com)

Tel: 770-803-3707 (Direct)  
404-853-5050 (Main)  
Fax: 404-853-1812

---

**From:** Harold Buckley  
**Sent:** Wednesday, September 29, 2021 10:05 AM  
**To:** Victoria Anglin <[vanglin@anglingroup.com](mailto:vanglin@anglingroup.com)>  
**Cc:** KENNETH POWELL <[pdk-powell@comcast.net](mailto:pdk-powell@comcast.net)>; Atwaters, LaShun <[latwaters@dekalbcountyga.gov](mailto:latwaters@dekalbcountyga.gov)>; Dan Brown <[dbrown@caliber-capital.com](mailto:dbrown@caliber-capital.com)>; [dyork@caliber-capital.com](mailto:dyork@caliber-capital.com); Robert Johnson - civilologistix <[robert@civilologistix.com](mailto:robert@civilologistix.com)>  
**Subject:** RE: Wayne Powell

Thank you so much for checking on this for us. At this point, I think our only reasonable option is to mail invitations for a separate, smaller meeting to those abutting property owners. We will keep you guys updated and included in every step as we move forward.

Harold Buckley, Jr., AICP  
Partner  
WILSON BROCK & IRBY, L.L.C.  
Overlook I, Suite 700  
2849 Paces Ferry Road  
Atlanta, Georgia 30339  
mail to: [hbuckley@wbilegal.com](mailto:hbuckley@wbilegal.com)

Tel: 770-803-3707 (Direct)  
404-853-5050 (Main)  
Fax: 404-853-1812

---

**From:** Victoria Anglin <[vanglin@anglingroup.com](mailto:vanglin@anglingroup.com)>  
**Sent:** Wednesday, September 29, 2021 2:27 AM  
**To:** Harold Buckley <[hbuckley@wbilegal.com](mailto:hbuckley@wbilegal.com)>

Cc: KENNETH POWELL <[pdk-powell@comcast.net](mailto:pdk-powell@comcast.net)>; Atwaters, LaShun <[latwaters@dekalbcountyga.gov](mailto:latwaters@dekalbcountyga.gov)>; Dan Brown <[dbrown@caliber-capital.com](mailto:dbrown@caliber-capital.com)>; [dyork@caliber-capital.com](mailto:dyork@caliber-capital.com); Robert Johnson - civilogistix <[robert@civilogistix.com](mailto:robert@civilogistix.com)>  
Subject: Re: Wayne Powell

Hello Harold,

Unfortunately none of the 4 people I contacted know any of the property owners.

Victoria Anglin

On Sep 28, 2021, at 2:28 PM, Harold Buckley <[hbuckley@wbilegal.com](mailto:hbuckley@wbilegal.com)> wrote:

Hi Wayne and Victoria,

I'm reaching out because we are working to finalize our community outreach meetings. We intend to host our larger community meeting on October 18<sup>th</sup> at 6 pm, with a smaller meeting with the immediately abutting neighbors during the week of October 11<sup>th</sup>.

Were you able to get any contact information on the abutting neighbors from your Avondale Estates contacts? If not, we'll rely on written invitations that we would mail to the property owners of record.

Harold Buckley, Jr., AICP  
Partner  
WILSON BROCK & IRBY, L.L.C.  
Overlook I, Suite 700  
2849 Paces Ferry Road  
Atlanta, Georgia 30339  
mail to: [hbuckley@wbilegal.com](mailto:hbuckley@wbilegal.com)

Tel: 770-803-3707 (Direct)  
404-853-5050 (Main)  
Fax: 404-853-1812

---

From: Harold Buckley <[hbuckley@wbilegal.com](mailto:hbuckley@wbilegal.com)>  
Sent: Saturday, September 18, 2021 11:48 PM  
To: Victoria Anglin <[vanglin@anglingroup.com](mailto:vanglin@anglingroup.com)>  
Cc: KENNETH POWELL <[pdk-powell@comcast.net](mailto:pdk-powell@comcast.net)>; Atwaters, LaShun <[latwaters@dekalbcountyga.gov](mailto:latwaters@dekalbcountyga.gov)>; Dan Brown <[dbrown@caliber-capital.com](mailto:dbrown@caliber-capital.com)>; [dyork@caliber-capital.com](mailto:dyork@caliber-capital.com)  
Subject: Re: Wayne Powell

Fingers crossed. But it was worth a try even if we strike out.

On Sep 18, 2021 2:07 PM, Victoria Anglin <[vanglin@anglingroup.com](mailto:vanglin@anglingroup.com)> wrote:  
Hello Mr. Buckley,

Unfortunately, 3 of the 4 of my Avondale contacts do not know the neighbors that you have sent to us. I am waiting a response from the the 4th but my hopes are not as high as they were initially.

Hopefully, the last person might have some connections.

Sincerely,

Victoria

On Fri, Sep 17, 2021 at 5:54 PM Harold Buckley <[hbuckley@wbilegal.com](mailto:hbuckley@wbilegal.com)> wrote:

Hi guys,

Please let me thank you again for a wonderful initial conversation this afternoon. Your feedback was as enjoyable as it was informative. I couldn't think of a better way for us to start the zoning review process, and Comm. Johnson did us a great service by putting us in touch with you.

I have confirmed that the county only requires us to send written notices to property owners within a 500-foot radius of our property, which (as illustrated in the attached map) isn't very many people. So, we will take you up on your very kind offer to help us get the word out to the appropriate community stakeholders for our pre-application community meeting. To that point, the three homes that back up to our site and their respective owners are (according to county records):

1246 Berkeley Road – Linda Coffee

1252 Berkeley Road – Matthew and Robin Durdin

1258 Berkeley Road – Karen and Steven Jones

We would love it if you could help us introduce ourselves and start a dialogue with these Avondale Estates neighbors in particular, since they are the one who would be potentially most impacted by our development proposal. Ideally, we would like to follow Victoria's recommended community rollout where we have a conversation with our three immediate neighbors and then follow up with the wider group in our community meeting.

Also, as promised, I will circle back to you regarding the current applicability of the legacy zoning conditions from SLUPs S-11-16976 and S-07-12803 as soon as I am able to get guidance on that front from the planning staff.

Once again, thank you very much for a very enjoyable kick-off to our ongoing dialogue. We look forward to working collaboratively with you and our other prospective neighbors as we navigate the zoning review process.

Harold Buckley, Jr., AICP

Partner

WILSON BROCK & IRBY, L.L.C.

Overlook I, Suite 700

2849 Paces Ferry Road

Atlanta, Georgia 30339

mail to [hbuckley@wbilegal.com](mailto:hbuckley@wbilegal.com)

Tel: 770-803-3707 (Direct)

404-853-5050 (Main)

Fax: 404-853-1812

---

From: KENNETH POWELL <[pdk-powell@comcast.net](mailto:pdk-powell@comcast.net)>

Sent: Wednesday, September 15, 2021 12:56 PM

To: Harold Buckley <[hbuckley@wbilegal.com](mailto:hbuckley@wbilegal.com)>; Victoria Anglin <[vanglin@anglingroup.com](mailto:vanglin@anglingroup.com)>

Cc: Atwaters, LaShun <[latwaters@dekalbcountyga.gov](mailto:latwaters@dekalbcountyga.gov)>; Dan Brown <[dbrown@caliber-capital.com](mailto:dbrown@caliber-capital.com)>

Subject: RE: Wayne Powell

You are very welcome. See you at 4:00 p. m. on Friday afternoon, September 17, 2021.

Sincerely,

Wayne Powell

On 09/15/2021 12:32 PM Harold Buckley <[hbuckley@wbilegal.com](mailto:hbuckley@wbilegal.com)> wrote:

It looks like 4 o'clock will work. I will send around an invitation for that time. Thanks again for your outstanding responsiveness.

Harold Buckley, Jr., AICP

Partner

WILSON BROCK & IRBY, L.L.C.

Overlook I, Suite 700

2849 Paces Ferry Road

Atlanta, Georgia 30339

mail to: [hbuckley@wbilegal.com](mailto:hbuckley@wbilegal.com)

Tel: 770-803-3707 (Direct)

404-853-5050 (Main)

Fax: 404-853-1812

---

From: KENNETH POWELL <[pdk-powell@comcast.net](mailto:pdk-powell@comcast.net)>

Sent: Wednesday, September 15, 2021 12:27 PM

To: Victoria Anglin <[vanglin@anglingroup.com](mailto:vanglin@anglingroup.com)>

Cc: Harold Buckley <[hbuckley@wbilegal.com](mailto:hbuckley@wbilegal.com)>; Atwaters, LaShun

<[latwaters@dekalbcountyga.gov](mailto:latwaters@dekalbcountyga.gov)>; Dan Brown <[dbrown@caliber-capital.com](mailto:dbrown@caliber-capital.com)>

Subject: Re: Wayne Powell

That date and time is good for me as well.

Sincerely,

Wayne Powell

On 09/15/2021 12:20 PM Victoria Anglin <[vanglin@anglingroup.com](mailto:vanglin@anglingroup.com)>  
wrote:

Hello all,

Thank you for including me. I can be available on  
Friday between 4 and 6.

Sincerely,

Victoria Anglin

On Wed, Sep 15, 2021 at 11:23 AM KENNETH POWELL <[pdk-powell@comcast.net](mailto:pdk-powell@comcast.net)> wrote:

Dear Mr. Buckley,

We understand that with almost all development projects time is of the essence. Consequently, we want to assure that your project is not unnecessarily delayed on our part.

Thank you for including Ms. Victoria Anglin on your response. Fortunately, even during this Pandemic, she has a job. It may be difficult for her to participate in a virtual meeting during her office hours. Therefore, we will need to determine her availability for your proposed times. We will inform you as quickly as possible.

Sincerely,

Wayne Powell, President

Belvedere Civic Club

On 09/15/2021 10:53 AM Harold Buckley <[hbuckley@wbilegal.com](mailto:hbuckley@wbilegal.com)> wrote:

Thank you very much for your swift reply, Mr. Powell. Unfortunately, our team leader Dan Brown has a conflict at 6 o'clock today. We could do a virtual meeting any time tomorrow after lunch or Friday afternoon between 2 and 6. If either of those timeframes work for you and Ms. Anglin, we will send meeting

credentials to both of you  
expeditiously.

Harold Buckley, Jr., AICP

Partner

WILSON BROCK & IRBY, L.L.C.

Overlook I, Suite 700

2849 Paces Ferry Road

Atlanta, Georgia 30339

mail to: [hbuckley@wbilegal.com](mailto:hbuckley@wbilegal.com)

Tel: 770-803-3707 (Direct)

404-853-5050 (Main)

Fax: 404-853-1812

---

**From:** KENNETH POWELL <[pdk-powell@comcast.net](mailto:pdk-powell@comcast.net)>  
**Sent:** Tuesday, September 14, 2021  
6:01 PM  
**To:** Harold Buckley  
<[hbuckley@wbilegal.com](mailto:hbuckley@wbilegal.com)>; Atwaters,  
LaShun  
<[latwaters@dekalbcountyga.gov](mailto:latwaters@dekalbcountyga.gov)>  
**Cc:** Dan Brown <[dbrown@caliber-capital.com](mailto:dbrown@caliber-capital.com)>; Robert Johnson -  
civilologistix <[robert@civilologistix.com](mailto:robert@civilologistix.com)>;  
Victoria Anglin  
<[vanglin@anglingroup.com](mailto:vanglin@anglingroup.com)>  
**Subject:** RE: Wayne Powell

Ms. Atwaters, thank you and  
Commissioner Johnson for facilitating  
this meeting.

Good afternoon Mr. Buckley,

Thank you so much for reaching out to  
our community to inform us of your

vision and proposed development near the intersection of Memorial Drive and Columbia Drive. Unless you have an objection, I would like to invite Ms. Victoria Anglin, the vice president of the Belvedere Civic Club, to participate in this meeting. Both Ms. Anglin and I are available at 6 PM tomorrow evening, Wednesday, September 15, 2021.

If you have architectural renderings of your proposal, a tentative site plan, or other documents that would be useful to explain your vision, then I believe that a Zoom meeting would be appropriate. If you wish to send these documents to me before the meeting, then I would be willing to review the documents prior to the meeting to have a better understanding of your proposal. Please let us know what is convenient for you.

Sincerely,

Wayne Powell, President

Belvedere Civic Club

On 09/14/2021 2:04  
PM Harold Buckley  
<[hbuckley@wbilegal.com](mailto:hbuckley@wbilegal.com)> wrote:

Thank you very much  
Ms. Atwaters.

Mr. Powell, I am  
working with a client  
who is considering a  
development  
opportunity on an  
outparcel for the  
former Columbia Mall,  
which is now a Wal-

Mart at Columbia and Memorial drives. We would very much like to share our vision for the site and receive the benefit of your feedback. Would you let me know your availability over the next few days for a telephone call, or even a Zoom call.

Thanks again Ms. Atwaters for your very kind attention to this matter. And we look forward to meeting you Mr. Power.

Harold Buckley, Jr., AICP

Partner

WILSON BROCK &  
IRBY, L.L.C.

Overlook I, Suite 700

2849 Paces Ferry Road

Atlanta, Georgia 30339

mail

to: [hbuckley@wbillegal.com](mailto:hbuckley@wbillegal.com)

Tel: 770-803-3707  
(Direct)

404-853-5050 (Main)

Fax: 404-853-1812

From: Atwaters,  
LaShun  
<[latwaters@dekalbcountyga.gov](mailto:latwaters@dekalbcountyga.gov)>

Sent: Tuesday,  
September 14, 2021

2:00 PM  
To: Harold Buckley  
[hbuckley@wbilegal.com](mailto:hbuckley@wbilegal.com)>; KENNETH  
POWELL <[pdk-  
powell@comcast.net](mailto:pdk-powell@comcast.net)>  
Subject: RE: Wayne  
Powell

Good Afternoon,

Mr. Buckley, by way of  
this email I am  
introducing you to Mr.  
Wayne Powell based  
on the potential  
zoning matter for  
Belvedere Park.

Please feel free to  
further exchange  
information for the  
best method of  
contact.

If I can be of further  
service, please do not  
hesitate to give me a  
call, or respond via  
email.

Thanks!

LaShun Atwaters

---

Program Manager

Office of  
Commissioner Larry  
Johnson

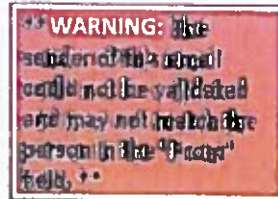
DeKalb County Board  
of Commissioners,  
District 3

Ph: 404.371.2988

Email:  
[latwaters@dekalbcou  
ntyga.gov](mailto:latwaters@dekalbcourtyga.gov)

[Sign Up for  
Commissioner Larry  
Johnson's Email List](#)

**From:** Harold Buckley  
<[hbuckley@wblegal.com](mailto:hbuckley@wblegal.com)>  
**Sent:** Tuesday,  
September 14, 2021  
1:52 PM  
**To:** Atwaters, LaShun  
<[latwaters@dekalbcountyga.gov](mailto:latwaters@dekalbcountyga.gov)>  
**Subject:** RE: Wayne  
Powell



Harold Buckley, Jr., AICP

Partner

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Overlook I, Suite 700

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Atlanta, Georgia 30339

mail

to: [hbuckley@wblegal.com](mailto:hbuckley@wblegal.com)

Tel: 770-803-3707  
(Direct)

404-853-5050 (Main)

Fax: 404-853-1812

---

**From:** Harold Buckley  
**Sent:** Tuesday,  
September 14, 2021  
1:12 PM  
**To:**  
[bffields1@dekalbcoun  
tyga.gov](mailto:bffields1@dekalbcoun.ga.gov)  
**Subject:** Wayne Powell

Good afternoon,

I'm reaching out because I spoke with Comm. Johnson yesterday to obtain his guidance on a potential zoning matter. After discussing the matter with me, he suggested that I should reach out to Wayne Powell at Belvedere Park. Unfortunately, Comm. Johnson did not have contact information to share because he was involved in an out-of-town meeting when we spoke. He recommended I reach out to his office for that contact information. Would you please let me know a good contact number and email address for Mr. Powell?

Thank you very much,

Harold Buckley, Jr., AICP

Partner

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hb



hb

Microsoft Outlook - Memo Style

11/02/21 01:46 PM

---

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## Harold Buckley

---

**From:** Harold Buckley  
**Sent:** Friday, September 17, 2021 5:52 PM  
**To:** 'KENNETH POWELL'; Victoria Anglin  
**Cc:** Atwaters, LaShun; Dan Brown; 'dyork@caliber-capital.com'  
**Subject:** RE: Wayne Powell  
**Attachments:** 3644 Memorial Dr. 500-ft. Map.docx

Hi guys,

Please let me thank you again for a wonderful initial conversation this afternoon. Your feedback was as enjoyable as it was informative. I couldn't think of a better way for us to start the zoning review process, and Comm. Johnson did us a great service by putting us in touch with you.

I have confirmed that the county only requires us to send written notices to property owners within a 500-foot radius of our property, which (as illustrated in the attached map) isn't very many people. So, we will take you up on your very kind offer to help us get the word out to the appropriate community stakeholders for our pre-application community meeting. To that point, the three homes that back up to our site and their respective owners are (according to county records):

1246 Berkeley Road – Linda Coffee  
1252 Berkeley Road – Matthew and Robin Durdin  
1258 Berkeley Road – Karen and Steven Jones

We would love it if you could help us introduce ourselves and start a dialogue with these Avondale Estates neighbors in particular, since they are the one who would be potentially most impacted by our development proposal. Ideally, we would like to follow Victoria's recommended community rollout where we have a conversation with our three immediate neighbors and then follow up with the wider group in our community meeting.

Also, as promised, I will circle back to you regarding the current applicability of the legacy zoning conditions from SLUPs S-11-16976 and S-07-12803 as soon as I am able to get guidance on that front from the planning staff.

Once again, thank you very much for a very enjoyable kick-off to our ongoing dialogue. We look forward to working collaboratively with you and our other prospective neighbors as we navigate the zoning review process.

Harold Buckley, Jr., AICP  
Partner  
WILSON BROCK & IRBY, L.L.C.  
Overlook I, Suite 700  
2849 Paces Ferry Road  
Atlanta, Georgia 30339  
mail to: [hbuckley@wbilegal.com](mailto:hbuckley@wbilegal.com)

Tel: 770-803-3707 (Direct)  
404-853-5050 (Main)  
Fax: 404-853-1812

---

**From:** KENNETH POWELL <[pdk-powell@comcast.net](mailto:pdk-powell@comcast.net)>  
**Sent:** Wednesday, September 15, 2021 12:56 PM  
**To:** Harold Buckley <[hbuckley@wbilegal.com](mailto:hbuckley@wbilegal.com)>; Victoria Anglin <[vanglin@anglingroup.com](mailto:vanglin@anglingroup.com)>  
**Cc:** Atwaters, LaShun <[latwaters@dekalbcountyga.gov](mailto:latwaters@dekalbcountyga.gov)>; Dan Brown <[dbrown@caliber-capital.com](mailto:dbrown@caliber-capital.com)>  
**Subject:** RE: Wayne Powell

You are very welcome. See you at 4:00 p. m. on Friday afternoon, September 17, 2021.

Sincerely,  
Wayne Powell

On 09/15/2021 12:32 PM Harold Buckley <[hbuckley@wbilegal.com](mailto:hbuckley@wbilegal.com)> wrote:

It looks like 4 o'clock will work. I will send around an invitation for that time. Thanks again for your outstanding responsiveness.

Harold Buckley, Jr., AICP

Partner

WILSON BROCK & IRBY, L.L.C.

Overlook I, Suite 700

2849 Paces Ferry Road

Atlanta, Georgia 30339

mail to: [hbuckley@wbilegal.com](mailto:hbuckley@wbilegal.com)

Tel: 770-803-3707 (Direct)

404-853-5050 (Main)

Fax: 404-853-1812

---

**From:** KENNETH POWELL <[pdk-powell@comcast.net](mailto:pdk-powell@comcast.net)>

**Sent:** Wednesday, September 15, 2021 12:27 PM

**To:** Victoria Anglin <[vanglin@anglingroup.com](mailto:vanglin@anglingroup.com)>

**Cc:** Harold Buckley <[hbuckley@wbilegal.com](mailto:hbuckley@wbilegal.com)>; Atwaters, LaShun <[latwaters@dekalbcountyga.gov](mailto:latwaters@dekalbcountyga.gov)>; Dan Brown <[dbrown@caliber-capital.com](mailto:dbrown@caliber-capital.com)>

**Subject:** Re: Wayne Powell

That date and time is good for me as well.

Sincerely,

Wayne Powell

On 09/15/2021 12:20 PM Victoria Anglin <[vanglin@anglingroup.com](mailto:vanglin@anglingroup.com)> wrote:

Hello all,

Thank you for including me. I can be available on Friday between 4 and 6.

Sincerely,

Victoria Anglin

On Wed, Sep 15, 2021 at 11:23 AM KENNETH POWELL <[pdk-powell@comcast.net](mailto:pdk-powell@comcast.net)> wrote:

Dear Mr. Buckley,

We understand that with almost all development projects time is of the essence. Consequently, we want to assure that your project is not unnecessarily delayed on our part.

Thank you for including Ms. Victoria Anglin on your response. Fortunately, even during this Pandemic, she has a job. It may be difficult for her to participate in a virtual meeting during her office hours. Therefore, we will need to determine her availability for your proposed times. We will inform you as quickly as possible.

Sincerely,

Wayne Powell, President

Belvedere Civic Club

On 09/15/2021 10:53 AM Harold Buckley <[hbuckley@wbilegal.com](mailto:hbuckley@wbilegal.com)> wrote:

Thank you very much for your swift reply, Mr. Powell. Unfortunately, our team leader Dan Brown has a conflict at 6 o'clock today. We could do a virtual meeting any time tomorrow after lunch or Friday afternoon between 2 and 6. If either of those timeframes work for you and Ms. Anglin, we will send meeting credentials to both of you expeditiously.

Harold Buckley, Jr., AICP

Partner

WILSON BROCK & IRBY, L.L.C.

Overlook I, Suite 700

2849 Paces Ferry Road

Atlanta, Georgia 30339

mail to: [hbuckley@wbilegal.com](mailto:hbuckley@wbilegal.com)

Tel: 770-803-3707 (Direct)

404-853-5050 (Main)

Fax: 404-853-1812

---

**From:** KENNETH POWELL <[pdk-powell@comcast.net](mailto:pdk-powell@comcast.net)>

**Sent:** Tuesday, September 14, 2021 6:01 PM

**To:** Harold Buckley <[hbuckley@wbilegal.com](mailto:hbuckley@wbilegal.com)>;

Atwaters, LaShun <[latwaters@dekalbcountyga.gov](mailto:latwaters@dekalbcountyga.gov)>

**Cc:** Dan Brown <[dbrown@caliber-capital.com](mailto:dbrown@caliber-capital.com)>; Robert Johnson - civilogistix <[robert@civilogistix.com](mailto:robert@civilogistix.com)>; Victoria Anglin <[vanglin@anglingroup.com](mailto:vanglin@anglingroup.com)>

**Subject:** RE: Wayne Powell

Ms. Atwaters, thank you and Commissioner Johnson for facilitating this meeting.

Good afternoon Mr. Buckley,

Thank you so much for reaching out to our community to inform us of your vision and proposed development

near the intersection of Memorial Drive and Columbia Drive. Unless you have an objection, I would like to invite Ms. Victoria Anglin, the vice president of the Belvedere Civic Club, to participate in this meeting. Both Ms. Anglin and I are available at 6 PM tomorrow evening, Wednesday, September 15, 2021.

If you have architectural renderings of your proposal, a tentative site plan, or other documents that would be useful to explain your vision, then I believe that a Zoom meeting would be appropriate. If you wish to send these documents to me before the meeting, then I would be willing to review the documents prior to the meeting to have a better understanding of your proposal. Please let us know what is convenient for you.

Sincerely,

Wayne Powell, President

Belvedere Civic Club

On 09/14/2021 2:04 PM Harold Buckley  
<[hbuckley@wbilegal.com](mailto:hbuckley@wbilegal.com)> wrote:

Thank you very much Ms. Atwaters.

Mr. Powell, I am working with a client who is considering a development opportunity on an outparcel for the former Columbia Mall, which is now a Wal-Mart at Columbia and Memorial drives. We would very much like to share our vision for the site and receive the benefit of your feedback. Would you let me know your availability over the next few days for a telephone call, or even a Zoom call.

Thanks again Ms. Atwaters for your very kind attention to this matter. And we look forward to meeting you Mr. Power.

Harold Buckley, Jr., AICP

Partner

WILSON BROCK & IRBY, L.L.C.

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Atlanta, Georgia 30339

mail to: [hbuckley@wbilegal.com](mailto:hbuckley@wbilegal.com)

Tel: 770-803-3707 (Direct)

404-853-5050 (Main)

Fax: 404-853-1812

---

**From:** Atwaters, LaShun  
<[latwaters@dekalbcountyga.gov](mailto:latwaters@dekalbcountyga.gov)>  
**Sent:** Tuesday, September 14, 2021  
2:00 PM  
**To:** Harold Buckley  
<[hbuckley@wbilegal.com](mailto:hbuckley@wbilegal.com)>; KENNETH  
POWELL <[pdk-powell@comcast.net](mailto:pdk-powell@comcast.net)>  
**Subject:** RE: Wayne Powell

Good Afternoon,

Mr. Buckley, by way of this email I am introducing you to Mr. Wayne Powell based on the potential zoning matter for Belvedere Park.

Please feel free to further exchange information for the best method of contact.

If I can be of further service, please do not hesitate to give me a call, or respond via email.

Thanks!

**LaShun Atwaters**

Program Manager

Office of Commissioner Larry Johnson

DeKalb County Board of  
Commissioners, District 3

Ph: 404.371.2988

Email: [latwaters@dekalbcountyga.gov](mailto:latwaters@dekalbcountyga.gov)

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Johnson's Email List](#)

---

**From:** Harold Buckley  
<[hbuckley@wbilegal.com](mailto:hbuckley@wbilegal.com)>  
**Sent:** Tuesday, September 14, 2021  
1:52 PM  
**To:** Atwaters, LaShun  
<[latwaters@dekalbcountyga.gov](mailto:latwaters@dekalbcountyga.gov)>  
**Subject:** RE: Wayne Powell

**\*\* WARNING: The sender of this email  
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Harold Buckley, Jr., AICP

Partner

WILSON BROCK & IRBY, L.L.C.

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Tel: 770-803-3707 (Direct)

404-853-5050 (Main)

Fax: 404-853-1812

---

**From:** Harold Buckley  
**Sent:** Tuesday, September 14, 2021  
1:12 PM  
**To:** [bffields1@dekalbcountyga.gov](mailto:bffields1@dekalbcountyga.gov)  
**Subject:** Wayne Powell

Good afternoon,

I'm reaching out because I spoke with Comm. Johnson yesterday to obtain his guidance on a potential zoning matter. After discussing the matter with me, he suggested that I should reach out to Wayne Powell at Belvedere Park. Unfortunately, Comm. Johnson did not have contact information to share because he was involved in an out-of-town meeting when we spoke. He recommended I reach out to his office for that contact information. Would you please let me know a good contact number and email address for Mr. Powell?

Thank you very much,

---

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Fax: 404-853-1812

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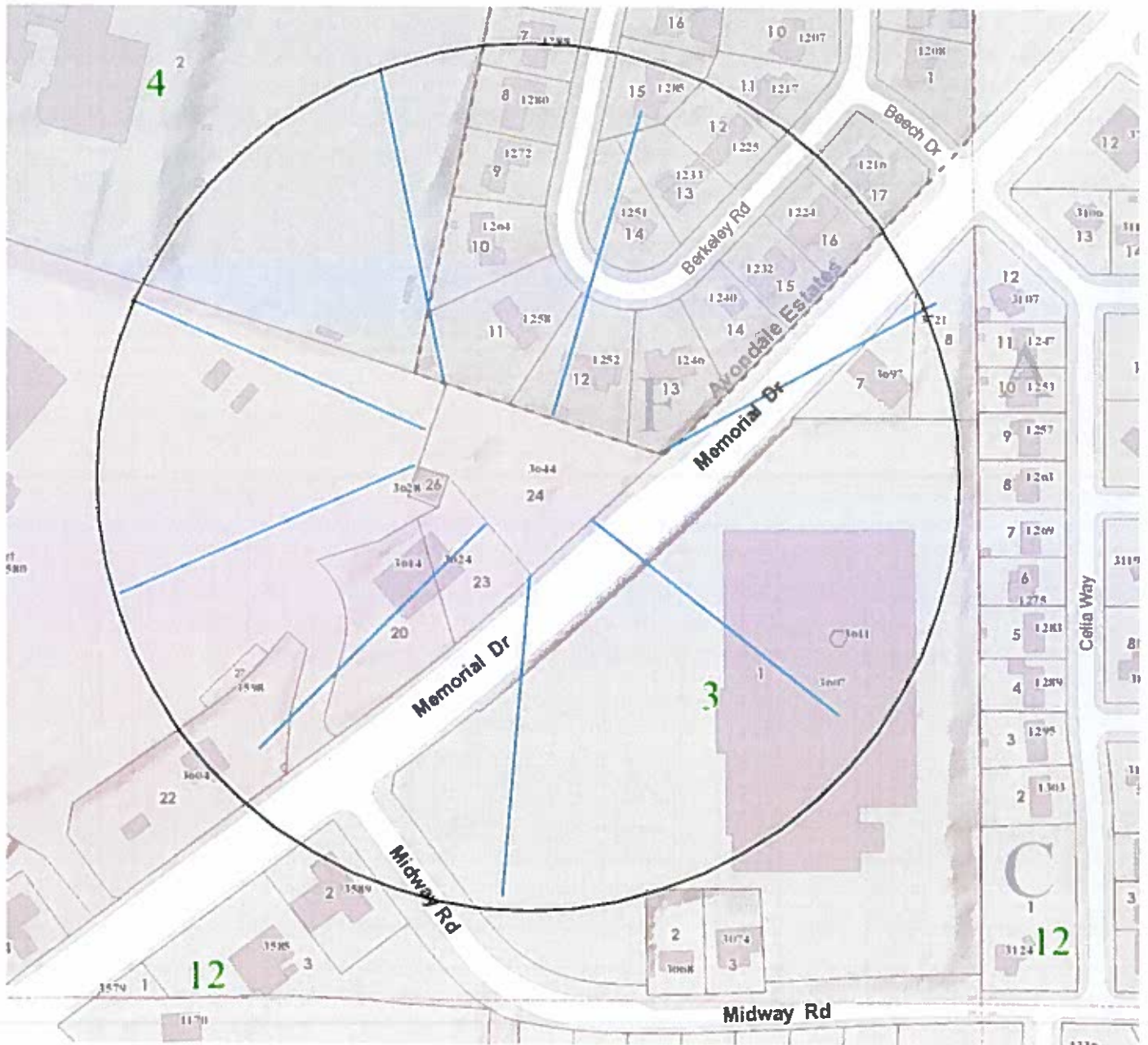


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3644 Memorial Dr. 500-ft. Map.pdf

11/02/21 01:46 PM

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3644 Memorial Drive

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10-18 Comm Mtg Notice.pdf

11/02/21 01:46 PM

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## **Notice of Special Land Use Permit Application Community Meeting**

To: [owner name]

We are planning to apply for a Dekalb County Special Land Use Permit to construct and automated Car Wash at 3644 Memorial Drive, Decatur, Georgia 30032. Find out more about the project, ask questions, and voice your opinion at the following community meeting:

**Date: October 18, 2021**

---

**Time: 6:00 – 6:30**

**Virtual Location:**

If you have any questions about the meeting, please call 404-353-7387 or e-mail [dbrown@caliber-capital.com](mailto:dbrown@caliber-capital.com). We look forward to seeing you there!

Sincerely,

Dan Brown

hb



hb

CCW Dekalb County Submittal Screenshot.pdf

11/02/21 01:47 PM

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<a href="#">1245297</a>	Rezoning, Street Name Change, Text Amendment, Land Use Amendment, Major and Minor Modifications	<a href="#">3644 MEMORIAL DR</a> <a href="#">DECATUR GA 30032-</a>	<a href="#">Summary</a>   <a href="#">Clone</a>   <a href="#">Edit</a>   <a href="#">Hearings</a>

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## Dan Brown

---

**To:** Danny York  
**Subject:** RE: Memorial Dr - Update Regarding Gravesites

---

**From:** Joseph Burke <[jburke@atlanticdevelopmentpartners.com](mailto:jburke@atlanticdevelopmentpartners.com)>  
**Sent:** Tuesday, August 24, 2021 9:53 AM  
**To:** Danny York <[dyork@caliber-capital.com](mailto:dyork@caliber-capital.com)>  
**Subject:** Memorial Dr - Update Regarding Gravesites

Danny,

I wanted to touch base and give you a more comprehensive update on what we spoke about yesterday. Below this message is what we received from Kristin at 11Alive news. I had my attorney reach out to her directly to gather information on how we got here, and path forward. The story is a longer-term item, so several weeks away from airing. From what we have learned so far, we believe this is an effort to locate possible graves of slaves of the Crowley family, but there is also the possibility that this whole subject is an attempt to prevent any development, brought by the owning family of the mausoleum.

-Kristen authorized Ground Penetrating Radar(GPRS), mistaking my property lines, for the property bounds of the cemetery, or perhaps believing it was the NAPA store property. Although we now know this was likely not a "mistake" as she had a diagram she used for location which included property lines. Unfortunately the trespass is of limited value to us at this point. The real issue is the existence or non-existence of the graves.

-The Dropbox link include results of the GPRS scan that was done, sent to my attorney by Kristin. From speaking directly to the surveyor (Len Strozier) that did the work, on a scale of 1 to 10, 10 being certain, his level is a 3 that the "air pockets" shown 15 feet below the current ground level are unmarked graves. He admitted he was hired with the only direction to scan for graves in an area. Len feels the amount of site development over the years would have wiped most everything.

-The mausoleum representative did contact Kristin directly, where she was made aware of the prior disputes with the prior Bojangles development. The family felt the planned retaining wall for the Bojangles was going to limit visitation to the cemetery. As I mentioned to you on the phone, we had researched this subject ourselves and came to the conclusion that we were comfortable that the grade access provided by the Walmart (and NAPA) property as they acted as the master developer and accomplished any access needs. As you know, no recorded access easement exists anywhere for the mausoleum. I am unfamiliar with the details of the Bojangles plan, but their proposed wall could have affected that access from the Walmart side as well.

-There is a lot of documentation on the internet regarding the development of the original Avondale Shopping mall, the agreement to construct the Mausoleum, and the subsequent demolition of the Avondale Mall to make way for the Walmart in 2007. It is publicly noted from multiple sources "In 1960, the Hills Family sold part of the land and leased the other part so that the Columbia Mall could be built. Completed in 1963, the mall was near the intersection of

Memorial Drive and Columbia Road. The builder agreed to build a mausoleum around the cemetery, which was in the parking lot. The builder had to dig down about 20 to 25 feet on all sides of the cemetery and then build the building around the cemetery. There were 40 or 50 slave graves buried surrounding the cemetery. **Sadly, no effort was made to save those graves and they were built over”.**

-The mausoleum is a unique structure. The walls of the mausoleum are 25ft tall, and are used to retain the dirt surrounding 11 graves while mass excavation was done around the remainder of the site. The gravestones remain on the roof of the structure, which was the original grade of the property before excavation. A huge amount of dirt had to be removed to decrease the hill located on the site, stated from multiple sources, 12 feet of grade was removed from the site, and the top of the mausoleum where the grave stones still remain, was the actual grade level of the original land before it was disturbed.

-From the GPRS surveyor, the air pockets are currently 15 feet below the surface of the rear property line, that would mean these graves were over 35 feet deep from the original grade. We do not see this being realistic.

As of now, we are still learning more. From the comments to the article in the Dropbox, the family is fairly active in preserving the mausoleum. We have relayed to the journalist that we are sympathetic, and have no desire to disturb any graves at the rear of the property, and are willing to try to find a solution to memorialize and preserve the graves (if that is what is there). According to Kristen, that is all the family wants, but now knowing they had issues with the Bojangles plan, we feel there is an ulterior motivation.

I apologize this has come to light, but is an unfortunate commonality with developing properties next to neighbors who do not want improvement for their areas. I hope that our open book approach to this subject will allow us to work together and find a solution that will allow the development to move forward as planned. Please reach out with any questions and to discuss further

Dropbox: <https://www.dropbox.com/sh/m7x5ztje2phw8c2/AADQoXQUNZ5BIMjqEvKYW6a4a?dl=0>

-Joseph

Joseph Burke  
Atlantic Development Partners  
Direct: 770.490.7449

# Avondale Mall

Coordinates: 33°45′24″N 84°16′04″W﻿ / ﻿33.75667°N 84.26778°W﻿ / 33.75667; -84.26778

From Wikipedia, the free encyclopedia

**Avondale Mall**, originally known as *Columbia Mall*, opened in 1964 as an enclosed mall in the state of Georgia, United States. The mall's original name came from its location at the intersection of Columbia & Memorial Drives near Avondale Estates. It was demolished in 2007.

## Contents

- 1 Anchors
- 2 Later years
- 3 Demolition
- 4 Cemetery
- 5 References

## Anchors

The mall's original anchors were Davison's and Sears.

After Sears closed and before renovations began, some indoor and outdoor shopping mall scenes for the Chuck Norris movie "Invasion USA" were filmed here. The "entry" crash of the Chevy pickup into the mall was shot at the mall's main entrance. The scenes inside the mall with the Nissan pickup were inside the mall nearest the Davison's end. The escalator scene was inside the old Sears building, and the "exit" crash through the window was on the western side of Sears on the first level (the movie then cut to an exterior scene of a mall in South Florida).

After the filming, Columbia Mall was renovated and renamed "Avondale Mall" in an effort to reverse years of decline. The mall was expanded into both floors of the former Sears store, which were subdivided into smaller tenant spaces. At one time, the lower level of the old Sears building housed a new, smaller Sears Outlet Store, which became a Goody's for some time. The mall also featured a McCrory's.

## Later years

The decline at the mall began in the 1970s and 1980s. When the two anchor stores left in 1984 and 1995, the mall was unable to attract replacements. Management tried in 1995 to increase foot traffic. After Davison's/Macy's left the mall, that anchor building's upper floor was converted to a 16 screen movie theater, while the lower floor remained vacant except for a newly built stairwell leading from the lower level mall to the upper level theaters. This addition to the mall may have helped keep them up and running for another 6 years, but the mall was closed at the end of 2001.

### Avondale Mall / Columbia Mall



<b>Location</b>	Near Avondale Estates, Georgia, USA
<b>Coordinates</b>	<span><span><span><span><span>33°45′24″N</span> <span>84°16′04″W</span></span></span><span><span>﻿</span> / <span>﻿</span></span><span><span>33.75667°N 84.26778°W</span><span><span>﻿</span> / <span>33.75667; -84.26778</span></span></span></span></span>
<b>Opening date</b>	1964
<b>Closing date</b>	2001
<b>No. of anchor tenants</b>	2
<b>No. of floors</b>	1

## Demolition

Demolition of the mall began in February 2007. The last two walls of the old Sears came down on March 21, 2007.<sup>[1][2][3]</sup> The former mall was replaced with a Wal-Mart Supercenter, as well as space for condominiums and commercial outlets. This plan met with strong resistance from residents of nearby Avondale Estates. However, the Wal-Mart opened in March 2008.

## Cemetery

The Avondale Mall site is unique in that it has a small family cemetery in its parking lot. The graves belong to the ancestors of the original property holders, and the mall was built on the condition that the graves would not be disturbed. The cemetery is surrounded by granite walls, square in shape and inward-sloping, with an iron fence at the top. The headstones and grave sites are at the top of the structure, as this is the original grade level of the property; the construction of the mall removed approximately 12 feet of elevation.<sup>[4]</sup> This site remained undisturbed during the construction of the Wal-Mart.

James M Crowley moved to Decatur, Dekalb Co., Georgia in about 1822 – 1823, which is now a southeastern suburb of Atlanta. He owned about 500 acres. The Atlanta area was Creek Indian Territory until the Indians ceded the land to our government in 1822.

They put their cemetery on a hill overlooking their land about 100 yards north of their house and put a barbed wire fence around it. When James died in 1829 he was one of the first ones buried there.

Allen Crowley owned the land from 1829 to Nov 1846, when he moved his family by wagon train to Northern Mississippi. It is believed that Seaborn Crowley family owned the land from 1846 to 1896 when it was purchased by the Hill Family (also Crowley relatives). In about 1960 the Hills sold part of the land and leased the other part so that the Avondale Mall could be built. The mall is near the intersection of Memorial Drive and Columbia Road. The Mall was completed in 1963. The builder agreed to build a mausoleum around the cemetery, which is now in the parking lot.

The mausoleum is built of granite stones and is about 60ft long and wide and is about 25 ft high. A huge amount of dirt and trees had to be removed from the hill where the cemetery was in order to make the parking lot and to build the mausoleum. The graves are on top of the mausoleum.

There are seven adults and four children that lay in unmarked box tombs:

These first two are the only ones that have inscriptions

Delaney Crowley Cross, the wife of Zachariah D. Cross, born 1808 died April 17, 1892. Age 82 years.

Zachariah D. Cross Aug 15, 1815-Nov. 18, 1891.

Benjamin C Crowley Aug. 03, 1812 - Jan. 03, 1869

James M Crowley born 1777 died Feb 9, 1828. Came to Dekalb County from Oglethorpe County, Georgia.

Dorcas Smith Crowley, no inscribed marker. Died about 1851 or 1852. Wife of James M. Crowley, Sr.

James Crowley, Jr. Died when a young man.

Mary J. Tuggle Crowley July 12, 1823-Sept.14,1863, wife of Benjamin C Crowley.

John Hawkins, no inscribed marker. Father of John M. Hawkins. This was recorded Dec. 11, 1931.  
(note; he was friend of the family)

There were 40 or 50 slave graves buried surrounding the cemetery, but when the mall was built they made no effort to save these graves.

## References

1. ^ <http://www.ajc.com/metro/content/metro/stories/2007/02/20/0221metrats.html> AJC article about demolition of Avondale Mall
2. ^ <http://www.ajc.com/metro/content/metro/stories/2007/02/12/0213metavondale.html> Additional Avondale Mall demolition article
3. ^ <http://karendean.net/thsnowandthenphotos/page33.html> Demolition Pictures
4. ^ <http://karendean.net/thsnowandthenphotos/page24.html> Crowley Graves pictures and information

Retrieved from "[http://en.wikipedia.org/w/index.php?title=Avondale\\_Mall&oldid=530343040](http://en.wikipedia.org/w/index.php?title=Avondale_Mall&oldid=530343040)"

Categories: Buildings and structures demolished in 2007

Demolished shopping malls in the United States

Buildings and structures in DeKalb County, Georgia | Shopping malls in the Atlanta metro area

Cemeteries in Georgia (U.S. state)

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# Crowley Mausoleum

## Decatur, Georgia

Developers built a Walmart around one family's plot and constructed a mausoleum in the parking lot.

**FOR OVER A CENTURY,** THE Crowley family owned the Decatur, Georgia plot that is now home to the Memorial Drive Walmart. But as modernity and low, low prices ate away at their land, they never gave up on the family plot now inhabiting a strange mausoleum in the back of the parking lot, still holding the bodies in their original spots, now 12 feet off the ground.

In the 1820s James M. Crowley bought up 500 acres in what is now Decatur, Georgia to create a familial estate. He passed away only a few years after settling the land, and his holdings began being passed down family lines. James was buried atop a hill on the property, starting a family cemetery that would go on to hold generations of Crowleys and their relatives.



📍 **3580 Memorial Drive**  
Decatur, Georgia,  
30032  
United States

📞 33.7572, -84.2656

[View on Google Map](#)

#### NEARBY

- 📍 **Waffle House Museum**  
1.41 miles
- 📍 **Cator Woolford Gardens**  
3.65 miles
- 📍 **Eastern Sub-Continental Divide Mural**  
3.66 miles

As time passed, the Crowley estate was slowly parceled off with the remaining portion remaining in the possession of a family relation or descendant of James Crowley. Finally in the 1960s a huge portion of the land was sold to make way for the new Avondale Mall. The only problem was that this included the hilltop family plot. However the builders agreed to leave the graves untouched and the mall construction got underway. As the ground was flattened to a straight grade to make room for a parking lot, the construction ended up shaving down around 12 feet of land, leaving the bodies at the top of the hill high and dry. However, good as their word, the developers constructed the Crowley Mausoleum which surrounded the burial site, essentially leaving the bodies interred on the roof. The building holds 13 graves on its flagstone-covered roof. Eleven of them are buried in unmarked stone box graves and two of them have headstones. From the ground, the mausoleum shows little indication of its true nature.

The Avondale Mall is now long since defunct, replaced by a sprawling Walmart, but the unassuming stone building hidden away at the back of the parking lot still stands, proving the often ironically surprising immobility of the dead. The roof is not accessible and though you can walk up to the structure from behind an adjoining auto parts store, the entrance to the mausoleum is chained and padlocked.

## Know Before You Go

Enter the Walmart parking lot from Memorial Drive; the mausoleum will be immediately to the right.

[GRAVEYARDS](#)[SHOPS](#)[CEMETERIES](#)

# Adventures in Cemetery Hopping ~ A blog by Traci Rylands

## Crowley Mausoleum: How Getting "Malled" Left It in Limbo

10 - Friday - APR 2015

POSTED BY ADVENTURESINCEMETERYHOPPING IN GENERAL

≈ 114 COMMENTS

*(Author's Note: Since I wrote this post in 2015, I have been contacted by several Crowley descendants and others wanting to know how they can get involved in cleaning up the mausoleum. A wonderful fellow named Brenton Head has spearheaded several clean up days in recent years and the mausoleum is now getting regular attention. You can find Brenton on Facebook if you're interested in helping out.)*

I'm going to talk about a place I get asked about from time to time. The Crowley Mausoleum has a storied past but it currently sits forgotten. How it got that way is quite a tale. Most of what I was able to find out about it was from an account from Forest Crowley, a descendant.

James Crowley was born in 1772 in Pittsylvania County, Va. His parents, Benjamin and Sarah, brought the family to Oglethorpe County, Ga. in 1785. Benjamin died in 1817. In 1822, James received about 500 acres in Decatur from a land lottery and farmed it until his death in 1828. He later owned additional farms and did well financially, owning a number of slaves.

The family put their cemetery on a hill overlooking their land. When James died, he was buried there as was his wife, Dorcas, in 1852.

Son Allen Crowley owned the land from 1829 to 1846, when he moved his family by wagon train to Northern Mississippi. Younger brother Seaborn Crowley and his family took it over from 1846 to 1896 when it was purchased by the Hill Family (also Crowley relatives).



I found this 1997 picture of the Crowley Mausoleum when it was in the Avondale Mall parking lot. Many people have told me they remember it well when they lived in that area. The graves were accessed by going up a stairway to the top. Photo by Lois Mauk

According to Forest Crowley, the cemetery was originally in the middle of the pasture on the farm surrounded by a barbed wire fence. For a number of years in the 1950s, this fence fell into disrepair and livestock were able to enter and leave the cemetery.

In 1960, the Hills sold part of the land and leased the other part so that the Columbia Mall could be built. Completed in 1963, the mall was near the intersection of Memorial Drive and Columbia Road. The builder agreed to build a mausoleum around the cemetery, which was in the parking lot. The builder had to dig down about 20 to 25 feet on all sides of the cemetery and then build the building around the cemetery.

There were 40 or 50 slave graves buried surrounding the cemetery. Sadly, no effort was made to save those graves and they were built over. Currently, the 11 graves (nine of them of the box variety) at the top of the mausoleum are members of the Crowley, Cross and Hawkins families. Seven are adults and four are children.

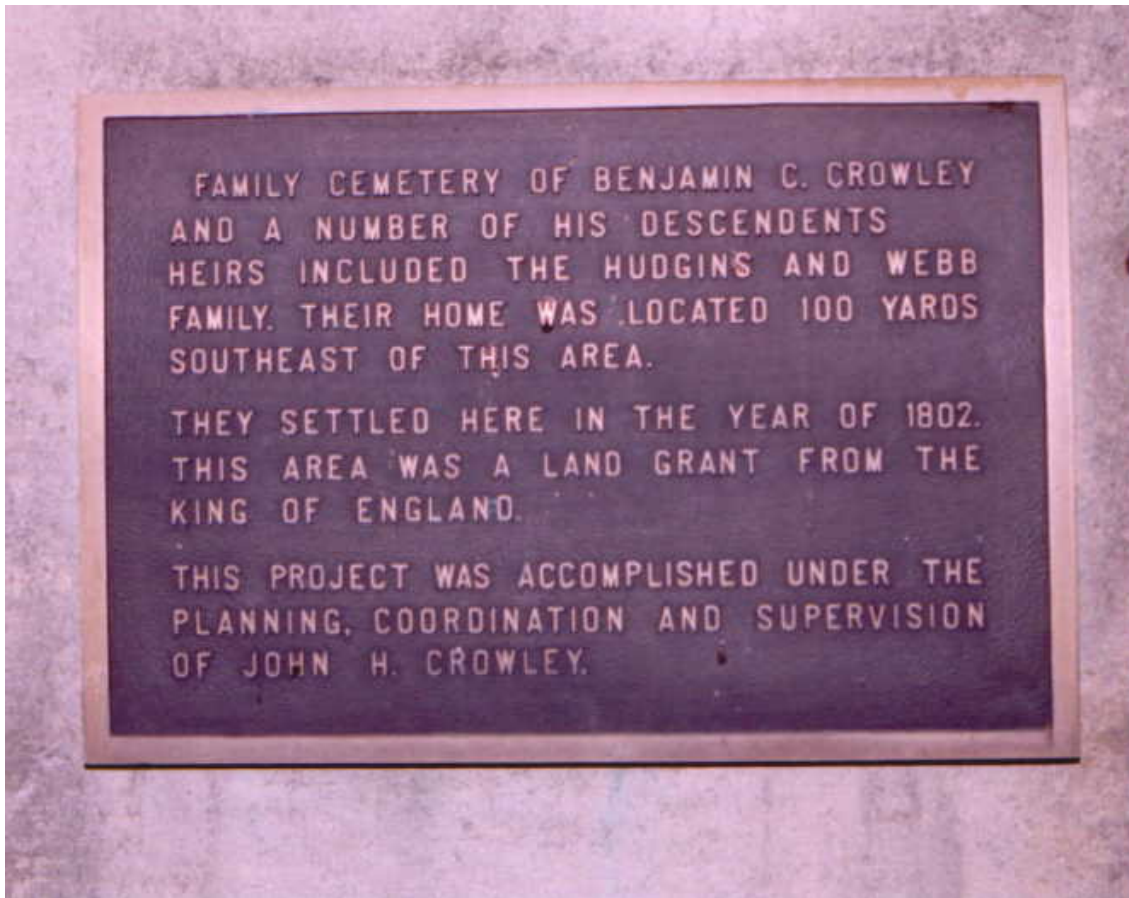


These pictures appear to have been taken after Avondale Mall had closed around 2000. I believe they originally had markers on top of them but those were later vandalized.

The name changed to Avondale Mall at some point. People visiting the mall often joked that the Mausoleum was the "Tomb of the Unknown Shoppers". A 1994 newspaper article quoted someone as saying "When I die, bury me at the mall. That way I know you'll come to see me every day."

Many people I've talked to remember navigating around the mausoleum when going to the mall to shop. One even told me he remembered as a teen learning how to drive in that parking lot and nearly hitting it.

A bronze plaque explained the history of the site. I'm not sure where the part about the land grant being from the king of England came from. It contradicts everything else I've read. The plaque was later pried off the mausoleum and has vanished.



This plaque has since been pried from the mausoleum and stolen. I can't attest to it's truthfulness as the research I've done says nothing about a land grant from the king of England. Photo by Lois Mauk.

The area around the mall changed in the late 70s and 80s as white flight hit and some of the mall's stores began to close. When Macy's closed their clearance store there in 1995, the writing was on the wall. In 2001, it finally closed and sat empty until Walmart purchased the land and demolished the mall. After some community protests, construction for a Supercenter began and it opened in 2008.

According to Forest Crowley, there've been a number of break-ins at the Mausoleum over the last several years and some of the headstones on top of the box tombs were broken and thrown to the parking lot, then thrown away. Other headstones were stolen.

Due to the reconfiguration of the parking lot, the Crowley Mausoleum is now mostly hidden by trees and is behind a Napa Auto Parts store. You can't see it from the parking lot but if you know where to look, you can glimpse it as you're driving past the Napa on Memorial Drive.



This is an aerial view of the Crowley Mausoleum, courtesy of <http://www.roadsideresort.com>.

I knew about the Crowley Mausoleum for a while but hadn't stopped to get a good look at it. To be honest, that stretch of Memorial Drive is rather sketchy and I wasn't keen on poking around on my own. It wasn't until January of this year, when I had my friend and fellow cemetery hopper Jennifer with me, that I got an up close look at it.

Unfortunately, being hidden from sight hasn't done it any favors.



This is what the front of the Crowley Mausoleum looks like today. The door is chained and locked. Trash and debris litter the area.

The mausoleum is about 20 feet high and unless you've got a ladder (or as I joked with Jennifer, a cherry picker), you can't see the top of it or the graves. It looks like someone's spray painted the area to the right of the door.



The walls of the mausoleum are about 20 feet high and unless you have a ladder, you can't see the top. I don't advise trying that.

I did take a look up the stairs to try to get a glimpse of the view.

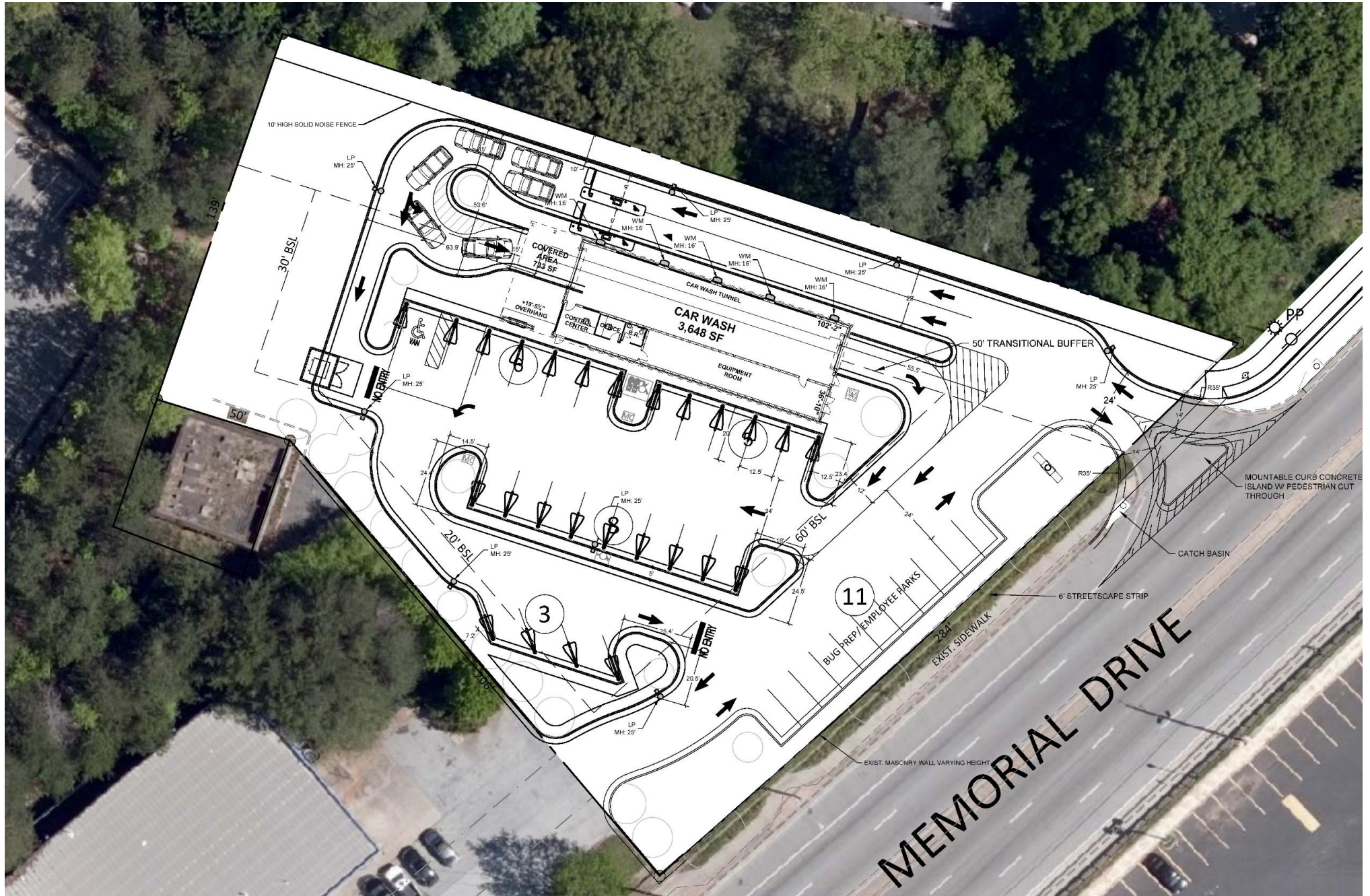


Here's the view from the stairwell. A pile of leaves and other trash sit at the foot of it.

N. 4 CZ-22-1245320

N. 5 SLUP-22-1245321

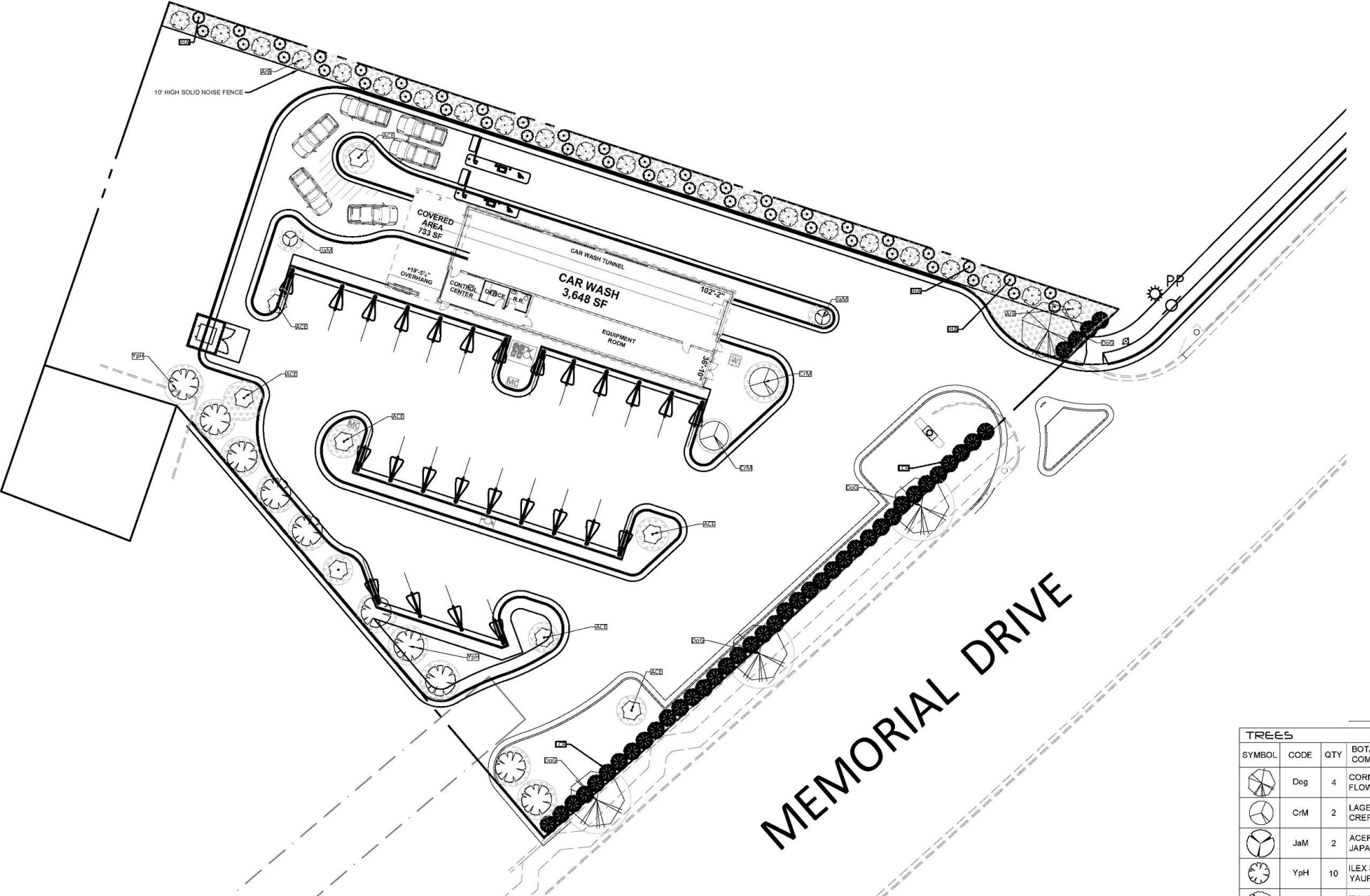
# Site Plan



N. 4 CZ-22-1245320

N. 5 SLUP-22-1245321

Landscape Plan



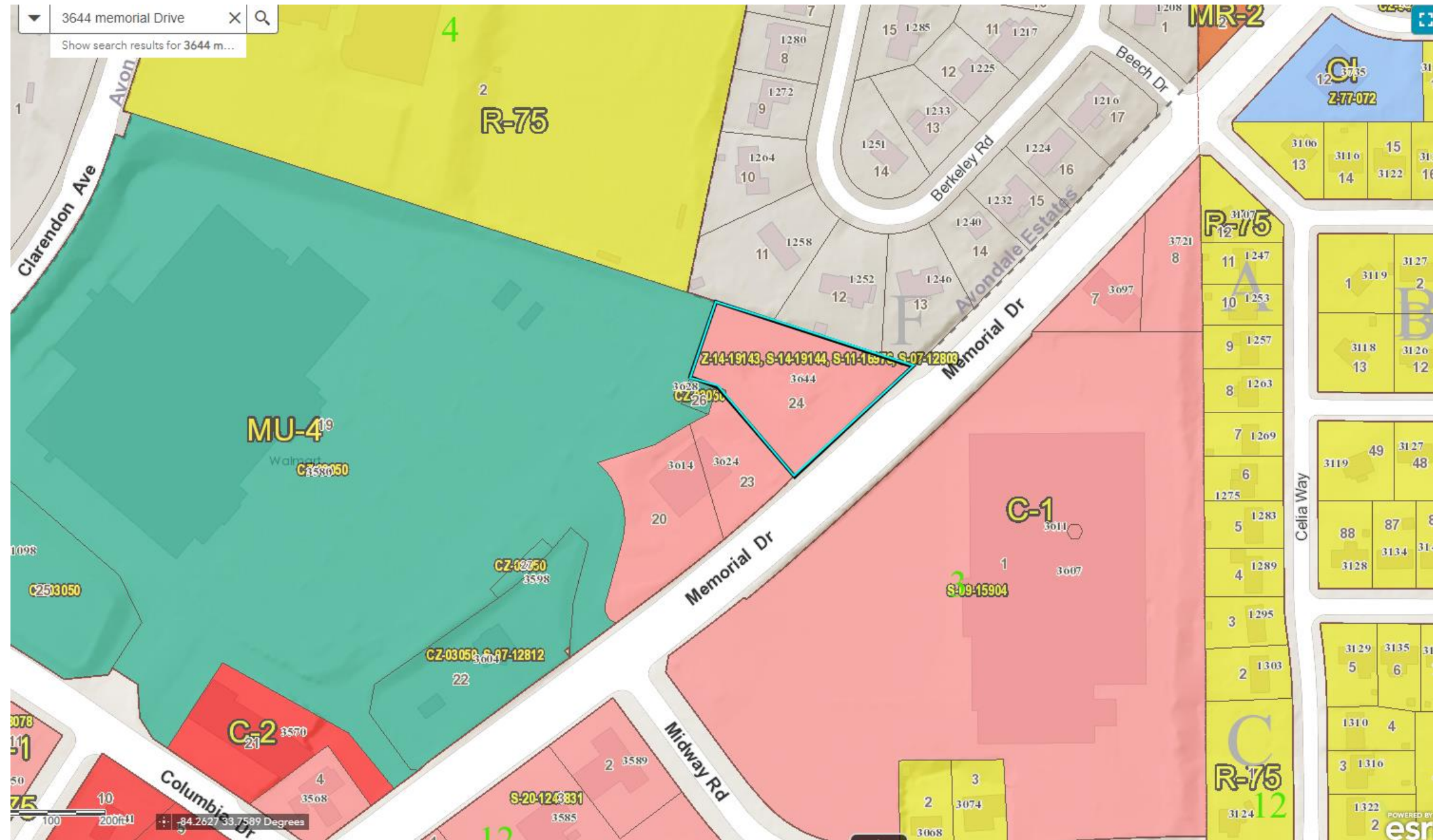
TREES			
SYMBOL	CODE	QTY	BOT/COM
	Dog	4	CORN FLOW.
	CrM	2	LAGE CREF
	JaM	2	ACER JAPAI
	YpH	10	ILEX YAUP



N. 4 CZ-22-1245320

N. 5 SLUP-22-1245321

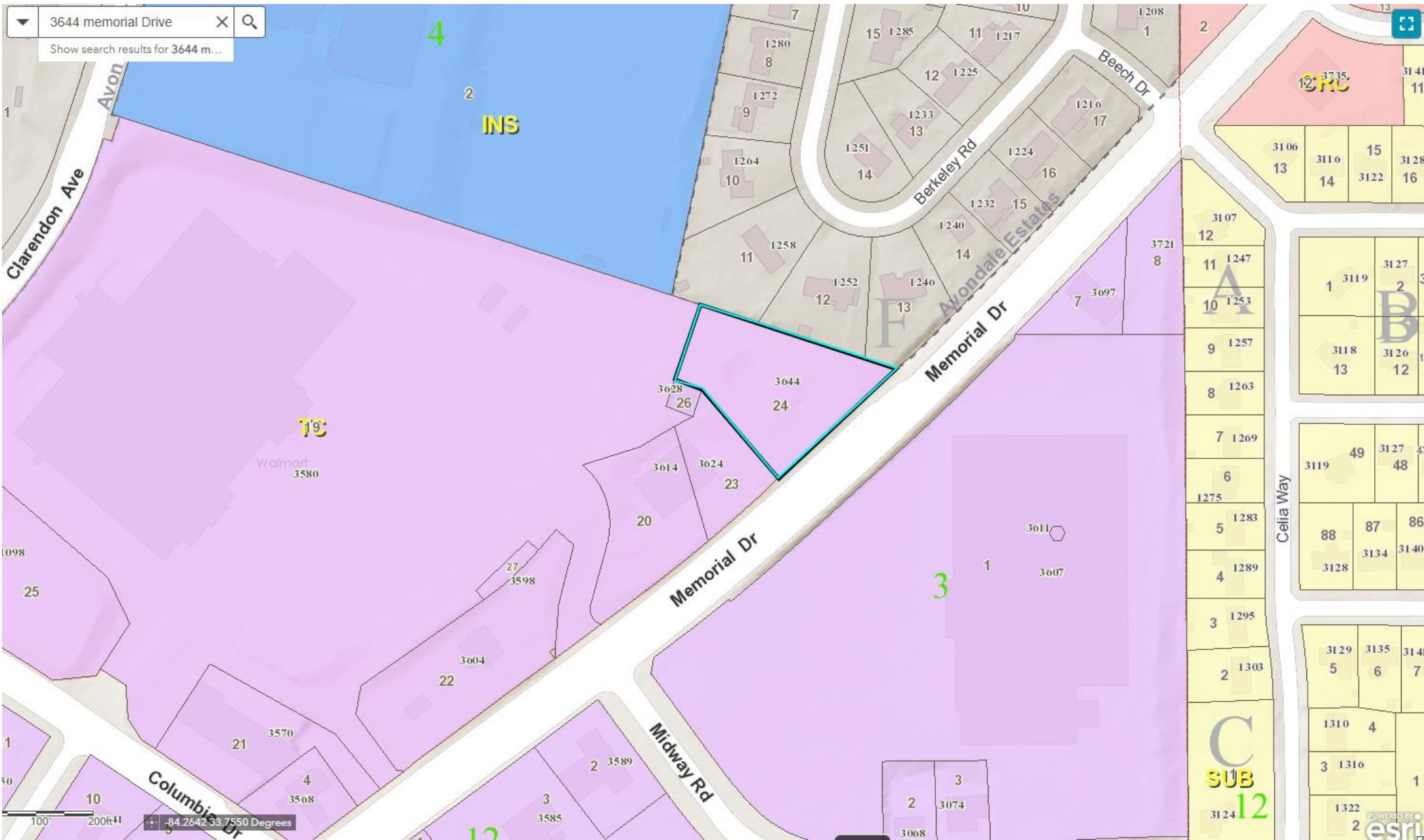
# Zoning Map



N. 4 CZ-22-1245320

N. 5 SLUP-22-1245321

# Land Use Map



N. 4 CZ-22-1245320

N. 5 SLUP-22-1245321

Aerial View



N. 4 CZ-22-1245320

N. 5 SLUP-22-1245321

## Site Photos



(left) Subject property, facing north from Memorial Drive.



(right) Subject property, facing northeast towards Avondale Estates.