



DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing deadline.

Applicant Name: Karimshah, Inc c/o Battle Law P.C.

Applicant Email Address: mlb@battlelawpc.com

Applicant Mailing Address: 3562 Habersham at Northlake Building J, Suite 100 Tucker, Georgia 30084

Applicant Phone Number: 404-601-7616

Owner Name: Karimshah, Inc (Sadrudin Ashiq Ali)
(If more than one owner, attach list of owners.)

Owner Email Address: alienterprise87@gmail.com

Owner Mailing Address: 1845 Lawrenceville Highway Decatur, GA 30033

Owner Phone Number: (678) 777-0080

Subject Property Address: 1849 Lawrenceville Highway Decatur, GA

Parcel ID Number(s): 18 063 03 027

Acreage: 1.26 Commission District(s): 4&6 Super District: 8

Existing Zoning District(s): C-1 Proposed Zoning District(s): C-1

Existing Land Use Designation(s): _____ Proposed Land Use Designation(s): _____ (if applicable)

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

Owner: _____ Agent: X

Signature of Applicant:

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Lorraine Cochran-Johnson

Interim Director
Cedric G. Hudson, MCRP

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: _____ Phone: _____ Email: _____

Property Address: _____

Tax Parcel ID: _____ Comm. District(s): _____ Acreage: _____

Existing Use: _____ Proposed Use: _____

Supplemental Regs: _____ Overlay District: _____ DRI: _____

Rezoning: Yes ____ No ____

Existing Zoning: _____ Proposed Zoning: _____ Square Footage/Number of Units: _____

Rezoning Request: _____

Land Use Plan Amendment: Yes ____ No ____

Existing Land Use: _____ Proposed Land Use: _____ Consistent ____ Inconsistent ____

Special Land Use Permit: Yes ____ No ____ Article Number(s) 27- _____

Special Land Use Request(s): _____

Major Modification:

Existing Case Number(s): _____

Condition(s) to be modified: _____

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: _____

Community Council Meeting: _____ Public Notice, Signs: _____ Tree Survey, Conservation: _____

Submittal Format: **ONE (1) COMBINED, PDF DOCUMENT UPLOAD PLEASE**

Review of Site Plan

Density: _____ Density Bonuses: _____ Mix of Uses: _____ Open Space: _____

Enhanced Open Space: _____ 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: _____ Roof: _____ Fenestration: _____

Façade Design: _____ Garages: _____ Pedestrian Plan: _____ Perimeter Landscape Strip: _____

Possible Variances: _____

Comments: _____

Planner: _____ Date: _____

FILING FEES

REZONING:	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
	RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
	OL, OD, OIT, NS, C1, C2, M, M2	\$750.00
LAND USE MAP AMENDMENT		\$500.00
SPECIAL LAND USE PERMIT		\$400.00



Scan Me to register

Zoning Meeting

A new project is proposed near you...

Please join Battle Law for a community meeting to discuss this project and what it means for the community. To register please use the QR code above.

If you would like the information emailed to you, please send an email to projects@battlelawpc.com.



Project Title: Karimshah, Inc. -
1849 Lawrenceville Highway



Karimshah Community Meeting Sign-In Sheet

alexs218@yahoo.com

cristlar07@gmail.com

Lmaloney712@gmail.com

Michael.leyrer1127@gmail.com

T_same@bellsouth.net

LawrenceSharp59@gmail.com

Ms.A.Owens@gmail.com

ronbaker@processimproveguru.com

sterlin.henley@gmail.com

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 filling of this application?

Yes: _____ No: _____ *

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

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

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

Notary



Signature of Applicant /Date

Check one: Owner  Agent 

Expiration Date/ Seal

***Notary seal not needed if answer is "No".**

DEKALB COUNTY, GA

Campaign Contribution Disclosure Statements

CAMPAIGN CONTRIBUTIONS DISCLOSURE STATEMENT

Pursuant to the provisions of 36 O.C.G.A. 67(A), please find below a list of those contributions made by Michele L. Battle and Battle Law, P.C. in the past two years, aggregating \$250.00 or more, to local government officials who will consider this application.

NAME OF GOV'T OFFICIAL	OFFICIAL POSITION	AMOUNT OF CONTRIBUTION
Mereda Davis Johnson	Commissioner	\$1000
Nicole Massiah	Commissioner	\$2000
LaDena Bolton	Commissioner	\$500
Chakira Johnson	Commissioner	\$500
Ted Terry	Commissioner	\$500
Robert Partrick	Commissioner	\$500

By: 

Printed Name: _____



Battle Law

STATEMENT OF INTENT

and

Other Material Required by
DeKalb Zoning Ordinance
For
A Special Land Use Permit to Allow
A Luxury Express Car Wash

of

**Karimshah, Inc.
c/o Battle Law, P.C.**

for

+/-1.26 Acres of Land
Being 1849 Lawrenceville Highway
DeKalb, Georgia and
Parcel Nos. 18 063 03 027

Submitted for Applicant by:

Michèle L. Battle, Esq.
Joshua S. Mahoney, Esq.
Battle Law, P.C.
Habersham at Northlake, Building J, Suite 100
Tucker, Georgia 300384
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com
jsm@battlelawpc.com



Battle Law

I. LETTER OF INTENT

Karimshah, Inc. (the “Applicant”) is seeking to develop on +/- 1.26 acres of land being Tax Parcel No. 18 063 03 027 having frontage on 1849 Lawrenceville Highway (the “Subject Property”) with A Luxury, express car wash. The Applicant is seeking a special land use permit of the Subject Property.

This document serves as a statement of intent, analysis of the criteria under the DeKalb County Code of Ordinances and contains notice of constitutional allegations as a reservation of the Applicant’s rights.

II. DEKALB COUNTY SPECIAL LAND USE PERMIT CRITERIA

A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, transitional buffer zones, and all other applicable requirements of the zoning district in which the use is proposed to be located.

The Subject Property is +/-1.26 acres. The site plan attached to this application demonstrates how the proposed use will fit on the site. The site plan shows that there is adequate space on the Subject Property for the proposed use including provision of all required yards, open space, off-street parking, transitional buffer zones, and all other applicable requirements of the C-1 zoning district.

B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district, and whether the proposed use will create adverse impacts upon any adjoining land use by reason of traffic volume/congestion, noise, smoke, odor, dust, or vibration generated by the proposed use.

The property immediately adjacent to the Subject Property are zoned M (industrial) and appear to be a parking lot and wholesaler. Across Lawrenceville Highway, the property is also zoned C-1 and used as a retail outlet. The property across Jordan Lane is zoned OI and MR-2. The nearest OI property is a “Merry Maids” service. The MR-2 property residential.

The proposed car wash is compatible with the adjacent properties and land uses and will not create adverse impacts upon any of the adjoining land uses by reason of traffic volume/congestion, noise, smoke, odor, dust, or vibration generated by the proposed use.

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

There are adequate public services, public facilities, and utilities to serve the proposed use.



Battle Law

D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area.

The Subject Property fronts on Lawrenceville Highway, which DeKalb County's GIS map classifies as a Major Arterial road. While there is access to the Subject Property via Jordan Lane, this zoning proposal seeks to close that access, so the only access to the Subject Property will be via Lawrenceville Highway if this application is approved. Nevertheless, Lawrenceville Highway alone provides enough traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area. In fact, the included trip-generation report shows that the proposed car wash generates less traffic than other popular uses permitted in the C-1 district.

E. Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency.

There will be adequate ingress and egress to the Subject Property and to all proposed buildings, structures, and uses thereon. The traffic flow will follow the pattern imposed by the drives proposed in the site plan. The pattern promotes a safe traffic flow.

F. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner and hours of operation of the proposed use.

The proposed use will not create adverse impacts upon any adjoining land use by reason of the manner and hours of operation of the proposed use.

G. Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.

The Applicant submits this special land use permit application with a major modification of condition application. Combined, the applications result in a use that is consistent with the requirements of the C-1 zoning district.

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

The Subject Property is within the Town Center future land use designation, which explicitly permits the C-1 zoning district. The C-1 zoning district explicitly permits "automobile wash/wax" as a permitted use. However, DeKalb County has updated its zoning ordinance to include express car washes in the definition of "drive-thru facilities," which require a special land use permit in the C-1 district. DeKalb County's Code of Ordinances does not, however, disallow car washes in the Town Center designation. So, the proposed use is consistent with the comprehensive plan.



Battle Law

The Subject Property is within the Medline LCI Plan, which is referenced in the Comprehensive Plan. Specifically, the Subject Property falls into Area E – 1. Jordan Lane (along Lawrenceville Highway) of the Medline plan. In reference to Area E, the Medline plan states that “the primary use for this area should be commercial, office, retail, or mixed use.” The proposed car wash qualifies as a commercial use under the DeKalb County Code of Ordinances.

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

There is adequate provision of refuse and service areas.

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

The length of time for which the special land use permit is granted should not be limited in duration.

K. Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings; and whether the proposed use will create any shadow impact on any adjoining lot or building as a result of the proposed building height.

The size, scale, and massing of the proposed building are appropriate in relation to the size of the Subject Property and in relation to the size, scale, and massing of adjacent and nearby lots and buildings. As a result, the proposed building will not create any shadow impact on any adjoining lot or building.

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

The Subject Property is not in a historic district. The Applicant is not aware of any historic buildings, sites, or archaeological resources on the site.

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

The proposed use satisfies the requirements in section 4.2.13 and in section 4.2.23.

N. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, as expressed and evidenced during the review process.

The proposed use is consistent with the needs of the neighborhood or the community. There are no express car washes located anywhere in the area called out in the Medline LCI Plan.

III. CONCLUSION



Battle Law

For the foregoing reasons, the Applicant hereby requests that the Board of Commissioners vote to approve this application for a special land use permit to allow a luxury express car wash. The Applicant welcomes any questions and feedback from the planning staff.

IV. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The portions of the DeKalb Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the DeKalb Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the DeKalb Board of Commissioners to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any Special Land Use Permit of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.



Battle Law

A refusal to allow the land use amendment and/or special land use permit in questions would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the land use amendment and/or special land use permit in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of DeKalb County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

Michele L. Battle, Esq.
Attorney for the Applicant

1849 Lawrenceville Hwy, Decatur, GA

TRIP GENERATION ANALYSIS

Submitted March 9th, 2023

Narrative/Introduction

The Applicant is proposing the construction of a ModWash automatic carwash tunnel. The carwash will consist of 3,900 square feet of space and will be able to accommodate multiple vehicles at the same time. The carwash site will be located at the south corner of Lawrenceville Highway and Jordan Lane consists of 1.28 acres of land. The street address of the parcel is 1849 Lawrenceville Hwy, Decatur, GA and is part of Dekalb County.

For this analysis, The potential trip generation associated with the proposed development compared with other commercial uses and also the proposed approved 25,000 sf retail/office as approved in 2006. The Independent variable of 1,000 square feet of gross floor area was selected instead of the number of carwash tunnels. This is due to the fact that the per square foot approach was deemed to be a more accurate reflection of the intensity of the use as opposed to the more nebulous per carwash tunnel independent variable. It should be noted that as of the writing of the ITE 11th Edition, there are very few data points available for the Automatic Carwash land use.

Trip Generation

The tables that follow (Tables 1, 2 and 3) indicate the estimated project traffic using ITE Trip Generation 11th Edition.

Table 1 - Saturday, Peak Hour of Generator

ITE Land-Use Category	ITE Land Use (Code)	Independent Variable	Average Rate	Size	Total Trips	In	Out	Pass-By Capture Rate	Pass-By Trips			Net-New Trips		
									2-Way	In	Out	2-Way	In	Out
									Proposed Land Use					
Automated Car Wash	948	1000 Sq. Ft.	41.0	3.9	160	74	86	0%	0	0	0	160	74	86
Convenience Store	851	1000 Sq. Ft.	79.23	3.9	309	154	155	0%	0	0	0	309	154	155
Fast Food w/o Drive Thru	933	1000 Sq. Ft.	54.6	3.9	213	104	109	0%	0	0	0	213	104	109
Auto Sales (Used)*	841	1000 Sq. Ft.	26.4	3.9	19	10	9	0%	0	0	0	19	10	9
Retail Plaza (25k sf)	822	1000 Sq. Ft.	6.83	25	164	84	80	0%	0	0	0	164	84	80

*Weekday peak hour was used as Saturday is not an option

Table 2 - Weekday, Peak Hour of Adjacent Street Traffic, one hour 4pm to 6pm Trip Generation Estimates

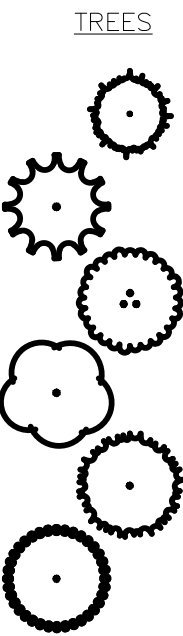
Table 3 - PM Peak Hour of Generator Trip Generation Estimates


ITE Land-Use Category	ITE Land Use (Code)	Independent Variable	Average Rate	Size	Total Trips	In	Out	Pass-By Capture Rate	Pass-By Trips			Net-New Trips		
									2-Way	In	Out	2-Way	In	Out
Proposed Land Use														
Automated Car Wash	948	1000 Sq. Ft.	11.66	3.9	45	23	22	0%	0	0	0	45	23	22
Convenience Store	851	1000 Sq. Ft.	53.6	3.9	209	106	103	0%	0	0	0	209	106	103
Fast Food w/o Drive Thru	933	1000 Sq. Ft.	52.8	3.9	206	103	103	0%	0	0	0	206	103	103
Auto Sales (Used)	841	1000 Sq. Ft.	3.8	3.9	15	7	8	0%	0	0	0	15	7	8
Retail Plaza (25k sf)	822	1000 Sq. Ft.	13.24	25	331	179	152	0%	0	0	0	331	179	152

As the Saturday, Peak-Hour of the Generator in the highest trip generation per 1,000 square feet of area, that trip generation was used for the analysis.

Site Location





	TREES		
	CODE	QTY	BOTANICAL / COMMON NAME SPACING
	IP2	4	Ilex vomitoria 'Pendula' / Weeping Yaupon Holly 7--8' ht. x 4'-5', 1-1/2" CAL., 30 gal
	IS	3	Ilex x attenuata 'Savannah' / Savannah Holly 10'-12'; ht. x 4'-6' spd. 3' c.t. 2" cal min.
	LN1	4	LAGERSTROEMIA INDICA 'NATCHEZ' / NATCHEZ CRAPE MYRTLE 6' Ht. 3 - 5 STEMS, 1" CAL. MIN., 3 LARGEST CANES, 30 GAL.
	MB	6	Magnolia grandiflora 'Brackens Brown Beauty' / Bracken's Beauty Southern Magnolia 12'-14' ht,x 6'-8' spd. 3" cal.
	PE3	7	PINUS ELLIOTTI / SLASH PINE 12' - 14' HEIGHT, 5" SPREAD MIN., 3" CAL., B & B
	QS	7	Quercus shumardii / Shumard Oak 14'-16'; ht. x 5'-7' spd. 4" cal min.
	CODE	QTY	BOTANICAL / COMMON NAME SPACING
	ID2	76	Ilex cornuta 'Dwarf Burford' / Dwarf Burford Holly 36" o.c. 18"-24" ht. x 12"-18" spd., 3 gal.
	IN	39	Ilex vomitoria 'Nana' / Dwarf Yaupon Holly 36" o.c. 12"-16" ht. x 14"-16" spd., 3 gal.
	IN2	8	Ilex x 'Nellie R Stevens' / Nellie Stevens Holly 60" o.c. 4'-6" ht, x 3'-4" spd. full specimen
	CODE	QTY	BOTANICAL / COMMON NAME SPACING
	LM	117	Lantana camara 'Gold Mound' / Gold Mound Lantana 24" o.c. Full 1 gallon pots
	MC	1,205	Muhlenbergia capillaris / Pink Muhly Grass 24" o.c. 12" - 14" ht. x 10"-14" spd., 1 gallon
	PV2	590	Panicum virgatum / Switch Grass 36" o.c. Full 1 gallon pots
	SS	355	Schizachyrium scoparium 'Standing Ovation' / Standing Ovation Little Bluestem 24" o.c. Full 1 gallon pots
Wildflower Seed Georgia Wildflower mix available at Eaden Brothers, 2099 Brevard Road, Arden, N.C. Seed @ 1 lb./12000 s.f.			

- All trees planted to meet tree canopy replacement requirements shall meet ANSI Z60.1 Standards for Nursery Stock and all planting shall be done in accordance with current ANSI A300 Standards for Tree Care Operations, ANSI Z133 Safety Standards and industry best management practices, as well as the administrative standards that accompany this Section.
- Mulch all beds with tan/brown River rock 3/4" x 1-1/2". Install river rock 3 " thick with geotextile cloth beneath.

Modwash - Decatur
Parking lot tree canopy


				SF	SF
				Coverage	Coverage
Code	Qty.	Botanical/Common	Remarks	Ea.	Total
IP2	4	Ilex vomitoria 'Pendula' / Weeping Yaupon Holly	7-8' ht. x 4'-5'; 1-1/2" CAL., 30 gal	150	600
		LAGERSTROEMIA INDICA 'NATCHEZ' /			
LN1	2	NATCHEZ CRAPE MYRTLE	6' Ht. 3 - 5 STEMS, 1" CAL. MIN., 3 LARGEST	150	300
QS	7	Quercus shumardii / Shumard Oak	14'-16'; ht. x 5'-7' spd. 4" cal min.	1600	11200
				TOTAL	12100

VUA GREEN	
VUA	25,586 SF
%GREEN	
REQUIRED	x 10%
-REQUIRED SF	2,558 SF
-PROVIDED SF	5,073 SF

TREE COVER	
VUA	25,586 SF
<u>%REQUIRED</u>	<u>x 45%</u>
-COVERAGE	
REQUIRED	11,514 SF
-COVERAGE	
PROVIDED	12,100 SF

TREES REQUIRED

PERIMETER TREES	Required	Provided
North West 190 lf/40=	5 trees	5 trees
North East 231 lf/40=	6 trees	6 trees
INTERIOR TREES		
PARKING SPACES 24/8 = 3 trees		9 trees

The logo for Wool Wash features the word "Wool" in a stylized, rounded font with a pink-to-purple gradient. The letter "o" is replaced by a pink wool ball. To the right of "Wool", the word "Wash" is written in a bold, blue, sans-serif font. The entire logo is set against a white background within a black-bordered box.

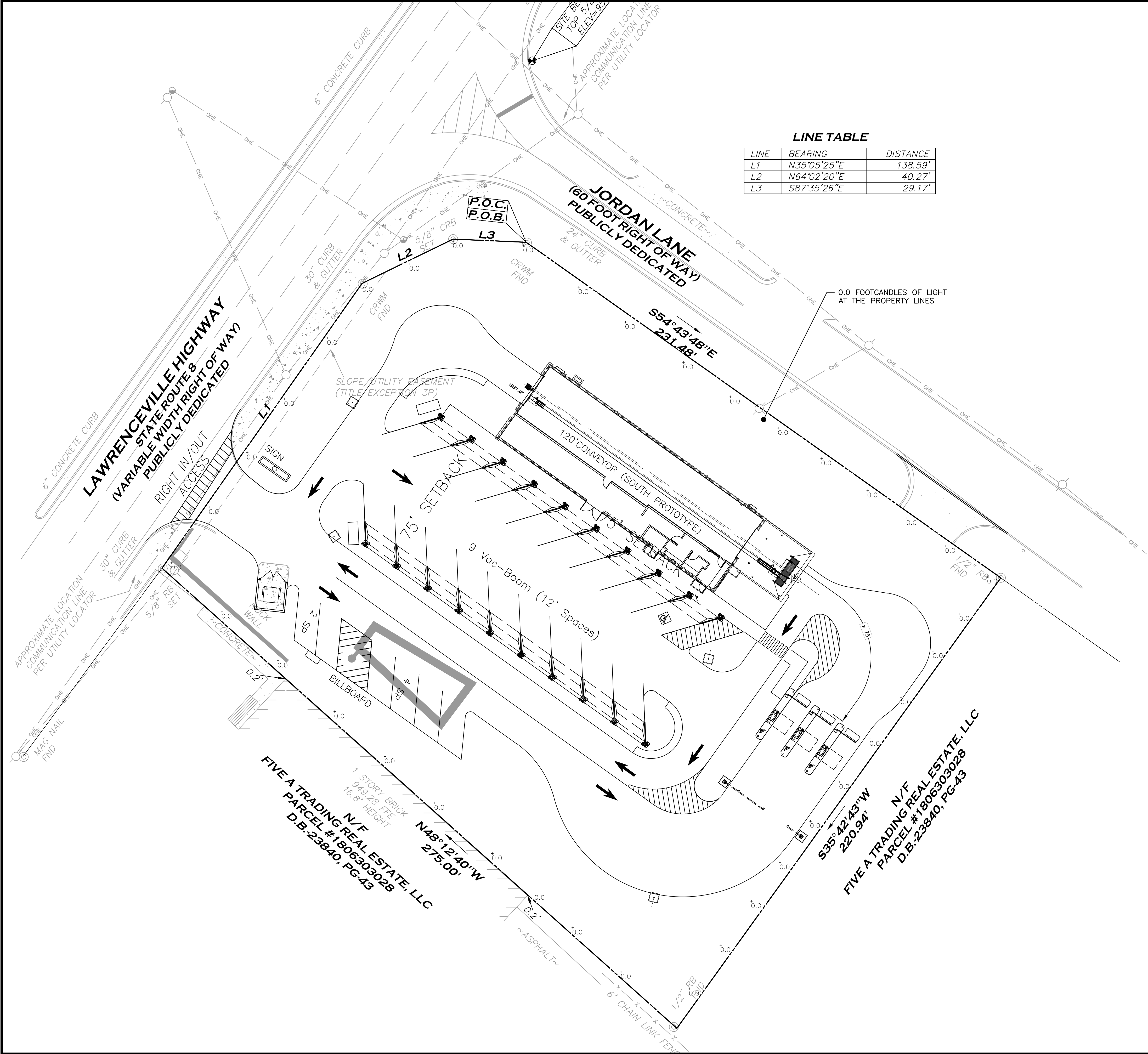
NO.		DATE:	DESCRIPTION
1			
2			
3			
4			



DRAWING TITLE:	LANDSCAPE PLAN
PROJECT NAME:	MODWASH 1849 LAWRENCEVILLE HWY, DECATUR, GEORGIA
CLIENT:	HUTTON 736 CHERRY STREET, CHATTANOOGA, TENNESSEE 37402

PROJECT NO.:	PROJ. MGR.:
	LW
DATE:	DRWN. BY:
06.29.22	JDV
SCALE:	CHKD. BY:
AS NOTED	LW
DRAWING SERIES:	
LANDSCAPE	
SHEET NO.	
L-1.0	

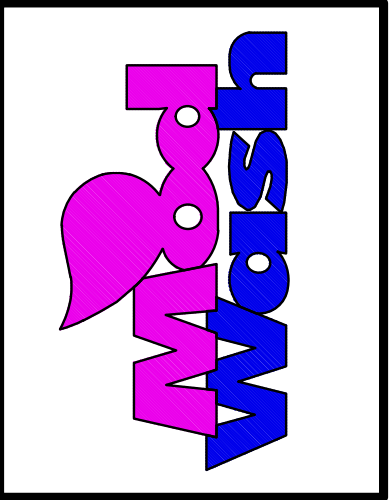
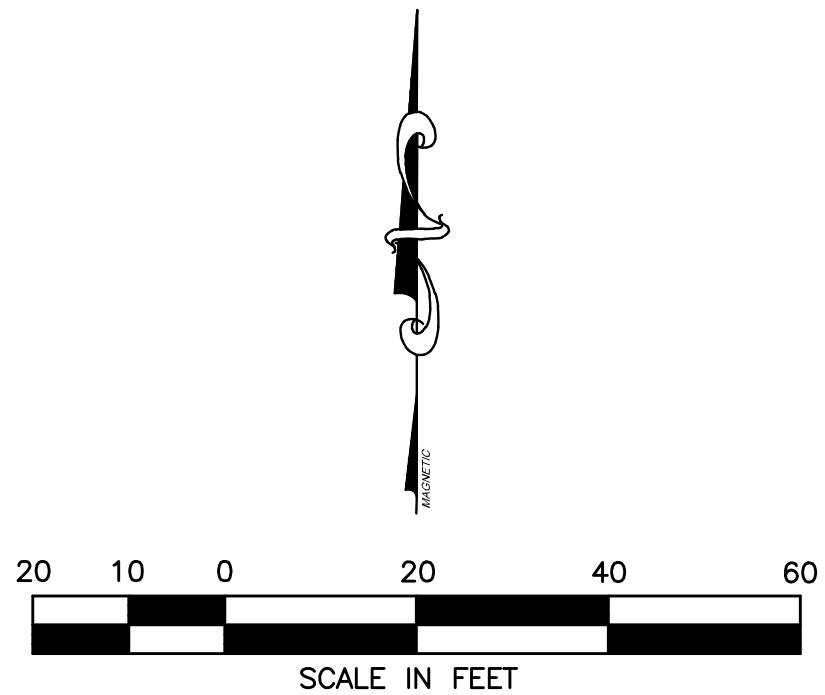
DATE _____



LINE	BEARING	DISTANCE
L1	N35°05'25"E	138.59'
L2	N64°02'20"E	40.27'
L3	S87°35'26"E	29.17'

- LIGHTING NOTES:**
1. LIGHTING IN ALL ZONING DISTRICTS SHALL BE ESTABLISHED IN SUCH A WAY THAT NO DIRECT LIGHT IS CAST UPON OR ADVERSELY AFFECTS ADJACENT PROPERTIES AND ROADWAYS.
 2. LIGHT FIXTURES SHALL INCLUDE GLARE SHIELDS TO LIMIT DIRECT RAYS ONTO ADJACENT RESIDENTIAL PROPERTIES.
 3. ALL LIGHTING FIXTURES (LUMINARIES) SHALL BE CUTOFF LUMINARIES WHOSE SOURCE IS COMPLETELY CONCEALED WITH AN OPAQUE HOUSING. FIXTURES SHALL BE RECESSED IN THE OPAQUE HOUSING. DROP DISH REFRACTORS ARE PROHIBITED.
 4. LIGHT SOURCE SHALL BE LIGHT EMITTING DIODES (LED), METAL HALIDE, OR COLOR CORRECTED HIGH-PRESSURE SODIUM NOT EXCEEDING AN AVERAGE OF FOUR AND ONE-HALF (4.5) FOOT CANDLES OF LIGHT OUTPUT THROUGHOUT THE PARKING AREA. A SINGLE LIGHT SOURCE TYPE SHALL BE USED FOR ANY ONE (1) SITE. FIXTURES MUST BE MOUNTED IN SUCH A MANNER THAT THE CONE OF THE LIGHT IS NOT DIRECTED AT ANY PROPERTY LINE OF SITE.
 5. THE MINIMUM MOUNTING HEIGHT FOR A POLE IS TWELVE (12) FEET. THE MAXIMUM MOUNTING HEIGHT FOR A POLE IS TWENTY-FIVE (25) FEET EXCLUDING A THREE-FOOT BASE.

Location or Type of Lighting	Minimum Level	Average Level	Maximum Level
Non-residential parking lots	0.6	2.40	19.0
Multifamily residential parking lots	0.2	1.50	10.0
Walkways, access drives and loading/unloading areas	0.2	2.00	19.0
Landscaped areas	0.0	0.50	5.0

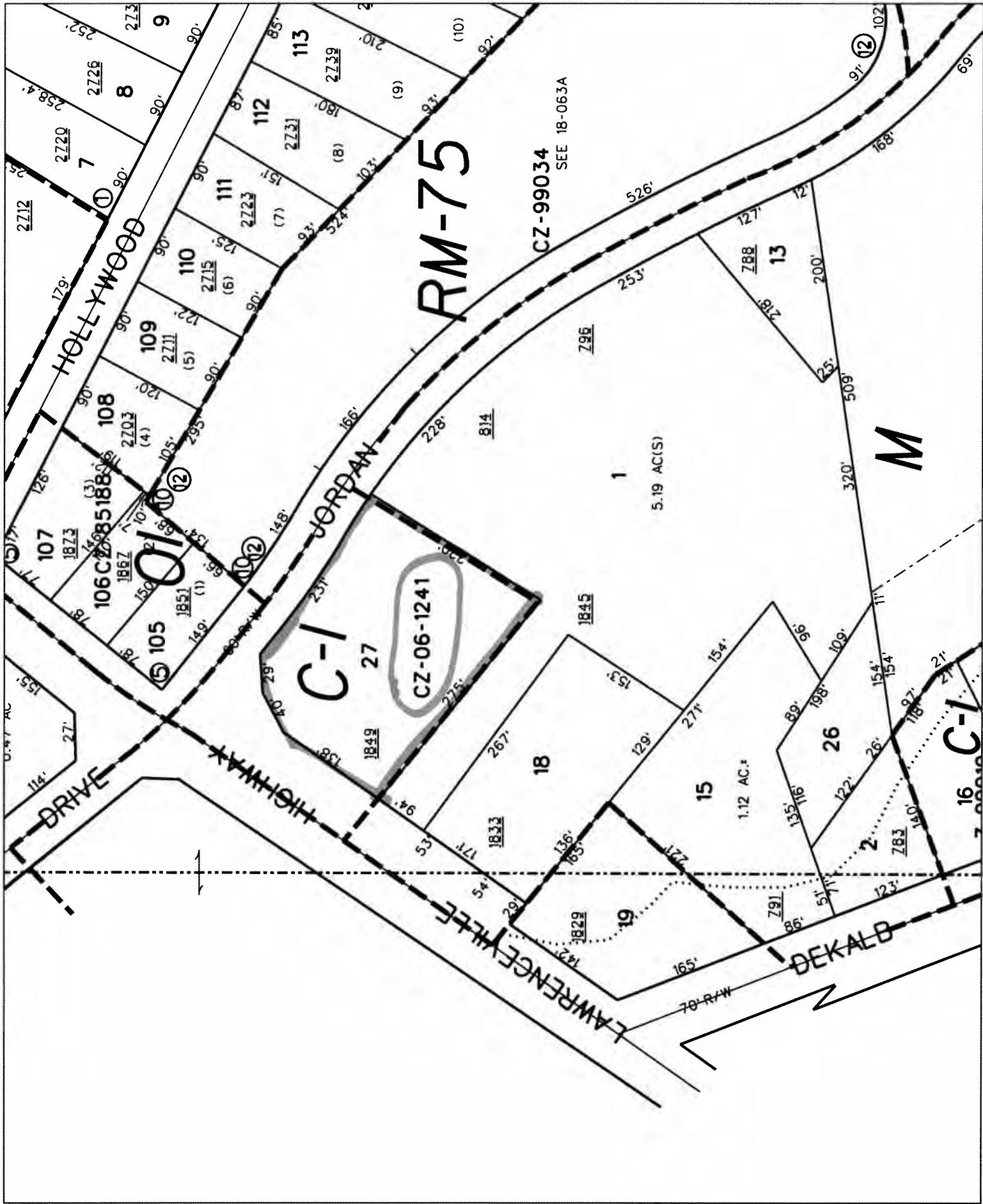


NO.	DATE:	DESCRIPTION	REVISIONS
4			
3			
2			
1			



DRAWING TITLE:	LIGHTING PLAN
	PROJECT NAME: MODWASH 1849 LAWRENCEVILLE HWY, DECATUR, GEORGIA
	CLIENT: HUTTON 736 CHERRY STREET, CHATTANOOGA, TENNESSEE 37402

PROJECT NO.:	PROJ. MGR.:
DATE:	DRWN. BY:
SCALE:	CHKD. BY:
DRAWING SERIES:	LIGHTING
SHEET NO.	C-5.0



DEKALB COUNTY

ITEM NO.

BOARD OF COMMISSIONERS

ZONING AGENDA / MINUTES

MEETING DATE: June 27, 2006

HEARING TYPE
PUBLIC HEARING

ACTION TYPE
ORDINANCE

SUBJECT: Rezone – Chung C. Chang

COMMISSION DISTRICTS: 4 & 6

DEPARTMENT: Planning

PUBLIC HEARING: ☒ YES ☐ NO

ATTACHMENT: ☒ YES ☐ No

INFORMATION CONTACT: Patrick Ejike/Kevin Hunter

PAGES: 19

PHONE NUMBER: (404) 371-2155

Deferred from 5/23/06 for a public hearing.

PURPOSE:

Z-06-1241

Application of Chung C. Chang to rezone property from M to C-1. The property is located on the southeast corner of Lawrenceville Highway and Jordan Lane. The property has approximately 178 feet of frontage on Lawrenceville Highway and approximately 260 feet of frontage on Jordan Lane and contains 1.27 acres.

Subject Property: 18-063

RECOMMENDATION(S):

PLANNING DEPARTMENT:

APPROVAL. Based on the submitted information as well as field investigation of the project site, it appears that the proposed zoning amendment meets the minimum requirements of the zoning ordinance for approval of the zoning proposal. It should be noted that the submitted site plan depicts building setbacks that do not meet building requirements of the zoning ordinance. Therefore, approval cannot be conditioned on the submitted site plan. In any event, it is the recommendation of the Planning and Development Department that this application be "Approved".

PLANNING COMMISSION:

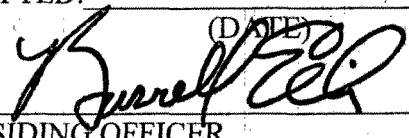
Denial.

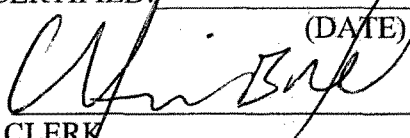
COMMUNITY COUNCIL:

Other (No Quorum)

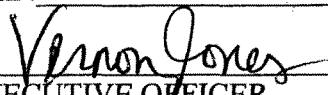
FOR USE BY COMMISSION OFFICE/CLERK ONLY**ACTION: H21**

MOTION was made by Commissioner Gannon, seconded by Commissioner Ellis, and passed 5-0-0-1, to approve with conditions and site plan submitted by Commissioner Gannon for the record, the rezoning application of Chung C. Chang. Commissioner Johnson was out of the room and not voting.

ADOPTED: JUN 27 2006
 (DATE)

 PRESIDING OFFICER
 DEKALB COUNTY BOARD OF COMMISSIONERS

CERTIFIED: JUN 27 2006
 (DATE)

 CLERK,
 DEKALB COUNTY BOARD
 OF COMMISSIONERS

FOR USE BY CHIEF EXECUTIVE OFFICER ONLY

APPROVED: JUL 05 2006

 CHIEF EXECUTIVE OFFICER
 DEKALB COUNTY

VETOED: _____
 CHIEF EXECUTIVE OFFICER
 DEKALB COUNTY

VETO STATEMENT ATTACHED: _____

MINUTES:

Charles Chang, 11020 Black Brook Drive, Duluth, Ga. 30097 and Wanda Moore, 23 Hampton Street, McDonough, Ga. 30252, spoke in support of the application.

No one spoke in opposition of the application.

	FOR	AGAINST	ABSTAIN	ABSENT
DISTRICT 1 - ELAINE BOYER	<u>X</u>			
DISTRICT 2 - GALE WALLDORFF	<u>X</u>			
DISTRICT 3 - LARRY JOHNSON				<u>X</u>
DISTRICT 4 - BURRELL ELLIS	<u>X</u>			
DISTRICT 6 - KATHIE GANNON	<u>X</u>			
DISTRICT 7 - CONNIE STOKES	<u>X</u>			

Z-06-1241
Chang/Ali

~~11/17~~

M → C1

District 4 - 6

To: MR. Chang

Approve with conditions:

COMM.	
ITEM NO. <u>H-21</u>	<u>6/27/06</u>
CLERK'S OFFICE	<u>Com. Jammal</u>

- the the*
1. Conditioned to office and retail uses only.
 2. No drive-thru restaurants or liquor/package stores.
 3. Building to be set back in line with adjacent property
 4. Parking lot to include as many trees as code allows.
 5. Use existing curb cut on Lawrenceville Highway for ingress and egress and close access on Jordan Lane.

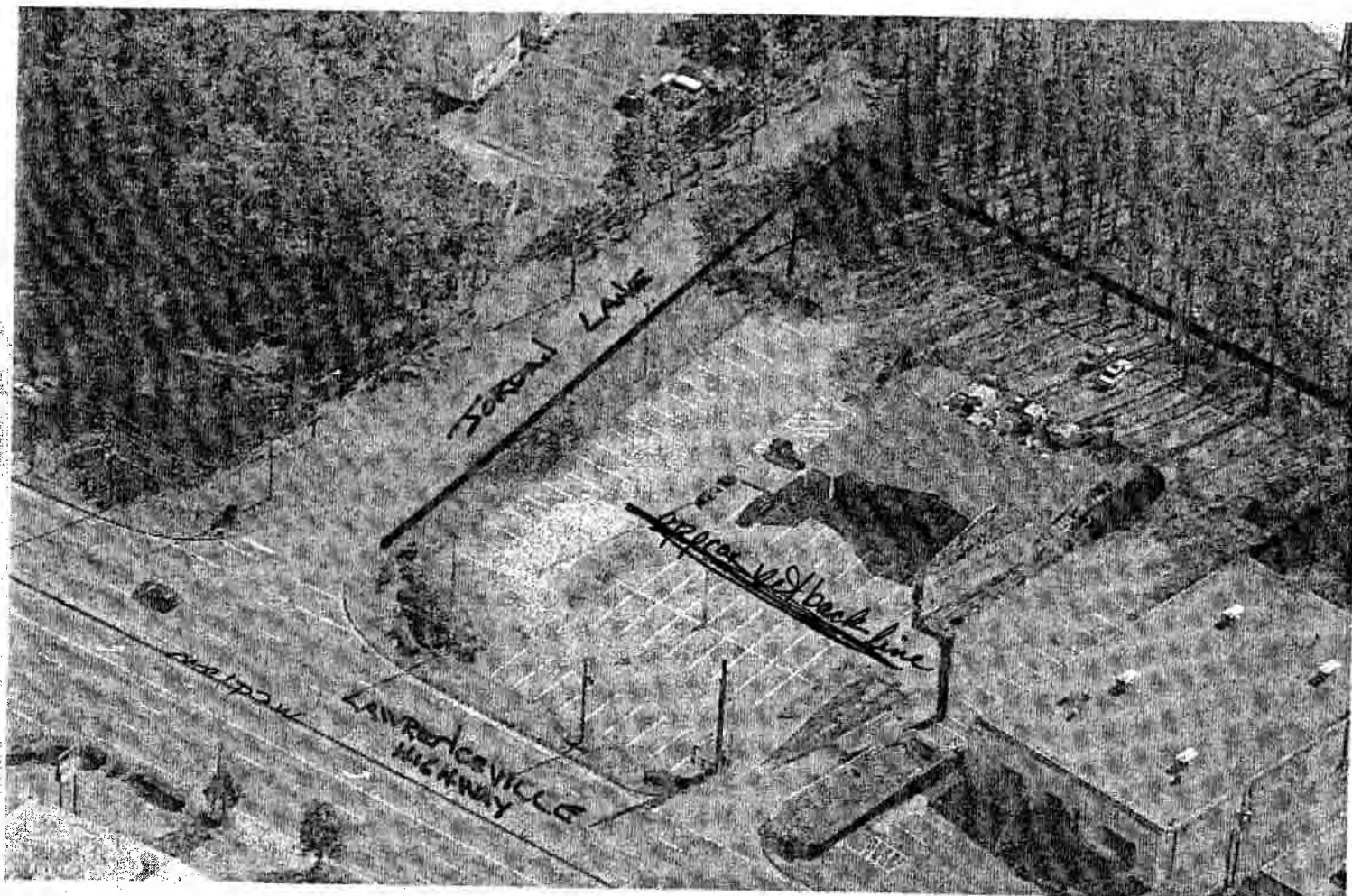
5/23/06

*Public hearing
start about 10AM - 10:30
and you are item
#21*

MR Chang

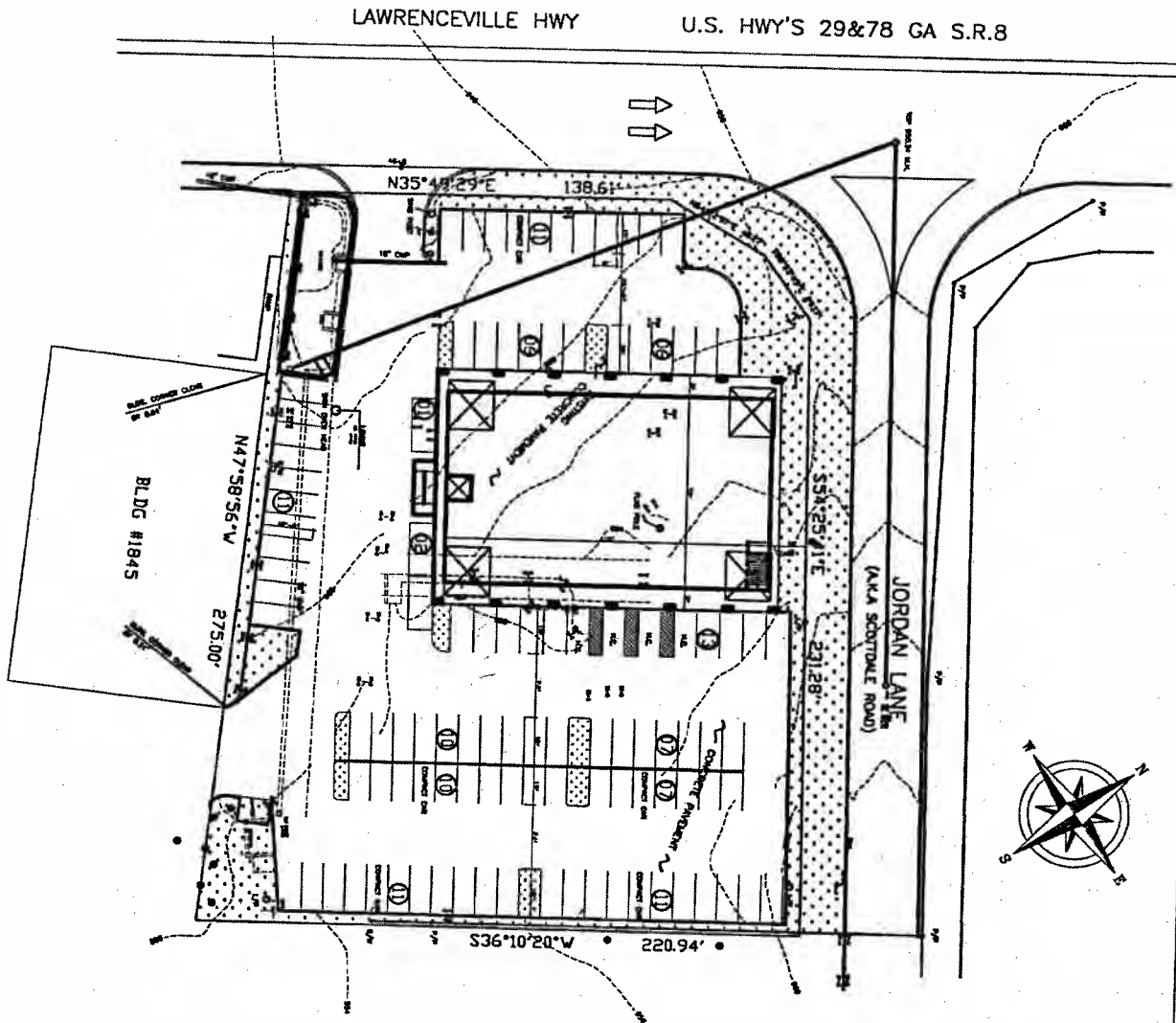
These are the conditions proposed
for Mr Ali's rezoning from
M to C-1 on the morning
of June 27*. Please let
me know if questions

Commissioner GANNON
404-371-4909

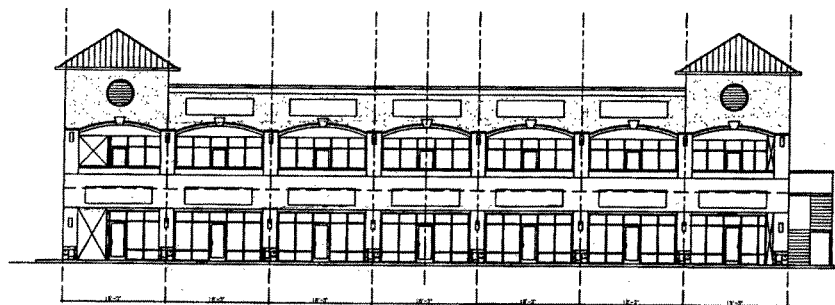


BEFORE (c) Copyright 2003, Pictometry International

Z-06-1241



<div>CD CUSTOM DESIGN & DEVELOPMENT CORPORATION</div> <div>5100 CREEKVIEW DRIVE, CORNER SUITE 200 ATLANTA, GA. 30346 TEL: (770) 424-9900 FAX: (770) 424-9906</div>		ALI BUILDING		SITE PLAN		<div>NO. 1</div> <div>DATE 11/11/98</div> <div>BY [illegible]</div> <div>CHECKED BY [illegible]</div> <div>SCALE 1/8" = 1'-0"</div> <div>C1</div>		<div>NO. 1</div> <div>DATE 11/11/98</div> <div>BY [illegible]</div> <div>CHECKED BY [illegible]</div> <div>SCALE 1/8" = 1'-0"</div> <div>C1</div>	
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--------------	--	-----------	--	---------------------------------------------------------------------------------------------------------------------------------------------------	--	---------------------------------------------------------------------------------------------------------------------------------------------------	--



ELEVATION
1/8" = 1'-0"

REVISION	BY
CUSTOM DESIGN & DEVELOPMENT CORPORATION 1000 WEST 10TH AVENUE SUITE 100 DENVER, CO 80202 TEL: (303) 733-1111 FAX: (303) 733-1112	
ALL BUILDING	
ELEVATION	
DRAWN BY CHECKED BY PROJECT NO. DATE: 05/15/2000 SHEET	A1 TOTAL