



**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)**

Michael Thurmond  
Chief Executive Officer

**Planning Commission Hearing Date: January 4, 2022, 5:30 P.M.**  
**Board of Commissioners Hearing Date: January 27, 2022, 5:30 P.M.**

**MAJOR MODIFICATION – CHANGE OF CONDITIONS**  
**STAFF ANALYSIS**

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

**Location/Address:** 3644 Memorial Drive, Decatur, GA **Commission District:** 3 **Super District:** 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

**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%



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.

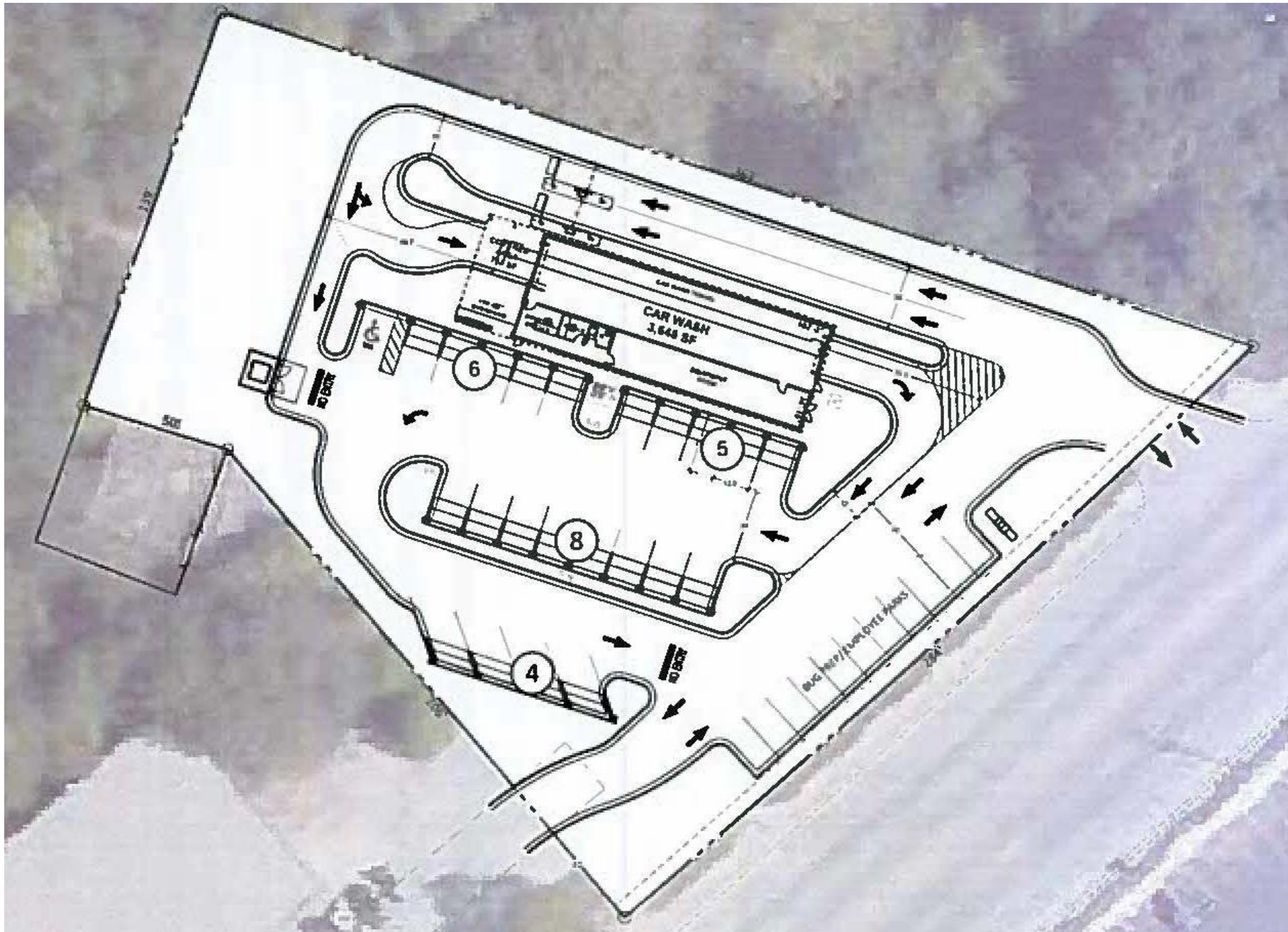
Signature of Applicant: *Harold Buckley Jr.*

Printed Name of Applicant: Harold Buckley, Jr.

N. 4 CZ-22-1245320

N. 5 SLUP-22-1245321

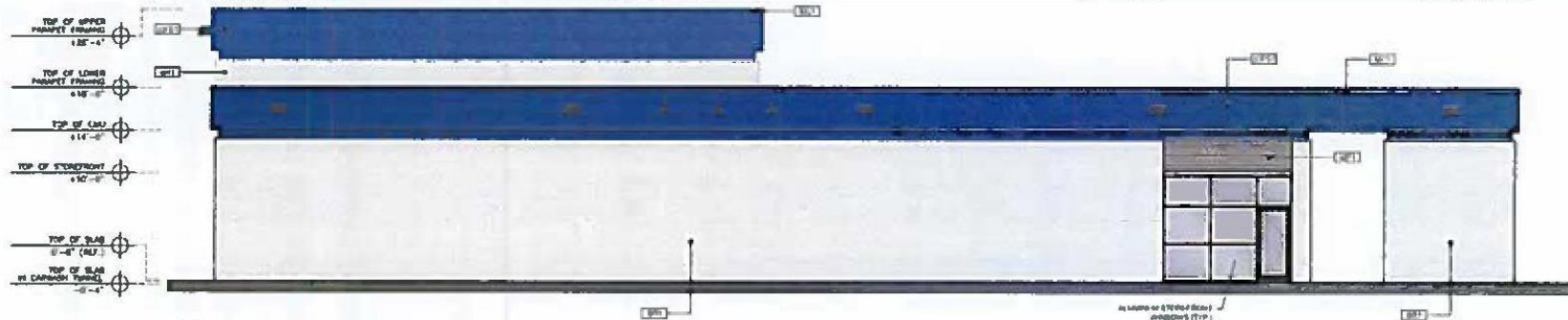
# Site Plan



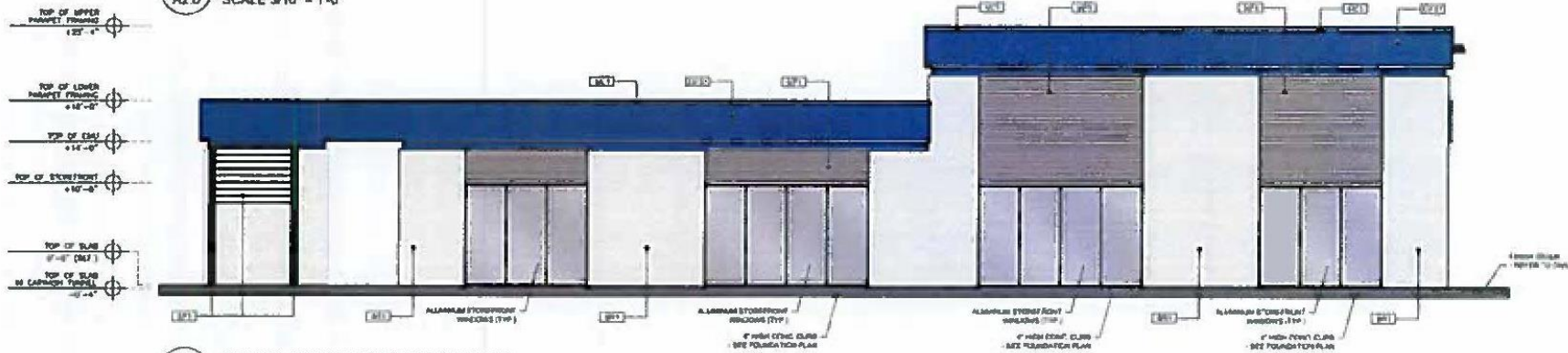
N. 4 CZ-22-1245320

N. 5 SLUP-22-1245321

# Elevations

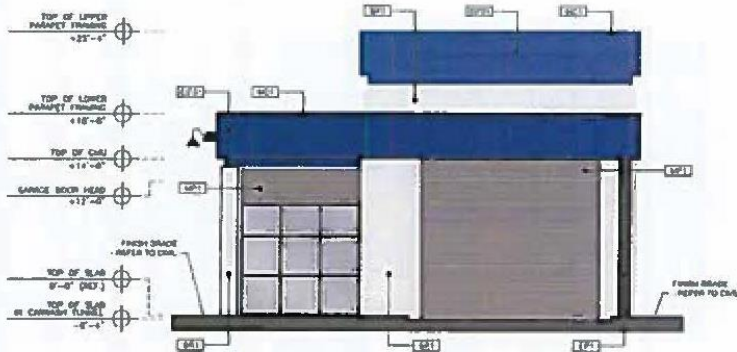


1 NORTH (LEFT SIDE) ELEVATION  
A2.0 SCALE 3/16" = 1'-0"

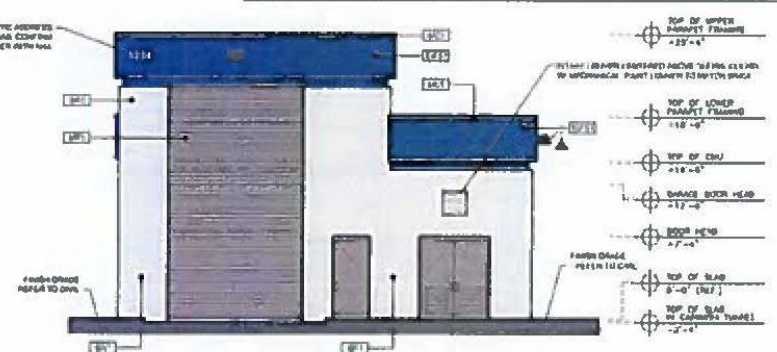


2 SOUTH (RIGHT SIDE) ELEVATION  
A2.0 SCALE 3/16" = 1'-0"

DATE FROM FINISH MATERIAL LEGEND		
MARK	MATERIAL	APPLICABLE ATTITUDE
DFW1	EXTERIOR INSULATION FINISH SYSTEM	3/8" EPS AND FIBER GLASS WET FIBER MATS 1/2" GYPSUM BOARD 1/2" GYPSUM BOARD 1/2" GYPSUM BOARD
SP1	SPRINKLER	1/2" NIPSLAB WITH 1/2" GYPSUM BOARD 1/2" GYPSUM BOARD 1/2" GYPSUM BOARD
SP2	SPRINKLER	1/2" NIPSLAB WITH 1/2" GYPSUM BOARD 1/2" GYPSUM BOARD 1/2" GYPSUM BOARD
SP3	METAL SCOPES	24 GA 1/8" METAL SCOPES CAP IN FINISHING BY AN OTHER MATCH THE LEFT SPECIAL CASE
SP4	SCOPES	1/2" PANEL BY WALL WITH 1/2" GYPSUM BOARD 1/2" GYPSUM BOARD 1/2" GYPSUM BOARD
SP5	EXTERIOR STRUCTURAL STEEL	PAINTED BLACK
SP6	ALUMINUM STRUCTURAL STEEL	ANODIZED OR POLISHED TO MATCH SURROUNDING FINISH



3 WEST (FRONT) ELEVATION  
A2.0 SCALE 3/16" = 1'-0"

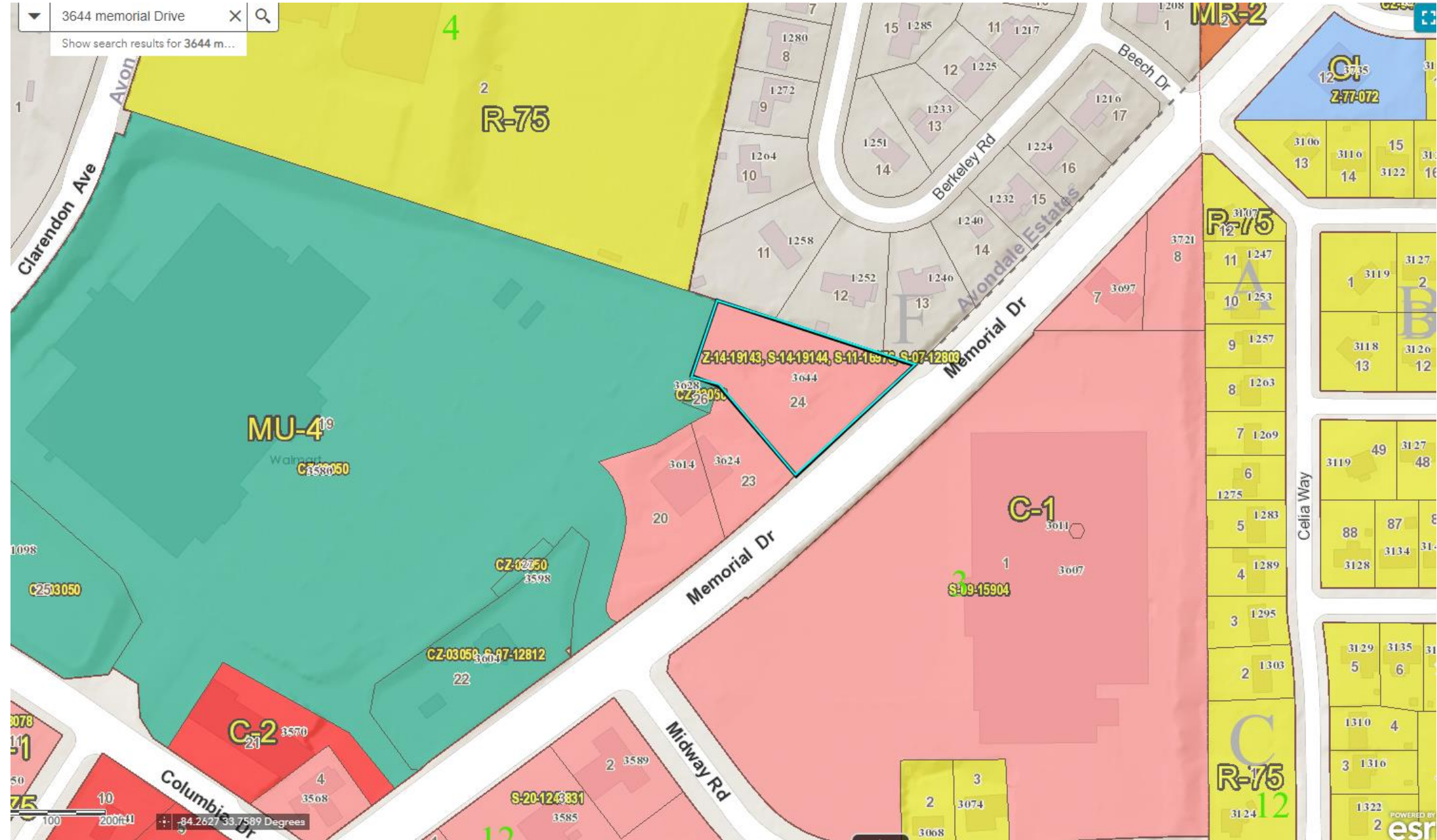


4 EAST (REAR) ELEVATION  
A2.0 SCALE 3/16" = 1'-0"

N. 4 CZ-22-1245320

N. 5 SLUP-22-1245321

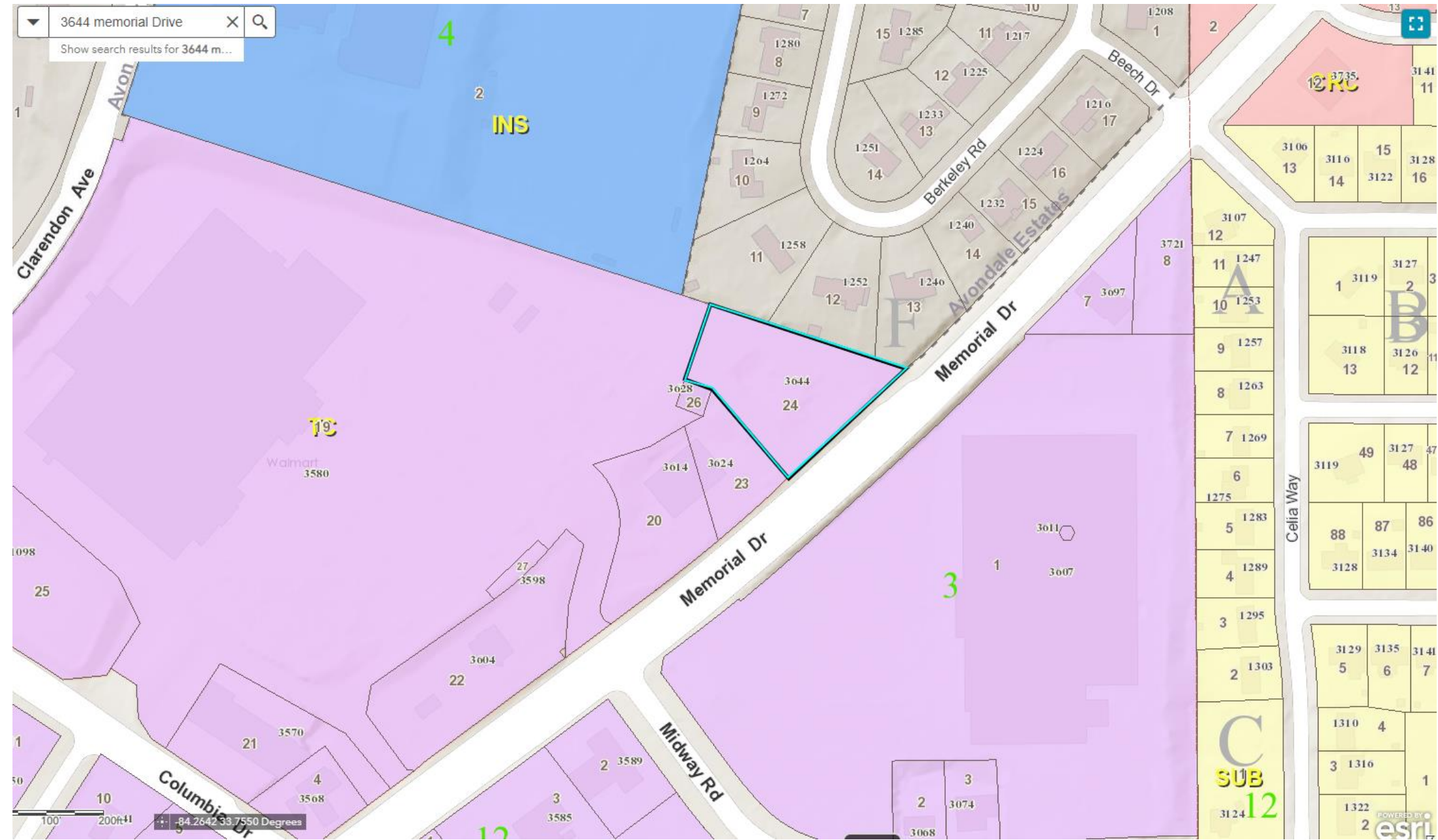
# Zoning Map



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.