

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 01 Super District 07

Application of Integrity Engineering & Development Services c/o Wynn Hodge for a Special Land Use Permit (SLUP) to allow a drive-through for a restaurant in the C-1 (Local Commercial) zoning district, at 3396 Chamblee-Tucker Road.

PETITION NO: N4-2025-1623 SLUP-26-1247822

PROPOSED USE: Drive through for a restaurant.

LOCATION: 3396 Chamblee-Tucker Road, Chamblee, Georgia 30341

PARCEL NO.: 18 294 04 009

INFO. CONTACT: John Reid, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Integrity Engineering & Development Services c/o Wynn Hodge for a Special Land Use Permit (SLUP) to allow a drive-through for a restaurant in the C-1 (Local Commercial) zoning district.

RECOMMENDATION:

COMMUNITY COUNCIL: (Dec. 2025) Approval.

PLANNING COMMISSION: (Jan. 6, 2026) Approval with Conditions.

PLANNING STAFF: Approval with Conditions rev. 01.07.2026.

STAFF ANALYSIS: The subject site contains an existing 4,945 square foot drive-through restaurant (McDonalds) with two drive-through lanes. Since the applicant desires to demolish the building and build a new McDonalds (with two drive through lanes), a Special Land Use Permit (SLUP) is required. The rebuilt restaurant will feature a total floor area of 4,298 square feet and a building height of 18 feet, 9½ inches; a 647 square foot decrease from the original building size. The applicant indicates the following summary of the project: The proposed redevelopment will incorporate McDonald's latest architectural and operational standards and will improve traffic flow and reduce congestion, with adequate stacking spaces and removal of the entrance near the traffic signal will decrease intersection pressure. The redevelopment will include a reconfigured layout to support dual-lane drive-thru stacking, optimize vehicular circulation, and enhance pedestrian accessibility. The final phase of the project will include installation of new signage, landscaping enhancements, and completion of all required inspections to ensure full compliance with applicable codes and standards". The only change to access will be that the existing Chamblee Tucker drive closest to the traffic signal on the west portion of the site will be eliminated to make traffic flow safer. MARTA has indicated a preference that the western-most drive be closed which is what the applicant is proposing. The DeKalb County Transportation Department has indicated that all access points need to have intersection and stopping sight distance as described by the American Association of State Highway & Transportation Officials (AASHTO). The site is located in a Regional Center (RC) character area designated by the DeKalb 2050 Unified Plan which calls for promoting a concentration of regional serving activities that allows for a variety of uses, reduces dependency on automobile travel, and promotes walkability and increased transit usage (DeKalb 2050 Unified Plan, Regional Center Description, page 37 of 2050 Comprehensive Plan). While RC Character Areas typically discourage auto-oriented uses, this property is located

at the edge of the RC Character Area with frontage/access along a major arterial road (Old Chamblee Tucker Road) and Interstate 85 (I-85) and appears to have been operated as a McDonalds drive-through for at least the past 12 years. With the demolition and redevelopment of the site, McDonalds will be able to upgrade their appearance to meet both County and McDonald's standards. The proposed redevelopment appears to be appropriate given the proposed smaller and more attractive building (see elevation), conformance with the drive-through supplemental regulations, and a proposed reconfigured layout to support dual-lane drive-thru stacking, optimize vehicular circulation, and enhance pedestrian accessibility. Based on the submitted information and discussion with the applicant, it appears there is compliance with the drive-through restaurant supplemental regulations. Therefore, upon review of Section 7.4.6 (SLUP criteria) and Section 4.2.23 (Drive-Through Facilities Supplemental Regulations) of the Zoning Ordinance, it is the recommendation of the Planning and Sustainability Department that the SLUP request for a drive-through restaurant be ***"Approved, with the attached recommended conditions"***. Staff is eliminating condition #2 since the applicant may need an administrative waiver to a small portion of the required landscaping to accommodate ADA mobility requirements.

PLANNING COMMISSION VOTE: (January 6, 2026) Approval with Conditions 9-0-0. Commissioner Costello moved, Commissioner Murphy seconded for approval with three (3) conditions, per Staff recommendation, omitting condition #2.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (December 2025) Approval 3-0-0.

SLUP-26-1247782 (2025-1623)
Recommended Conditions – January 2026 BOC
3396 Chamblee-Tucker Road

1. Maximum building size of 4,298 square feet.
2. ~~A continuous hedge, berm, or short wall with landscaping thereon, not to exceed three feet in height, shall be provided between the surface parking lot and the adjacent public right of way prior to the issuance of any certificates of occupancy.~~
3. Safe and convenient paved pedestrian pathways shall be provided from sidewalks along streets to each building entrance, including pedestrian access routes through parking lots. All such pathways shall have a minimum width of three (3) feet.
4. The approval of this SLUP application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.

Planning Commission Hearing Date: January 6, 2026
Board of Commissioners Hearing Date: January 22, 2026

STAFF ANALYSIS

CASE NO.:	SLUP-26-1247822	File ID #: 2025-1623
Address:	3396 Chamblee Tucker Road Chamblee, GA	Commission District: 1 Super District: 7
Parcel ID(s):	18 294 04 009	
Request:	A Special Land Use Permit (SLUP) to allow a drive-through restaurant in the C-1 (Local) zoning district.	
Property Owner(s):	3396 Chamblee Tucker Rd.	
Applicant/Agent:	Integrity Engineering and Development Services c/o Wynn Hodge	
Acreage:	1.16	
Existing Land Use:	McDonalds drive-through restaurant	
Surrounding Properties:	North: NA—Avondale Estates; South: Gas Station; East: Multi-Family Apartments; West: Retail & Single-Family Residential	
Adjacent Zoning:	North: C-1 South: C-1 & MU-5 East: C-1 West: C-1	
Comprehensive Plan:	REGIONAL CENTER (RC) <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS (Revised 01/07/26)

The subject site contains an existing 4,945 square foot drive-through restaurant (McDonalds) with two drive-through lanes. Since the applicant desires to demolish the building and build a new McDonalds (with two drive through lanes), a Special Land Use Permit (SLUP) is required. The rebuilt restaurant will feature a total floor area of 4,298 square feet and a building height of 18 feet, 9½ inches; a 647 square foot decrease from the original building size. The applicant indicates the following summary of the project:

1. *The proposed redevelopment will incorporate McDonald's latest architectural and operational standards and will improve traffic flow and reduce congestion, with adequate stacking spaces and removal of the entrance near the traffic signal will decrease intersection pressure.*
2. *The redevelopment will include a reconfigured layout to support dual-lane drive-thru stacking, optimize vehicular circulation, and enhance pedestrian accessibility.*
3. *The final phase of the project will include installation of new signage, landscaping enhancements, and completion of all required inspections to ensure full compliance with applicable codes and standards".*

The only change to access will be that the existing Chamblee Tucker drive closest to the traffic signal on the west portion of the site will be eliminated to make traffic flow safer. MARTA has indicated a preference that the western-most drive be closed which is what the applicant is proposing. The DeKalb County Transportation Department has indicated that all access points need to have intersection and stopping sight distance as described by the American Association of State Highway & Transportation Officials (AASHTO).

The site is located in a Regional Center (RC) character area designated by the *DeKalb 2050 Unified Plan* which calls for promoting a concentration of regional serving activities that allows for a variety of uses, reduces dependency on automobile travel, and promotes walkability and increased transit usage (*DeKalb 2050 Unified Plan, Regional Center Description, page 37 of 2050 Comprehensive Plan*). While RC Character Areas typically discourage auto-oriented uses, this property is located at the edge of the RC Character Area with frontage/access along a major arterial road (Old Chamblee Tucker Road) and Interstate 85 (I-85), and appears to have been operated as a McDonalds drive-through for at least the past 12 years. With the demolition and redevelopment of the site, McDonalds will be able to upgrade their appearance to meet both County and McDonald's standards. The proposed redevelopment appears to be appropriate given the proposed smaller and more attractive building (see elevation), conformance with the drive-through supplemental regulations, and a proposed reconfigured layout to support dual-lane drive-thru stacking, optimize vehicular circulation, and enhance pedestrian accessibility.

Based on the submitted information and discussion with the applicant, it appears there is compliance with the drive-through restaurant supplemental regulations. Therefore, upon review of Section 7.4.6 (SLUP criteria) and Section 4.2.23 (Drive-Through Facilities Supplemental Regulations) of the *Zoning Ordinance*, it is the recommendation of the Planning and Sustainability Department that the SLUP request for a drive-through restaurant be ***“Approved, with Staff’s recommended conditions”***. ***Staff is eliminating condition #2 since the applicant may need an administrative waiver to a small portion of the required landscaping to accommodate ADA mobility requirements.***

1. Maximum building size of 4,298 square feet.
2. ~~A continuous hedge, berm, or short wall with landscaping thereon, not to exceed three feet in height, shall be provided between the surface parking lot and the adjacent public right of way prior to the issuance of any certificates of occupancy.~~
3. Safe and convenient paved pedestrian pathways shall be provided from sidewalks along streets to each building entrance, including pedestrian access routes through parking lots. All such pathways shall have a minimum width of three (3) feet.
4. The approval of this SLUP application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Zoning Comments January 2026

Z-26-1247832 (2025-1620) 3792 Memorial College Drive:

Memorial College Drive is classified as a collector 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 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane or a 10-foot multi-use path. It requires pedestrian scale streetlights.

Z-26-1247833 (2025-1621) 8277 Norris Lake Way:

Norris Lake Way is 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 centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. It requires pedestrian scale streetlights. Adjacent street Norris Lake Drive is classified as a Collector. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane or a 10-foot multi-use path. It requires pedestrian scale streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

Z-26-1247784 (2025-1622) 5488 Flat Shoals Parkway:

Flat Shoals Parkway 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.

SLUP-26-1247822 (2025-1623) 3396 Chamblee-Tucker Road:

Chamblee Tucker Road is classified as a Minor Arterial. SLUP does not change the existing shoulders or curb cuts. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

SLUP-26-1247825 (2025-1624) 2931 Ward Lake Way:

Ward Lake Way is classified as a local road. SLUP does not change the existing shoulders or curb cuts. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

SLUP-26-1247829 (2025-1625) 3915 Emerald North Drive:

Emerald North Drive is classified as a local road. SLUP does not change the existing shoulders or curb cuts. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

Z-26-1247827 (2025-1626) 4493 Flakes Mill Road (4400 River Road):

Flakes Mill 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.

SLUP-26-1247841 (2025-1627) 4493 Flakes Mill Road (4400 River Road):

Flakes Mill Road is classified as a local road. SLUP does not change the existing shoulders or curb cuts. Verify that all access points have intersection and stopping sight distance as described by AASHTO.



Wednesday, November 19, 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.

11/19/2025

N1-2025-1620

Z-26-1247832

3792 Memorial College Drive, Clarkston, GA 30021

- See general comments

N2-2025-1621

Z-26-1247833

8277 Norris Lake Way, Snellville, Ga 30039

- See general comments

N3-2025-1622

Z-26-1247784

5488 Flat Shoals Parkway, Decatur, Ga 30034

- Septic Diagram record from on file from 1999.
- DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for
 - food service establishments

11/19/2025

N4-2025-1623

SLUP-26-1247822

3396 Chamblee-Tucker Road, Chamblee, Ga 30341

- See general comments

N5-2025-1624

SLUP-26-1247825

2931 Ward Lake Way, Ellenwood, GA 30294

- Child day care facility
- See general comments

N6-2025-1625

SLUP-26-1247829

3915 Emerald North Drive, Decatur, GA 30035

- Personal care home
- See general comments

11/19/2025

N7-2025-1626

Z-26-1247827

4493 Flakes Mill Road, Ellenwood, Ga 30394

- Child Day Care
- DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for
 - child or adult day care facilities with more than six clients.

N8-2025-1627

SLUP-26-1247841

4493 Flakes Mill Road, Ellenwood, GA 30294

- Child Day Care
- DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for
 - child or adult day care facilities with more than six clients.



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

**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.

DEVELOPMENT ANALYSIS:

- Transportation/Access/Row

- Storm Water Management

- Flood Hazard Area/Wetlands

- Landscaping/Tree Preservation

- Tributary Buffer

- **Fire Safety**



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

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REZONE COMMENTS FORM:

PUBLIC WORKS ROAD AND DRAINAGE

Case No.: _____ Parcel I.D. #: _____

Address: _____

Drainage Basin: _____

Upstream Drainage Area: _____

Percent of Property in 100-Year Floodplain: _____

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

Required detention facility(s):

COMMENTS:

Signature: Akin Akinsola



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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

COMMENTS FORM: PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: SLUP-26-1247822 Parcel I.D. #: 18 294 04 009

Address: 3396 Chamblee-Tucker Road, Chamblee 30341

Adjacent Roadway (s):

(classification) (classification)

Capacity (TPD) _____
Latest Count (TPD) _____
Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____
Existing right of way width _____
Proposed number of traffic lanes _____
Proposed right of way width _____

Capacity (TPD) _____
Latest Count (TPD) _____
Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____
Existing right of way width _____
Proposed number of traffic lanes _____
Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7th Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

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

COMMENT: Did not found any Traffic Engineering concern at this time

Signature: R. Landell



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

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

COMMENTS FORM: PUBLIC WORKS WATER AND SEWER

Case No.: _____ Parcel I.D. #: _____

Address: _____

WATER:

Size of existing water main: _____ (adequate/inadequate)

Distance from 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 _____ inadequate _____

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

COMMENTS:

COMMENTS:

Signature: _____



**MARTA January 2026
Case Comments**

N4-2025-1623

SLUP-26-1247822 – 3396 Chamblee-Tucker Road:

MARTA bus stop #905777 is about 500 ft from the site; MARTA may opt to move this stop closer to the site in the future for operational reasons. MARTA asks DeKalb to consider requiring closure of westernmost driveway on Chamblee Tucker Rd to reduce vehicle/pedestrian conflict points and improve traffic flow.

N1-2025-1620

Z-26-1247832 – 3792 Memorial College Drive:

This site is located adjacent to a pedestrian improvement project at the intersection of N Indian Creek Dr & Memorial College Ave to improve pedestrian connectivity between the various residential areas, educational institutions and transit service (MARTA route 125). Given the current land use of the area and upcoming pedestrian infrastructure investments, MARTA recommends keeping zoning of this parcel as MR-1 or changing it to a denser residential or mixed-use zoning rather than changing it to C-1.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Juliana A. Njoku

Special Land Use Permit (SLUP) Application

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

Applicant Name: Wynn Hoge (Integrity Engineering and Development Services Inc.)

Applicant Mailing Address: 3615 Braselton Highway Suite 201 Dacula, GA

Applicant Phone Number: 770-361-2892 Applicant Email: Wynn@integrityeng.net

Owner Name: Daryl Groet (McDonald's Corporation)

(if more than one owner, attach list of owners and contact information)

Owner Mailing Address: 110 North Carpenter Street Chicago, IL 60609

Owner Phone Number: 404-433-3978 Owner Email: daryl.groet@us.mcd.com

Subject Property Address: 3396 Chamblee Tucker Road, Atlanta, GA 30341

Parcel ID Number(s): 18 294 04 009

Acreage: 1.18 Commission District(s): 1 Super District(s): 7

Existing Zoning District(s): C-1

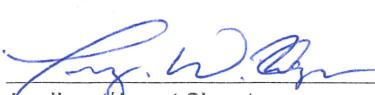
Proposed Zoning District(s): C-1

Existing Land Use Designation(s): RC

Proposed Land Use Designation(s): RC

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

Owner Agent


Applicant/Agent Signature

10/14/2025
Date

SLUP Community Meeting Summary for the Proposed McDonald's Rebuild at 3396 Chamblee Tucker Road

October 1st, 2025, 5:00PM-6:00PM EST

Summary

Integrity Engineering & Development Services, Inc. began the meeting at 5:00PM EST on October 1st via Microsoft Teams by giving an introduction and overview of the proposed work and reason for the SLUP requirement with the existing and proposed redevelopment use being a drive-through establishment. Two (2) individuals from the public attended the Community Meeting. The first individual was Mr. Steve Patrick with BRC North Hills, LLC. He is the property manager for the adjacent shopping center to the north of the subject site. Mr. Patrick asked questions regarding the scope of work and proposed site plan associated with the redevelopment project as well as if there would be any change to the building parapet height/elevation for the new proposed building. The second individual was Ms. Mary Still with the Tucker Civic Association. Ms. Still asked questions regarding the timeframe of the project and when the next hearings would be for City Council & Board of Commissioners. Integrity Engineering & Development Services, Inc. answered Mr. Patrick & Ms. Still's questions by sharing the proposed site plans for the redevelopment project that were recently submitted to DeKalb County for review as well as the 2025 DeKalb County Planning & Zoning Hearing Calendar to give the attendees an understanding of the scope and timeframe for this project. The attendees seemed supportive of this redevelopment project, especially when they learned that the site would be improved to meet current DeKalb County regulations. The meeting adjourned at 6:00PM EST on October 1st.

Attendance List

- 1) Wesley Hoge – Engineer - Integrity Engineering & Development Services, Inc.
wesley@integrityeng.net 770-364-3531
- 2) Rosendo Ramon – Construction Manager - Integrity Engineering & Development Services, Inc.
rosendo@integrityeng.net 786-351-0097
- 3) Waylon Hoge – President - Integrity Engineering & Development Services, Inc.
waylon@integrityeng.net 770-601-6879
- 4) Wynn Hoge – Permitting Lead - Integrity Engineering & Development Services, Inc.
wynn@integrityeng.net 770-361-2892
- 5) Will Marshall – Engineer - Integrity Engineering & Development Services, Inc.
will@integrityeng.net 678-591-1353
- 6) Steve Patrick – BRC North Hills, LLC
steve@blueridgecapital.com 404-358-2888
- 7) Mary Still – Tucker Civic Association
585-653-8456



September 11th, 2024

RE: Notice of Special Land Use Permit (SLUP) Application Community Meeting

Dear Property Owner:

We are planning to apply for a Dekalb County Special Land Use Permit to reconstruct the McDonald's restaurant at 3396 Chamblee-Tucker Road, Chamblee, GA 30341 (PIN# 18 294 04 009). The proposed SLUP is near to your property.

A Community Meeting will be held on Microsoft Teams using the Meeting ID & Passcode below on October 1st, 2025 at 5:00 PM Eastern Time. Please join this meeting virtually to find out more about the project, ask questions, and voice your opinion.

Microsoft Teams Meeting

Join on your computer, mobile app or room device

Meeting ID: 221 378 369 899 6

Passcode: yQ6LP3Nm

If you have any comments or concerns involving this matter, please plan to attend the Neighborhood Meeting.

Thank you,

Wynn Hoge
Permitting Expeditor
Integrity Engineering & Development Services, Inc.
wynn@integrityeng.net
770-361-2892



September 18, 2025

DeKalb County Planning Department
330 W. Ponce de Leon Ave., Suite 300
Decatur, Georgia 30030

Attn: Planning & Zoning Department

**RE: Letter of Application for McDonald's Rebuild
3396 Chamblee Tucker Road
Chamblee, GA
Dekalb County, GA**

Dear, Planning & Zoning Department

This Letter of Application (“LOA”) outlines the proposed scope and terms for the redevelopment of the existing McDonald’s restaurant located on a 1.18-acre parcel within DeKalb County. Integrity Engineering and Development Services, Inc. is acting on behalf of McDonald’s Corporation, the property owner, in support of the accompanying Application for Special Land Use Permit. Included herein are a formal statement of intent and a detailed project narrative that collectively establish the rationale for the request.

I. REASON FOR REQUEST

The proposed development includes a drive-thru facility, which is classified as a conditional use within the current zoning district. As such, the project requires approval of a Special Land Use Permit (SLUP) prior to construction and operation of the drive-thru component.

II. PROJECT NARRATIVE

The proposed project involves the complete demolition and reconstruction of the existing McDonald’s restaurant located on the current parcel. This effort begins with the full removal of the existing structure, including outdated drive-thru components, non-compliant ADA pathways, and obsolete utility connections. Once the site is cleared and graded, construction will commence on a new facility designed to meet McDonald’s latest architectural and operational standards. The rebuilt restaurant will feature a total floor area of 4,180 square feet and a building height of 18 feet, 9½ inches. It will accommodate 15 employees and operate for 19 hours each day. The new structure will incorporate energy-efficient systems and contemporary materials aligned with the brand’s modernization goals.

Site improvements will include a reconfigured layout to support dual-lane drive-thru stacking, optimize vehicular circulation, and enhance pedestrian accessibility. Utility upgrades will consist of improved water and sewer service connections, stormwater detention and runoff reduction measures, water quality enhancements, and new electrical installations. Food-service-specific infrastructure such as grease traps and backflow preventers will also be installed to meet operational requirements. The final phase of the project will include installation of new signage, landscaping enhancements, and completion of all required inspections to ensure full compliance with applicable codes and standards.

Sincerely,
Integrity Engineering & Development Services, Inc.

Wynn Hoge | Premit Expeditor



3615 Braselton Highway, Suite 201, Dacula, GA 30019
678-591-1353 | wynn@integrityeng.net | <http://integrityeng.net>



October 16, 2025

DeKalb County Planning Department
330 W. Ponce de Leon Ave., Suite 300
Decatur, Georgia 30030

Attn: Planning & Zoning Department

**RE: Impact Analysis for McDonald's Rebuild
3396 Chamblee Tucker Road
Chamblee, GA
Dekalb County, GA**

Dear, Planning & Zoning Department

A. Is the size of the site adequate for the use contemplated and is adequate land area is available for the proposed use, including provision of all required yards, open space, off-street parking, transitional buffer zones, and all other applicable requirements of the zoning district in which the use is proposed to be located?

The proposed site is adequately sized to accommodate the McDonald's drive-thru facility, providing sufficient space for required setbacks, buffers, open areas, off-street parking, and circulation. The site plan complies with all applicable zoning dimensional standards and landscape requirements.

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

The proposed McDonald's is compatible with surrounding commercial and mixed-use properties and aligns with district zoning for food service. A redesigned drive-thru layout will improve traffic flow and reduce congestion, with adequate stacking space and removal of the entrance near the traffic signal will decrease intersection pressure. The restaurant will not produce adverse impacts from smoke, odor, dust, or vibration, and will meet all environmental and health standards. Noise levels will remain minimal, with no significant disruption to nearby properties

C. Are public services, public (or private) facilities, and utilities adequate to serve the proposed use?

Public utilities, including water, sewer, and electricity, are available and sufficient to support the proposed use. Emergency services, waste collection, and stormwater infrastructure are also accessible and adequately equipped to serve the site.

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

The adjacent public street network has sufficient capacity to accommodate projected traffic volumes. The removal of the entrance near the traffic signal will decrease intersection pressure.

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

The site plan includes clearly defined ingress and egress points with appropriate turning radii and sight distances. Pedestrian pathways, fire lane access, and internal circulation are designed to ensure safety and efficiency

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

Hours of operation are consistent with surrounding commercial uses and do not pose undue disruption.

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

The proposed drive-thru facility is permitted use within the zoning district subject to SLUP approval. The application meets all applicable zoning requirements, including use-specific standards for drive-thru operations

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

The proposed use aligns with the goals and policies of the comprehensive plan. It supports commercial development, enhances corridor vitality, and provides neighborhood-serving amenities without conflicting with future land use designations

I. Is there adequate provision of refuse and service areas?

Adequate refuse and service areas are screened from public view and located for safe and efficient access.

J. Should the length of time for which the SLUP is granted be limited in duration?

There is no need to limit the duration of the SLUP. The proposed use is consistent with long-term planning objectives.

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

The proposed building is appropriately scaled for the site and surrounding context. It is single-story, with no anticipated shadow impacts on adjacent properties. Massing and design are compatible with nearby structures.

L. Will the proposed use adversely affect historic buildings, sites, districts, or archaeological resources?

There are no historic buildings, districts, or archaeological resources on or adjacent to the site.

M. Does the proposed use satisfy the requirements contained within the supplemental regulations for such special land use permit?

All supplemental regulations applicable to drive-thru facilities are satisfied for appendix 27-4.2 division 2. supplemental use regulations – 4.2.23. Drive-through facilities.

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

The proposed McDonald's meets a demonstrated community need for accessible food service and contributes to the commercial vitality of the area. Public input has not identified significant opposition, and the use is consistent with community expectations

Sincerely,
Integrity Engineering & Development Services, Inc.

Wynn Hoge | Premit Expeditor



3615 Braselton Highway, Suite 201, Dacula, GA 30019
678-591-1353 | wynn@integrityeng.net | <http://integrityeng.net>

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.

10/9/2025

Date

TO WHOM IT MAY CONCERN:

I/We McDonald's Corporation (Owner of 3396 Chamblee Tucker Rd)

Name of Owner(s)

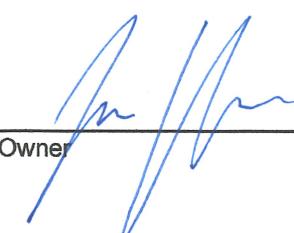
being owner of the above-mentioned subject property hereby delegate authority to:

Integrity Engineering & Development Services, Inc.

Name of Agent or Representative(s)

to file an application on my/our behalf.


10/10/25


Owner

10/10/25

Notary Public
MATTHEW T. AUER
NOTARY PUBLIC
EXPIRES 2/24/2026
GEORGIA
2/24/2026
PUBLIC
GWINNETT COUNTY

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Juliana A. Njoku

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 contributions 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:

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

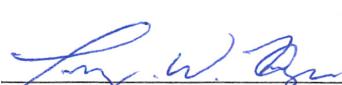
1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The **Disclosure** must be filed within 10 days after the application is first filed and must be submitted to:

CEO Lorraine Cochran-Johnson
1300 Commerce Drive
Decatur, GA 30030

DeKalb County Board of Commissioners
1300 Commerce Drive
Decatur, GA 30030

Notary


Signature of Applicant

10/14/2025
Date

Check one: Owner Agent

Expiration Date/ Seal



Chief Executive Officer
Lorraine Cochran-Johnson

DeKalbCountyGa.gov

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Juliana A. Njoku

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1. The name and official position of the local government official to whom the campaign contribution was made.
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CEO Lorraine Cochran-Johnson
1300 Commerce Drive
Decatur, GA 30030

DeKalb County Board of Commissioners
1300 Commerce Drive
Decatur, GA 30030

Notary

DocuSigned by:

91EF0F6996FD4AF...

10/16/2025

Signature of Applicant

Date

Check one: Owner Agent

Expiration Date/ Seal

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 294 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF CHAMBLEE-TUCKER ROAD (A 100 FOOT RIGHT-OF-WAY) 303.97 FEET WESTERLY, AS MEASURED ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF CHAMBLEE-TUCKER ROAD, FROM THE INTERSECTION FORMED BY THE NORTHERLY RIGHT-OF-WAY LINE OF CHAMBLEE-TUCKER ROAD AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 285; THENCE SOUTH 89 DEGREES 05 MINUTES 09 SECONDS WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF CHAMBLEE-TUCKER ROAD, 147.33 FEET TO A POINT; THENCE WESTERLY, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF CHAMBLEE-TUCKER ROAD, AN ARC DISTANCE OF 72.84 FEET, WHICH ARC IS SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86 DEGREES 36 MINUTES 42 SECONDS WEST, 72.82 FEET TO AN IRON PIN; THENCE NORTH 00 DEGREES 01 MINUTES 17 SECONDS EAST, 230.38 FEET TO AN IRON PIN; THENCE NORTH 89 DEGREES 42 MINUTES 04 SECONDS EAST, 380.67 FEET TO AN IRON PIN LOCATED ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 285; THENCE SOUTH 34 DEGREES 59 MINUTES 53 SECONDS EAST, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 285, 30.07 FEET TO AN IRON PIN; THENCE SOUTH 89 DEGREES 48 MINUTES 10 SECONDS WEST, 178.95 FEET TO AN IRON PIN; THENCE SOUTH 00 DEGREES 16 MINUTES 18 SECONDS EAST, 204.46 FEET TO AN IRON PIN LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF CHAMBLEE-TUCKER ROAD AND THE POINT OF BEGINNING; SAID TRACT CONTAINING 53,862 SQUARE FEET OR 1.2365 ACRES OF LAND AS SHOWN AND DELINEATED ON A PLAT OF SURVEY PREPARED FOR MCDONALD'S CORPORATION BY TRAVIS PRUITT & ASSOCIATES, P.C.

LESS AND EXCEPT:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 294 OF THE 18TH LAND DISTRICT OF DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE PROPERTY LINE BETWEEN THE LANDS OF THE CONDEMNEE AND THE LANDS NOW OR FORMERLY OWNED BY EXXON CORP. WITH THE EXISTING NORTHERN RIGHT OF WAY LINE OF CHAMBLEE-TUCKER ROAD, SAID POINT BEING 44.41 FEET LEFT OF AND OPPOSITE STATION 78+70.96 ON THE CONSTRUCTION CENTERLINE OF GEORGIA HIGHWAY PROJECT IXAMR-9265(6); RUNNING THENCE WESTERLY ALONG SAID EXISTING NORTHERN RIGHT OF COMBINED DISTANCE WAY LINE OF CHAMBLEE-TUCKER ROAD A COMBINED DISTANCE OF 220.11 FEET TO A POINT 46.68 FEET LEFT OF AND OPPOSITE STATION 76+56.92 ON SAID PROPERTY CENTERLINE, SAID POINT IS ALSO A POINT ON THE PROPERTY LINE BETWEEN THE LANDS OF THE CONDEMNEE AND THE LANDS NOW OR FORMERLY OWNED BY CHAMBLEE THENCE SAID TUCKER ASSOCIATES; THENCE NORTHERLY ALONG SAID LATTER PROPERTY LINE A DISTANCE OF 11.40 FEET TO A POINT 58.00 FEET LEFT OF AND OPPOSITE SAID STATION 76+58.16 ON SAID CENTERLINE; THENCE EASTERLY 81.77 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 630.96 FEET AND A CHORD DISTANCE OF 81.71 FEET ON A BEARING OF N 86° 56' 08" E) DISTANCE TO A POINT 58.00 FEET LEFT OF AND OPPOSITE STATION 78+32.42 ON SAID CENTERLINE; THENCE S 89° 21' 05" E A DISTANCE OF 138.35 FEET TO A POINT 58.00 FEET 78+70.76 LEFT OF AND OPPOSITE STATION 78+70.76 ON SAID CENTERLINE, SAID POINT IS ALSO A POINT ON THE PROPERTY LINE BETWEEN THE LANDS OF THE CONDEMNEE AND THE LANDS NOW OR FORMERLY OWNED BY EXXON CORP.; THENCE S 89° 21' 05" E A DISTANCE OF 13.59 FEET ALONG SAID LATTER PROPERTY LINE TO A POINT 58.00 FEET LEFT OF AND OPPOSITE STATION 78+70.66 ON SAID CENTERLINE, SAID POINT IS ALSO A POINT ON THE LANDS PROPERTY LINE BETWEEN THE LANDS OF THE CONDEMNEE AND THE LANDS NOW OR FORMERLY OWNED BY EXXON CORP. A FEET BACK TO THE POINT OF BEGINNING. SAID DESCRIBED LAND BEING THE COLORED YELLOW REQUIRED RIGHT OF WAY AND IS SHOWN COLORED YELLOW ON THE ATTACHED PLAT MARKED ANNEX 1-A.

BEGINNING AT A POINT ON THE PROPERTY LINE BETWEEN THE LANDS OF THE CONDEMNEE AND THE LANDS NOW OR FORMERLY OWNED BY CHAMBLEE TUCKER LANDS OWNED ASSOCIATES SAID POINT BEING 68.52 FEET LEFT OF AND OPPOSITE STATION 76+59.28 ON THE CONSTRUCTION CENTERLINE OF GEORGIA HIGHWAY PROJECT A STRAIGHT LINE IXAMR-9265 (5); RUNNING THENCE EASTERLY ALONG A STRAIGHT LINE TO A POINT 78+70.66 65.41 FEET LEFT OF AND OPPOSITE STATION 78+70.66 ON SAID CENTERLINE, SAID POINT IS ALSO A POINT ON THE LANDS PROPERTY LINE BETWEEN THE LANDS OF THE CONDEMNEE AND THE LANDS NOW OR FORMERLY OWNED BY EXXON CORP.; THENCE A POINT 58.00 SOUTHERLY ALONG SAID LATTER PROPERTY LINE TO A POINT 58.00 FEET LEFT OF AND OPPOSITE STATION 78+70.76 ON SAID CENTERLINE; THENCE WESTERLY ALONG OF, A STRAIGHT LINE TO A POINT 58.00 FEET LEFT OF AND OPPOSITE STATION CENTERLINE; 77+32.42 ON SAID CENTERLINE; THENCE WESTERLY ALONG A CURVED LINE PARALLEL TO SAID CONSTRUCTION CENTERLINE TO A POINT 58.00 FEET LEFT OF 76+58.16 ON SAID CENTERLINE, AND OPPOSITE STATION 76+58.16 ON SAID CENTERLINE, SAID POINT IS ALSO A POINT ON THE PROPERTY LINE BETWEEN THE LANDS OF THE CONDEMNEE AND THE LANDS NOW OR FORMERLY OWNED BY CHAMBLEE TUCKER ASSOCIATES; THENCE NORTHERLY ALONG SAID PROPERTY LINE BETWEEN THE LANDS OF THE CONDEMNEE AND THE LANDS NOW OR FORMERLY OWNED BY CHAMBLEE TUCKER ASSOCIATES BACK TO THE POINT OF BEGINNING. SAID DESCRIBED LAND BEING A PERMANENT EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF A SLOPE AND MAY ALSO TEMPORARILY BE USED TEMPORARILY TO CONSTRUCT ANY DRIVEWAYS AS MAY DEEMED NECESSARY BY THE DEPARTMENT OF TRANSPORTATION AND IS SHOWN COLORED GREEN ON THE ATTACHED PLAT MARKED ANNEX 1-A. SAID EASEMENT MAY ALSO BE USED FOR SILT CONTROL IF DEEMED NECESSARY BY THE DEPARTMENT OF TRANSPORTATION.

BEING THE SAME AS:

FIELD DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 294 OF THE 18TH DISTRICT, DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE RIGHT OF WAY MONUMENT FOUND (FLUSH) AT THE SOUTHWESTERLY END OF A MITERED RIGHT OF WAY LINE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF INTERSTATE 285 (VARIABLE RIGHT OF WAY WIDTH; LIMITED ACCESS) AND THE NORTHERLY RIGHT OF WAY LINE OF CHAMBLEE-TUCKER ROAD (VARIABLE RIGHT OF WAY WIDTH);

THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF CHAMBLEE-TUCKER ROAD NORTH 89 DEGREES 18 MINUTES 39 SECONDS WEST, A DISTANCE OF 220.89 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET (STAMPED "SEILER LSF 390"); SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF CHAMBLEE-TUCKER ROAD NORTH 89 DEGREES 18 MINUTES 12 SECONDS WEST, A DISTANCE OF 138.31 FEET TO AN "X" SCRIBED IN A CONCRETE GUTTER;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF CHAMBLEE-TUCKER ROAD ALONG AN ARC OF A CURVE TO THE LEFT A DISTANCE OF 81.77 FEET (SAID CURVE HAVING A RADIUS OF 630.96 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 86 DEGREES 59 MINUTES 02 SECONDS WEST, 81.71 FEET) TO A TO A CONCRETE RIGHT OF WAY MONUMENT FOUND;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF CHAMBLEE-TUCKER ROAD NORTH 00 DEGREES 58 MINUTES 59 SECONDS WEST, A DISTANCE OF 1.87 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND;

THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE OF CHAMBLEE-TUCKER ROAD NORTH 00 DEGREES 02 MINUTES 28 SECONDS EAST, A DISTANCE OF 217.03 FEET TO A 1/2" REBAR FOUND;

THENCE NORTH 89 DEGREES 48 MINUTES 45 SECONDS EAST, A DISTANCE OF 380.32 FEET TO A 1/2" REBAR FOUND ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF INTERSTATE 285;

THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF INTERSTATE 285 SOUTH 34 DEGREES 53 MINUTES 12 SECONDS EAST, A DISTANCE OF 30.07 FEET TO A CALCULATED CORNER LOCATED IN A 7' PINE TREE (NO MONUMENT SET);

THENCE LEAVING SAID SOUTHWESTERLY RIGHT OF WAY LINE OF INTERSTATE 285 NORTH 89 DEGREES 54 MINUTES 39 SECONDS WEST, A DISTANCE OF 177.63 FEET TO A 1/2" REBAR FOUND;

THENCE SOUTH 00 DEGREES 01 MINUTE 59 SECONDS WEST, A DISTANCE OF 193.14 FEET TO THE POINT OF BEGINNING;

SAID TRACT OR PARCEL OF LAND CONTAINING 1.1845 ACRES (51,597 SQUARE FEET).

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

FOR

McDONALD'S USA, LLC,

A DELAWARE LIMITED LIABILITY COMPANY, MCDONALD'S
REAL ESTATE COMPANY, A DELAWARE CORPORATION,
MCDONALD'S CORPORATION AND
CHICAGO TITLE INSURANCE COMPANY

SCHEDULE B - PART II ITEMS

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. CT18-25-0235 EFFECTIVE DATE: AUGUST 15, 2018

9. EASEMENT FROM MCDONALD'S CORPORATION TO GEORGIA POWER COMPANY, DATED JULY 21, 1978, FILED FOR RECORD NOVEMBER 13, 1978 AT 1:37 P.M., RECORDED IN DEED BOOK 3929, PAGE 33, DEKALB COUNTY, GEORGIA RECORDS.

THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT IS NOT PLOTTED HEREON BECAUSE IT IS BLANKET IN NATURE. EXISTING FACILITIES ARE SHOWN HEREON.

10. PERMIT TO CUT OR TRIM TREES FROM MCDONALD'S CORPORATION TO GEORGIA POWER COMPANY, DATED JULY 19, 1996, FILED FOR RECORD NOVEMBER 15, 1996 AT 9:56 A.M., RECORDED IN DEED BOOK 9215, PAGE 779, AFORESAID RECORDS.

THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

11. EASEMENT AGREEMENT BETWEEN CHAMBLEE TUCKER ROAD CORPORATION AND MCDONALD'S CORPORATION, DATED JUNE 19, 1997, FILED FOR RECORD JULY 28, 1997 AT 10:30 A.M., RECORDED IN DEED BOOK 9542, PAGE 373, AFORESAID RECORDS.

THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

SURVEYOR'S NOTES

1. A GEOMAX ZOOM 95 ROBOTIC TOTAL STATION AND A EGPS 20L GPS RECEIVER WERE USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS FOR THIS SURVEY.

2. THE CONVENTIONAL FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 22,444 FEET, AN ANGULAR ERROR OF 0.8 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 321,278 FEET.

4. NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.

5. THE SOURCE OF VERTICAL DATUM IS THE eGPS VRS CORS NETWORK.

6. THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 READJUSTED IN 2011 (NAD83 (2011)), THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

7. UNDERGROUND WATER, ELECTRIC, GAS AND TELEPHONE LINES DEPICTED HEREON WERE FIELD MARKED BY UTILITY MARKING, LLC (SEE SURVEYOR'S REFERENCE #4).

8. THE ADDRESS OF THE SUBJECT PROPERTY IS 3396 CHAMBLEE TUCKER ROAD, CHAMBLEE, GA 30341.

9. THIS SURVEY WAS PREPARED FOR MCDONALD'S USA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, MCDONALD'S REAL ESTATE COMPANY, A DELAWARE CORPORATION AND MCDONALD'S CORPORATION, A DELAWARE CORPORATION AND CHICAGO TITLE INSURANCE COMPANY. THIS PLAN HAS BEEN COMPILED FROM A SURVEY ACTUALLY MADE ON THE GROUND UNDER MY SUPERVISION ON OCTOBER 3, 2016 AND IT IS CORRECT AND COMPLIES WITH THE REQUIREMENTS PROVIDED BY MCDONALD'S CORPORATION.

SURVEYOR'S REFERENCES

1. AS-BUILT SURVEY FOR MCDONALD'S CORPORATION PREPARED BY TRAVIS PRUITT & ASSOCIATES, P.C. DATED OCTOBER 5, 1984.

2. STATE HIGHWAY DEPARTMENT OF GEORGIA RIGHT OF WAY MAP FOR PROJECT NO. I-407-1(3) DATED AUGUST 1, 1957.

3. GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PROPOSED PLANS FOR PROJECT NO. IXAMR-9265(5), P.I. NO. 751380, DATED DECEMBER 17, 1990 AND LAST REVISED AUGUST 3, 1998.

4. UTILITY LOCATION EXHIBIT PROVIDED BY UTILITY MARKING, LLC DATED APRIL 8, 2025 DEPICTING LOCATION OF UNDERGROUND WATER, POWER, TELECOMMUNICATION AND GAS LINES.

5. BOUNDARY & TOPOGRAPHIC SURVEY FOR TY-LIN INTERNATIONAL PREPARED BY CARR & ASSOCIATES ENGINEERS, INC. DATED SEPTEMBER 25, 2013.

THE ZONING DESIGNATION OF THE SUBJECT PROPERTY AND THE CORRESPONDING RESTRICTIONS ARE AS FOLLOWS:

ZONING JURISDICTION: DEKALB COUNTY
ZONING = C-1 (LOCAL COMMERCIAL)

ON-SITE PARKING

- REG. SPACES 50
- HANDICAP SPACES 3
- DRIVE THRU/ MOBILE ORDER & COURIER SPACES 5
- MAXIMUM BUILDING HEIGHT: 2 STORY / 35 FEET TOTAL SPACES 58

SOURCE: DEKALB COUNTY ZONING ORDINANCE MUNICODE

NOTE: SUBDIVISION / REPLAT NOT REQUIRED FOR CONVEYANCE OF SURVEYED PROPERTY.

SURVEYOR'S CERTIFICATION

TO: MCDONALD'S USA LLC, A DELAWARE LIMITED LIABILITY COMPANY, MCDONALD'S REAL ESTATE COMPANY, A DELAWARE CORPORATION, MCDONALD'S CORPORATION, A DELAWARE CORPORATION, THEIR SUCCESSORS AND ASSIGNS, AND CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6(a), 6(b), 7(a), 7 (b1, 8-9, 11 & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 14, 2025.

William B. King

WILLIAM B. KING, GA. R.L.S. NO. 3132
MEMBER, SURVEYING AND MAPPING
SOCIETY OF GEORGIA

ALTA/N.S.P.S. LAND TITLE SURVEY
FOR
MCDONALD'S USA LLC, A DELAWARE LIMITED LIABILITY COMPANY,
MCDONALD'S REAL ESTATE COMPANY, A DELAWARE CORPORATION,
MCDONALD'S CORPORATION, A DELAWARE CORPORATION, THEIR
SUCCESSORS AND ASSIGNS, AND
CHICAGO TITLE INSURANCE COMPANY

L/C 010-0249

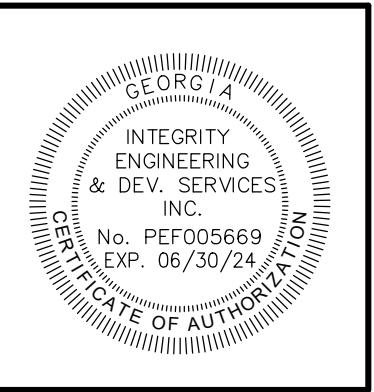
516-25

DATE

1

FIELD BOOK: NO. 1
DATE OF FIELD SURVEY: MAY 14, 2025
LAND LOT(S): 284
DISTRICT: 18H
SECTION: N/A
CITY, TOWN, VILLAGE: DEKALB
COUNTY: DEKALB
STATE: GA
CHIEF FIELD: W.E.K.
APPROVED: W.E.K.
PROJECT NO.: 25-009
DWG NAME: 25009.100.001-04.dwg

ISSUE
DESCRIPTION
SUBMIT FOR SLIP



McDonald's USA, LLC.
110 North Carpenter Street, Chicago, IL 60601

McDonald's
3396 CHAMBLEE TUCKER
ROAD
ATLANTA, DEKALB COUNTY
30341
TAX PARCEL # 1829404009
LL.294 18TH DISTRICT,
DEKALB COUNTY COUNTY
ZONED: C-1

MCD STATE SITE CODE:
10-0249

IEDS PROJECT NUMBER:
MCD-25027

SHEET TITLE:
**SLUP SITE
PLAN**

SHEET NUMBER
C-1

SITE PLAN LEGEND

NOTE: NOT ALL ITEMS IN LEGEND MAY BE INCLUDED ON PLANS

- S-1 DIGITAL MENU BOARD (REFER TO STRUCTURAL PLANS FOR FOUNDATION DETAILS)
- S-2 SPRING BOARD CANOPY (REFER TO STRUCTURAL PLANS FOR FOUNDATION DETAILS)
- S-3 DIGITAL PRESALE BOARD
- S-4 MUTCD SIGN R7-8 & R7-8a - ADA VAN ACCESSIBLE HANDICAP PARKING. NOTE: BECAUSE THE ACCESSIBLE SPACES ARE AT AN ANGLE, THE ACCESSIBLE VAN SPACE SHOULD HAVE THE ACCESS AISLE ON THE PASSENGER SIDE.
- S-5 MUTCD SIGN R7-8 & R7-8a - ADA VAN ACCESSIBLE HANDICAP PARKING. NOTE: BECAUSE THE ACCESSIBLE SPACES ARE AT AN ANGLE, THE ACCESSIBLE VAN SPACE SHOULD HAVE THE ACCESS AISLE ON THE PASSENGER SIDE.
- S-6 "WELCOME" SIGN (REFER TO STRUCTURAL PLANS FOR FOUNDATION DETAILS)
- S-7 "THANK YOU" SIGN (REFER TO STRUCTURAL PLANS FOR FOUNDATION DETAILS)
- S-8 DOUBLE GATEWAY SIGN (REFER TO STRUCTURAL PLANS FOR FOUNDATION DETAILS)
- S-9 DO NOT ENTER SIGN
- S-10 FLAG POLE
- S-11 DRIVE-THRU RESERVED SIGN
- S-12 MOBILE ORDER SIGN
- S-13 EXISTING POLE SIGN TO REMAIN
- S-14 "CAUTION PEDESTRIAN CROSSING" SIGN
- S-15 STOP SIGN
- S-16 McDELIVERY COURIER PARKING SIGN

STRIPPING LEGEND

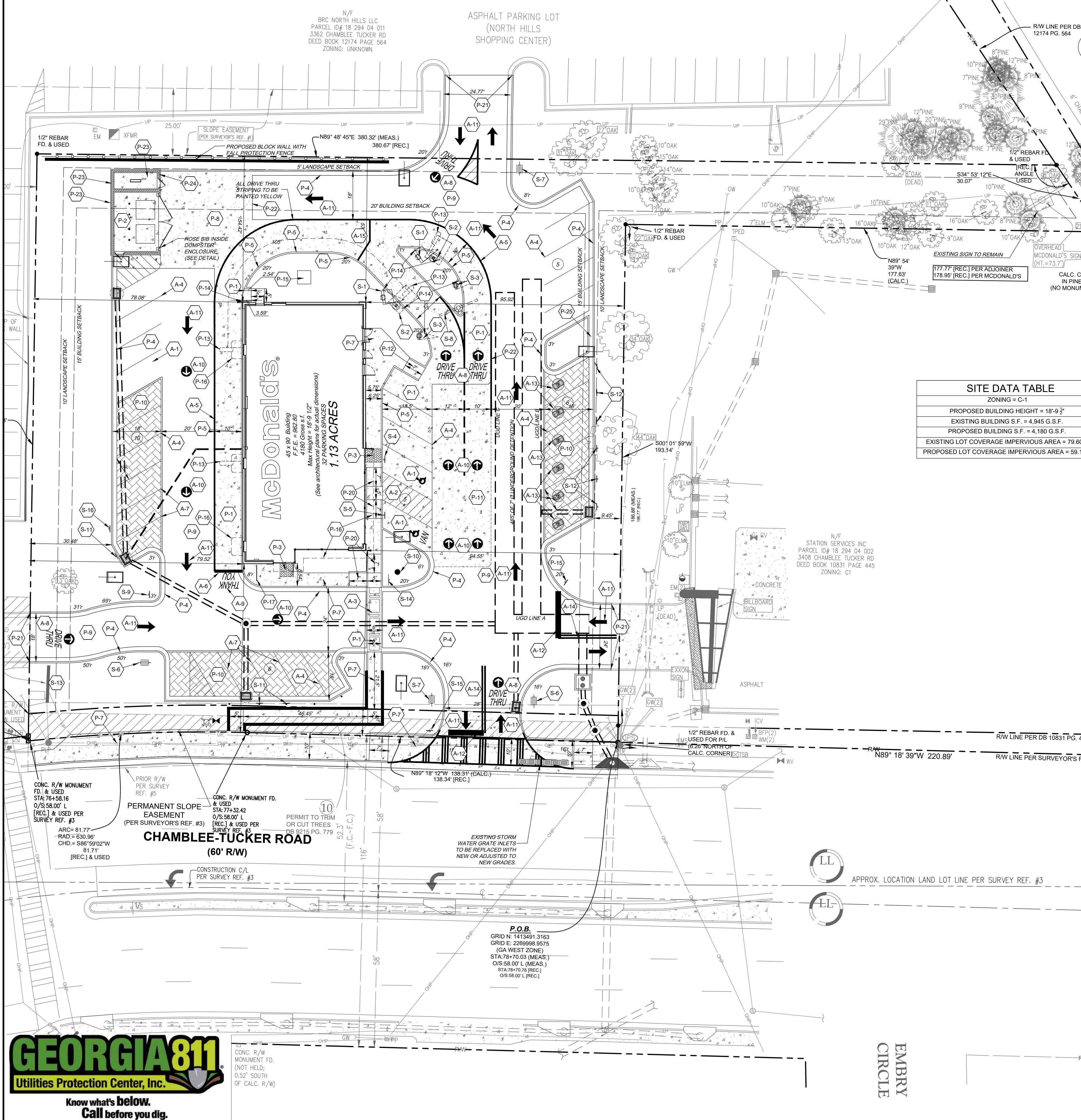
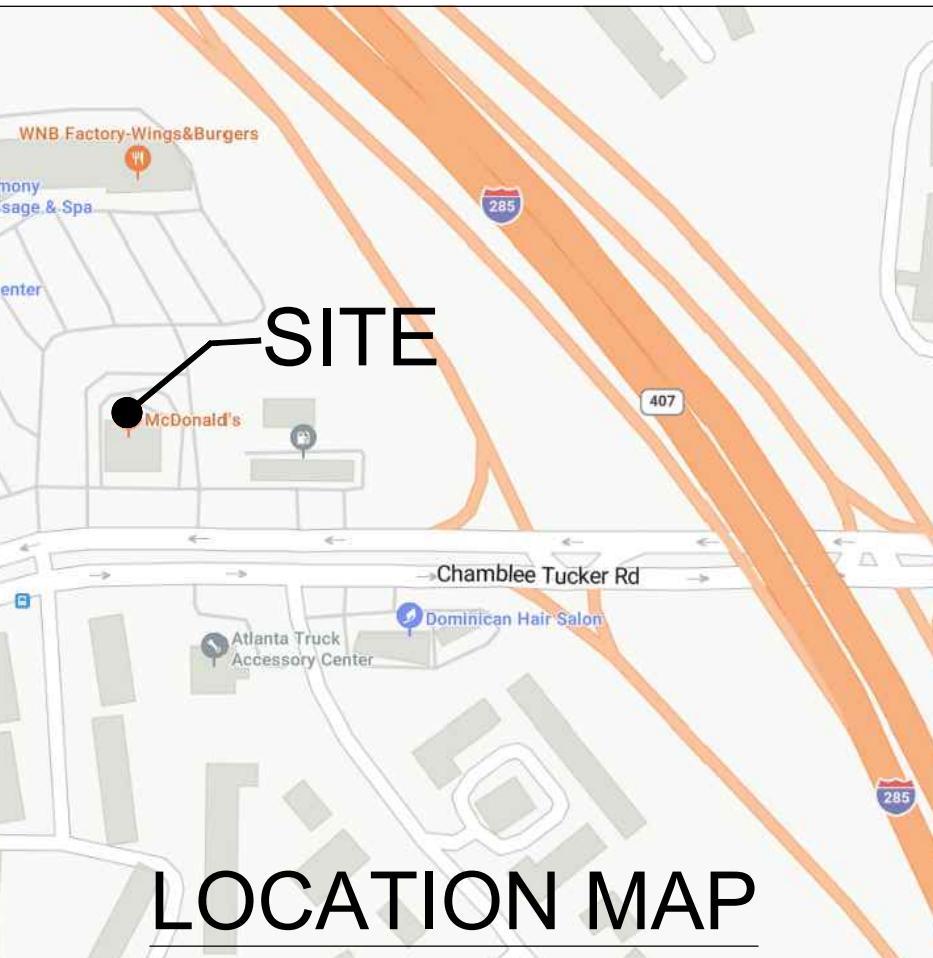
- A-1 ADA ACCESSIBLE STALL WITH WHITE SYMBOL PER ADA REQUIREMENTS (REFER TO ADA ACCESSIBILITY PLAN FOR DETAILS)
- A-2 HANDICAP ACCESSIBLE AISLE-4" WHITE STRIPES @ 45°, 2' O.C.
- A-3 5' WIDE PEDESTRIAN ACCESS AISLE WITH 8" WHITE STRIPES (REFER TO ADA ACCESSIBILITY PLAN FOR DETAILS)
- A-4 4" WHITE PARKING STRIPE OR STRIPED AREA - 4" WHITE STRIPES (TYP)
- A-5 6" YELLOW DRIVE-THRU STRIPE PAINTED ON ASPHALT FROM EDGE OF CONCRETE
- A-6 8" YELLOW STOP BAR
- A-7 4" YELLOW Curb STRIPING
- A-8 "THANK YOU" Pavement MARKING
- A-9 PARKING LOT ARROWS @ 40' - 60' (52' IDEAL) (REFER TO SITE DETAILS SHEET FOR DETAILS)
- A-10 INGRESS / EGRESS ARROWS (REFER TO SITE DETAILS SHEET FOR DETAILS)
- A-11 24" STOP BAR
- A-12 MOBILE ORDER Pavement MARKING
- A-13 DOUBLE YELLOW LINE
- A-14 MERGE POINT STRIPING (REFER TO DRIVE THRU DETAILS SHEET FOR PLACEMENT DETAILS)

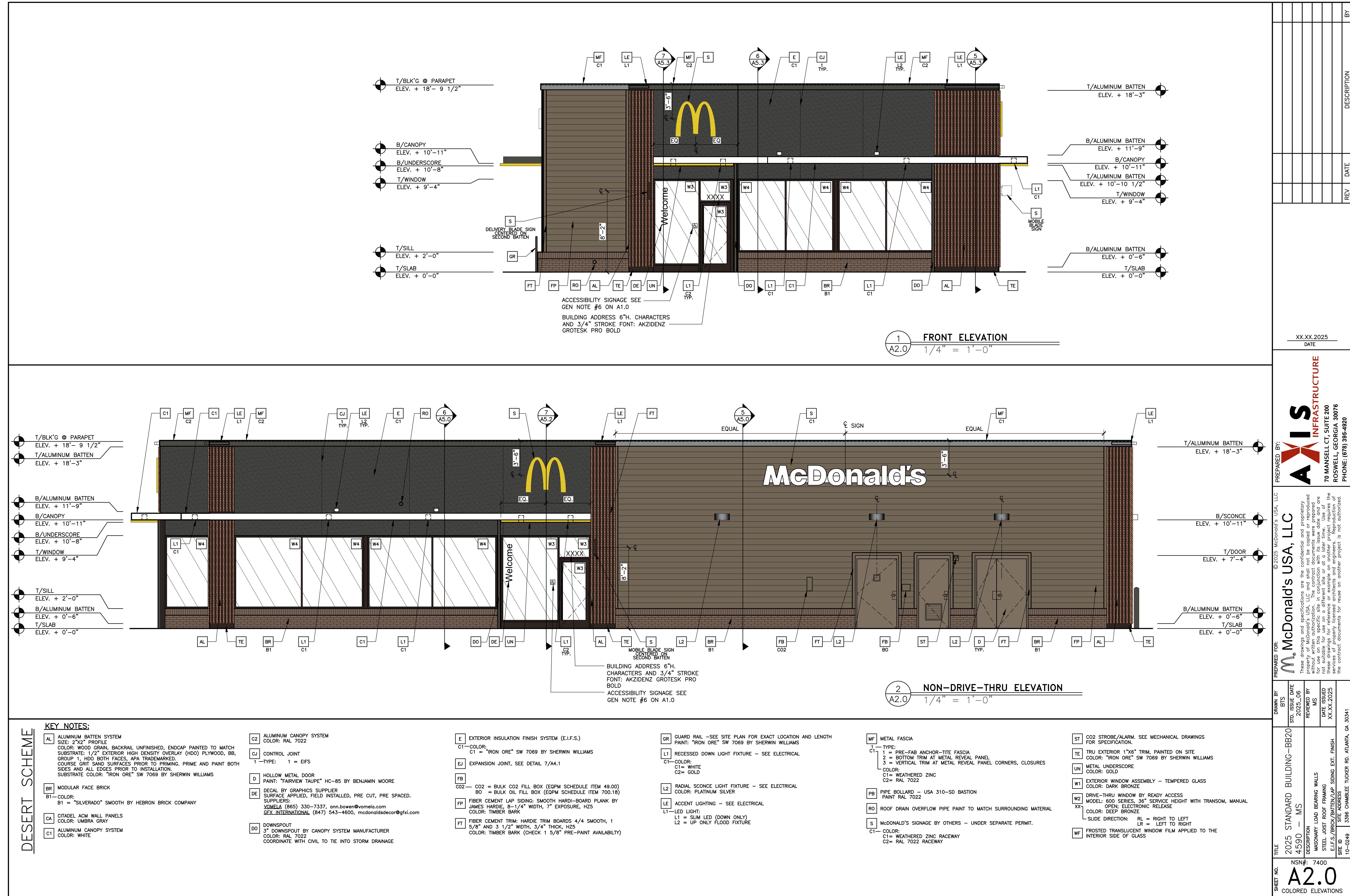
STANDARD CURB, GUTTER, SIDEWALK AND PAVING ON SITE

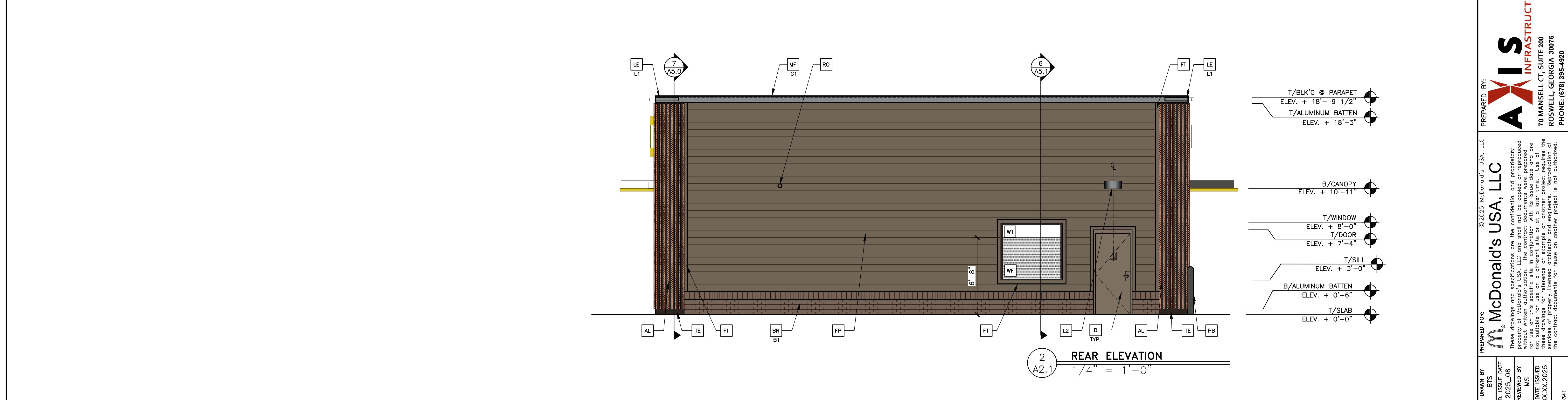
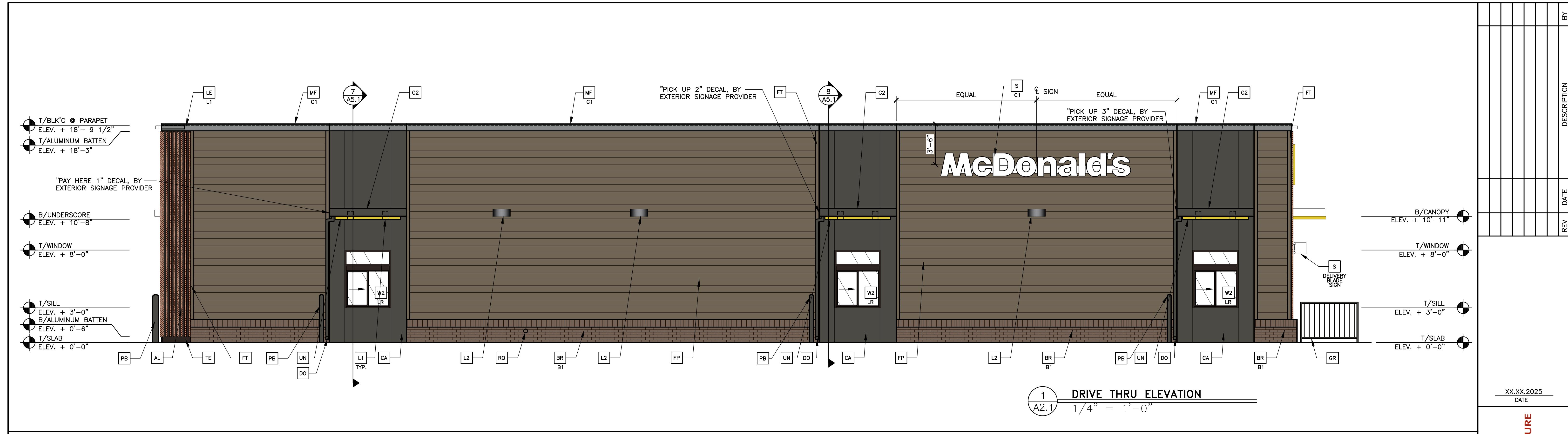
- P-1 CONCRETE PAVING (REFER TO SOILS REPORT SPECIFICATIONS AND RECOMMENDATIONS)
- P-2 CONCRETE DUMPER PAD (REFER TO STRUCTURAL PLANS AND SOILS REPORT SPECIFICATIONS AND RECOMMENDATIONS)
- P-3 PAVER SIDEWALK (REFER TO SITE DETAILS SHEET FOR DETAILS)
- P-4 24" CURB & GUTTER (REFER TO SITE DETAILS SHEET FOR DETAILS)
- P-5 6" STANDING CURB
- P-6 6" CURB Poured WITH MONOLITHIC SLABS
- P-7 CONCRETE SIDEWALK (REFER TO SITE DETAILS SHEET FOR DETAILS)
- P-8 CONCRETE TRASH APRON (REFER TO TRASH CORRAL DETAILS SHEET AND SOILS REPORT SPECIFICATIONS AND RECOMMENDATIONS)
- P-9 ASPHALT PAVING (REFER TO SOILS REPORT SPECIFICATIONS AND RECOMMENDATIONS)
- P-10 "Pave Drain PERVIOUS BLOCKS BY SHORT RESOURCE GROUP, SEE DETAIL ON SITE DETAILS SHEET, CONTACT SKIP SHORT @ 770-519-9765
- P-11 OPTIONAL CONCRETE DELIVERY TRUCK APRON (REFER TO SOILS REPORT SPECIFICATIONS AND RECOMMENDATIONS)
- P-12 DELIVERY RAMP
- P-13 DETECTOR LOOP (REFER TO DRIVE THRU DETAILS SHEET FOR DETAILS)
- P-14 6" BOLLARD (REFER TO SITE DETAILS SHEET FOR DETAILS)
- P-15 CONCRETE TRANSFORMER PAD (COORDINATE EXACT SIZE AND EXACT LOCATION REQUIREMENTS WITH LOCAL POWER SERVICE PROVIDER)
- P-16 TRELLIS OVERHANG (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
- P-17 6" GUARD RAIL (REFER TO ADA DETAILS SHEET FOR DETAILS)
- P-18 TYPE III HIC RAMP (REFER TO ADA DETAILS SHEET FOR DETAILS)
- P-19 EXTENTS OF CURB & GUTTER AND/OR ASPHALT PAVING. TIE TO EXISTING AT THIS POINT.
- P-20 TRANSITION FROM ASPHALT TO CONCRETE (SEE SITE DETAILS SHEET FOR DETAILS)
- P-21 DUMPSTER ENCLOSURE (REFER TO STRUCTURAL PLANS FOR DETAILS) EXTERIOR FINISH TO MATCH DUMPSTER BUILDING.
- P-22 STORAGE SHED (REFER TO STRUCTURAL PLANS FOR DETAILS) EXTERIOR FINISH TO MATCH DUMPSTER ENCLOSURE / BUILDING.
- P-23 CONCRETE DRAINAGE FLUME (SEE SITE DETAILS SHEET FOR DETAILS)

PLAN APPROVAL

SIGNATURE (2 REQUIRED)		DATE
REGIONAL MANAGER		
REGIONAL DEV. DIRECTOR		
REGIONAL CONSTRUCTION MGR.		
REGIONAL REAL ESTATE MGR.		
AREA CONSTRUCTION MGR.		
CONTRACTOR		
CO-SIGN SIGNATURES		







DESERT SCHEME

KEY NOTES:

AL ALUMINUM BATTEN SYSTEM
SIZE: 2"x2" PROFILE
COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH
SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB,
COLOR: IRON ORE SW 7069 BY SHERWIN WILLIAMS
COURSE GRIT SAND SURFACES PRIOR TO PRIMING, PRIME AND PAINT BOTH
SIDES AND ALL EDGES PRIOR TO INSTALLATION.
SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS

BR MODULAR FACE BRICK
B1 COLOR:
B1 = "SILVERADO" SMOOTH BY HEBRON BRICK COMPANY

CA CITADEL ACM WALL PANELS
COLOR: UMBRA GRAY

C1 ALUMINUM CANOPY SYSTEM
COLOR: WHITE

C2 ALUMINUM CANOPY SYSTEM
COLOR: RAL 7022

CJ CONTROL JOINT
1-TYPE: 1 = EIFS

D PAINT: "FAIRVIEW TAUPE" HC-85 BY BENJAMIN MOORE
DE SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
SUPPLIERS:
VOMELA (865) 330-7337, ann.bowen@vomela.com
GEK INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com
DO DOWNSPOUT
D1 DOWNSPOUT BY CANOPY SYSTEM MANUFACTURER
COLOR: RAL 7022
COORDINATE WITH CIVIL TO TIE INTO STORM DRAINAGE

E EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.)
C1 COLOR:
C1 = "IRON ORE" SW 7069 BY SHERWIN WILLIAMS

EU EXPANSION JOINT, SEE DETAIL 7/A4.1

FB CO2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)
BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18)

FP FIBER CEMENT LAP SIDING: SMOOTH HARDIE-BOARD PLANK BY
JAMES HARDIE, 8-1/4" WIDTH, 7" EXPOSURE, HZ5
COLOR: TIMBER BARK

FT FIBER CEMENT TRIM: HARDIE TRIM BOARDS 4/4 SMOOTH, 1
5/8" AND 3 1/2" WIDTH, 3/4" THICK, HZ5
COLOR: TIMBER BARK (CHECK 1 5/8" PRE-PAINT AVAILABILITY)

GR GUARD RAIL - SEE SITE PLAN FOR EXACT LOCATION AND LENGTH
PAINT: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS

L1 RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL
C1 COLOR:
C1 = WHITE
C2 = GOLD

L2 RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL
COLOR: PLATINUM SILVER

LE ACCENT LIGHTING - SEE ELECTRICAL

L1 LED LIGHT
L1 = SLIM LED (DOWN ONLY)
L2 = UP ONLY FLOOD FIXTURE

MF METAL FASCIA
1-TYPE:
1 = PRE-FAB TITE FASCIA
2 = BOTTOM ANCHOR-TITE FASCIA
3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
COLOR:
C1 = WEATHERED ZINC
C2 = RAL 7022

PB PIPE BOLLARD - USA 310-SD BASTION
PAINT RAL 7022

RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL

S MCDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.

C1 COLOR:
C1 = WEATHERED ZINC RACEWAY
C2 = RAL 7022 RACEWAY

ST CO2 STROBE/ALARM. SEE MECHANICAL DRAWINGS
FOR SPECIFICATION.

TE TRU EXTERIOR 1"x6" TRIM, PAINTED ON SITE
COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS

UN METAL UNDERSCORE
COLOR: GOLD

W1 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS

W2 DRIVE-THRU WINDOW BY READY ACCESS

XX MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL
OPEN: ELECTRONIC RELEASE
COLOR: DEEP BRONZE

SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT

WF FROSTED TRANSLUCENT WINDOW FILM APPLIED TO THE
INTERIOR SIDE OF GLASS

©2025 McDonald's USA, LLC
PREPARED BY:
AIS INFRASTRUCTURE
70 MANSFIELD CT, SUITE 200
ROSWELL, GEORGIA 30076
PHONE: (678) 395-4920

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PREPARED FOR:
M McDonald's USA, LLC
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DRAWN BY: BIS
STD. ISSUE DATE: 06/2025
REVIEWED BY: MS
DATE ISSUED: XX.XX.2025
SHEET NO. 4590 - MS
TITLE: 2025 STANDARD BUILDING-BB20
DESCRIPTION: MASONRY LOAD BEARING WALLS
STEEL JOIST ROOF FRAMING
E.I.F.S./BRICK/LAP SINGING EXT. FINISH
SITE ID: 10-0249
NSN #: 7400
A2.1
COLORED ELEVATIONS



DeKalb County
GEORGIA

(404) 371-2155 (o)
www.dekalbcountyga.gov

Government Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

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(s) Name: _____

Phone: _____ Email: _____

Property Address: _____

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

Existing Use: _____ Proposed Use: _____

Supplemental Regs: _____ Overlay District: _____

Rezoning: Yes _____ No _____ Existing Zoning: _____ Proposed Zoning: _____

DRI: _____ 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: Yes _____ No _____ Existing Zoning Conditions: _____

Major Modification Request: _____

Condition(s) to be modified: _____

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: _____ Calendar Dates: CC: _____ PC: _____ BOC: _____

Letter of Intent: _____ Impact Analysis: _____ Owner Authorization(s): _____ Campaign Disclosure: _____

Public Notice, Signs: _____ Tree Survey, Conservation (if applicable): _____

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

Review of Site Plan

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

Enhanced Open Space: _____ Setbacks: front _____ sides _____ side corner _____ rear _____

Lot Size: _____ Frontage: _____ Street Widths: _____ Landscape Strips: _____ Buffers: _____

Parking Lot Landscaping: _____ Parking - Auto: _____ Parking - Bicycle: _____ Screening: _____

Streetscapes: _____ Sidewalks: _____ Fencing/Walls: _____ Bldg Height: _____ Bldg Separation: _____

Bldg. Orientation: _____ Bldg. Separation: _____

Bldg Materials: Roof _____ Fenestration: _____ Façade Design: _____

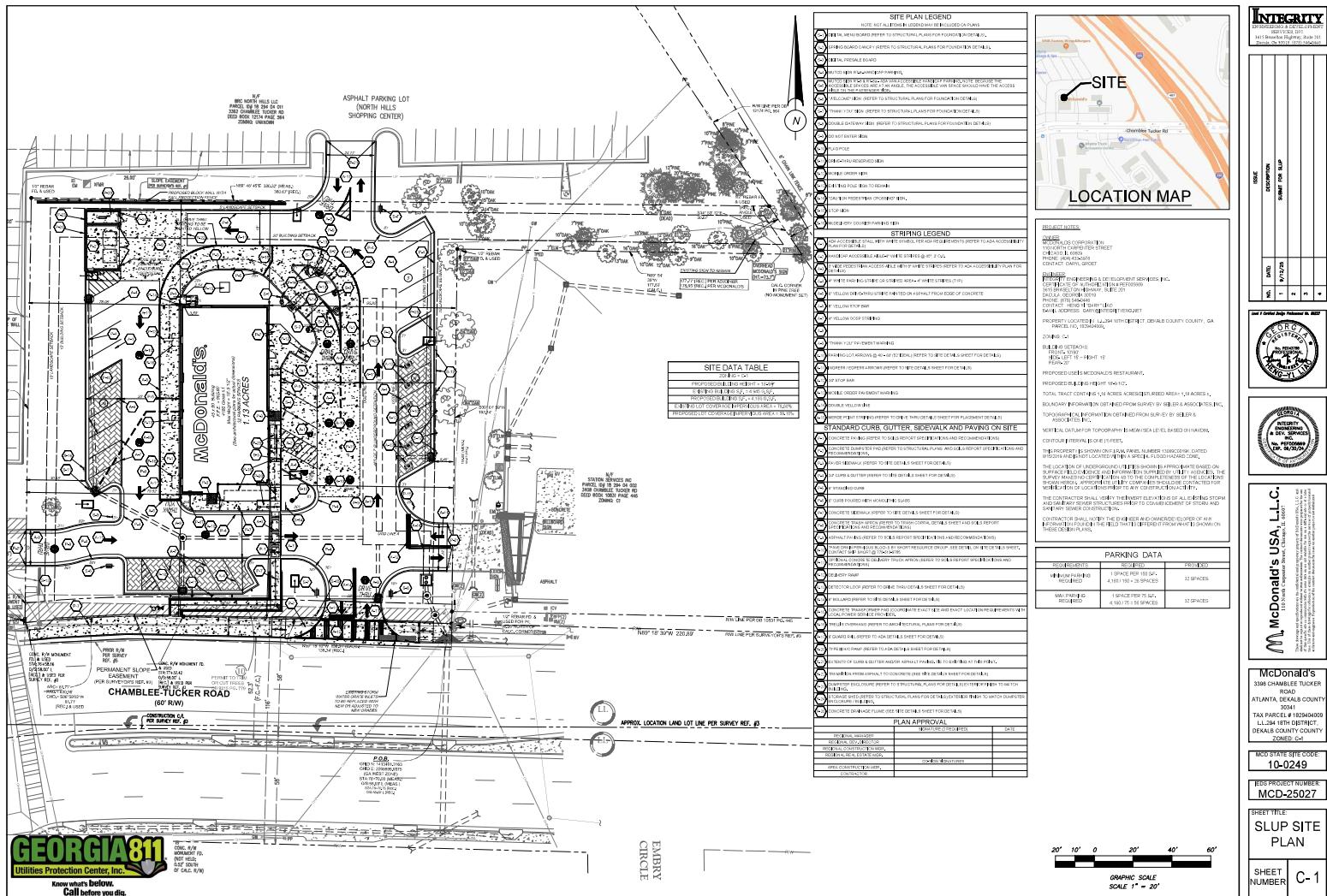
Garages: _____ Pedestrian Plan: _____ Perimeter Landscape Strip: _____

Possible Variances: _____

Comments: _____

Planner: _____

Date: _____





Charables Truckee Rd

Char



Photo

From: john reid (dakiner1@yahoo.com)
To: dakiner1@yahoo.com
Date: Wednesday, December 10, 2025 at 01:18 PM EST



Yahoo Mail: Search, Organize, Conquer

Site photo drive lanes

From: john reid (dakiner1@yahoo.com)

To: dakiner1@yahoo.com

Date: Wednesday, December 10, 2025 at 01:19 PM EST



Yahoo Mail: Search, Organize, Conquer

Site front easement

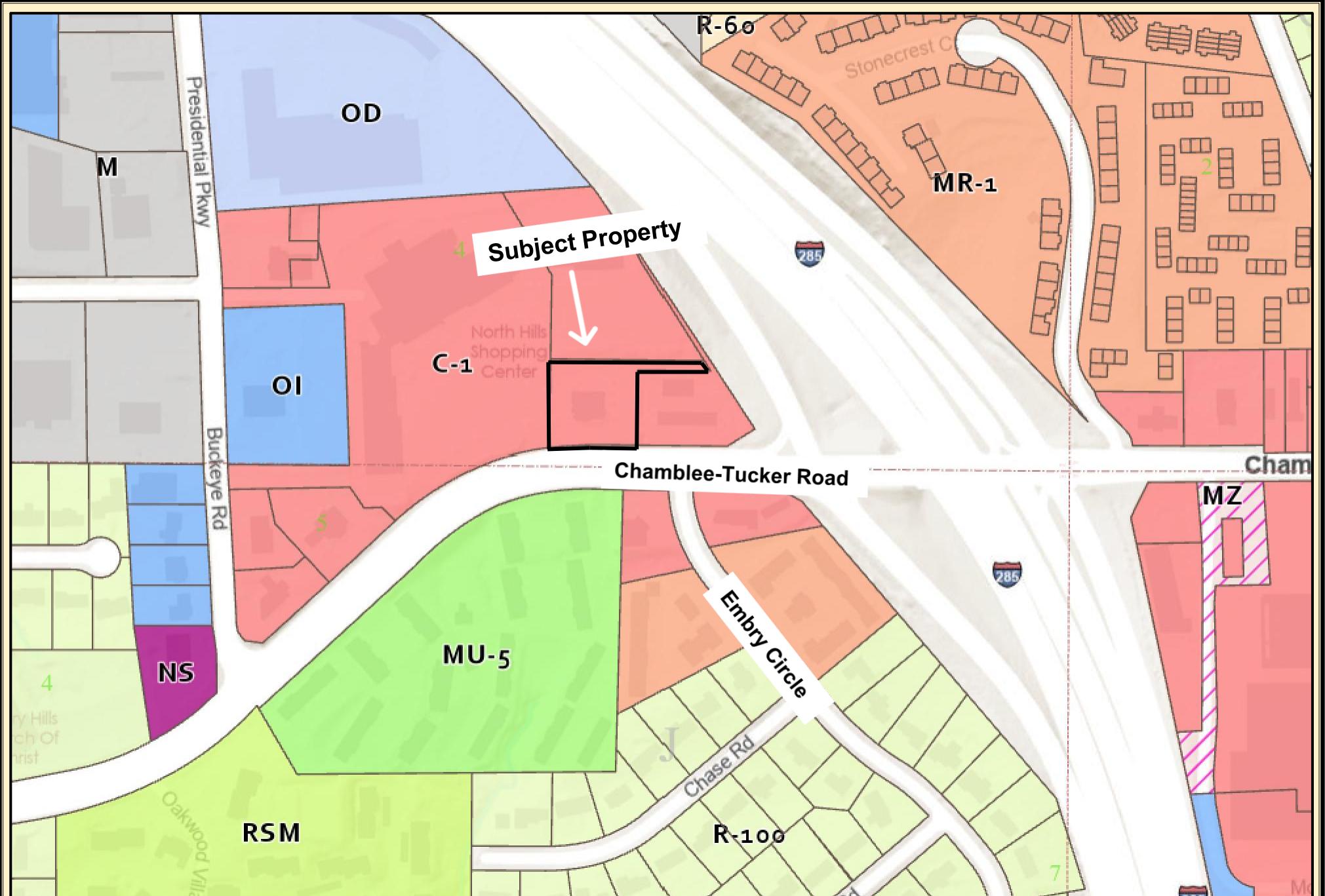
From: john reid (dakiner1@yahoo.com)

To: dakiner1@yahoo.com

Date: Wednesday, December 10, 2025 at 01:20 PM EST



Yahoo Mail: Search, Organize, Conquer



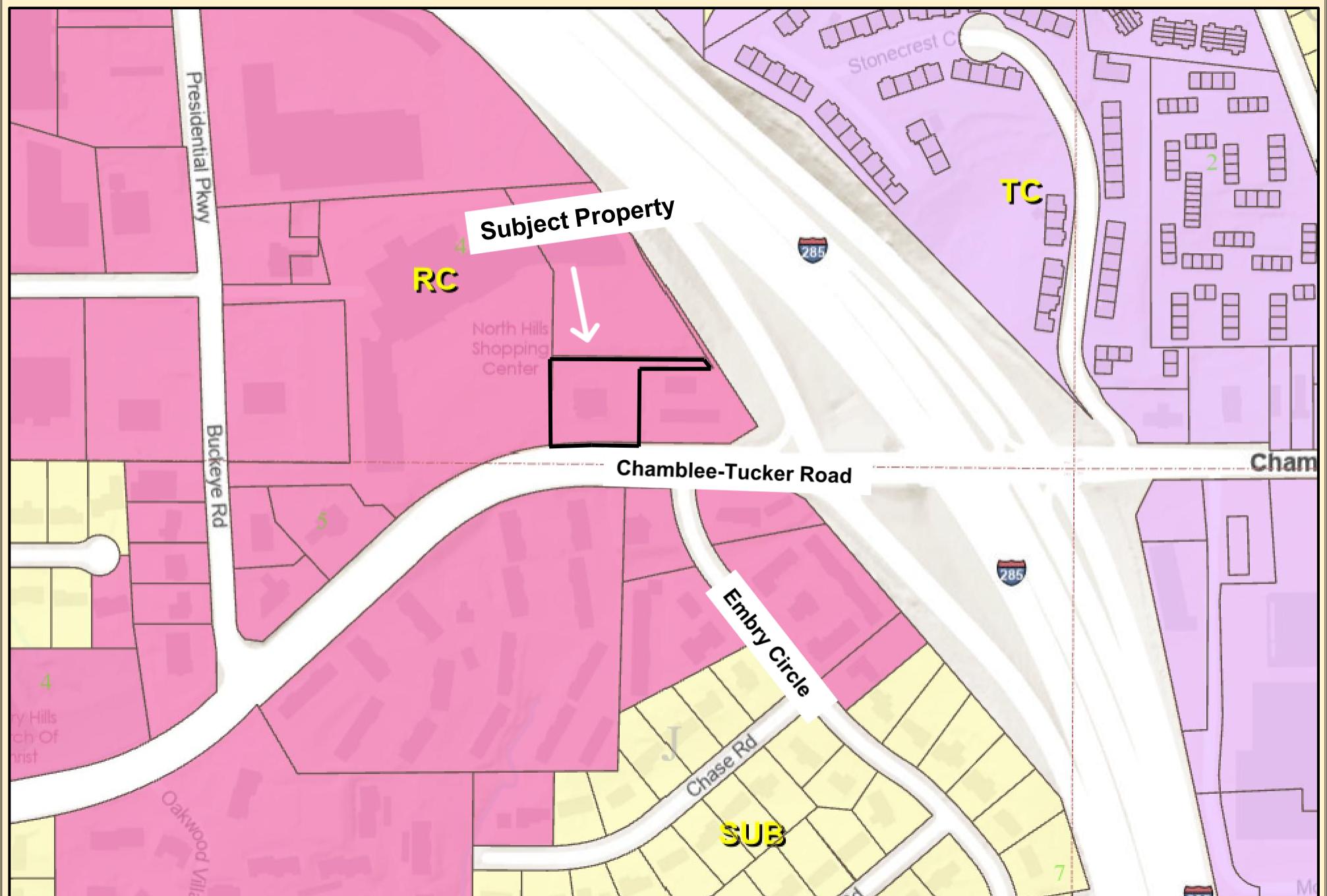
DeKalb County Parcel Map



Date Printed: 11/20/2025

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DeKalb County Parcel Map



0 0.0175 0.035 0.07 0.105 0.14
mi

Date Printed: 11/20/2025



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