

**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

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

### **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.*

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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

445 Winn Way, P.O. Box 987, Decatur, GA 30031 | 404.294.3700 | [dekalbpublichealth.com](http://dekalbpublichealth.com)

445 Winn Way, P.O. Box 987, Decatur, GA 30031 | 404.294.3700 | [dekalbpublichealth.com](http://dekalbpublichealth.com)

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](mailto:jreid@dekalbcountyga.gov) AND/OR LASONDRA HILL [lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)**

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**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**

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- **Storm Water Management**

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- **Flood Hazard Area/Wetlands**

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- **Landscaping/Tree Preservation**

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- **Tributary Buffer**

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- **Fire Safety**

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**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

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

**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:**

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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](mailto:jreid@dekalbcountyga.gov) AND/OR LASONDRA HILL [lahill@dekalbcountyga.gov](mailto: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) 6/7<sup>th</sup> 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](mailto:jreid@dekalbcountyga.gov) AND/OR LASONDRA HILL [lahill@dekalbcountyga.gov](mailto: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:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Signature:** \_\_\_\_\_



<b>MARTA January 2026 Case Comments</b>
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**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.



Chief Executive Officer  
Lorraine Cochran-Johnson

**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

[Signature]  
Applicant Agent Signature

10/14/2025  
Date

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

**October 1<sup>st</sup>, 2025, 5:00PM-6:00PM EST**

## Summary

Integrity Engineering & Development Services, Inc. began the meeting at 5:00PM EST on October 1<sup>st</sup> 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 1<sup>st</sup>.

## Attendance List

- 1) Wesley Hoge – Engineer - Integrity Engineering & Development Services, Inc.  
[wesley@integrityeng.net](mailto:wesley@integrityeng.net) 770-364-3531
- 2) Rosendo Ramon – Construction Manager - Integrity Engineering & Development Services, Inc.  
[rosendo@integrityeng.net](mailto:rosendo@integrityeng.net) 786-351-0097
- 3) Waylon Hoge – President - Integrity Engineering & Development Services, Inc.  
[waylon@integrityeng.net](mailto:waylon@integrityeng.net) 770-601-6879
- 4) Wynn Hoge – Permitting Lead - Integrity Engineering & Development Services, Inc.  
[wynn@integrityeng.net](mailto:wynn@integrityeng.net) 770-361-2892
- 5) Will Marshall – Engineer - Integrity Engineering & Development Services, Inc.  
[will@integrityeng.net](mailto:will@integrityeng.net) 678-591-1353
- 6) Steve Patrick – BRC North Hills, LLC  
[steve@blueridgecapital.com](mailto: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](mailto: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 | Permit Expeditor



3615 Braselton Highway, Suite 201, Dacula, GA 30019  
678-591-1353 | [wynn@integrityeng.net](mailto: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 | Permit Expeditor



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

Chief Executive Officer  
Lorraine Cochran-Johnson

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

Director  
Juliana A. Njoku

**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)

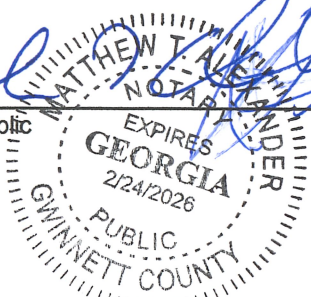
Name of Owner(s)

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.

  
[Signature] 10/10/25  
Notary Public

[Signature]  
Owner

10/10/25  
Date

## 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 filing 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"**

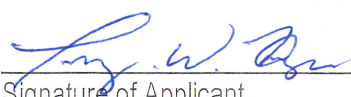
1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

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

## DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Juliana A. Njoku

### Disclosure of Campaign Contribution

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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:

*Jack Wegler*  
91EF0F6996FD4AF...

10/16/2025

Signature of Applicant

Date

Check one: ☒ Owner ☐ Agent

Expiration Date/ Seal



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

## LAND LOT 294 • 18TH DISTRICT • DEKALB COUNTY, GA

L/C 010-0249



ACCORDING TO FEMA F.I.R.M. PANEL NUMBER: 13089C0019K EFFECTIVE DATE: AUGUST 15, 2019 AND BY GRAPHIC PLOTTING ONLY, NO PORTION(S) OF THIS PROPERTY LIE WITHIN A SPECIAL FLOOD HAZARD AREA ZONE OF THE FLOOD INSURANCE RATE MAP FOR DEKALB COUNTY, GA.

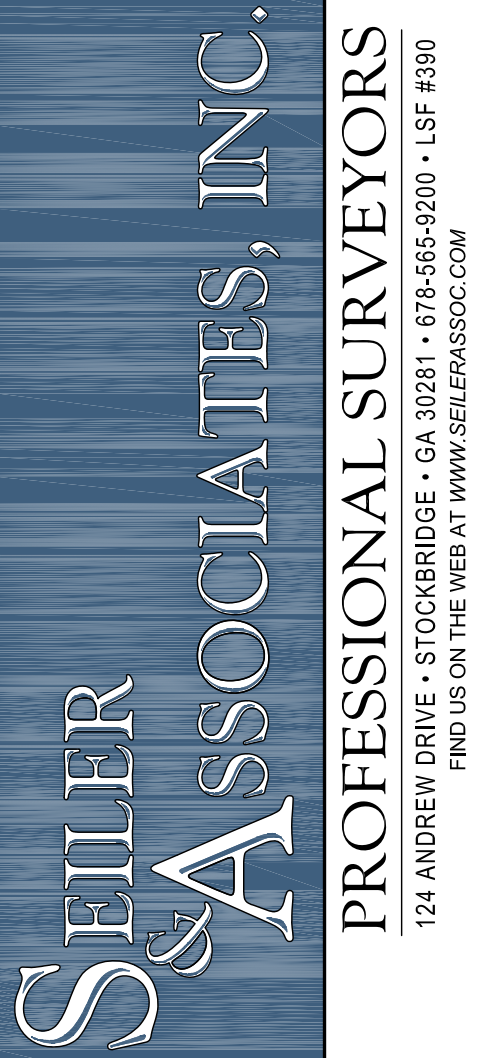
THESE DRAWINGS AND THE REPRODUCTIONS ARE THE PROPERTY  
OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR  
USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

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

5-16-25  
DATE

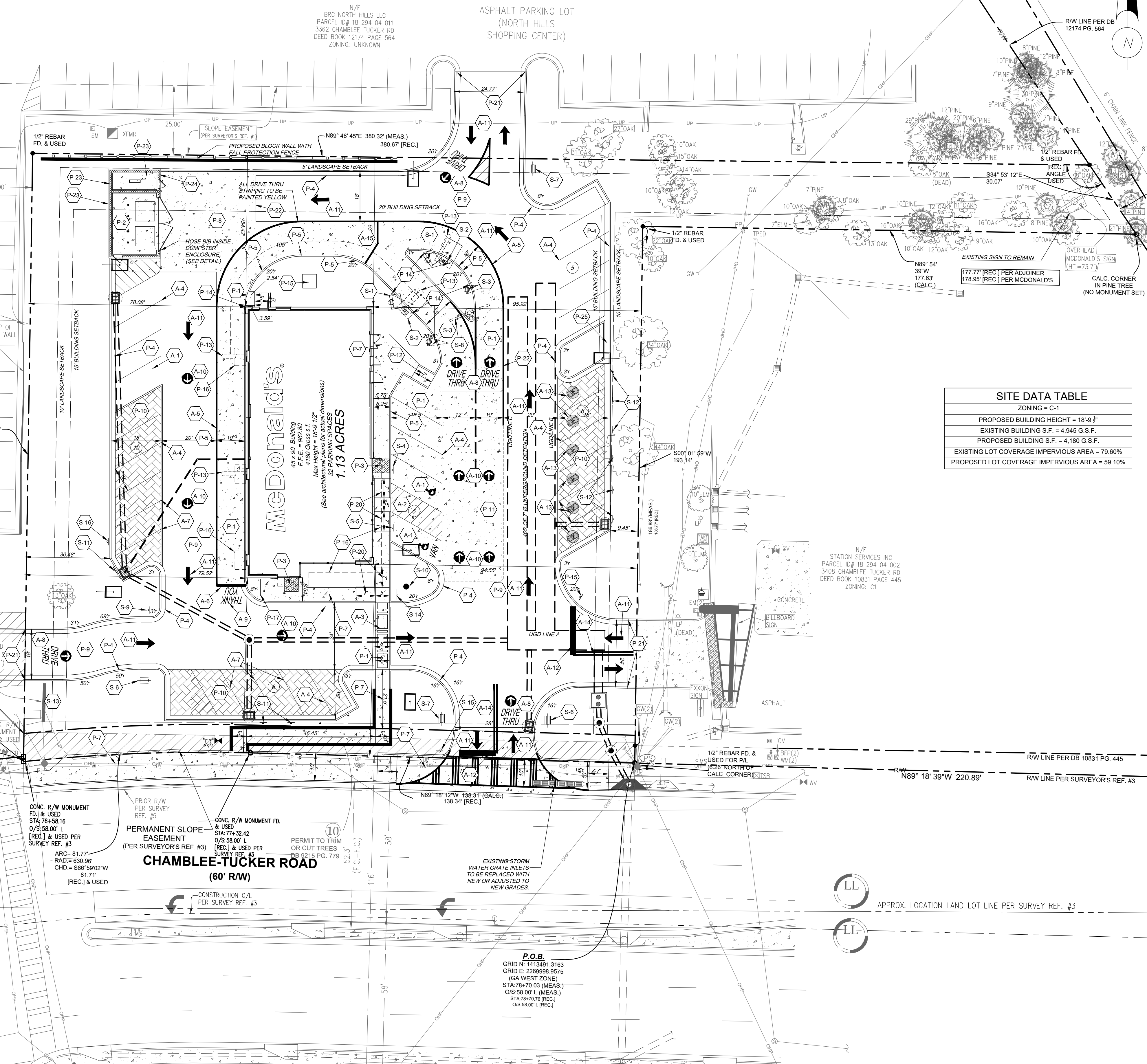




5-16-25

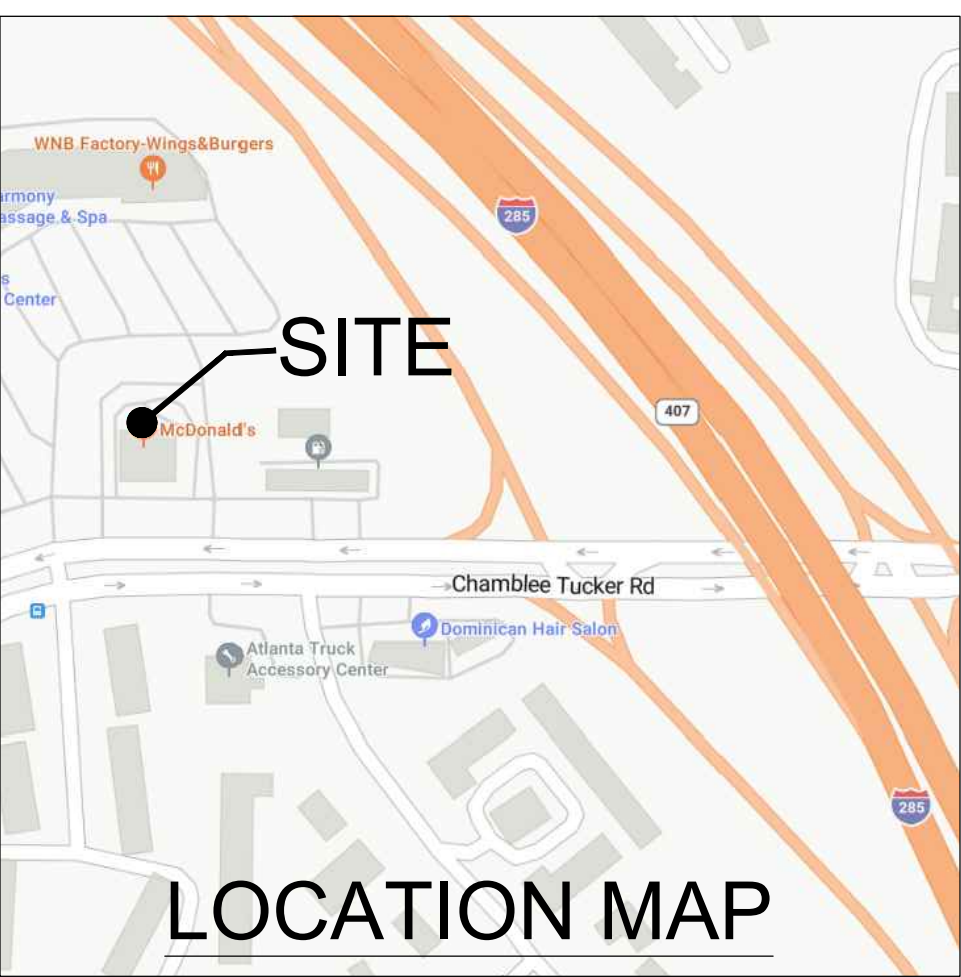
REVISIONS		NO.	DESCRIPTION	DATE	BY	APPR.
DATE	DESCRIPTION					
DATE: MAY 16, 2025						
SCALE: HORIZ. 1" = 20'						
	VERT.: N/A					
	FIELD BOOK:					
	DATE OF FIELD SURVEY: MAY 14, 2025					
	LAND LOT(S): 294					
	DISTRICT: 18TH					
	SECTION: N/A					
	COUNTY: DEKALB					
	SURVEYED: J.E.JM					
	DRAWN: BOW/MBK					
	CHECKED: WBK					
	APPROVED: WBK					
	PROJECT NO.: 25-009					





SITE DATA TABLE	
ZONING = C-1	
PROPOSED BUILDING HEIGHT = 18'-9 1/2"	
EXISTING BUILDING S.F. = 4,945 G.S.F.	
PROPOSED BUILDING S.F. = 4,180 G.S.F.	
EXISTING LOT COVERAGE IMPERVIOUS AREA = 79.60%	
PROPOSED LOT COVERAGE IMPERVIOUS AREA = 59.10%	

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 - HANDICAP PARKING	
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	
STRIPING 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	6" YELLOW STOP BAR	
A-7	4" YELLOW OOSP 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 DUMPSTER 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 @ 770-519-9785	
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 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		
REGIONAL MANAGER	SIGNATURE (2 REQUIRED)	DATE
REGIONAL DEV. DIRECTOR		
REGIONAL CONSTRUCTION MGR.		
REGIONAL REAL ESTATE MGR.		
AREA CONSTRUCTION MGR.	CO-SIGN SIGNATURES	
CONTRACTOR		



PROJECT NOTES:

OWNER:  
MCDONALDS CORPORATION  
110 NORTH CARPENTER STREET  
CHICAGO, IL 60609  
PHONE: (404) 433-3978  
CONTACT: DARYL GROET

ENGINEER:  
INTEGRITY ENGINEERING & DEVELOPMENT SERVICES, INC.  
CERTIFICATE OF AUTHORIZATION # PEF005669  
3615 BRASELTON HIGHWAY, SUITE 201  
Dacula, Georgia 30019  
PHONE: (770) 546-0446  
CONTACT: HENG YI "GARY" LIAO  
E-MAIL ADDRESS: GARY@INTEGRITYENG.NET

PROPERTY LOCATED IN: L.L. 294 18TH DISTRICT, DEKALB COUNTY COUNTY, GA  
PARCEL NO. 1829404009.

ZONING: C-1

BUILDING SETBACKS:  
FRONT- 10'60"  
SIDE- LEFT 15' - RIGHT 15'  
REAR- 20'

PROPOSED USE IS MCDONALD'S RESTAURANT.

PROPOSED BUILDING HEIGHT 18'-9 1/2".

TOTAL TRACT CONTAINS 1.16 ACRES ACRES/DISTURBED AREA= 1.18 ACRES ±.

BOUNDARY INFORMATION OBTAINED FROM SURVEY BY SEILER & ASSOCIATES, INC.

TOPOGRAPHICAL INFORMATION OBTAINED FROM SURVEY BY SEILER & ASSOCIATES, INC.

VERTICAL DATUM FOR TOPOGRAPHY IS MEAN SEA LEVEL BASED ON NAVD88.

CONTOUR INTERVAL IS ONE (1) FEET.

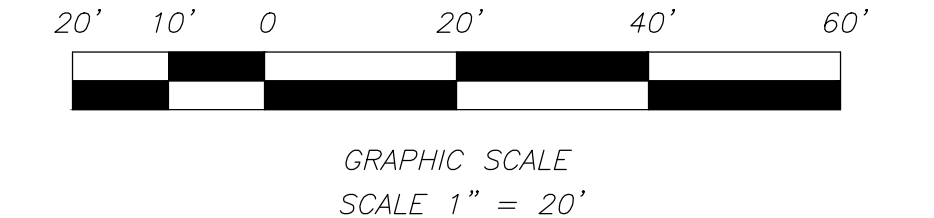
THIS PROPERTY IS SHOWN ON F.I.R.M. PANEL NUMBER 13089C0019K, DATED 8/15/2019 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.

THE LOCATION OF UNDERGROUND UTILITIES SHOWN IS APPROXIMATE BASED ON SURFACE FIELD EVIDENCE AND INFORMATION SUPPLIED BY UTILITY AGENCIES. THE SURVEY MAKES NO CERTIFICATION AS TO THE COMPLETENESS OF THE LOCATIONS SHOWN HEREON. APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF LOCATIONS PRIOR TO ANY CONSTRUCTION ACTIVITY.

THE CONTRACTOR SHALL VERIFY THE INVERT ELEVATIONS OF ALL EXISTING STORM AND SANITARY SEWER STRUCTURES PRIOR TO COMMENCEMENT OF STORM AND SANITARY SEWER CONSTRUCTION.

CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER/DEVELOPER OF ANY INFORMATION FOUND IN THE FIELD THAT IS DIFFERENT FROM WHAT IS SHOWN ON THESE DESIGN PLANS.

PARKING DATA		
REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM PARKING REQUIRED	1 SPACE PER 150 S.F. 4,180 / 150 = 28 SPACES	32 SPACES
MAX PARKING REQUIRED	1 SPACE PER 75 S.F. 4,180 / 75 = 56 SPACES	32 SPACES



ISSUE	DESCRIPTION	SUBMIT FOR SLUP
NO.	DATE	
1	9/12/25	
2		
3		
4		



**McDonald's USA, L.L.C.**  
110 North Carpenter Street, Chicago, IL 60607

These drawings and specifications are the confidential and proprietary property of McDonald's USA, L.L.C. and are not to be used, copied, or reproduced in any form without the written consent of McDonald's USA, L.L.C. This document is for the use of the engineer and architect only and is not to be used for any other purpose. Reproduction of the contents of this document for use on another project is not authorized.

**McDonald's**  
3396 CHAMBLEE TUCKER  
ROAD  
ATLANTA, DEKALB COUNTY  
30341  
TAX PARCEL # 1829404009  
L.L. 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**





ST	CO2 STROBE/ALARM. SEE MECHANICAL DRAWINGS FOR SPECIFICATION.
TE	TRU EXTERIOR "1X6" TRIM, PAINTED ON SITE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
UN	METAL UNDERSCORE COLOR: GOLD
W1	EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS COLOR: DARK BRONZE
W2	DRIVE-THRU WINDOW BY READY ACCESS
XX	MODEL: 8000 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPER. 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

SHEET NO.	TITLE	DRAWN BY BTS	PREPARED FOR	© 2025 McDonald's USA, LLC	<div><div><div><div><div><div></div><div></div><div></div><div></div><div></div></div><div></div></div><div>McDonald's USA, LLC</div><div><div><div><div><div></div><div></div><div></div><div></div><div></div></div><div></div></div><div>These drawings and specifications are the confidential and proprietary information of McDonald's USA, LLC. The contract documents were prepared without written authorization. No part of these drawings or specifications are suitable for use on a different site or at a later time. Use of these drawings for reference or example on another project requires the written authorization of McDonald's USA, LLC. The contract documents for reuse on another project is not authorized.</div></div></div></div></div></div>	XX.XX.XX2025 DATE	BY				
								2025 STANDARD BUILDING-BB20 4590 - MS NSN#: 7400 A2.0 COLORED ELEVATIONS	MASONRY LOAD BEARING WALLS STEEL JOIST ROOF FRAMING E.I.E.S./BRICK/BATTEN/LAP SIDING EXT. FINISH XX.XX.2025	70 MANSELL CT, SUITE 200 KOSWELL, GEORGIA 30076 PHONE: (678) 395-4920	DESCRIPTION
							</				





## 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: \_\_\_\_\_













## 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

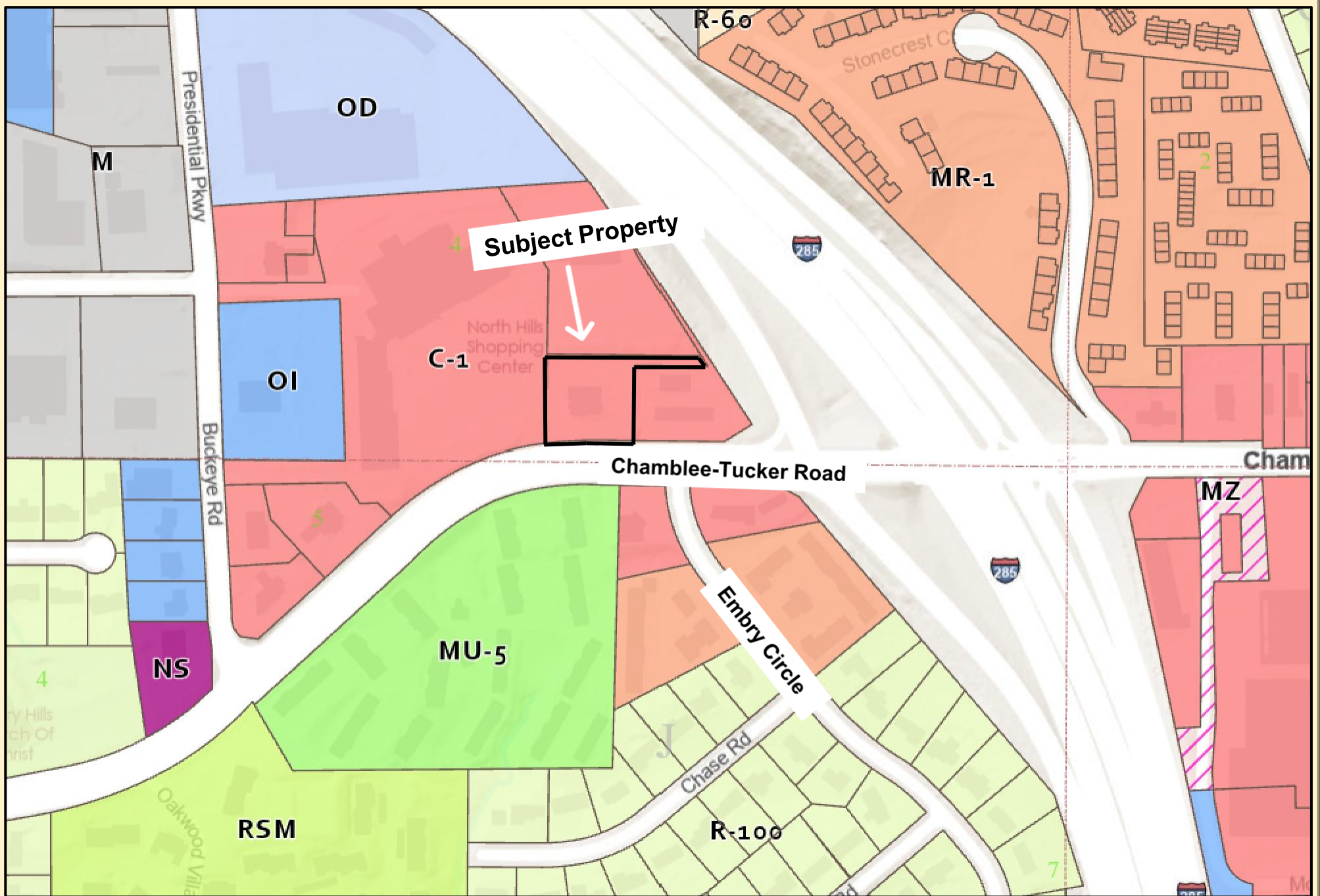
Date: Wednesday, December 10, 2025 at 01:20 PM EST

---

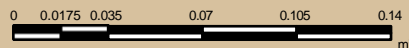


Yahoo Mail: [Search](#), [Organize](#), [Conquer](#)

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# **DeKalb County Parcel Map**



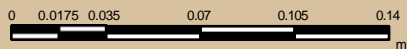
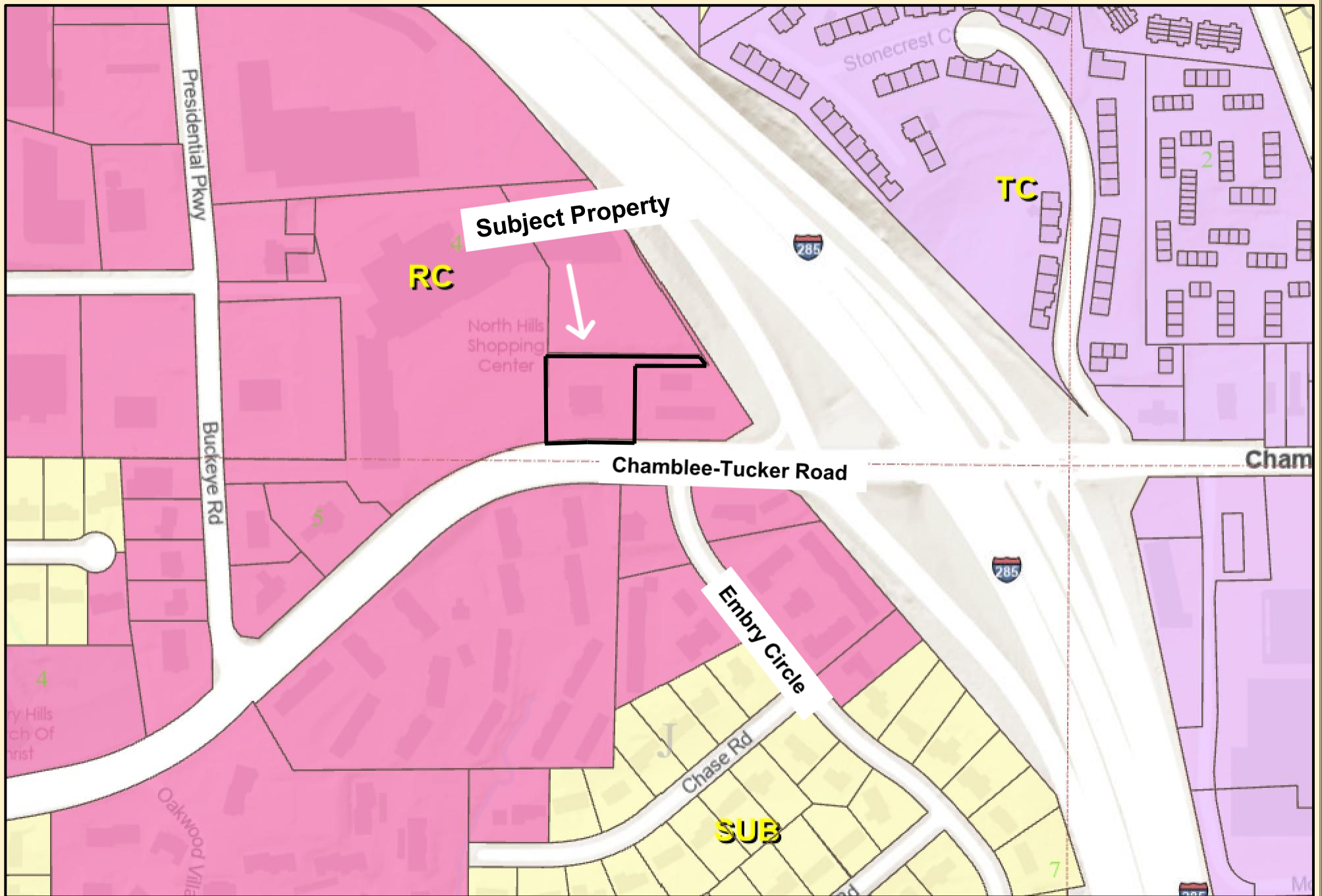
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### DeKalb County Parcel Map



0 0.0175 0.035 0.07 0.105 0.14  
mi

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