

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 04 Super District 06

Application of Karimshah, Inc. c/o Battle Law, P.C. for a Major Modification of zoning conditions pursuant to CZ-06-1241 to allow an automobile wash service (car wash) in the C-1 (Local Commercial) zoning district, at 1849 Lawrenceville Highway.

PETITION NO: N3-2025-0962 CZ-25-1247634

PROPOSED USE: Automobile wash service (car wash).

LOCATION: 1849 Lawrenceville Highway, Decatur, Georgia 30033

PARCEL NO. : 18 063 03 027

INFO. CONTACT: Adam Chappell, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Karimshah, Inc. c/o Battle Law, P.C. for a Major Modification of zoning conditions pursuant to CZ-06-1241 to allow an automobile wash service (car wash) in the C-1 (Local Commercial) zoning district.

RECOMMENDATION:

COMMUNITY COUNCIL: Deferral.

PLANNING COMMISSION: (Sept. 9. 2025) Pending.

PLANNING STAFF: Denial.

STAFF ANALYSIS: The subject property consists of approximately 1.26 acres that had most recently been used for automobile sales. In 2006, the property was conditionally rezoned from the M (Light Industrial) Zoning District to the C-1 (Local Commercial) Zoning District as a result of CZ-06-1241. The applicant proposes developing the site with a drive-through automobile wash service (car wash). Car washes are normally a permitted use by-right in the C-1 Zoning District; however, the conditions of CZ-06-1241 were site plan-specific and limited the uses on-site to general office and retail uses. The change in use, while normally permitted, constitutes a *major change* to the conditions of CZ-06-1241, as defined in Section 27-7.3.10. of the *Zoning Ordinance*. A Major Modification to alter, replace, and/or eliminate the conditions of CZ-06-1241 would first be required, necessitating a public hearing for the proposed car wash use. The proposed car wash also falls under the definition of a *drive-through facility*. All drive-through facilities in Character Areas designated as *Activity Centers* per the *DeKalb County 2050 Unified Plan* require a Special Land Use Permit (SLUP). The subject property is located within a Town Center (TC) Character Area; thus, a SLUP for the proposal as per the submitted site plan is required. A companion application (SLUP-25-1247632) has been submitted by the applicant and is expected to be heard concurrently with this request, though each are subject to the individual criteria for determining a Major Modification and SLUP in Divisions 27-7.3. and 27-7.4., respectively. The intent of the Town Center (TC) Character Area, as defined in the *DeKalb County 2050 Unified Plan*, is “to promote the concentration of higher intensity residential and commercial uses, which serve several communities surrounding the center, in order to reduce automobile travel, promote walkability and increased transit usage” (*DeKalb County 2050 Unified Plan*, page 35). The proposed use, an **automobile** wash service, stands directly in conflict with these stated goals (Section 27-7.3.5. (A)). In addition to being within a TC Character Area, the subject property is located within the

“Core Area” of the Medline Livable Centers Initiative (LCI) (see attached). This core area is described as the largest and most central portion of the Medline LCI and is intended to become “a mix of high intensity office, medical services, multi-family residential and retail uses. Retail should be incorporated within mixed use buildings and developments”. Notably, the Medline LCI Plan states that in the “Core Area”, “single-use, stand-alone retail is discouraged.” The property is located near the intersection of Lawrenceville Highway, a major arterial, and two (2) minor arterials (DeKalb Industrial Way and Church Street). At the time of this analysis, much of this corridor has yet to have been substantially redeveloped. Within the last ten years, however, there has been a significant northbound precedent of successful higher density, mixed-use developments emanating from the intersections of Scott Boulevard and Church Street (which extend south from Lawrenceville Highway) with North Decatur Road. Considering the subject property’s proximity to the intersection of Lawrenceville Highway, Church Street, and DeKalb Industrial Way, the proposed use of a car wash does not appear to suit with or support potential development patterns (Section 27-7.3.5. (B)). Approval of this Major Modification request to allow a singular automobile-oriented use may potentially set a precedent of allowing more traditional suburban uses in Character Areas that are intended to be higher-density mixed-use corridors, both negatively affecting desired urban form and potential economic viability (by virtue of reducing potential density and assortment of mixed uses). Staff is supportive of a request to modify conditions of CZ-06-1241 to allow for uses that are ultimately more compatible with the TC Character Area and Medline LCI plan; however, the proposal in its current configuration does not meet several of the criteria for an amendment to the Zoning map in Division 27.7.3.; therefore, it is the recommendation of the Planning and Sustainability Department that this request for a Major Modification be ***“Denied”***.

PLANNING COMMISSION VOTE: (September 9, 2025) Pending.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Deferral 7-0-1.

Planning Commission Hearing Date: September 9, 2025
Board of Commissioners Hearing Date: September 30, 2025

STAFF ANALYSIS

CASE NO.:	CZ-25-1247634	File ID #: 2025-0962
Address:	1849 Lawrenceville Highway Decatur, GA 30033	Commission District: 4 Super District: 6
Parcel ID(s):	18-063-03-027	
Request:	Major Modification of zoning conditions pursuant to CZ-06-1241 to allow an automobile wash service (car wash) in the C-1 (Local Commercial) zoning district.	
Property Owner(s):	Karimshah, Inc.	
Applicant/Agent:	Karimshah, Inc. c/o Battle Law, P.C.	
Acreage:	1.26 acres	
Existing Land Use:	Automobile sales	
Adjacent Zoning:	North: O-I, MR-2 (across Jordan Lane) East: M South: M West: C-1 (across Lawrenceville Highway)	
Character Area	Town Center (TC)	
Comprehensive Plan:	Consistent _ Inconsistent <u>X</u>	

STAFF RECOMMENDATION: DENIAL

The subject property consists of approximately 1.26 acres that had most recently been used for automobile sales. In 2006, the property was conditionally rezoned from the M (Light Industrial) Zoning District to the C-1 (Local Commercial) Zoning District as a result of CZ-06-1241.

The applicant, Karimshah, Inc. c/o Battle Law, P.C., proposes developing the site with a drive-through automobile wash service (car wash). Car washes are normally a permitted use by-right in the C-1 Zoning District; however, the conditions of CZ-06-1241 were site plan-specific and limited the uses on-site to general office and retail uses. The change in use, while normally permitted, constitutes a *major change* to the conditions of CZ-06-1241, as defined in Section 27-7.3.10. of the *Zoning Ordinance*. A Major Modification to alter, replace, and/or eliminate the conditions of CZ-06-1241 would first be required, necessitating a public hearing for the proposed car wash use.

The proposed car wash also falls under the definition of a *drive-through facility*. All drive-through facilities in Character Areas designated as *Activity Centers* per the *DeKalb County 2050 Unified Plan* require a Special Land Use Permit (SLUP). The subject property is located within a Town Center (TC) Character Area; thus, a SLUP for the proposal as per the submitted site plan is required. A companion application (SLUP-25-1247632) has been submitted by the applicant and is expected to be heard concurrently with this request, though each are subject to the individual criteria for determining a Major Modification and SLUP in Divisions 27-7.3. and 27-7.4., respectively.

The intent of the Town Center (TC) Character Area, as defined in the *DeKalb County 2050 Unified Plan*, is “to promote the concentration of higher intensity residential and commercial uses, which serve several communities surrounding the center, in order to reduce automobile travel, promote walkability and increased transit usage” (*DeKalb County 2050 Unified Plan*, page 35). The proposed use, an **automobile** wash service, stands directly in conflict with these stated goals (Section 27-

7.3.5. (A). In addition to being within a TC Character Area, the subject property is located within the “Core Area” of the Medline Livable Centers Initiative (LCI) (see attached). This core area is described as the largest and most central portion of the Medline LCI and is intended to become “a mix of high intensity office, medical services, multi-family residential and retail uses. Retail should be incorporated within mixed use buildings and developments”. Notably, the Medline LCI Plan states that in the “Core Area”, “single-use, stand-alone retail is discouraged.”

The property is located near the intersection of Lawrenceville Highway, a major arterial, and two (2) minor arterials (DeKalb Industrial Way and Church Street). At the time of this analysis, much of this corridor has yet to have been substantially redeveloped. Within the last ten years, however, there has been a significant northbound precedent of successful higher-density, mixed-use developments emanating from the intersections of Scott Boulevard and Church Street (which extend south from Lawrenceville Highway) with North Decatur Road. Considering the subject property’s proximity to the intersection of Lawrenceville Highway, Church Street, and DeKalb Industrial Way, the proposed use of a car wash does not appear to be suitable with or support potential development patterns (Section 27-7.3.5. (B)). Approval of this Major Modification request to allow a singular automobile-oriented use may potentially set a precedent of allowing more traditional suburban uses in Character Areas that are intended to be higher-density mixed-use corridors, both negatively affecting desired urban form and potential economic viability (by virtue of reducing potential density and assortment of mixed uses).

Staff is supportive of a request to modify conditions of CZ-06-1241 to allow for uses that are ultimately more compatible with the TC Character Area and Medline LCI plan; however, the proposal in its current configuration does not meet several of the criteria for an amendment to the Zoning map in Division 27.7.3.; therefore, it is the recommendation of the Planning and Sustainability Department that this request for a Major Modification be ***Denied***.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Zoning Comments September 2025

D1-2024-1442 CZ-25-1247294 (7778 Pleasant Hill Rd & others): Pleasant Hill Road is classified as a Minor Arterial. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. The right-of way dedication of 35 feet minimum from centerline to allow all public infrastructure is within right of way. Requires a 10-foot multiuse path, with pedestrian streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

D2-2025-0283 Z-25-1247358 (1619 Pleasant Hill Trl): Pleasant Hill Road is classified as a Minor Arterial. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. The right-of way dedication of 35 feet minimum from centerline to allow all public infrastructure is within right of way. Requires a 10-foot multiuse path, with pedestrian streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N1-2025-0960 Z-25-1247566 (700 Jordan Lane): Jordan Lane & Reverend D L Edwards are both classified as local roads. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 5-foot landscape strip with a 5-foot sidewalk.

N2-2025-0961 Z-25-1247624 (3507 Chamblee-Tucker Road): Old Chamblee Tucker Road is classified as a local road. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 5-foot landscape strip with a 5-foot sidewalk.

N3-2025-0962 CZ-25-1247634 (1849 L'ville Hwy): Lawrenceville Highway is classified as a Major Arterial, also a Georgia State Route. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: Requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 10-foot multiuse path with pedestrian scale streetlights. Jordan Lane is classified as a local road. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 5-foot landscape strip with a 5-foot sidewalk.

N4-2025-0963 SLUP-25-1247632 (1849 L'ville Hwy): Lawrenceville Highway is classified as a Major Arterial, also a Georgia State Route. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: Requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 10-foot multiuse path with pedestrian scale streetlights. Jordan Lane is classified as a local road. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 5-foot landscape strip with a 5-foot sidewalk.

N5-2025-0964 Z-25-1247633 (3048 Lumby Dr.): Lumby Drive is classified as a local road. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 5-foot landscape strip with a 5-foot sidewalk.

N6-2025-0965 SLUP-25-1247606 (1766 Big Valley Lane): Big Valley Lane is classified as a Local Road. SLUP does not change the existing shoulders or curb cuts.

N7-2025-0966 SLUP-25-1247611 (1747 Flintwood Dr.): Flintwood Drive is classified as a Local Road. SLUP does not change the existing shoulders or curb cuts. Suggested but not required, (Children at play) signs could be added in advance of subject property in both directions.

N8-2025-0967 SLUP-25-1247631 (4077 Flat Shoals Pkwy): Flat Shoals Pkwy is classified as a Major Arterial. SLUP does not change the existing shoulders or curb cuts.

N9-2025-0968 SLUP-25-1247608 (2339 Brannen Rd, Rear): Brennen Road is classified as a Collector. SLUP does not change the existing shoulders or curb cuts.

N10-2025-0969 SLUP-25-1247629 (538 Burlington Road): Burlington Road is classified as a Local Road. SLUP does not change the existing shoulders or curb cuts.

N11-2025-0970 SLUP-25-1247635 (Loveless Place & Pineview Trl): Loveless Place is classified as a Local Road. Subject in the Bouldercrest Overlay District.



7/11/2025

To: Mr. John Reid, Senior Planner
From: Ryan Cira, Director, Division of Environmental Health
Cc: Alan Gaines, Deputy Director, Division of Environmental Health
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.

N1-2025-0960

Z-25-1247566

700 Jordan Lane, Decatur, Ga

- See general comments

N2-2025-0961

Z-25-1247624

3507 Old Chamblee-Tucker Road, Chamblee, Ga 30341

- See general comments

N3-2025-0962

CZ-25-1247634

1849 Lawrenceville Highway, Decatur, Ga 30033

- See general comments

N4-2025-0963

SLUP-25-1247632

1849 Lawrenceville Highway, Decatur, Ga 30033

- See general comments

N5-2025-0964

Z-25-1247633

3048 Lumby Drive, Decatur, Ga 30034

- See general comments

N6-2025-0965

SLUP-25-1247606

1766 Big Valley Lane, Stone Mountain, GA 30083

- Note: DeKalb Public Health prohibit use of on-site sewage disposal systems for personal care homes with more than six (6) clients.
- See general comments

LAND DEVELOPMENT ANALYSIS

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

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.

Case # and Address/Parcel: _____

• Transportation/Access/Row

• Stormwater Management

• Flood Hazard Area/Wetlands

• Landscaping/Tree Preservation

• Tributary Buffer

• Fire Safety

LAND DEVELOPMENT ANALYSIS

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

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.

Case # and Address/Parcel: SLUP-25-1247632 - 1849 Lawrenceville Hwy 18 063 03 027

- Transportation/Access/Row

- Stormwater Management

The property is C-1 a underground detention system would work.

- Flood Hazard Area/Wetlands

Not in the flood plain.

- Landscaping/Tree Preservation

- Tributary Buffer

No stream or creek near the property.

- Fire Safety

DEPARTMENT OF PLANNING & SUSTAINABILITY

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

PUBLIC WORKS – **ROADS & DRAINAGE** - ZONING COMMENTS FORM

Case No.: _____ Parcel ID#: _____

Address: _____

Drainage Basin: _____

Upstream Drainage Area: _____

Percentage of Property in 100-Year Floodplain: _____

Impact on property (flood, erosion, sedimentation) under existing zoning: _____

Required detention facility(s): _____

COMMENTS: _____

Signature: _____ *Akin Akinsola*

DEPARTMENT OF PLANNING & SUSTAINABILITY

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

PUBLIC WORKS – **ROADS & DRAINAGE** - ZONING COMMENTS FORM

Case No.: SLUP-25-1247632 Parcel ID#: 18 063 03 027

Address: 1849 Lawrenceville Highway, Decatur 30033

Drainage Basin: South Fork Peachtree Creek

Upstream Drainage Area: N/A

Percentage of Property in 100-Year Floodplain: 0%

Impact on property (flood, erosion, sedimentation) under existing zoning: No known impact of flood, erosion, and sedimentation under existing zoning

Required detention facility(s): May be applicable

COMMENTS: _____

The proposed used is categorized by the National Pollutant Discharge Elimination System (NPDES) as _____

Highly Visible Pollutant Source using the North American Industry Classification System (NAICS). _____

Adequate structural and non-structural best management practices will be required. _____

Signature: Akin Akinsola

DEPARTMENT OF PLANNING & SUSTAINABILITY

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

PUBLIC WORKS – **TRAFFIC ENGINEERING** - ZONING COMMENTS FORM

Case No.: CZ-25-1247634

Parcel ID#: 18 063 03 027

Address: 1849 Lawrenceville Highway, Decatur 30033

Adjacent Roadway(s):

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: _____

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 (latest edition 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: There are no traffic engineering concerns
at this time.

Signature: 

DEPARTMENT OF PLANNING & SUSTAINABILITY

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

PUBLIC WORKS – **TRAFFIC ENGINEERING** - ZONING COMMENTS FORM

Case No.: SLUP-25-1247632 Parcel ID#: 18 063 03 027

Address: 1849 Lawrenceville Highway, Decatur 30033

Adjacent Roadway(s):

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: _____
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 (latest edition 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: Did not see any concerns as far as traffic
engineering is concerned.

Signature: 

DEPARTMENT OF PLANNING & SUSTAINABILITY

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

PUBLIC WORKS – **WATER & SEWER** - ZONING COMMENTS FORM

Case No.: _____ Parcel ID#: _____

Address: _____

WATER:

Size of existing water main: _____ adequate _____ inadequate _____

Distance of property to nearest main: _____ Size of line required, if inadequate: _____

SEWER:

Outfall Servicing Project: _____

Is sewer adjacent to property? Yes _____ No _____ If no, distance to nearest line: _____

Water Treatment Facility: _____ Adequate? Yes _____ No _____

Sewage Capacity: _____ (MGPD) Current Flow: _____ (MGPD)

COMMENTS: _____

Signature: _____

DEPARTMENT OF PLANNING & SUSTAINABILITY

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PUBLIC WORKS – **WATER & SEWER** - ZONING COMMENTS FORM

Case No.: SLUP-25-1247632 Parcel ID#: 18 063 03 027

Address: 1849 Lawrenceville Highway, Decatur 30033

WATER:

Size of existing water main: 12" DI, 6" DI and 30" DI adequate ☐ inadequate ☐

Distance of property to nearest main: adjacent Size of line required, if inadequate:

SEWER:

Outfall Servicing Project: Southfork Peachtree Creek

Is sewer adjacent to property? Yes ☒ No ☐ If no, distance to nearest line:

Water Treatment Facility: Atlanta Adequate? Yes ☐ No ☐

Sewage Capacity: 40 (MGPD) Current Flow: 36 (MGPD)

COMMENTS: SCR is required

Signature: Yola Lewis



MARTA September 2025 Case Comments

N2-2025-0961 (Z-25-1247624)

3507 Old Chamblee-Tucker Road, Chamblee, GA 30341:

Owner shall coordinate with MARTA during design phase to provide transit access.

N3-2025-0962 & N4-2025-0963 (CZ-25-1247634 & SLUP-25-1247632)

1849 Lawrenceville Highway, Decatur, GA 30033:

Owner shall coordinate with MARTA during design phase to provide transit access.

N5-2025-0964 (Z-25-1247633)

3048 Lumby Drive, Decatur, GA 30034:

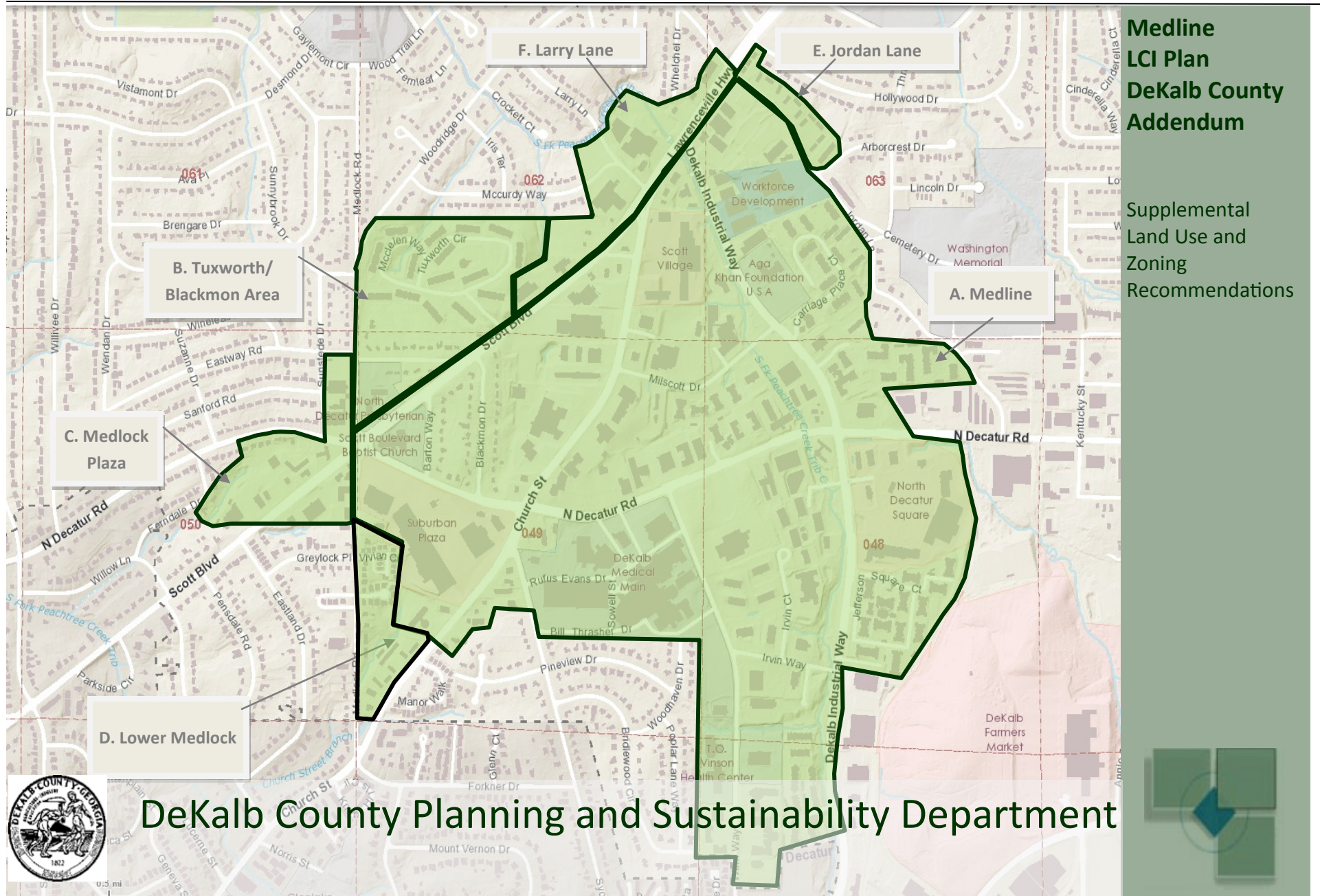
Owner shall ensure appropriate pedestrian access to Flat Shoals Rd to provide access to transit service along corridor.

N12-2025-0972 (TA-25-1247647):

Many O-I (Office-Institutional) parcels front valuable transportation corridors such as Memorial Drive. Data centers are low population density developments and thus poor drivers of transit usage. Alternative developments on these parcels would help drive sustainable transportation, and data centers could be served off main corridors with no downside. MARTA recommends data centers to only be permitted in M (Industrial) and M-2 (Heavy Industrial) zoning districts.

MEDLINE LCI PLAN – Supplemental Land Use and Zoning Recommendations

LCI Plan



Land Use and Re-Zoning Guidance

The LCI Plan for Medline offers a broad long-range plan for land use, transportation, health policies and economic development. The area is currently undergoing rapid redevelopment and more redevelopment is expected. The Medline LCI Study was conservative in its approach to address the market demand of development and growth. As a result, this has placed a high demand to re-evaluate the density, use, and building heights of the LCI area. This document offers refined guidance for land use policy and zoning, particularly for 5 sub-areas that are adjacent to existing single-family neighborhoods. This guidance recognizes and reflects the recommendations within the LCI report for the Medline Core district, but also seeks to establish reasonable transitions on the edges of the study area to protect and enhance existing communities.

Area A - Medline Core Area

Uses: This is the largest and central portion of the Medline character area and should become a mix of high intensity office, medical services, multi-family residential and retail uses. In the future the Medline Core may be serviced by two rail stops. In a broad sense the Medline Core should become an employment center within a walkable community served by transit. Retail should be

incorporated within mixed use buildings and developments. Single-use, stand-alone retail is discouraged. In addition the area is suitable for research and development facilities and high density senior facilities.

Density: A density of 60 is permitted in the Medline Core Area. This is consistent with the Town Center character area of the comprehensive plan. High density senior buildings should be near medical offices, DeKalb General Hospital campus and shopping districts. Senior residential towers are best suited in areas where they do not dominate the views of single family homes or create proportions that are out of scale with adjacent single-family homes.

Building Height: Permitted height of new buildings within the Medline Core is 5-stories tall, 3-story minimum with the exception of research and development. Taller buildings are permitted if useful open space is provided and if buffers are provided to protect adjacent single-family homes. Any development along the western edge of Jordan Lane should not exceed three stories.

Area B - Tuxworth Blackmon

Uses: This is a residentially developed area north of Scott Boulevard east of Medlock Road and includes Tuxworth Springs Condominium, the Presbyterian Church and homes along Blackmon Drive.

This area should remain residential in character and is not suitable for commercial uses. Blackmon Drive may redevelop with townhouse and stacked flat style developments. There are a few smaller parcels with Scott Boulevard frontage; however these properties do not lend themselves to retail development. They are best incorporated into surrounding properties so as to limit curb cuts on Scott Boulevard near the congested six-way intersection.

Density: A density up to 24 units per acre is permitted in the Tuxworth Blackmon area.

Building Height: The permitted height of new buildings within the Tuxworth/ Blackmon Area is 2 stories.

Area C - Medlock Plaza

Uses: West of Medlock Road contains an area primarily consisting of retail and service uses. This area is adjacent to a future transit stop and should contain

higher residential densities, while still offering a transition when directly adjacent single-family residential uses.

Density: A density of 24 units per acre is permitted in the Medlock Plaza area.

Building Height: Three to five-story residential buildings with ground level retail/services and wrapped parking decks will provide a

better transition than the current mixture of retail and auto oriented uses. Parking decks should be largely hidden from the surrounding neighborhoods. Limited buffers may be required when single family homes are adjacent to new medium density development.

Area D - Lower Medlock

Medlock and portions of Church Street may continue to develop with a mixture of low intensity health services and residences for seniors. These uses are an appropriate transition to the nearby single-family and contribute to the Medline character area. Townhouse development along the southern portions of Medlock and this small section of Church Street are appropriate for an area this close to a future transit station, while still offering compatibility to adjacent single-family homes.

Uses: Mixture of low intensity health service, office, and Townhouse.

Density: A maximum density of 12 dwelling units per acre is preferred in the Church/lower Medlock Area.

Building Height: A maximum of 3 stories is the preferred height of buildings, for the Church/lower Medlock Area.

Area E – 1. Jordan Lane (along Lawrenceville Highway)

Uses: The primary use for this area should be commercial, office, retail, or mixed use.

Density: A maximum density of 24 dwelling units per acre is preferred in the Jordan Lane Area, along Lawrenceville Highway.

Building Height: Maximum 3-stories is the preferred height of buildings, for the Jordan Lane Area.

Area E – 2. Jordan Lane

Uses: This area should remain residential, and retail uses are not suitable for this area.

Density: A maximum density of 12 dwelling units per acre is preferred in the Jordan Lane Area, along Lawrenceville Highway.

Building Height: Maximum 2-stories is the preferred height of buildings, for the Jordan Lane Area. This area is significantly different from the adjacent Medline Core and should be protected from high intensity redevelopment to the west by buffers or three-story buildings. Service delivery and dumpsters should not be an intrusion for residential development along Jordan Lane.

Area F - Larry Lane

Uses: This area should retain the commercial development on the northern side of Scott Boulevard in a high intensity traffic corridor.

The frontage on Scott Boulevard is not particularly deep and it adjoins a stable single family neighborhood that should remain intact. Therefore development in the area should be concentrated along Scott Boulevard and transition down in scale and intensity towards the adjacent residential community.

Density: A maximum density of 24 dwelling units per acre is preferred in the Larry Lane Area.

Building Height: A maximum of 2 stories is allowed.

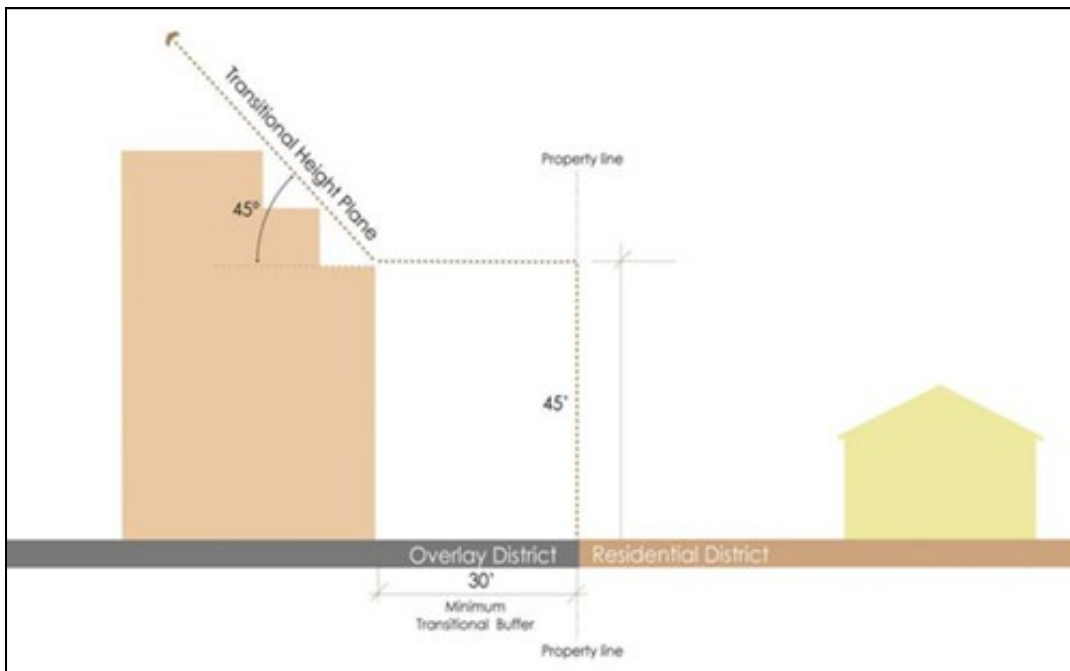
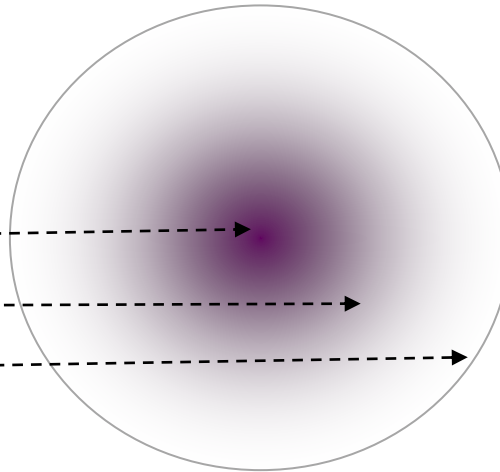
Service delivery and dumpsters should be located away from single-family homes. Buffers and screening for the adjacent residential streets may be required to improve transitions between intensities of use. Regional cut-through traffic and service vehicles should not be routed into the neighborhood.

Preferred Density Concept

Core (up to 60du/ac & 3-5 stories max) ----->

Center (24du/ac & 3 stories max) ----->

Edge (12 du/ac & 2 stories max) ----->

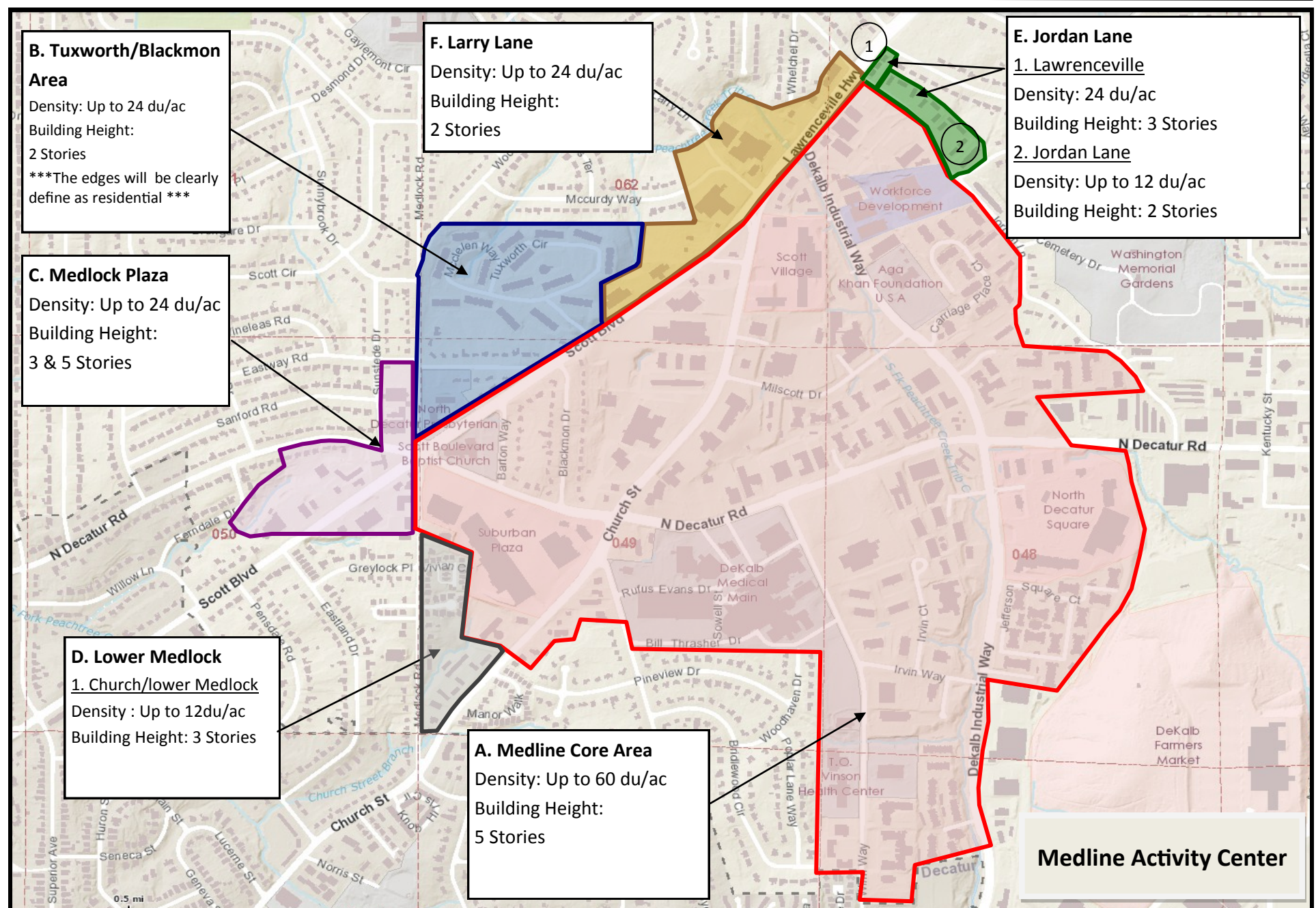


DENSITY RINGS

This concept shall be encouraged for the Medline Activity Center. The purpose for density rings is to develop high intensity projects while protecting single family neighborhoods. The highest intensity of development is located at the core of the activity center. Intermediate densities are established at a lower intensity than the core. An additional edge or outer ring is established to provide the final transitional height and intensity of development, prior to reaching the single family residence.

MEDLINE LCI PLAN – Supplemental Land Use and Zoning Recommendations

LCI Plan



MEDLINE LCI PLAN – Supplemental Land Use and Zoning Recommendations

LCI Plan

Land Use Development Guidelines for Medline

Sub-Area Districts	Primary Land Use	Density (du/ac)	Stories (max)	Lot Coverage
A. Medline Core	Mixed-use	60	5 Stories	80-90 % Commercial 35 % Residential ---% Greenspace
B. Tuxworth/Blackmon	Townhomes Condominiums Apartments	24	2 Stories	80-90 % Commercial 35 % Residential ---% Greenspace
C. Medlock Plaza	Multi-family Residential ;Townhouses	24	3 Stories	80-90 % Commercial 35 % Residential 70-85 % Multi-Family
D. Lower Medlock-2	Townhouses, office ,Senior House	12	3 Stories	80-90 % Commercial 35 % Residential -- % Greenspace
E. Jordan Lane -1	Retail, office, apartments, condominiums	24 (@ Lawrenceville)	Lawrenceville - 3 stories	80 –90 % Commercial 35 % Residential ---% Greenspace
E. Jordan Lane - 2	Single-Family Residential ,Townhouses	12 (@ Jordan)	Jordan - 2 stories	100% Residential
F. Larry Lane	Single-Family Residential ,Townhouses ,Retail ,Restaurants	24	2 Stories	80– 90 % Commercial 35 % Residential ---% Greenspace



DEPARTMENT OF PLANNING & SUSTAINABILITY

MAJOR MODIFICATION APPLICATION

Existing Conditional Zoning No.: _____

Applicant Name: _____

Applicant Email Address: _____

Applicant Mailing Address: _____

Applicant Phone Number: _____

Owner Name: _____

(If more than one owner, attach list of owners.)

Owner Email Address: _____

Owner Mailing Address: _____

Owner Phone Number: _____

Subject Property Address: _____

Parcel ID Number(s): _____

Acreage: _____ Commission District(s): _____ Super District: _____

Existing Zoning District(s): _____ Proposed Zoning District(s): _____

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

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

Owner: _____ Agent: _____ MLB

Signature of Applicant:



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 County Zoning Ordinance
For
A Major Modification of Conditions to allow for
An Express Car Wash

of

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

for

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

Submitted for Applicant by:

Michèle L. Battle, 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



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 an express car wash. The Applicant is seeking a Major Modification of Conditions on the Subject Property to allow for the car wash. Currently, a condition exists limiting the use of the Subject Property to a car dealership. The condition in question arises from zoning case Z-0601241 and is condition number one (1).

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

II. MAJOR MODIFICATION OF CONDITIONS CRITERIA

Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan;

The zoning proposal is in conformity with the policy and intent of the Comprehensive Plan. The future land use designation on the Subject Property is Town Center, which permits the C-1 zoning district and its uses. The zoning proposal does not seek to change the zoning district on the Subject Property. Rather, the zoning proposal seeks to change condition one (1) as laid down in zoning case Z-0601241 which restricts the use of the Subject Property to a car dealership. A change of condition to allow for a new use is required to have anything other than the approved car dealership. The zoning proposal request an express luxury car wash, which is a permitted use under the C-1 district and the Town Center land use designation. Therefore, the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.

Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties;

The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The Subject Property is immediately abutted by properties zoned for commercial and industrial uses. So, the nearest neighbors to the Subject Property will be used for similar uses. Across Jordan Lane, there are some residential uses. The community members have indicated that luxury express car wash may be a use they can support so long as there is a suitable lighting



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package that does not shine light across the street onto their homes, that the ingress/egress onto Jordan Lane be closed, and that the operation wraps up at a reasonable hour so as not to disturb them late into the evening. The Applicant has agreed to these stipulations and has agreed to plant trees between the proposed car wash and the residential uses in the landscape strip. The trees would serve to screen the use from the residential use. Therefore, the zoning proposal will permit a use that is suitable in view of the adjacent and nearby properties.

Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

The Subject Property does not have a reasonable economic use as currently zoned. The original zoning case that placed conditions onto the Subject Property limited its use to “*the* office and *the* retail uses only.” (Emphasis added). The italicized “the” in the previous sentences were handwritten into the conditions. This seems to suggest that the only use permitted on the Subject Property were the car dealership and accompanying office use that was approved under zoning case Z-0601241. If this is the case, then there is no reasonable economic use for the property so long as that condition remains on the Subject Property because that dealership and office have since gone out of business and have vacated the property. In fact, the buildings from that use no longer exist on the site. Therefore, the Subject Property does not have a reasonable economic use as currently zoned.

Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby properties;

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties.

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;

There are other existing or changing conditions affecting the use and development of the property which give supporting grounds for approval of the zoning proposal. The original zoning case Z-0601241 included another condition which required the closure of the ingress/egress onto Jordan Lane. Unfortunately, that ingress/egress was never closed. In meeting with the community, the various community members expressed a great interest in getting that ingress/egress closed. The Applicant has agreed to close off that ingress/egress. Therefore, there are existing or changing conditions affecting



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the use and development of the property which give supporting grounds for approval of the zoning proposal.

Whether the zoning proposal will adversely affect historic building, sites, districts, or archaeological resources;

The zoning proposal will not adversely affect historic buildings, sites, districts, or archaeological resources. The Subject Property is not in any historic overlay district and not known historic buildings or archaeological resources are anywhere near the Subject Property.

Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools; and

The zoning proposal will not result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. With proper conditions that limit the use to the proposed car wash, there will be no need to worry about any other commercial uses coming to this site. Any change in the use would require a Major Modification and public hearing process similar to the one the Applicant is currently applying for. This would allow the County and community members oversight in determining whether any other use is welcome on the Subject Property.

Additionally, the proposed use will not cause excessive use of existing streets, transportation facilities, utilities, or schools. The Subject Property fronts on Lawrenceville Highway, which is classified as a Major Arterial street. It is certainly capable of handling any trips generated by this use. Additionally, there will be no impact on schools or transportation facilities. Lastly, the Applicant uses technology to capture as much used water as possible for reuse in washing vehicles. The goal is to use as little water as possible while operating the car wash. This minimizes the impact on water utilities. Therefore, the zoning proposal will not result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

Whether the zoning proposal adversely impacts the environment or surrounding natural resources

The zoning proposal will not adversely impact the environment or surrounding natural resources. The Applicant uses technology to capture as much used water as possible



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for reuse in washing vehicles. The goal is to use as little water as possible while operating the car wash. This minimizes the impact on water utilities. The Applicant will also be installing solar powered lighting. The lighting plan will be powered entirely by solar energy. Lastly, the Applicant will be planting new trees native to the area in the required landscape strip to both shield the residential uses from the car wash, beautify the area, and enhance the environmental assets in the area. Therefore, the zoning proposal will not adversely impact the environment or surrounding natural resources.

III. CONCLUSION

For the foregoing reasons, the Applicant hereby requests that the application for a Major Modification of Conditions be approved. 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 County 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 County 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



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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 County 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 major modification of conditions 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.

A refusal to allow the land use amendment and/or Major Modification of Conditions 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 Major Modification of Conditions 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

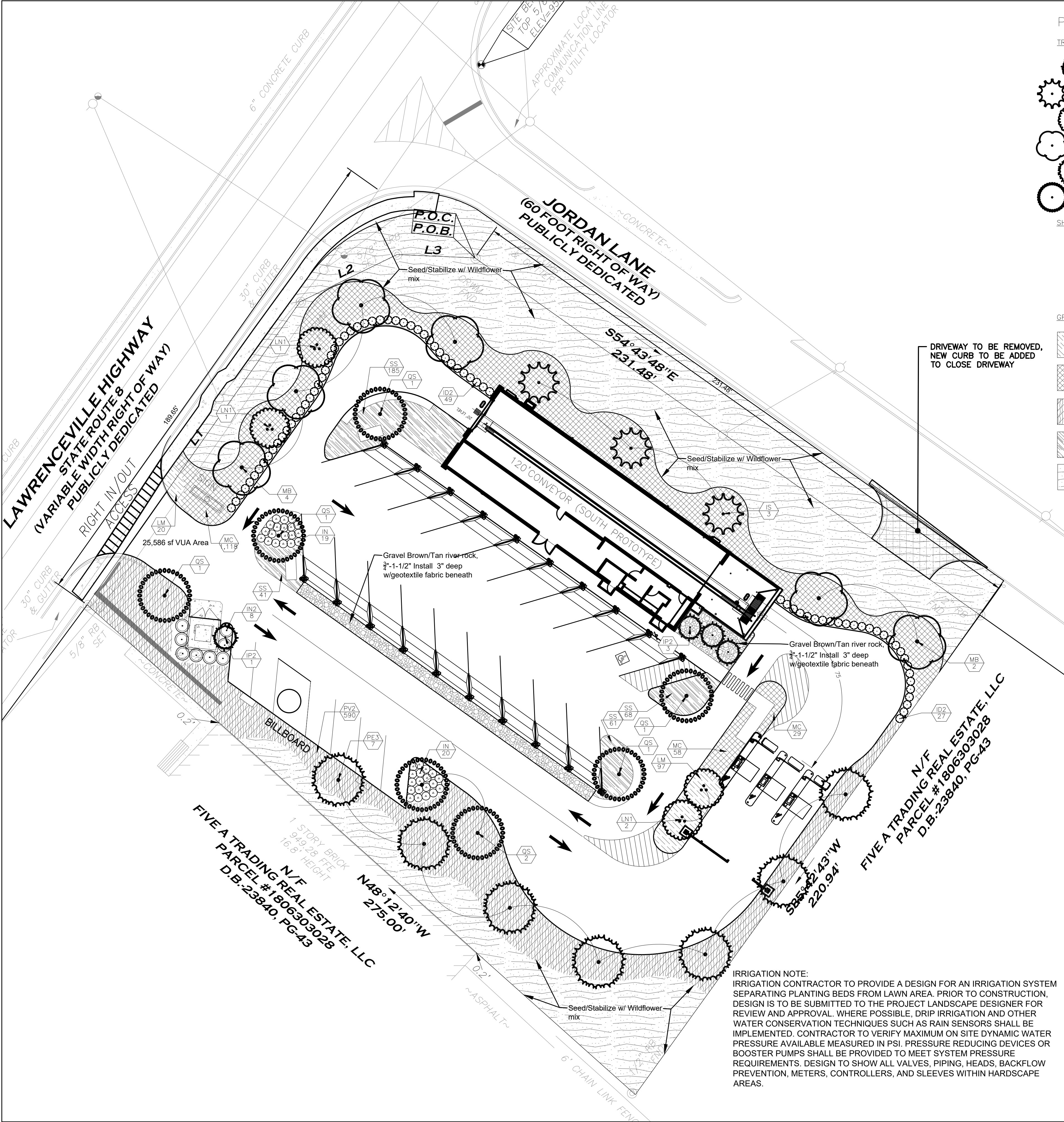
Table 3 - PM Peak Hour of Generator Trip Generation Estimates

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





PLANT_SCHEDULE

	CODE	QTY	BOTANICAL / COMMON NAME	
	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.		
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SPACING
	ID2	76	Ilex cornuta 'Dwarf Burford' / Dwarf Burford Holly36" 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	
GROUND COVERS	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

Code	Qty.	Botanical/Common	Remarks	SF Coverage Ea.	SF Coverage Total
IP2	4	Ilex vomitoria 'Pendula' / Weeping Yaupon Holly	7-8' ht. x 4'-5', 1-1/2" CAL., 30 gal	150	600
LN1	2	LAGERSTROEMIA INDICA 'NATCHEZ' / 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
%REQUIRED	x 45%
-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

DATE



4	3	2	1	NO.	DATE:	DESCRIPTION	REVISIONS



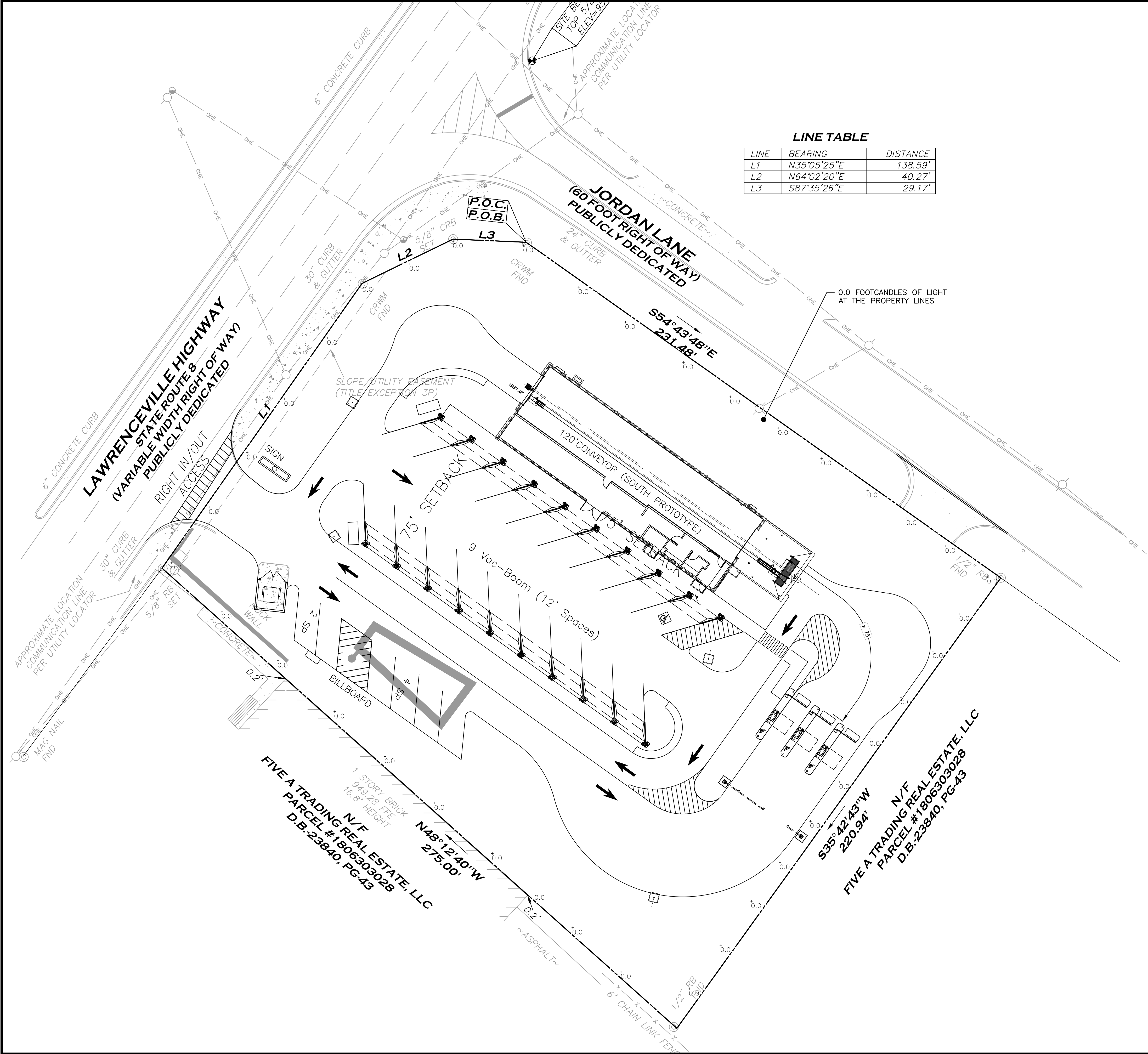
1111 CAMBRIDGE SQUARE, SUITE C
ALPHARETTA, GEORGIA 30009
PHONE: (678) 985-4820

LANDSCAPE PLAN

PROJECT NAME: MODWASH
1849 LAWRENCEVILLE HWY., DECATUR, GEORGIA

CLIENT: HUTTON
7336 CHERRY STREET, CHATTAHOOGA, TENNESSEE 37402

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



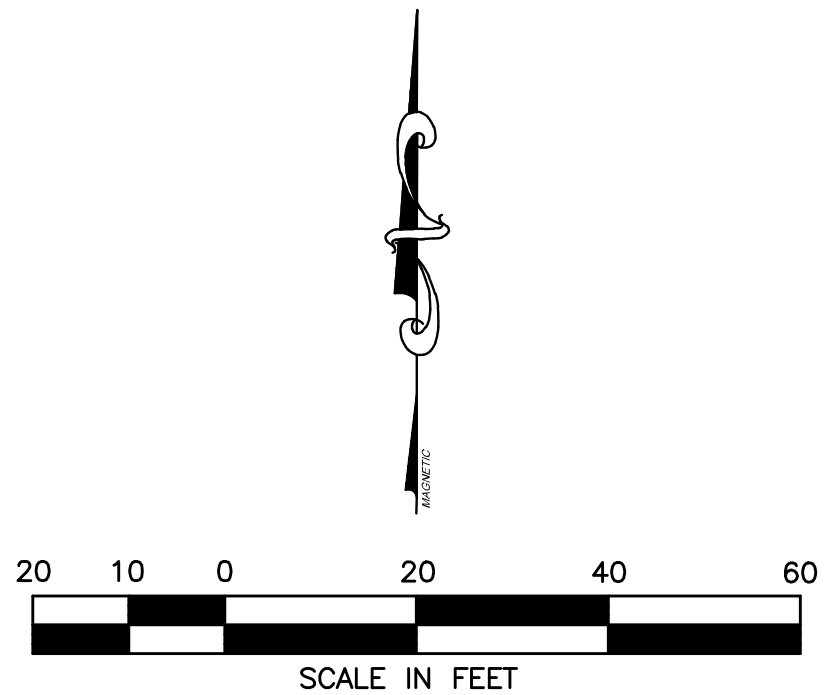
LINE	BEARING	DISTANCE
L1	N35°05'25"E	138.59'
L2	N64°02'20"E	40.27'
L3	S87°35'26"E	29.17'

LIGHTING NOTES:

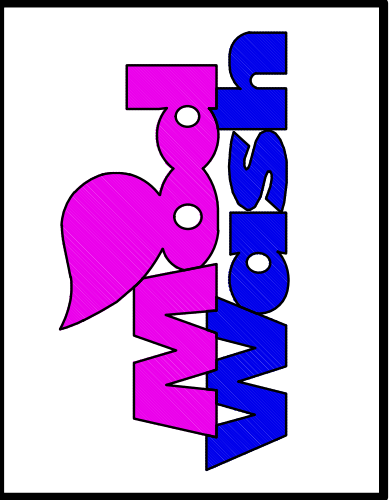
1. LIGHTING IN ALL ZONING DISTRICTS SHALL BE ESTABLISHED IN SUCH A WAY THAT NO DIRECT LIGHT IS CAST UPON OR ADVERSELY AFFECTS ADJACENT PROPERTIES AND ROADWAYS.
2. LIGHT FIXTURES SHALL INCLUDE GLARE SHIELDS TO LIMIT DIRECT RAYS ONTO ADJACENT RESIDENTIAL PROPERTIES.
3. ALL LIGHTING FIXTURES (LUMINARIES) 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.

DEKALB COUNTY REQUIRED LIGHTING LEVELS:

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



DATE

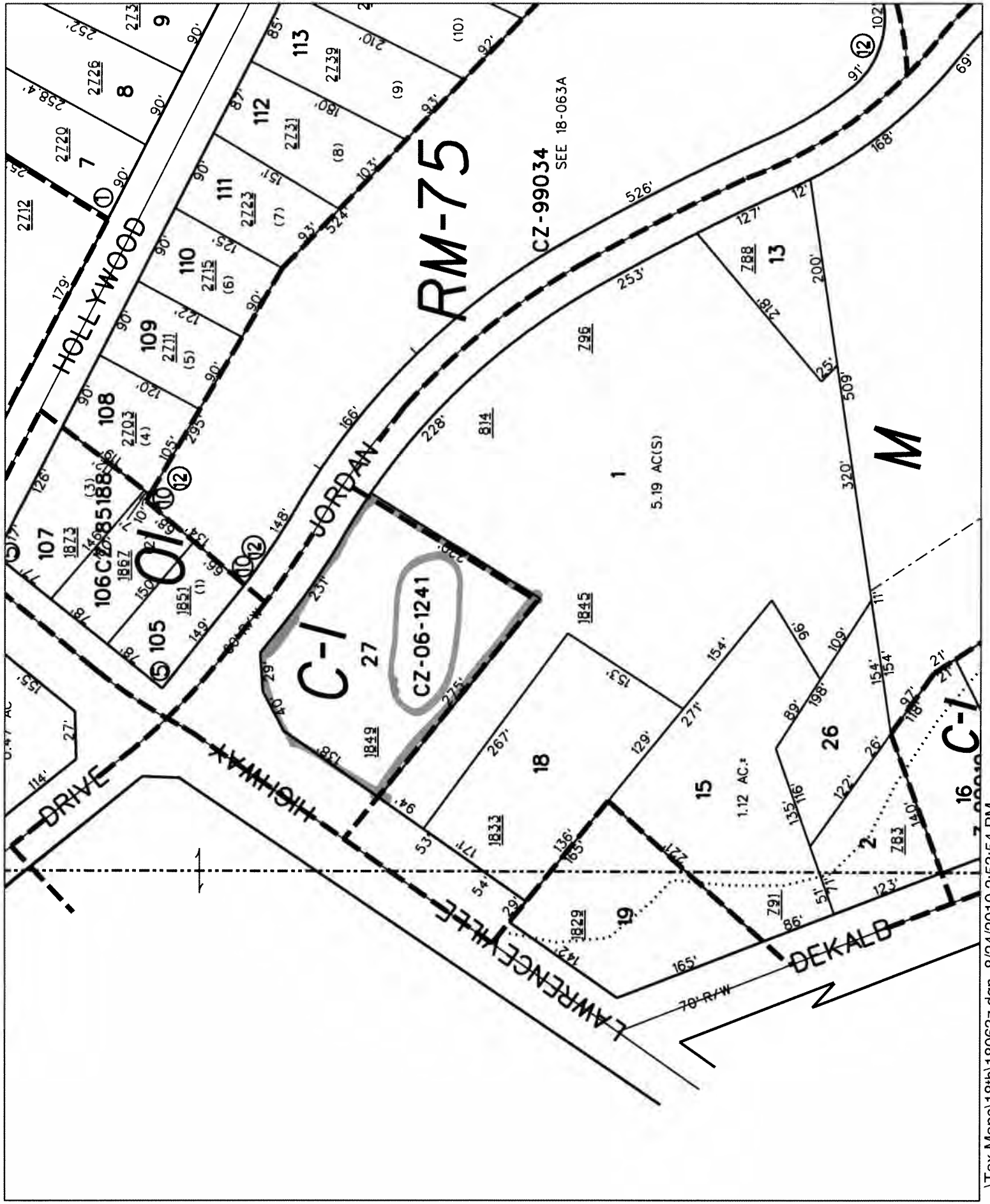


NO.	DATE:	DESCRIPTION	REVISIONS
4			
3			
2			
1			



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)

Burrell Ellis
PRESIDING OFFICER
DEKALB COUNTY BOARD OF COMMISSIONERS

CERTIFIED: JUN 27 2006
(DATE)

Alvin Burt
CLERK,
DEKALB COUNTY BOARD
OF COMMISSIONERS

FOR USE BY CHIEF EXECUTIVE OFFICER ONLY

APPROVED: JUL 05 2006

Vernon Jones
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>Cm. 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.

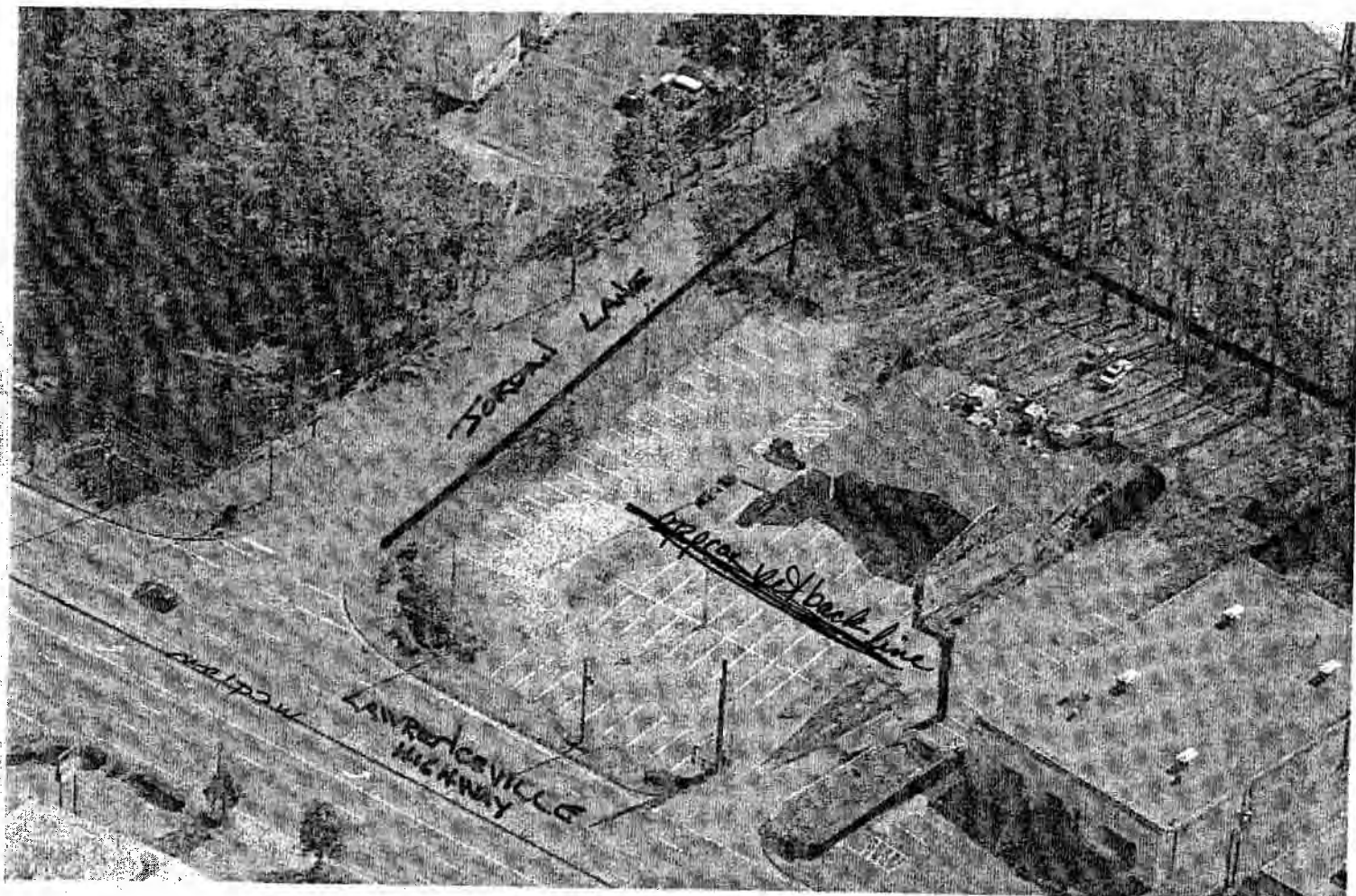
5/23/06

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

MR Chang

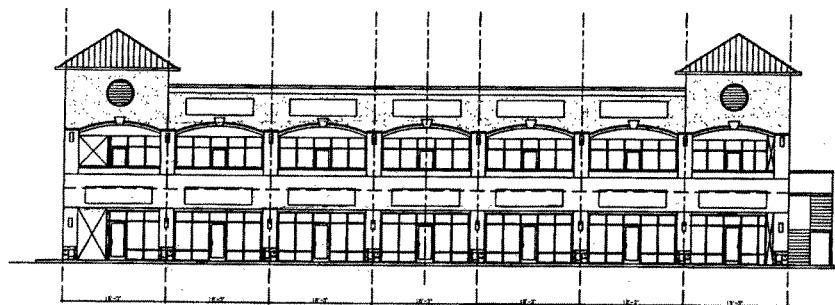
These are the conditions proposed
for Mr Ali's rezoning from
M to C-1 on the morning
of June 27*. Please let
me know if questions

Commissioner GANNON
404-371-4909



BEFORE (c) Copyright 2003, Pictometry International

Z-06-1241



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) 733-1111	
ALL BUILDING	
ELEVATION	
DRAWN BY CHECKED BY PROJECT NO. DATE: 06/15/2006 SHEET	A1 TOTAL



DeKalb County Parcel Map

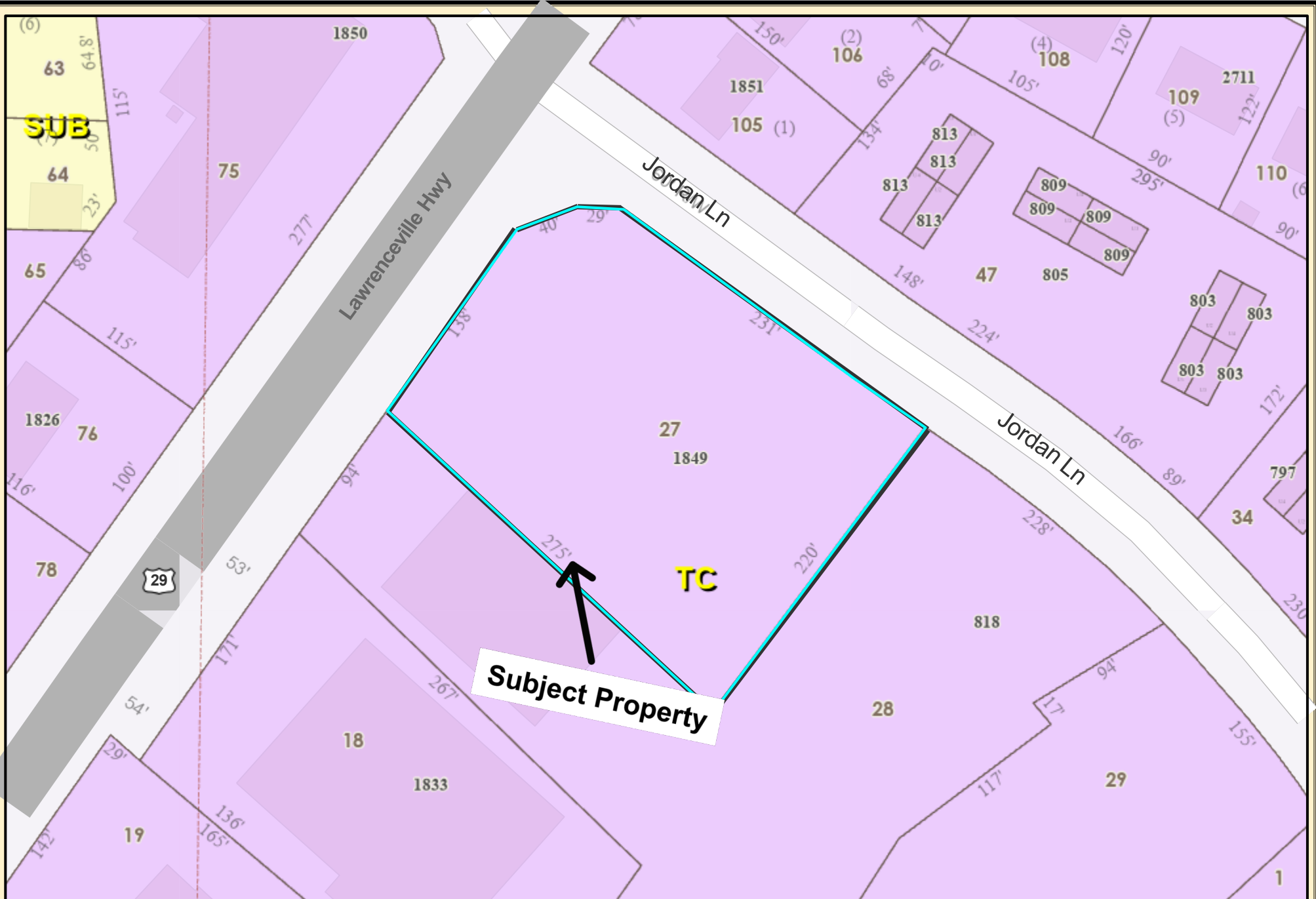
0 0.00475 0.0095 0.019 0.0285 0.038
mi

Date Printed: 7/17/2025

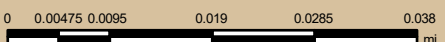


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DeKalb County Parcel Map

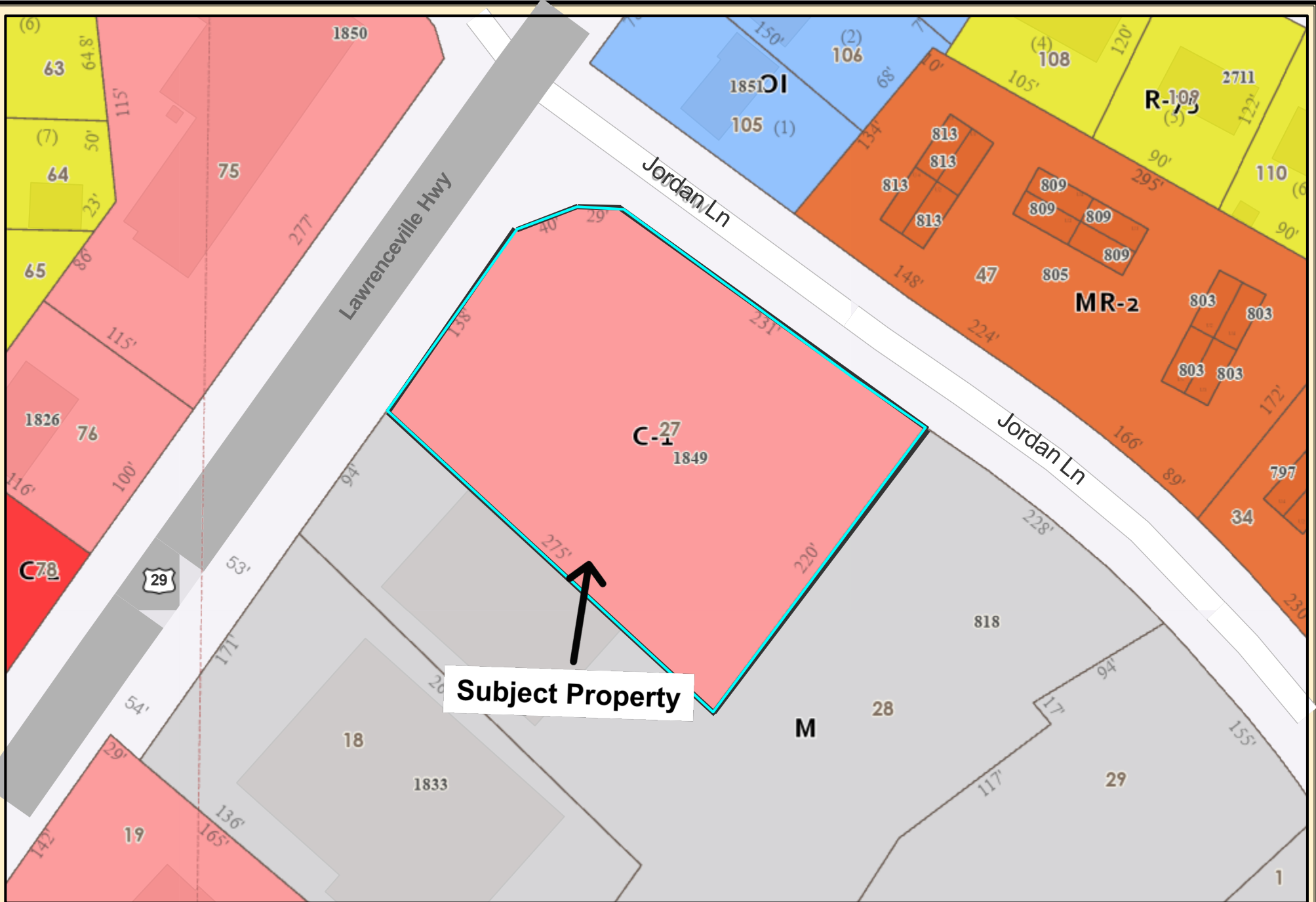


Date Printed: 7/17/2025



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DeKalb County Parcel Map

0 0.00475 0.0095 0.019 0.0285 0.038 mi

Date Printed: 7/17/2025



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