



DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

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

Date Received: 08/14/2025 Application No: 1247733

APPLICANT NAME: Rohail Hada

Daytime Phone: 470-354-9989 E-Mail: office@ataiconstruction.com

Mailing Address: 1400 Indian Trail Lilburn Road NW, Norcross, GA, 30084

Owner Name: Yihu Memorial Inc
(If more than one owner, attach contact information for each owner)

Daytime Phone: 404-610-6630 E-Mail: rohail@ataiconstruction.com

Mailing Address: 1400 Indian Trail Lilburn Road NW, Norcross, GA, 30084

SUBJECT PROPERTY ADDRESS OR LOCATION: 4144 Memorial Drive, Decatur,
DeKalb County, GA 30032

Parcel ID: 15 231 05 002 Acreage or Square Feet: ~~1.01~~ Commission Districts: 4 & 6

Existing Zoning: C-1 Proposed Special Land Use (SLUP): Convenience Store with Gas Pumps and sale of beer and wine

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

Owner: _____ Agent: ^{Rohail Hada} _____

Signature of Applicant: 



Notice of Special Land Use Permit Application Community Meeting

To Whom it May Concern

Date: 07/25/2025

On behalf of the property owners of 4144 Memorial Drive, Decatur, GA 30032. We are planning to apply for a Dekalb County *Special Land Use Permit* to Extended the store size of existing convenience store and relocate the existing gas pumps. Find out more about the project, ask questions, and voice your opinion at the following community meeting:

Date: 08/11/2025

Time: 4:00 PM (EST)

Location: Zoom Link for virtual meeting

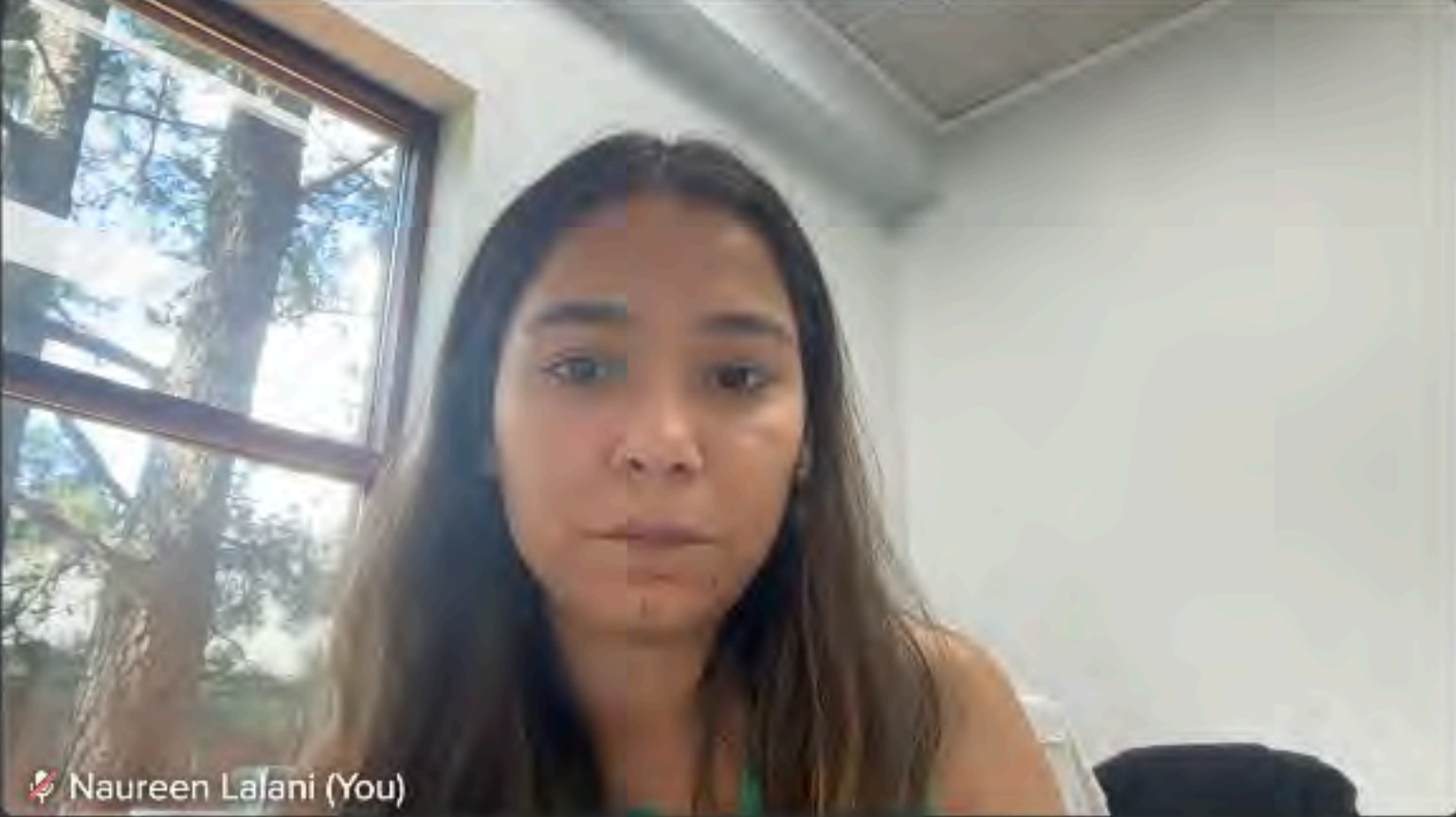
<https://v.ringcentral.com/join/869724022>

If you have any questions about the meeting, please call 470-502-3434 Ext. 101 or e-mail office@ataiconstruction.com. We look forward to seeing you there!


Sincerely,

Atai Constructions LLC


Report issue REC 4:32



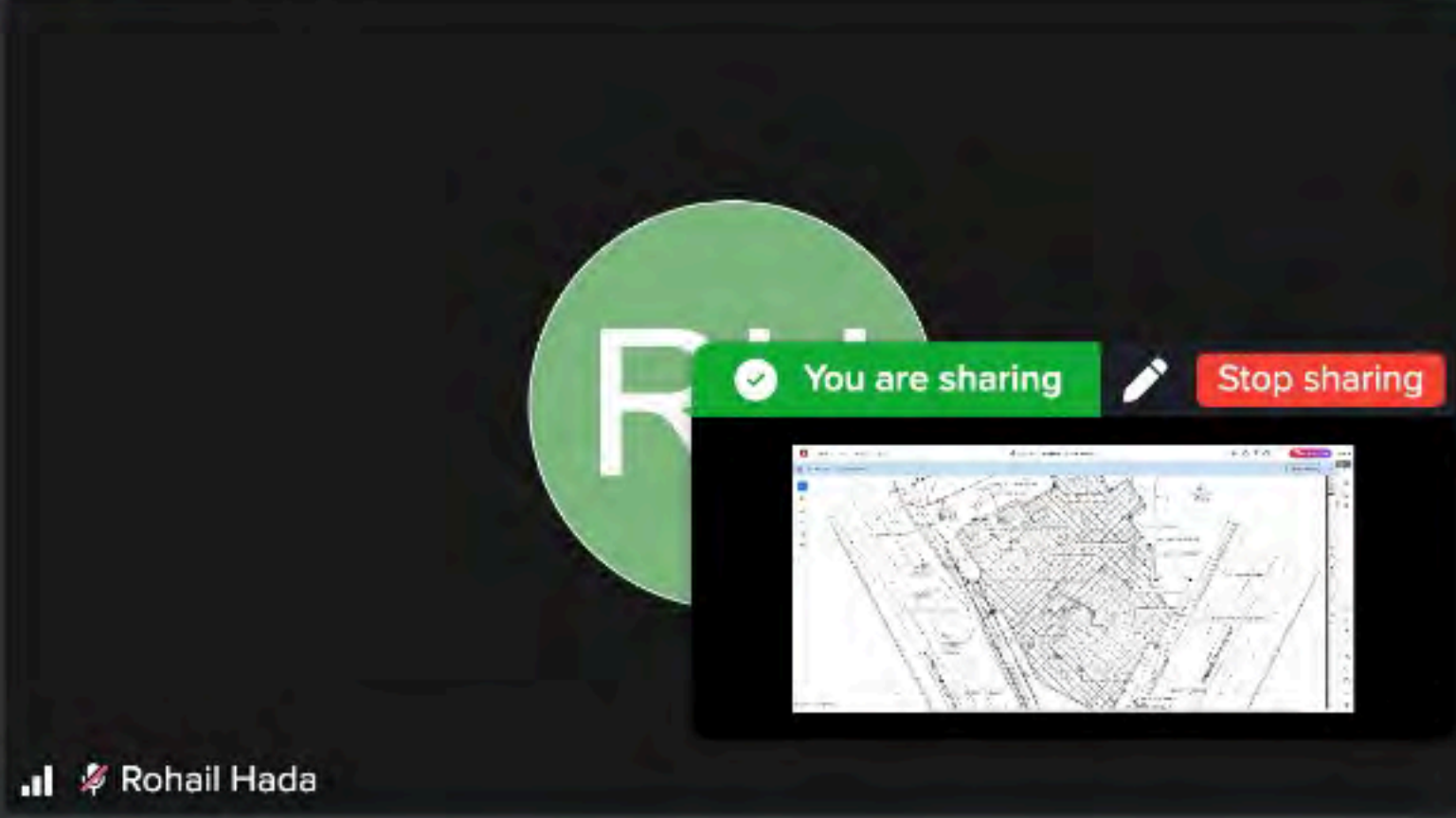
Naureen Lalani (You)



Joedie Scott









+17708157797










Rohail Hada





Participa... (4) Chat Transcript Notes





00:07:20




 Naureen Lalani (You, Host)

 +17708157797

 Joedie Scott

 Rohail Hada

NOT CONNECTED

 B Miller Disconnected

Stop sharing



Participa... (2)



Chat



Transcript



Notes



Allow

Everyone to chat



With everyone

Privately



JS

Joedie Scott

4:12 PM

Joedie Scott

JS

Joedie Scott

4:14 PM

And Beverly Miller

op sharing



Message to everyone

0 / 1000

LETTER OF APPLICATION

Proposed Zoning Classification

The current zoning of the property is C1. We are not requesting rezoning however, a Special Land Use Permit to allow for the intended commercial use consistent with the surrounding corridor. The current use is RC and it will remain RC with the sales of Beer and Wine

Reason for Rezoning Request

The request is for a Special Land Use Permit to accommodate the proposed development of convenience store and gas pumps with the sales of beer and wine which requires a SLUP under the current zoning classification. The proposed classification will align with the County's Comprehensive Plan and the existing commercial character of Covington Road and Memorial Drive.

Existing and Proposed Use of the Property

- **Existing Use:** The site is currently RC - convenience store with gas pumps and sales of beer and wine
- **Proposed Use:** The property will be redeveloped as a RC - convenience store with gas pumps and sale of beer and wine

Characteristics of the Proposed Use

- **Floor Area:** The proposed building will contain approximately 5,000 SqFt of floor area.
- **Height:** The building will be a one-story structure with a maximum height of 21', consistent with nearby commercial buildings.
- **Site Improvements:** The plan includes adequate on-site parking (including ADA spaces), landscaped buffers, and a screened refuse enclosure.
- **Employees:** The facility is expected to employ approximately 3-4 full time employees; exact number to be decided.
- **Hours of Operation:** The proposed hours of operation are 6:00 am to 10:00pm, seven days a week. These hours are consistent with other commercial uses in the vicinity.
- **Traffic and Circulation:** The design provides safe ingress/egress from both Memorial Drive and Covington Road, with clear pedestrian circulation and emergency access.

Impact Analysis for Sales of Beer and Wine

A. Adequacy of Site Size

The property has sufficient land area to accommodate the proposed use, including required setbacks, parking, buffers, and refuse areas. No additional structures or expansions are required solely to support beer and wine sales.

B. Compatibility with Adjacent Properties

The proposed sale of beer and wine is consistent with nearby commercial uses along Memorial Drive and Covington Road. Beer and wine sales will occur strictly as part of normal retail/service operations and will not create adverse impacts such as noise, odor, or dust.

C. Adequacy of Public Services

Existing public utilities and County services are adequate to serve the site. The proposed beer and wine sales do not increase demand for utilities or public services beyond what is already planned for the base use.

D. Public Street Adequacy

The site fronts two major arterials—Memorial Drive and Covington Road—which have adequate traffic-carrying capacity. Allowing beer and wine sales will not significantly alter trip generation beyond the retail/service use already contemplated.

E. Ingress and Egress

Ingress and egress points are designed for safe traffic flow and emergency access. The addition of beer and wine sales will not affect circulation, access, or pedestrian safety.

F. Hours and Manner of Operation

Beer and wine sales will take place only during the business's normal operating hours 6:00 am to 10:00 pm. No late-night or extended hours are proposed. All sales will comply with County regulations regarding alcohol licensing, signage, and responsible retailing.

G. Zoning Consistency

The request for beer and wine sales is consistent with the zoning classification under which the property is proposed to operate, subject to the granting of this Special Land Use Permit.

H. Comprehensive Plan Consistency

The proposed use advances the goals of the Comprehensive Plan by supporting corridor-based commercial development, providing convenience to local residents, and strengthening the economic vitality of the area.

I. Refuse and Service Areas

A designated dumpster enclosure is included on site and is sufficient to accommodate waste generated by the proposed use. No additional refuse demands are anticipated from beer and wine sales.

J. Duration of Permit

We are requesting a permanent Special Land Use Permit. As beer and wine sales will be regulated through ongoing County licensing and enforcement, there is no need to limit the duration of the permit.

K. Size, Scale, and Massing

The proposed building size and scale are compatible with nearby commercial structures. Beer and wine sales will be internal to the operation and will not alter building height, massing, or create shadow impacts.

L. Historic and Archaeological Resources

No historic or archaeological resources exist on the property. The proposed use will have no impact on such resources.

M. Supplemental Regulations

The proposed beer and wine sales will comply fully with all supplemental regulations, including but not limited to signage, licensing, and separation requirements from sensitive land uses, as applicable.

N. Neighborhood and Community Needs

The proposed use responds to community needs by providing convenient access to beer and wine in a regulated, responsible manner, consistent with other retail/service establishments along Memorial Drive and Covington Road. This contributes to corridor activation and commercial viability while avoiding adverse impacts to nearby residential areas.

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: 08/14/2025

TO WHOM IT MAY CONCERN:

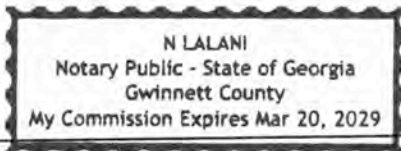
(I), (WE) 4444 Memorial Inc
Name of owners(s) (If more than one owner, attach a separate sheet)

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

Rohail Hada

Name of Agent or Representative

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



N LALANI

Notary Public

Rohail Hada

Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

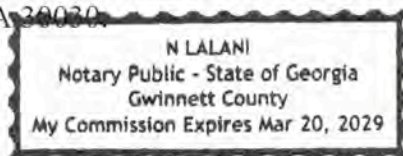
Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?

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.



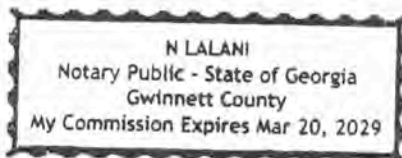
N Lalani

Notary

Signature of Applicant /Date

[Signature]

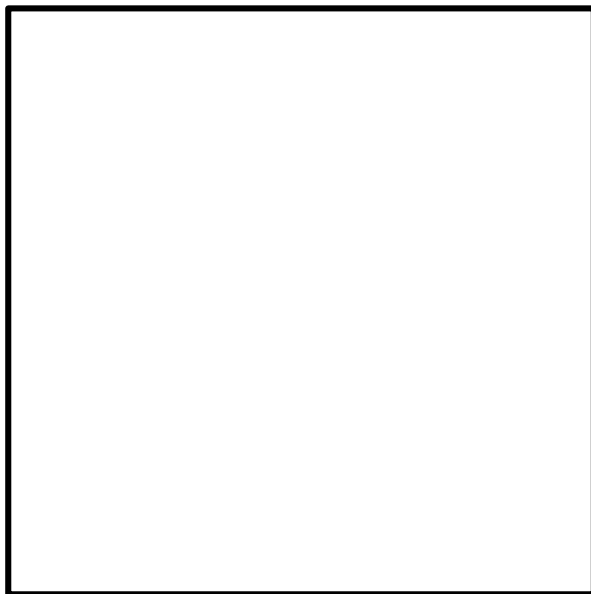
Check one: Owner _____ Agent ✓



03/20/2029.

Expiration Date/ Seal

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



THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT

CURRENT ZONING

ZONED: C-1 (DEKALB COUNTY DISTRICT)

MIN. YARD ADJACENT TO PUBLIC STREET

FRONT YARD: 60 FEET

MAJOR SIDE YARD: 30 FEET

MINOR SIDE YARD: 15 FEET

REAR YARD: 20 FEET

BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR:
ATAI CONSTRUCTION

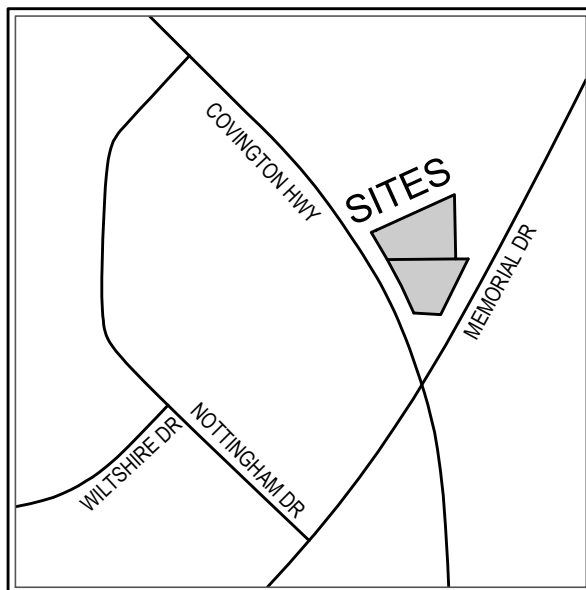
PARCEL IDS:
15 231 05 003 & 15 231 05 002
LAND LOT 231, 15TH DISTRICT
DEKALB COUNTY, GEORGIA

PARCEL ID:
15 231 05 003

AREA
24,582 sq.ft.
0.56 acres

PARCEL ID:
15 231 05 002

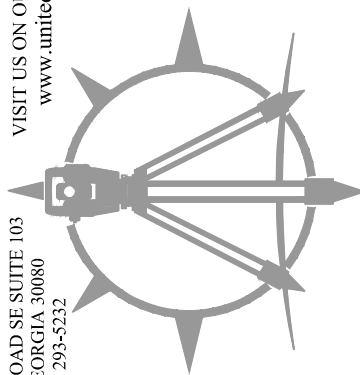
AREA
19,702 sq.ft.
0.45 acres



VICINITY MAP

N.T.S.

1254 CONCORD ROAD, SUITE 103
SAVANNAH, GEORGIA 30406
Ph: (770) 293-5333
www.united-als.com



UNITED LAND SURVEYING
COA NO. LSF 001321

LEGEND

DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
LL	LAND LOT
OTP	OPEN TOP PIPE
RB	REBAR
IPF	IRON PIN FOUND
IPS	1/2" REBAR W/C FDC 000995
CTP	CRIMP TOP PIPE
C&G	CURB & GUTTER
RAW	RIGHT OF WAY
N/F	NOW OR FORMERLY
-E-	OVERHEAD POWER LINE
sq ft	SQUARE FOOT
REF	REFERENCE
TBM	TEMPORARY BENCHMARK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
CMP	CORRUGATED METAL PIPE
R	PROPERTY LINE
C	CENTERLINE
ID	IDENTIFICATION
B.S.L.	BUILDING SETBACK LINE
BOC	BACK OF CURB
C	CURVE LABEL
CI	CURB INLET
DE	DRAINAGE EASEMENT
EOP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
L	LINE LABEL
PKS	PK NAIL SET
SSE	SANITARY SEWER EASEMENT
UE	UTILITY EASEMENT
SWMF	STORMWATER MANAGEMENT FACILITY
C/O	SEWER CLEAN OUT
	IRON PIN FOUND
	IRON PIN SET
	CALCULATED POINT
	POWER POLE
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	JUNCTION BOX
	SANITARY SEWER MANHOLE
	DROP INLET
	R/W OR CONC. MONUMENT
	SINGLE WING CATCH BASIN
	DOUBLE WING CATCH BASIN
	CURB INLET
	HEADWALL
	FLARED END SECTION
	GAS METER
	GAS VALVE
	ELECTRIC TRANSFORMER
	TELEPHONE PEDESTAL
	LIGHT POST
	ASPHALT
	CONCRETE

SURVEY NOTES

- EQUIPMENT USED : TOPCON ROBOTIC D2 TOTAL STATION - TOPCON RTK GPS ROVER.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 142,672 FEET.
- THIS PROPERTY IS SUBJECT TO ALL ZONING ORDINANCES, SETBACK LINES AND EASEMENTS OF RECORD LYING WITHIN.
- AS SHOWN ON FLOOD INSURANCE RATE MAPS OF CITY OF AVONDALE ESTATES, DEKALB COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13089C0069J THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE.
- THIS SURVEY IS REFERENCED TO HORIZONTAL DATUM SPC NAVD 83 AND VERTICAL DATUM.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

SURVEYORS CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Cullen Preston Hardee
CULLEN PRESTON HARDEE
REGISTERED LAND SURVEYOR #3144, LSF 001321

04/16/2025
DATE

REVISIONS

1.	
2.	
3.	
4.	

LEGAL REFERENCE:

DEED BOOK: 6444/20469	PAGE: 389/265
PLAT BOOK: ---	PAGE: ---

SHEET 1 OF 1

PLAT DATE:	04/16/2025
FIELD DATE:	03/26/2025
SCALE:	1" = 30'
DRAWN BY:	E.L.Z.
REVIEWED BY:	C.P.H.

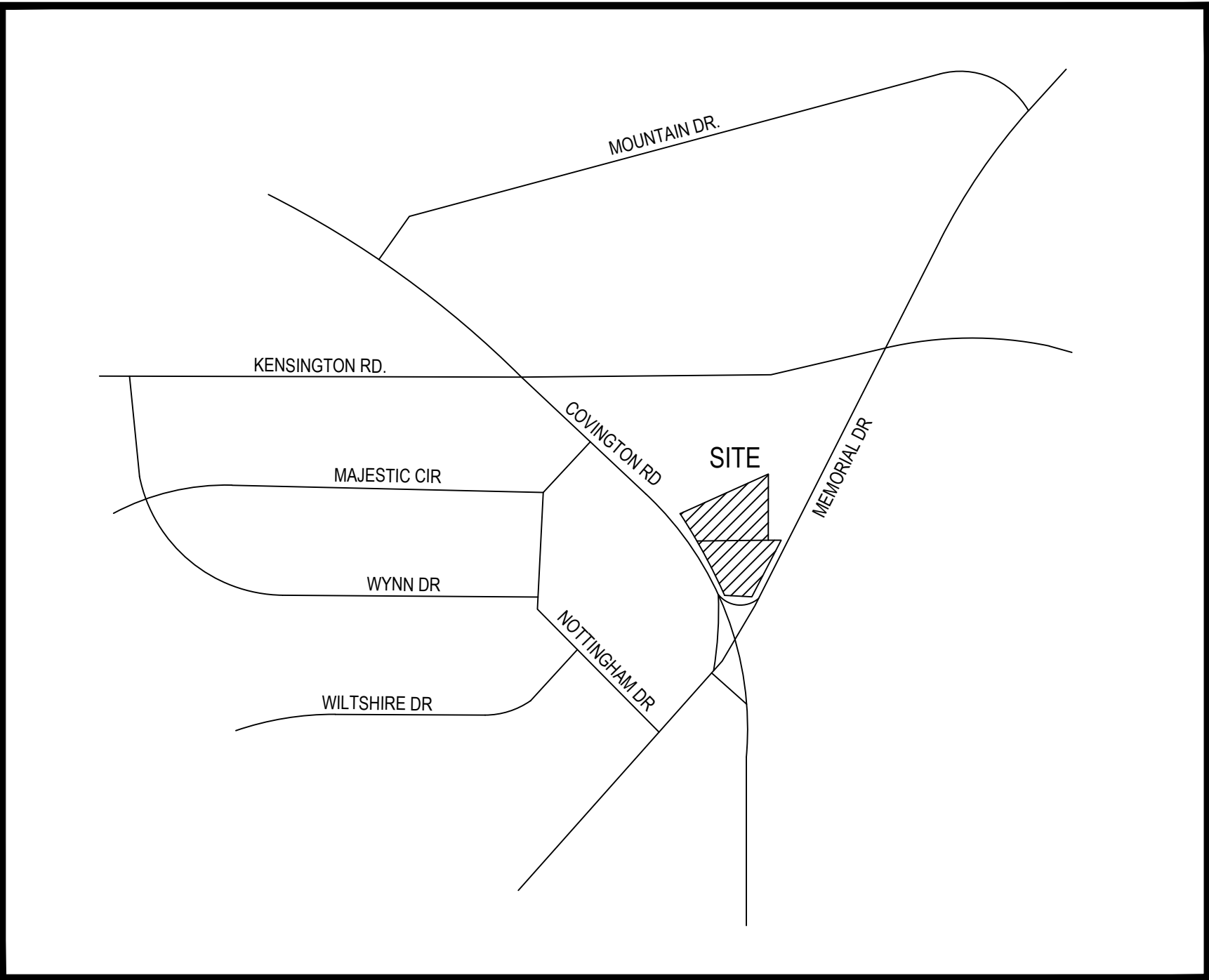


JOB NUMBER:

25-115

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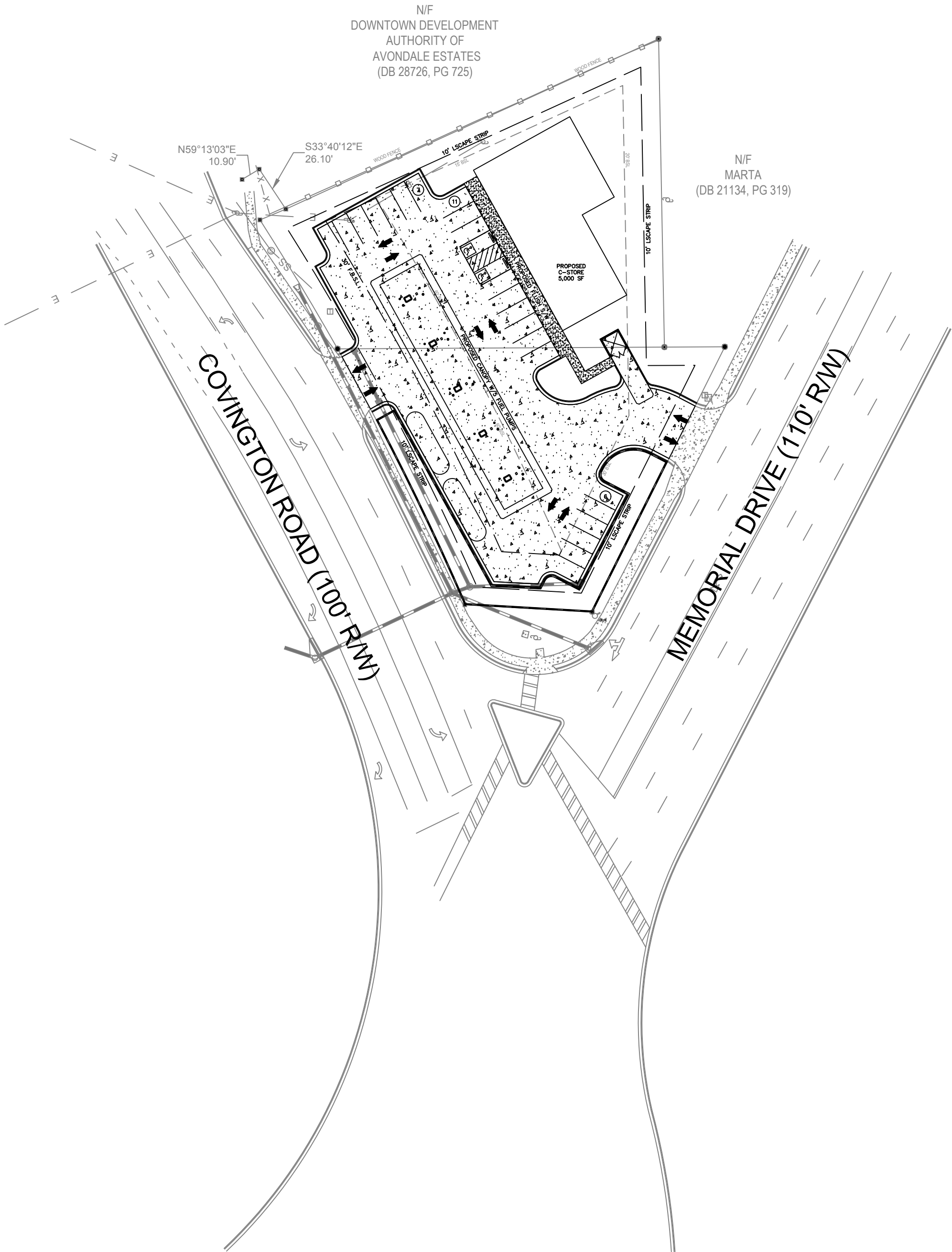
4144 MEMORIAL DR & 3416
COVINGTON HWY DECATUR, GA 30032



SITE LOCATION SKETCH
N.T.S

PROJECT DATA
SITE ADDRESS: 4144 MEMORIAL DR & 3416 COVINGTON HWY
OWNER: SADIYA INVESTMENTS INC
PARCEL ID: 1523105002 & 1523105003
COUNTY: DECATUR, GA 30032
ZONING:XXX
ACREAGE: 0.5 & 0.55
TOTAL DISTURBED: XXX

SHEET INDEX	
Sheet Number	Sheet Title
01	COVER SHEET
02	DEMOLITION PLAN
03	SITE PLAN
04	GRADING PLAN
05	UTILITY PLAN
06	BIORETENTION BASIN PLAN
07	EROSION CONTROL NOTES
08	EROSION CONTROL PLAN-PHASE 1
09	EROSION CONTROL PLAN-PHASE 2
10	EROSION CONTROL PLAN-PHASE 3
11	EROSION CONTROL DETAILS
12	CONSTRUCTION DETAILS



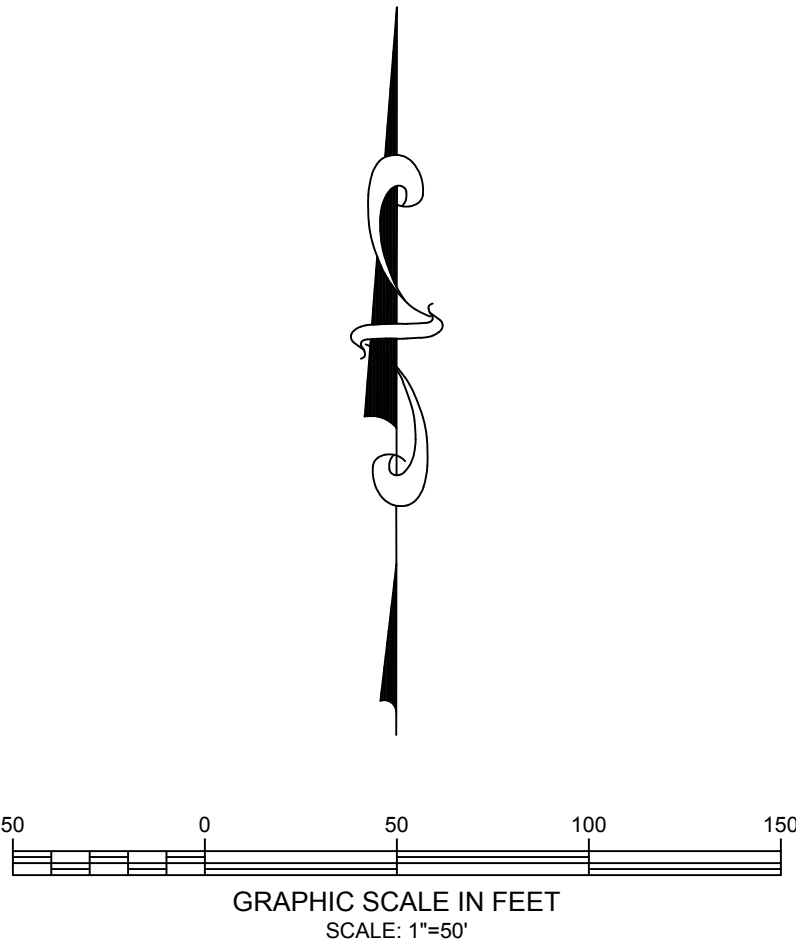
COVER SHEET
SCALE: 1"=50'



Know what's below.
Call before you dig.

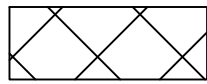


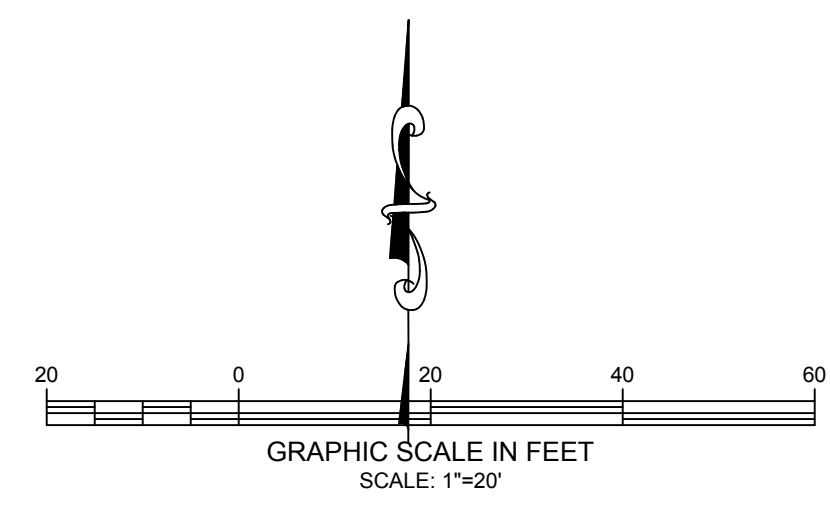
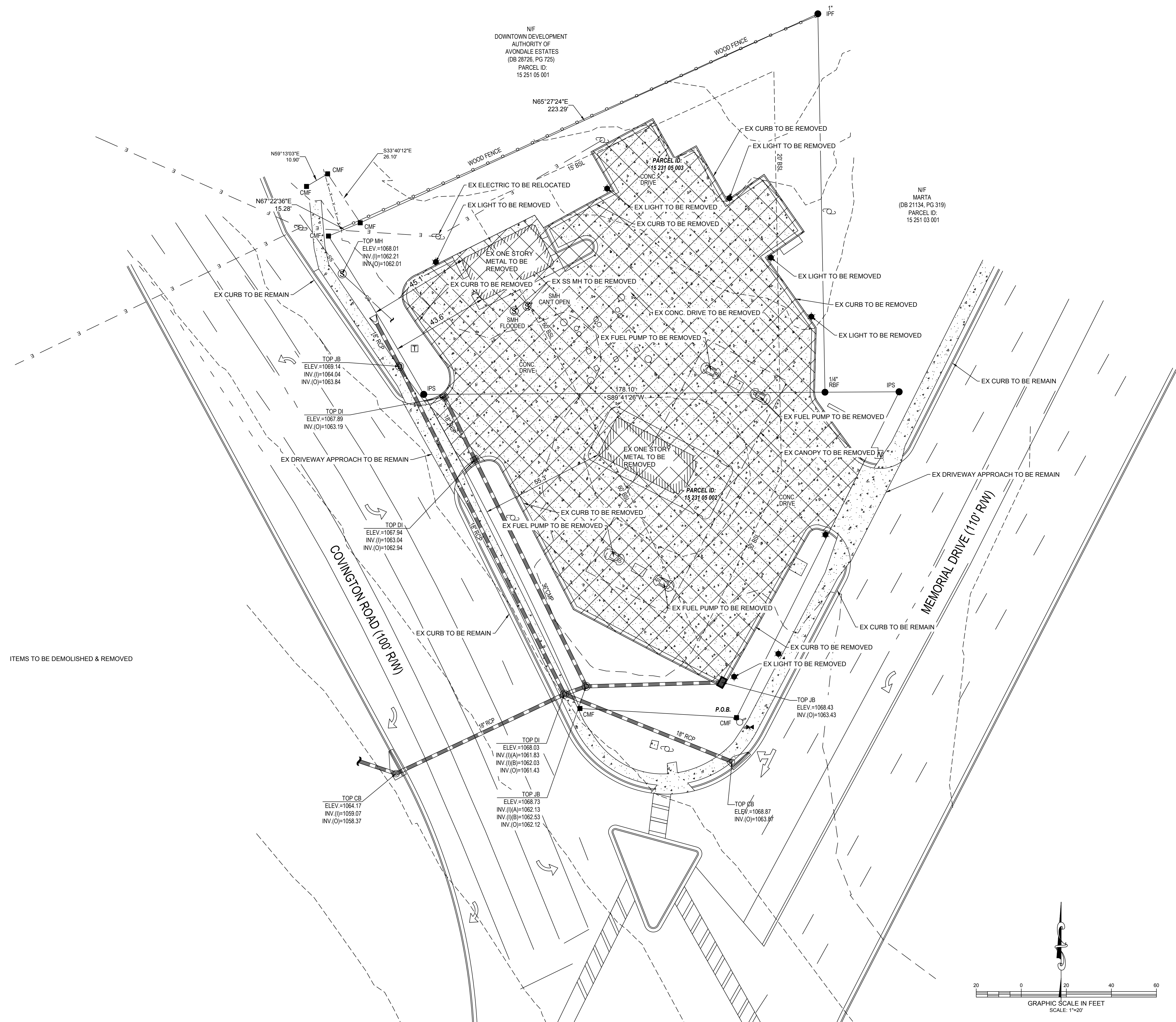
Know what's below.
Call before you dig.



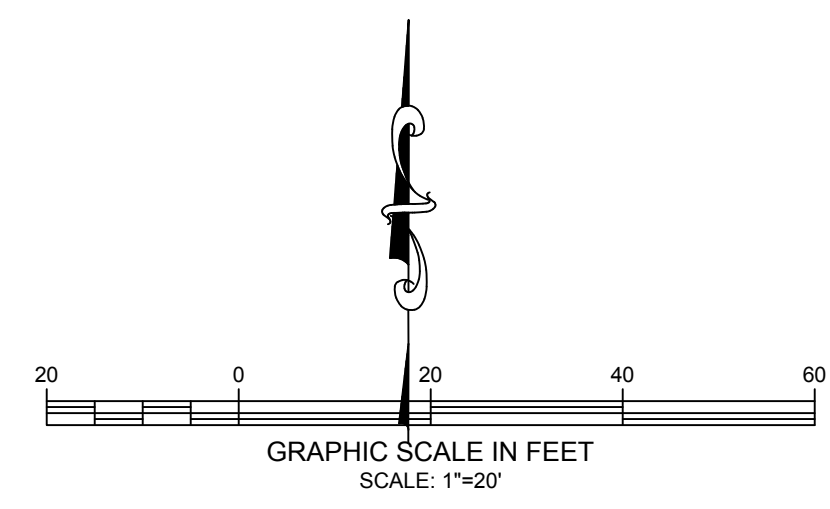
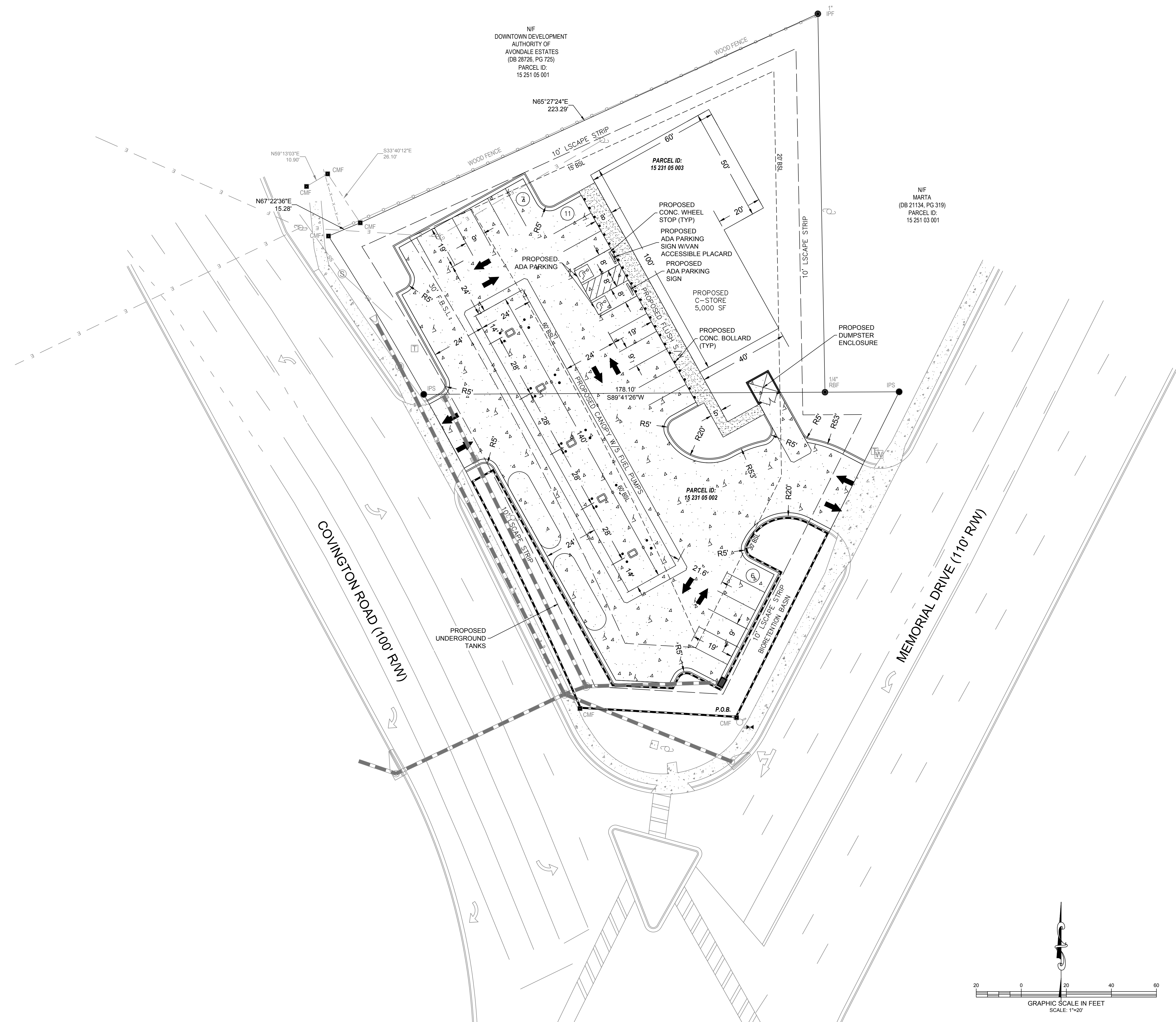
DESCRIPTION	
DATE	
NO.	
DATE:	5/26/2025
DESIGNED BY:	AARON WADLEY
DRAWN BY:	A2ZCE
CHECKED BY:	AARON WADLEY
LNCO PLANNING ENGINEERING CONSTRUCTION MADISON, GEORGIA AARON.WADLEY@LNCOPECC.COM 706.318.5425	
MEMORIAL DRIVE C-STORE 4144 MEMORIAL DR & 3416 COVINGTON HWY DECATUR, GA 30032	
COVER SHEET	
SHEET NUMBER: 01 of 12	



LEGEND:
 ITEMS TO BE DEMOLISHED & REMOVED



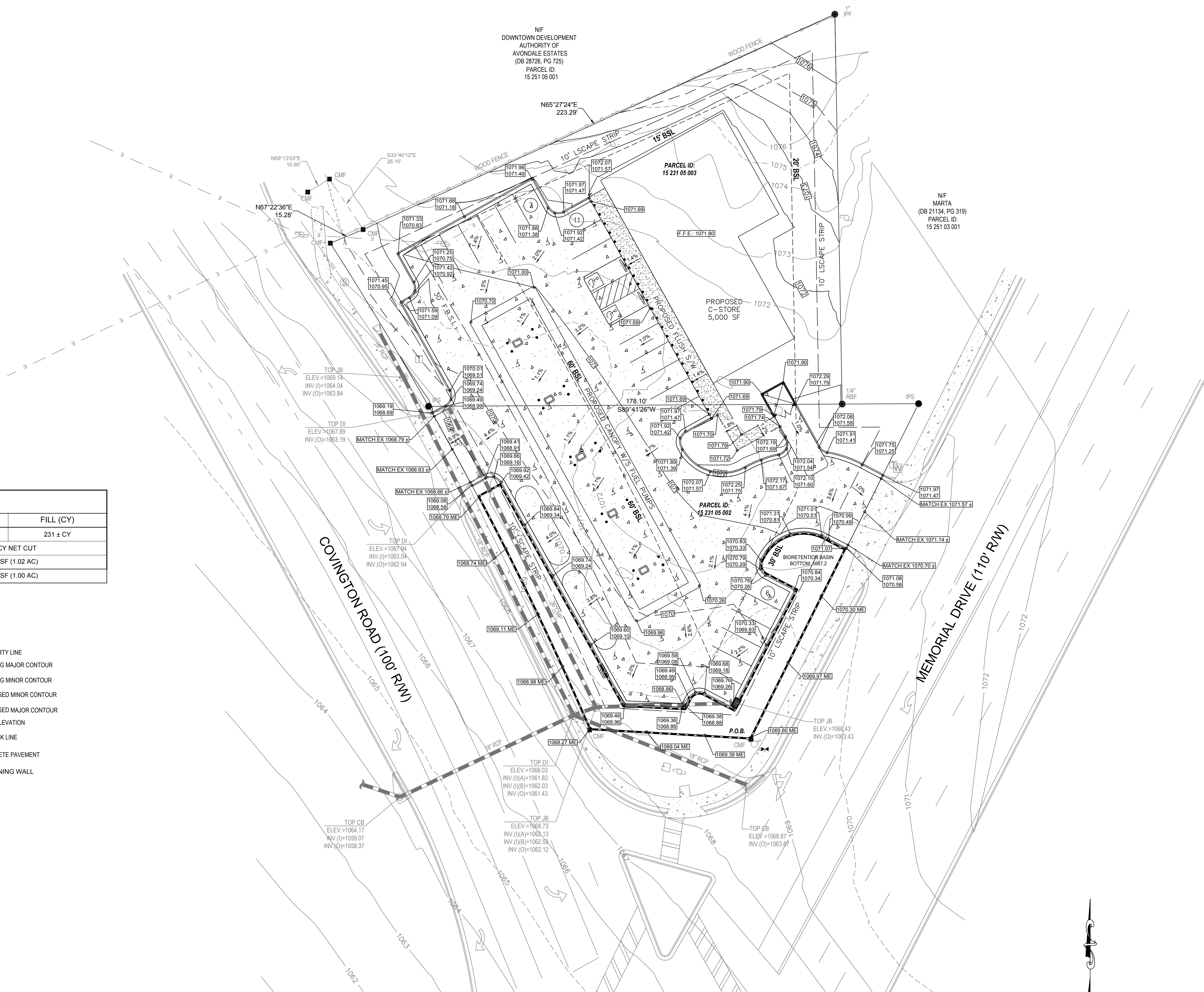
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NO.	DATE
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DRAWN BY: A2ZCE	
CHECKED BY: AARON WADLEY	
LNCO PLANNING ENGINEERING CONSTRUCTION MADISON, GEORGIA AARON.WADLEY@LNCOPEC.COM 706.318.5425	
MEMORIAL DRIVE C-STORE 4144 MEMORIAL DR & 3416 COVINGTON HWY DECATUR, GA 30032	
DEMOLITION PLAN	
SHEET NUMBER: 02 of 12	



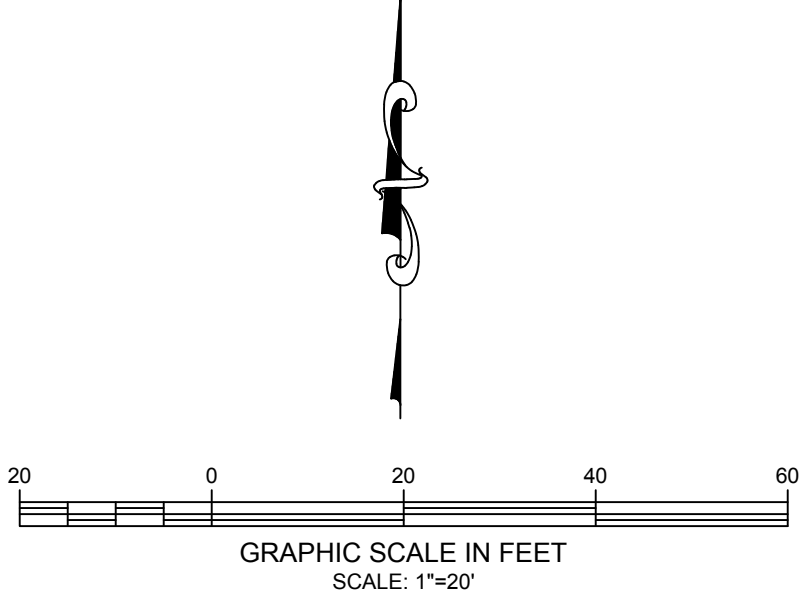
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NO.	DATE
DATE: 5/26/2025	
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DRAWN BY: AZZCE	
CHECKED BY: AARON WADLEY	
LINCO PLANNING ENGINEERING CONSTRUCTION MADISON, GEORGIA AARON.WADLEY@LINCOPECCOM 706.318.5425	
MEMORIAL DRIVE C-STORE 4144 MEMORIAL DR & 3416 COVINGTON HWY DECATUR, GA 30032	
SITE PLAN	
SHEET NUMBER: 03 of 12	

EARTHWORK SUMMARY		
TOTAL QUANTITIES & AREAS	CUT (CY)	FILL (CY)
TOTAL QUANTITY	1199 ± CY	231 ± CY
TOTAL QUANTITY DIFFERENCE	968 ± CY NET CUT	
TOTAL PROJECT AREA	44,284 SF (1.02 AC)	
TOTAL DISTURBED AREA	43,625 SF (1.00 AC)	

LEGENDS:	
	PROPERTY LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	SPOT ELEVATION
	SETBACK LINE
	CONCRETE PAVEMENT
	RETAINING WALL



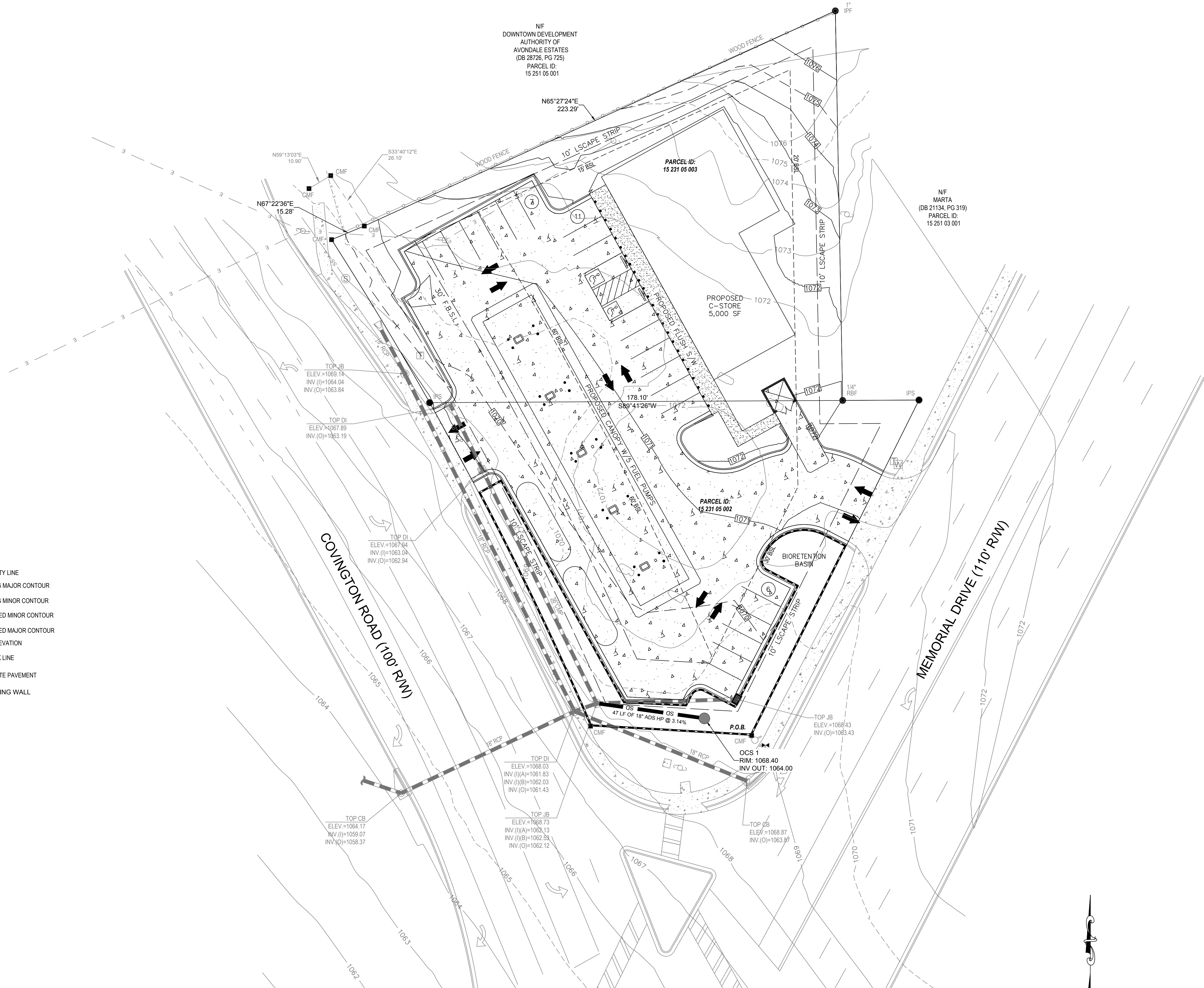
GRADING PLAN
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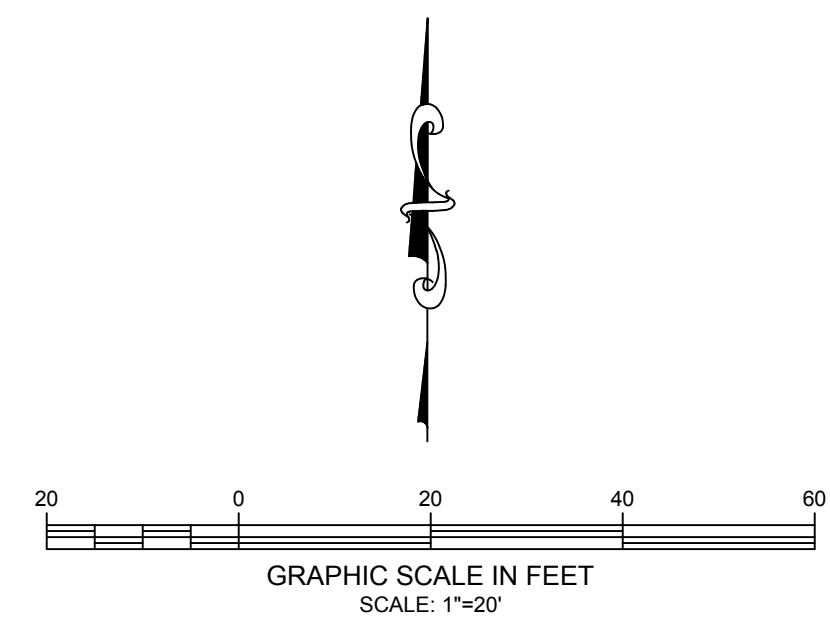
DESCRIPTION	
DATE	
NO.	
DATE:	5/26/2025
DESIGNED BY:	AARON WADLEY
DRAWN BY:	A2ZCE
CHECKED BY:	AARON WADLEY
LINCO PLANNING ENGINEERING CONSTRUCTION MADISON, GEORGIA AARON.WADLEY@LINCOPECCOM 706.318.5425	
MEMORIAL DRIVE C-STORE 4144 MEMORIAL DR & 3416 COVINGTON HWY DECATUR, GA 30032	
GRADING PLAN	
SHEET NUMBER: 04 of 12	

LEGENDS:

	PROPERTY LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	SPOT ELEVATION
	SETBACK LINE
	CONCRETE PAVEMENT
	RETAINING WALL



UTILITY PLAN
SCALE: 1"=20'

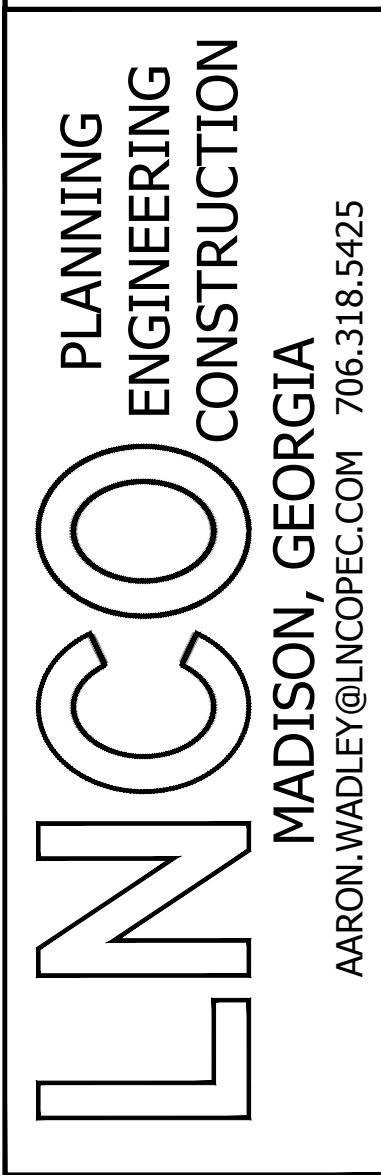


DESCRIPTION	
DATE	
NO.	
DATE: 5/26/2025	
DESIGNED BY: AARON WADLEY	
DRAWN BY: A2ZCE	
CHECKED BY: AARON WADLEY	
LINCO PLANNING ENGINEERING CONSTRUCTION MADISON, GEORGIA AARON.WADLEY@LINCOPECCOM 706.318.5425	
MEMORIAL DRIVE C-STORE 4144 MEMORIAL DR & 3416 COVINGTON HWY DECATUR, GA 30032	
UTILITY PLAN	
SHEET NUMBER: 05 of 12	

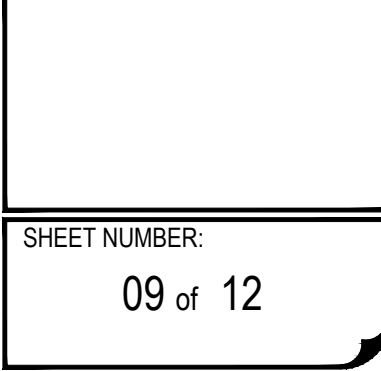
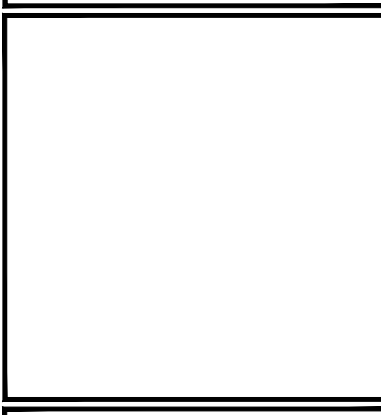
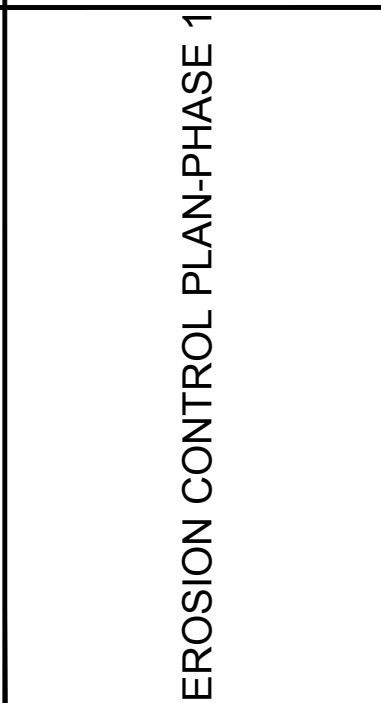


BIORETENTION BASIN PLAN

[illegible]

[illegible]

MEMORIAL DRIVE C-STORE
4144 MEMORIAL DR &
3416 COVINGTON HWY
DECATUR, GA 30032



Disturbed Area Stabilization (With Mulching Only)



DEFINITION
Applying plant residues or other suitable materials, produced on the site (if possible), to the soil surface.

PURPOSE
•To reduce runoff and erosion
•To conserve moisture
•To prevent surface compaction or crusting
•To control undesirable vegetation
•To modify soil temperature
•To increase biological activity in the soil

REQUIREMENT FOR REGULATORY COMPLIANCE
Mulch or temporary grassing shall be applied to all exposed areas within 14 days of disturbance. Mulch can be used as a singular erosion control device for up to six months, but it shall be applied at the appropriate depth, depending on the material used, anchored and have a continuous 90% cover or greater of the soil surface.

Maintenance shall be required to maintain appropriate depth and 90% cover. Temporary vegetation may be employed instead of mulch if the area will remain undisturbed for less than six months.

If any area will remain undisturbed for greater than six months, permanent vegetative techniques shall be employed. Refer to Ds2-Ds4.

turbed Area Stabilization (With Temporary Seeding), Ds3 - Disturbed Area Stabilization (With Permanent Seeding), and Ds4 - Disturbed Area Stabilization (With Sodding).

SPECIFICATIONS

Mulching Without Seeding
This standard applies to graded or cleared areas where seedlings may not have a suitable growing season to produce an erosion resistant cover, but can be stabilized with a mulch cover.

Site Preparation

1. Grade to permit the use of equipment for applying and anchoring mulch.
2. Install needed erosion control measures as required such as dikes, diversions, berms, terraces and sediment barriers.
3. Loosen compact soil to a minimum depth of 3 inches.

Mulching Materials
Select one of the following materials and apply at the depth indicated:

1. Dry straw or hay shall be applied at a depth of 2 to 4 inches providing complete soil coverage. One advantage of this material is easy application.
2. Wood waste (chips, sawdust or bark) shall be applied at a depth of 2 to 3 inches. Organic material from the clearing stage of development should remain on site, be chipped, and applied as mulch. This method of mulching can greatly reduce erosion control costs.
3. Polyethylene film shall be secured over berms or stockpiled soil material for temporary protection. This material can be salvaged and re-used.

Applying Mulch
When mulch is used without seeding, mulch shall be applied to provide full coverage of the exposed area.

1. Dry straw or hay mulch and wood chips shall be applied uniformly by hand or by mechanical equipment.

2. If the area will eventually be covered with perennial vegetation, 20-30 pounds of nitrogen per acre in addition to the normal amount shall be applied to offset the uptake of nitrogen caused by the decomposition of the organic mulches.
3. Apply polyethylene film on exposed areas.

Anchoring Mulch
1. Straw or hay mulch can be pressed into the soil with a disk harrow with the disk set straight or with a special "packer disk." Disks may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disk should be dull enough not to cut the mulch but to press it into the soil leaving much of it in an erect position. Straw or hay mulch shall be anchored immediately after application.

Straw or hay mulch spread with special blower-type equipment may be anchored. Tackifiers, binders and hydraulic mulch with tackifier specifically designed for tackling straw can be substituted for emulsified asphalt. Please refer to specification Tac-Tackifiers. Plastic mesh or netting with mesh no larger than one inch by one inch shall be installed according to manufacturer's specifications.

2. Netting of the appropriate size shall be used to anchor wood waste. Openings of the netting shall not be larger than the average size of the wood waste chips.
3. Polyethylene film shall be anchored trenched at the top as well as incrementally as necessary.

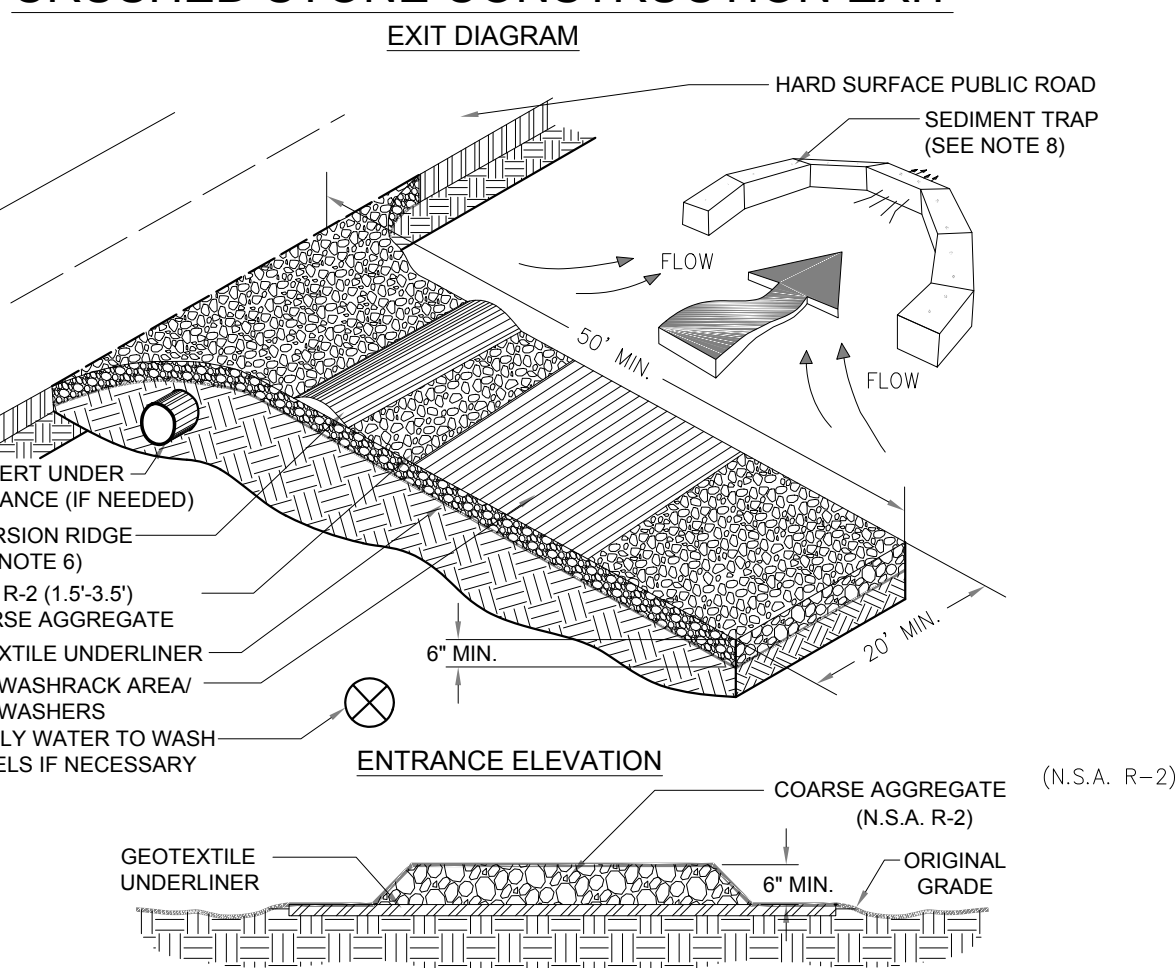
Coarse aggregate (N.S.A. R-2) shall be applied at a depth of 2 to 3 inches. Organic material from the clearing stage of development should remain on site, be chipped, and applied as mulch. This method of mulching can greatly reduce erosion control costs.

1. Dry straw or hay mulch and wood chips shall be applied uniformly by hand or by mechanical equipment.

Co

MAINTENANCE
The exit shall be maintained in a condition that will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing with 1.5-3.5 inch stone, as conditions demand, and repair and/or cleanout of any structures to trap sediment. All materials spilled, dropped, washed, or tracked from vehicles or site onto roadways or into storm drains must be removed immediately.

CRUSHED STONE CONSTRUCTION EXIT



- NOTES:**
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
 2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
 3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5" - 3.5" STONE).
 4. GRAVEL PAD SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
 5. AD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
 6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
 7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
 8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
 9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
 10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

Figure 6-14.1

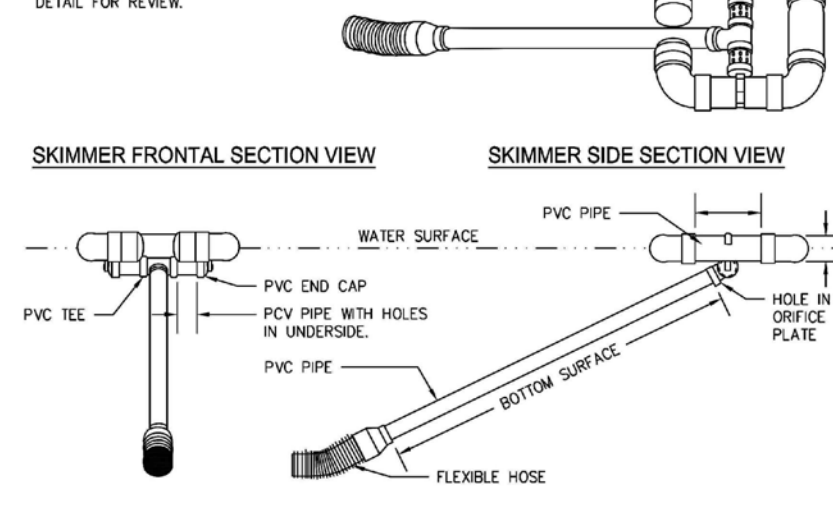
Area	Seeding Season	Species	Seed	Fertilizer	Lime	Mulch-Ds1
Ds3	Flat to rolling terrain with slopes less than 3:1	Common Bermuda Common Bermuda Common Bermuda Common Bermuda	6 lb/acre unhulled and 5 lb/acre hulled 10 lb/acre unhulled 5 lb/acre unhulled and 5 lb/acre hulled 10 lb/acre unhulled	35 lb/1000 sq. ft (6-12-12)	1-2 tons/acre dry straw 2.5 tons/acre-dry hay	

MULCH, LIME, SEEDING AND FERTILIZER APPLICATION RATES

TEMPORARY SEEDING DETAIL NTS

St	STORMDRAIN OUTLET PROTECTION			A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.
Sk	FLOATING SURFACE SKIMMER			A buoyant device that releases/drains water from the surface of sediment ponds, traps, or basins at a controlled rate of flow.
Sd3	TEMPORARY SEDIMENT BASIN			A basin created by the construction of a barrier or dam across a concentrated flow area, or by excavating a basin, or by a combination of both.

SKIMMER PERSPECTIVE



SK - FLOATING SURFACE SKIMMER

Figure 6-28.3 Block and Gravel Drop Inlet Protections

BLOCK AND GRAVEL PERSPECTIVE

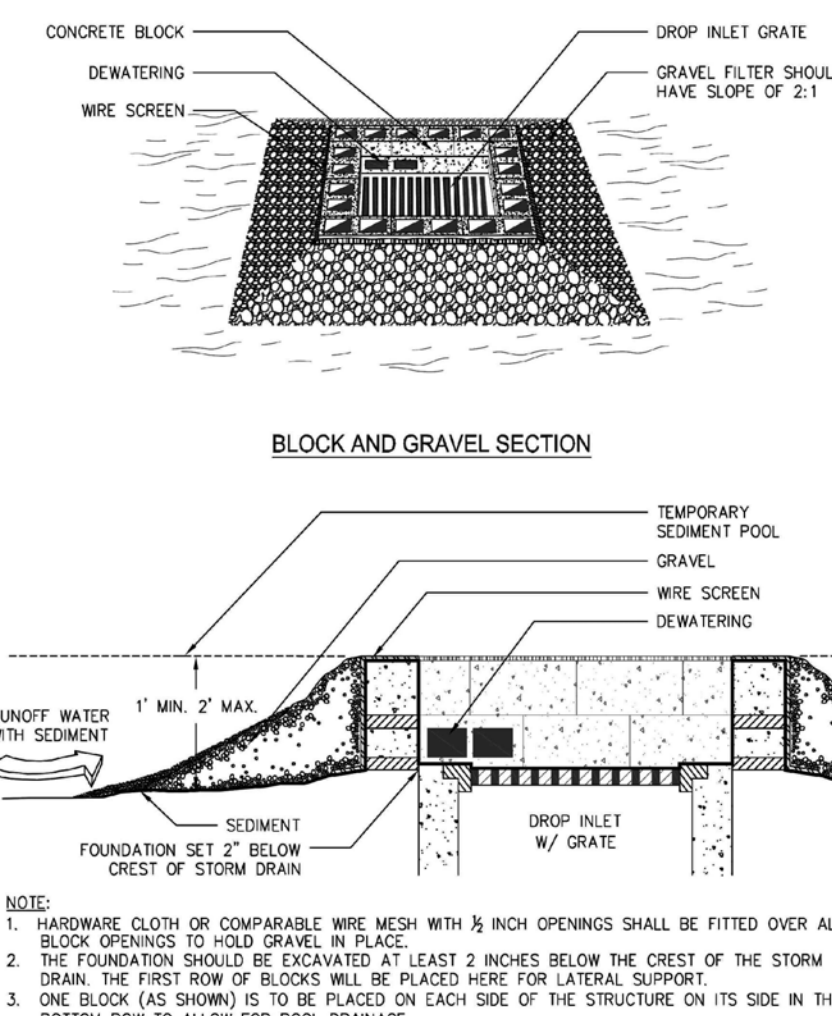
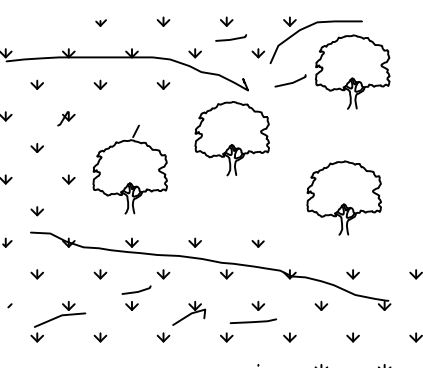


Figure 6-28.3 Block and Gravel Drop Inlet Protections

BLOCK AND GRAVEL PERSPECTIVE

ESTABLISHING A PERMANENT VEGETATIVE COVER WITH FAST GROWING SEEDINGS.



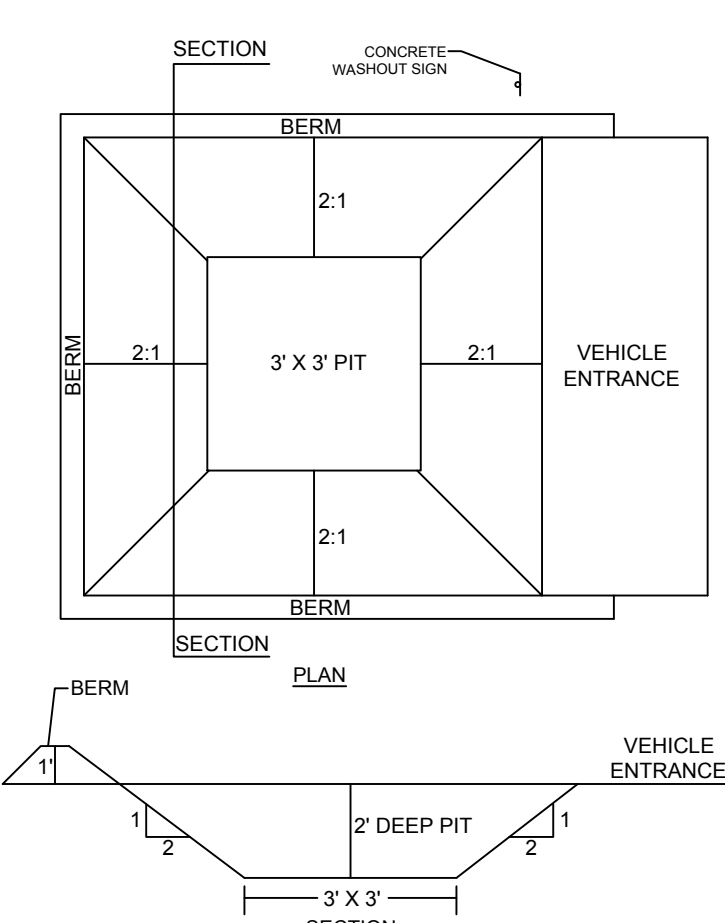
APPLICABLE ON HIGHLY ERODIBLE OR SEVERELY ERODED AREAS, SOMETIMES CALLED "CRITICAL AREAS" INCLUDING:

- * CUT OR FILL SLOPES
- * EARTH SPILLWAYS
- * BORROW AREAS
- * CHANNEL BANKS
- * BERMS
- * ROADSIDES
- * SPOIL AREAS
- * GULLIED LANDS

Ds3

DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDINGS) NTS

CWA



- NOTES:**
1. SEE PLAN FOR CWA LOCATION
 2. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE
 3. EXCAVATED MATERIAL SHALL BE USED FOR BERM CONSTRUCTION
 4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS ACCUMULATED IN PIT SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'
 5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER TIGHT CONTAINER AND DISPOSED OF PROPERLY.
 6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
 7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH TO STABILIZE.
 8. THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (6 MIL MIN. THICKNESS)
 9. WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED

CONCRETE WASHOUT AREA NTS

DEFINITION

The planting of perennial vegetation such as trees, shrubs, vines, grasses, or legumes on exposed areas for final permanent stabilization. Permanent perennial vegetation shall be used to achieve final stabilization.

CONDITIONS

Permanent perennial vegetation is used to provide a protective cover for exposed areas including cuts, fills, dams, and other denuded areas.

SPECIFICATIONS

Grading and shaping may not be required where hydraulic seeding and fertilizing equipment is to be used. Vertical banks shall be sloped to enable plant establishment.

When conventional seeding and fertilizing are to be done, grade and shape where feasible and practical, so that equipment can be used safely and efficiently during seedbed preparation, seeding, mulching and maintenance of the vegetation.

concentrations of water that will cause excessive soil erosion shall be diverted to a safe outlet. Diversions and other treatment practices shall conform with the appropriate standards and specifications.

Seedbed Preparation

Seedbed preparation may not be required where hydraulic seeding and fertilizing equipment is to be used. When conventional seeding is to be used, seedbed preparation will be done as follows:

Broadcast plantings

1. Tillage at a minimum, shall adequately loosen the soil to a depth of 4 to 6 inches; alleviate compaction; incorporate lime and fertilizer; smooth and firm the soil; allow for the proper placement of seed, sprigs, or plants; and allow for the anchoring of straw or hay mulch if a disk is to be used.
2. Tillage may be done with any suitable equipment.
3. Tillage should be done on the contour where feasible.

Ds3

DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

surface shall be pitted or trenched across the slope with appropriate hand tools to provide two places 6 to 8 inches apart in which seed may lodge and germinate. Hydraulic seeding may also be used.

Individual Plants

1. Where individual plants are to be set, the soil shall be prepared by excavating holes, opening furrows, or dibble planting.
2. For nursery stock plants, holes shall be large enough to accommodate roots without crowding.
3. Where pine seedlings are to be planted, subsoil under the row 36 inches deep on the contour four to six months prior to planting. Subsoiling should be done when the soil is dry, preferably in August or September.

Planting

Hydraulic Seeding
Mix the seed (inoculated if needed), fertilizer, and wood cellulose or wood pulp fiber mulch with water and apply in a slurry uniformly over the area to be treated. Apply within one hour after the mixture is made.

Conventional Seeding

Seeding will be done on a freshly prepared and firmed seedbed. For broadcast planting, use a cultipacker seeder, drill, rotary seeder, or other mechanical seeder, or hand seeding to distribute the seed uniformly over the area to be treated. Cover the seed lightly with 1/8 to 1/4 inch of soil for small seed and 1/2 to 1 inch for large seed when using a cultipacker or other suitable equipment.

No-Till Seeding

No-till seeding is permissible into annual cover crops when planting is done following maturity of the cover crop or if the temporary cover stand is sparse enough to allow adequate growth of the permanent (perennial) species. No-till seeding shall be done with appropriate no-till seeding equipment. The seed must be uniformly distributed and planted at the proper depth.

Individual Plants

Shrubs, vines and sprigs may be planted with appropriate planters or hand tools. Pine trees shall be planted manually in the subsoil furrow. Each plant shall be set in a manner that will avoid crowding the roots. Nursery stock plants shall be planted at the same depth or slightly deeper than they grew at the nursery. The tips of vines and sprigs must be at or slightly above the ground surface. Where individual holes are dug, fertilizer shall be placed in the bottom of the hole, two inches of soil shall be added and the plant shall be set in the hole.

DEFINITION

The establishment of temporary vegetative cover with fast growing seedlings for seasonal protection on disturbed or denuded areas.

CONDITIONS

Temporary grassing, instead of mulch, can be applied to rough graded areas that will be exposed for less than six months. Temporary vegetative measures should be coordinated with permanent measures to assure economical and effective stabilization. Most types of temporary vegetation are ideal to use as companion crops until the permanent vegetation is established.

SEEDING RATES FOR TEMPORARY SEEDING

SPECIES	RATE Per 1,000 sq. ft.	RATE Per Acre *	PLANTING DATES **
Rye	3.9 pounds	3 bu.	9/1-3/1
Ryegrass	0.9 pound	40 lbs.	8/15-4/1
Annual Leptodea	0.9 pound	40 lbs.	1/15-3/15
Weeping Lovegrass	0.1 pound	4 lbs.	2/15-6/15
Sudangrass	1.4 pounds	60 lbs.	3/1-8/1
Browmtop Millet	0.9 pound	40 lbs.	4/1-7/15
Wheat	4.1 pounds	3 bu.	9/15-2/1

* Unusual site conditions may require heavier seeding rates
** Seeding dates may need to be altered to fit temperature variations and conditions.

SPECIFICATIONS

Grading and Shaping

Excessive water run-off shall be reduced by properly designed and installed erosion control practices such as closed drains, ditches, dikes, diversions, sediment barriers and others.

No shaping or grading is required if slopes can be stabilized by hand-seeded vegetation or if hydraulic seeding equipment is to be used.

Seedbed Preparation

When a hydraulic seeder is used, seedbed preparation is not required. When using conventional or handseeding, seedbed preparation is not required if the soil material is loose and not sealed by rainfall.

When soil has been sealed by rainfall or consists of smooth cut slopes, the soil shall be pitted, trenched or otherwise scarified to provide a place for seed to lodge and germinate.

Lime and Fertilizer

Agricultural lime is required unless soil tests indicate otherwise. Apply agricultural lime at a rate of one ton per acre. Graded areas require time application. Soils can be tested to determine if fertilizer is needed. On reasonably fertile soils or soil material, fertilizer is not required. For soils with very low fertility, 500 to 700 pounds of 10-10-10 fertilizer or the equivalent per acre (12-16 lbs./1,000 sq. ft.) shall be applied. Fertilizer should be applied before land preparation and incorporated with a disk, ripper or chisel.

Ds2

DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

Du

Dust Control on Disturbed Areas

DEFINITION
Controlling surface and air movement of dust on construction sites, roads, and demolition sites.

PURPOSE
•To prevent surface and air movement of dust from exposed soil surfaces.

•To reduce the presence of airborne substances that may be harmful to humans, animals, or to the environment, or to animals or plant life.

CONDITIONS

This practice is applicable to areas subject to surface and air movement of dust where on and off-site damage may occur without treatment.

METHOD AND MATERIALS

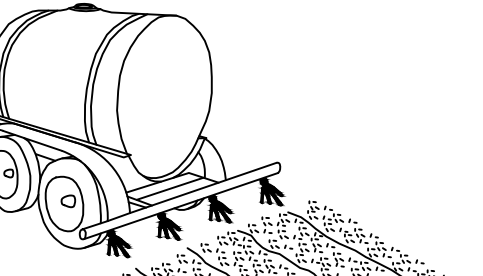
A. Temporary Methods

Mulches. See standard Ds1 - Disturbed Area Stabilization (With Mulching Only). Synthetic resins may be used instead of asphalt to bind mulch material. Refer to specification Tac-Tackifiers. Resins should be used according to manufacturer's recommendations.

Vegetative Cover. See specification Ds2 - Disturbed Area Stabilization (With Temporary Seeding).

Spray-on Adhesives. These are used on mineral soils (not effective on mulch) and on asphalt surfaces. Refer to specification Tac-Tackifiers.

Tillage. This practice is designed to roughen and bring clods to the surface. It is an emergency



measure that should be used before wind erosion starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12 inches apart, spring-toothed harrows, and similar plows are examples of equipment that may produce the desired effect.

Irrigation. This is generally done as an emergency treatment. Site is sprinkled with water until the surface is wet. Repeat as needed.

Barriers. Solid board fences, snowfences, burlap fences, crate walls, bales of hay and similar material can be used to control air currents and soil blowing. Barriers placed at right angles to prevailing currents at intervals of about 15 times their height are effective in controlling wind erosion.

Calcium Chloride. Apply at rate that will keep surface moist. May need retreatment.

B. Permanent Methods

Permanent Vegetation. See specification Ds3 - Disturbed Area Stabilization (With Permanent Vegetation). Existing trees and large shrubs may afford valuable protection if left in place.

Topsoiling. This entails covering the surface with less erosive soil material. See specification Ds1 - Disturbed Area Stabilization (With Temporary Seeding).

Stone Cover. Cover surface with crushed stone or coarse gravel. See specification C-Construction Road Stabilization.

Topsoiling. This entails covering the surface with less erosive soil material. See specification Ds1 - Disturbed Area Stabilization (With Temporary Seeding).

Tillage. This practice is designed to roughen and bring clods to the surface. It is an emergency

SEEDING RATES FOR PERMANENT SEEDING

SPECIES	RATE Per 1,000 sq. ft.	RATE Per Acre *	PLANTING DATES **
BAHA	1.4 POUNDS	60 LBS.	1/1-12/31
BERMUDE	0.2 POUND	10 LBS.	2/15-7/1
CENTPEDEE	BLOCK SOD ONLY	BLOCK SOD ONLY	4/1-7/1
LESPEDEZA	1.7 POUNDS	75 LBS.	1/1-12/31
WEEPING LOVE GRASS	0.1 POUND	4 LBS.	2/1-6/15
SWITCH GRASS	0.9 POUND	40 LBS.	3/15-6/1

* Unusual site conditions may require heavier seeding rates.
** Seeding dates may need to be altered to fit temperature variations and conditions.



Know what's below.
Call before you dig.

PLANING
ENGINEERING
CONSTRUCTION

LINCO

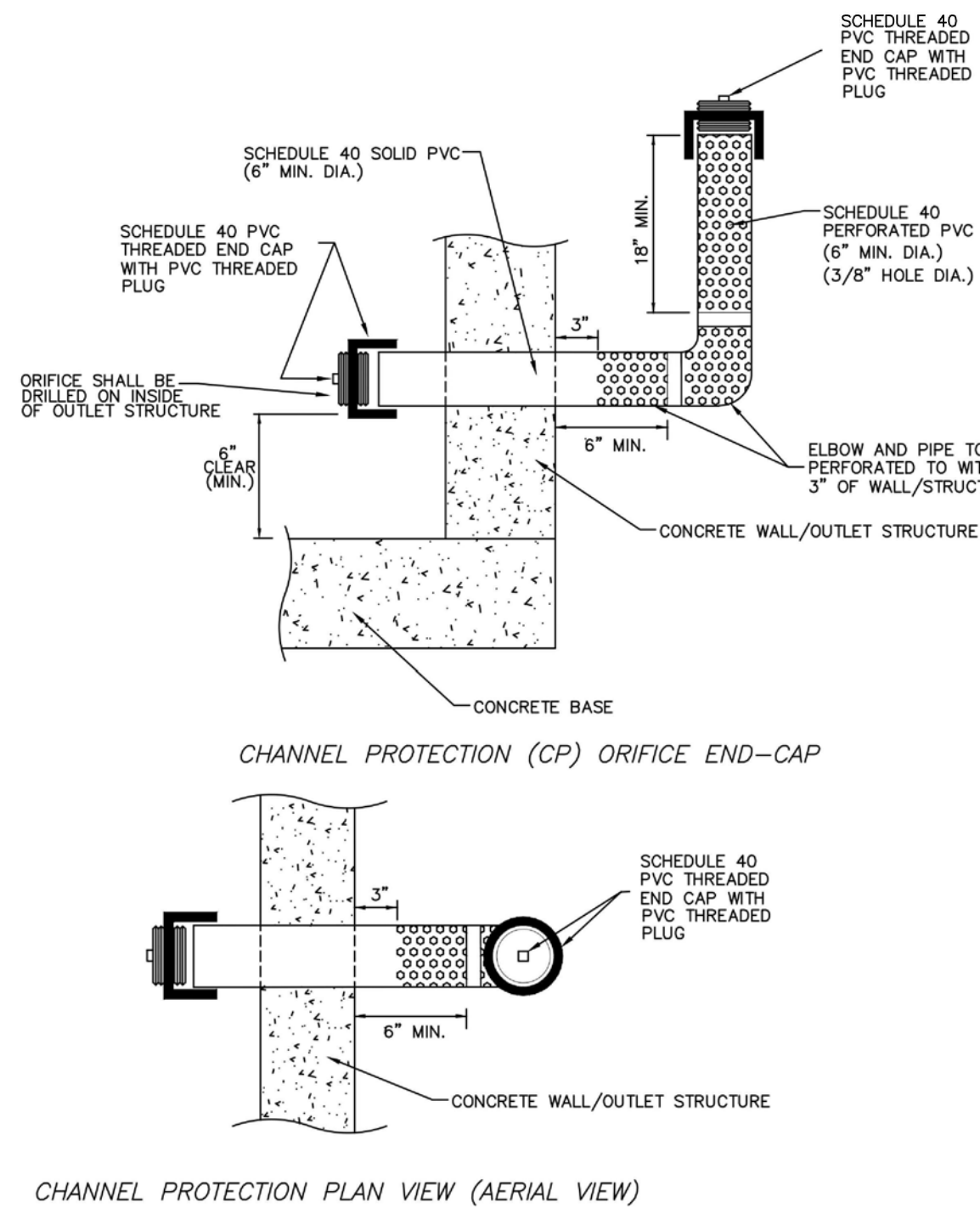
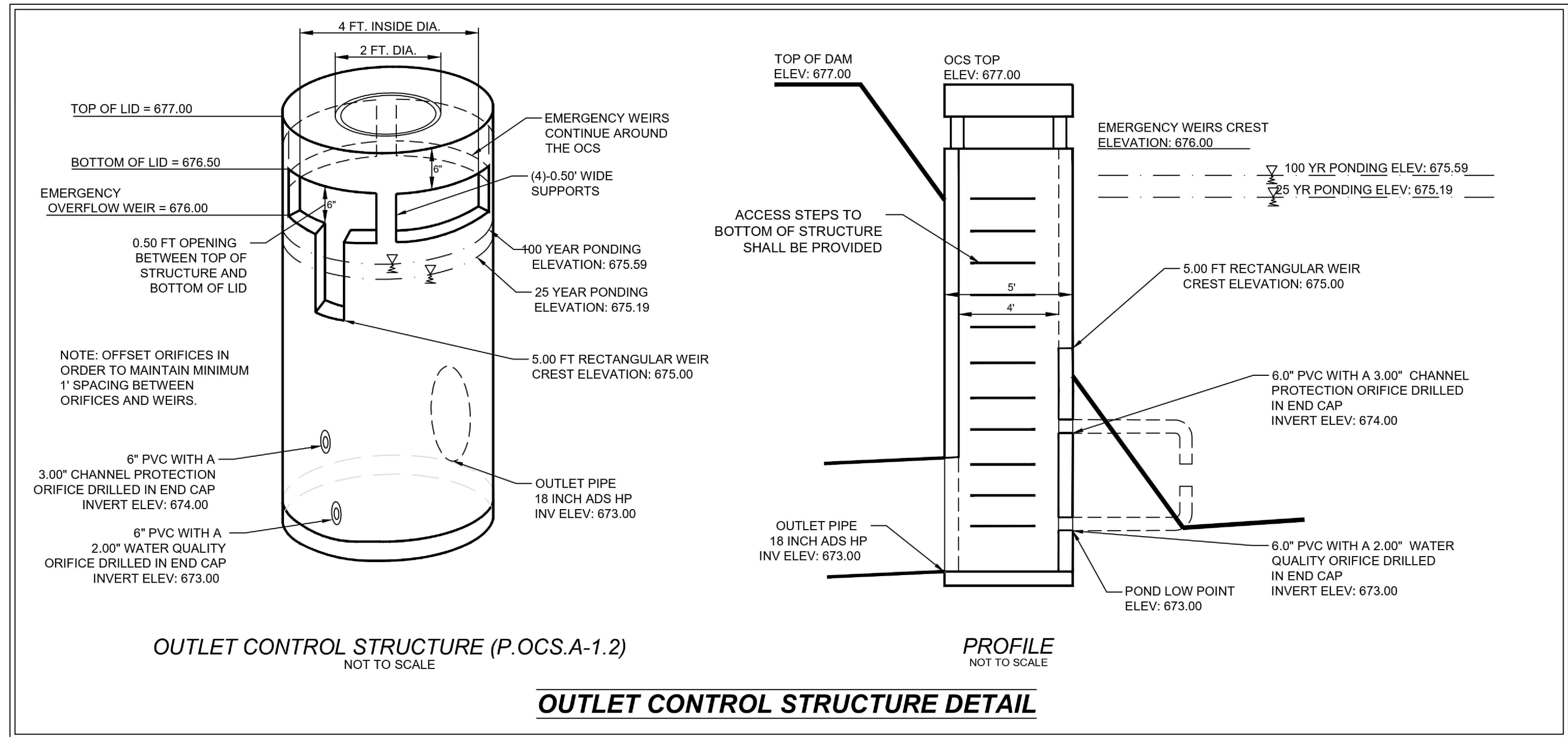
MADISON, GEORGIA

AARON.WADLEY@LINCOPCO.COM 706.318.5425

MEMORIAL DRIVE C-STORE
4144 MEMORIAL DR &
3416 COVINGTON HWY
DECATUR, GA 30032

EROSION CONTROL DETAILS

SHEET NUMBER:
11 of 12



NOTES (TO APPLY TO ALL):

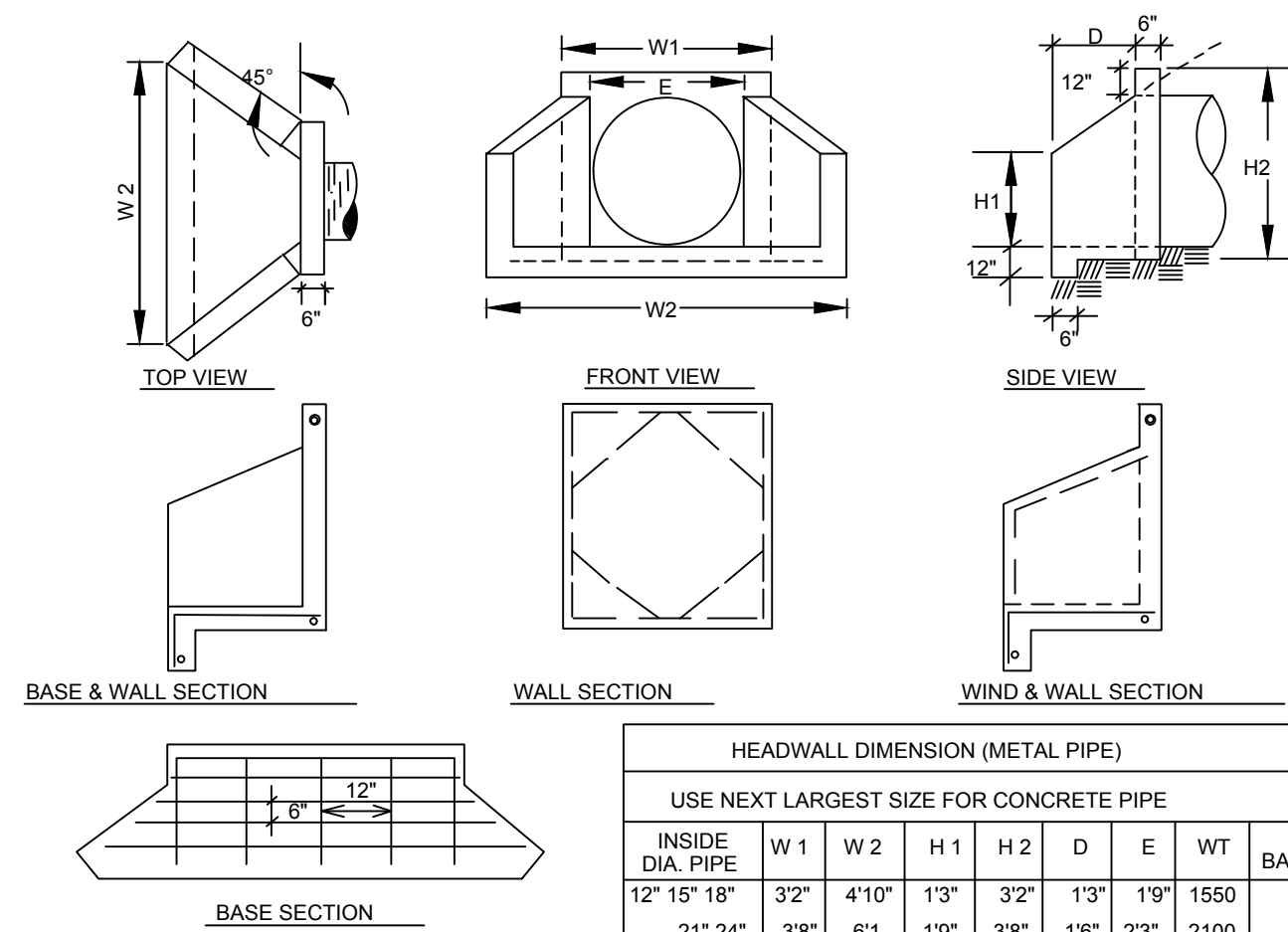
- 1.) FILL GAP BETWEEN STRUCTURE & PVC WITH MORTAR OR INSTALL A FERNCO ADAPTER.
- 2.) SIZE ORIFICE AS REQUIRED
- 3.) PIPE SIZE SHALL BE SPECIFIED PER TABLE BELOW. PIPE SIZES SHALL BE CONSISTENT FOR EACH END-CAP ASSEMBLY.
- 4.) VARIATIONS TO THIS DETAIL MAY BE ACCEPTABLE ON A CASE BY CASE BASIS. MODIFICATIONS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE STORMWATER DEPARTMENT.

OUTLET ORIFICE DIAMETER	PIPE SIZE
<3"	6"
3" TO <5"	8"
5" TO <11"	12"

LEGEND

AIF - ANGLE IRON FOUND
AKA - ALSO KNOWN AS
AQOSP - ALUMINUM TYPE 2 CORRUGATED STEEL PIPE
BC - BACK OF CURB
BL - BUILDING SETBACK LINE
BWF - BARB WIRE FENCE
C&G - CURB & GUTTER
C/T - CRIMP TOP PIPE
CI - CURB INLET
CL - CENTER LINE
CLF - CHAIN LINK FENCE
CMF - CONCRETE MONUMENT FOUND
CMP - CORRUGATED METAL PIPE
CO - CLEAN OUT
CONC - CONCRETE
CORPS - ARMY CORPS OF ENGINEERS
DB, PG - DEED BOOK, PAGE
DI - DROP INLET
DIP - DUCTILE IRON PIPE
DS - DOWN SPOUT
DWCB - DOUBLE WING CATCH BASIN
EP - EDGE OF PAVEMENT
FFE - FINISH FLOOR ELEVATION
FH - FIRE HYDRANT
G - GAS LINE
GM - GAS METER
GP - GUY POLE
GV - GAS VALVE
GW - GUY WIRE
HC - HANDICAP
HW - HEADWALL
HWF - HOG WIRE FENCE
IE - INVERT ELEVATION
IPF - IRON PIN FOUND
IPS - IRON PIN SET
JB - JUNCTION BOX
LL - LAND LOT

LLL - LAND LOT LINE
LP - LIGHT POLE
MH - MANHOLE
MON - MONUMENT
N/F - NOW OR FORMERLY
O/T - OPEN TOP PIPE
PBX - POWER BOX / TRANSFORMER
-P- - OVERHEAD POWER LINE
-P/T- - O/H POWER & TELE LINE
PL - PROPERTY LINE
PM - POWER METER
POB - POINT OF BEGINNING
PP - POWER POLE
PTP - POWER & TELEPHONE POLE
PVC - POLYVINYLCHLORIDE PIPE
R/B - REINFORCING IRON BAR
RCP - REINFORCED CONCRETE PIPE
R/W - RIGHT OF WAY
-SS- - SANITARY SEWER LINE
SSE - SANITARY SEWER EASEMENT
SW - SIDEWALK
SWCB - SINGLE WING CATCH BASIN
TBM - TEMPORARY BENCHMARK
TBX - TELEPHONE BOX
TF - TRANSFORMER
TMH - TELEPHONE MANHOLE
TP - TELEPHONE POLE
TPOB - TRUE POINT OF BEGINNING
-T- - OVERHEAD TELEPHONE LINE
UP - UNDERGROUND POWER
UT - UNDERGROUND TELEPHONE
WI - WEIR INLET
-W- - WATER LINE
WM - WATER METER
WMH - WATER MANHOLE
WV - WATER VALVE



ALL CONCRETE SHALL BE 4000 PSI
REINFORCEMENT STEEL SHALL BE 1/2" ϕ
INTERMEDIATE.
GRADE PLACE REINF. 2" MIN CLEARANCE.
CHAMFER ALL EXPOSED EDGES 1/4"

CONCRETE HEADWALL

SCALE: NTS

(CNCHWL)

**PLANNING
ENGINEERING
CONSTRUCTION**
LNCO
MADISON, GEORGIA
AARON.WADLEY@LNCOPECCOM 706.318.5425

MEMORIAL DRIVE C-STORE
4144 MEMORIAL DR &
3416 COVINGTON HWY
DECATUR, GA 30032

CONSTRUCTION DETAILS



Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

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: _____
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

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: _____
Roofs: _____ 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
	OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
LAND USE MAP AMENDMENT		\$500.00
SPECIAL LAND USE PERMIT		\$400.00



Department of Planning & Sustainability
Division of Business Licensing
178 Sams Street, Decatur, GA 30030
(404) 371-2461
BUSINESS AND OCCUPATIONAL TAX CERTIFICATE

4144 MEMORIAL INC
4144 MEMORIAL DR
DECATUR, GA 30032

Business Name:
4144 MEMORIAL, INC
4144 MEMORIAL DR
DECATUR, GA 30032-

This is your Business and Occupation Tax Certificate for 2025. We are pleased that you are doing business in DeKalb County and hope you have great success in your enterprise this year.

.....
Detach the certificate below and display it for public view at your place of business.
This certificate must be displayed for public view

Not Transferable

Department of Planning & Sustainability
178 Sams Street, Decatur, GA 30030
BUSINESS AND OCCUPATIONAL TAX CERTIFICATE

4144 MEMORIAL INC
4144 MEMORIAL DR
DECATUR, GA 30032

4144 MEMORIAL, INC
4144 MEMORIAL DR
DECATUR, GA 30032-



ACCOUNT:
1249612

EXPIRES:
12/31/2025

Business Description: CONVENIENCE/GAS

This certificate is only valid at this location and when the location conforms to DeKalb County's Zoning Regulations