REZONING APPLICATION

to Amend the Official Zoning Map of DeKalb County, Georgia

Subject Property Address: 4700 East Ponce de Leon Avenue

City: Stone Mountain State: GA Zip: 30084

Parcel ID Number(s): 18 142 01 012

Acreage: 1.03 Commission District(s): 4 Super District: 6

Existing Zoning District(s): R-85 Proposed Zoning District(s): C-1

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

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

☐ Owner ☑ Agent

Murtaza Mohammadzai
Signature

02/16/2026
Date

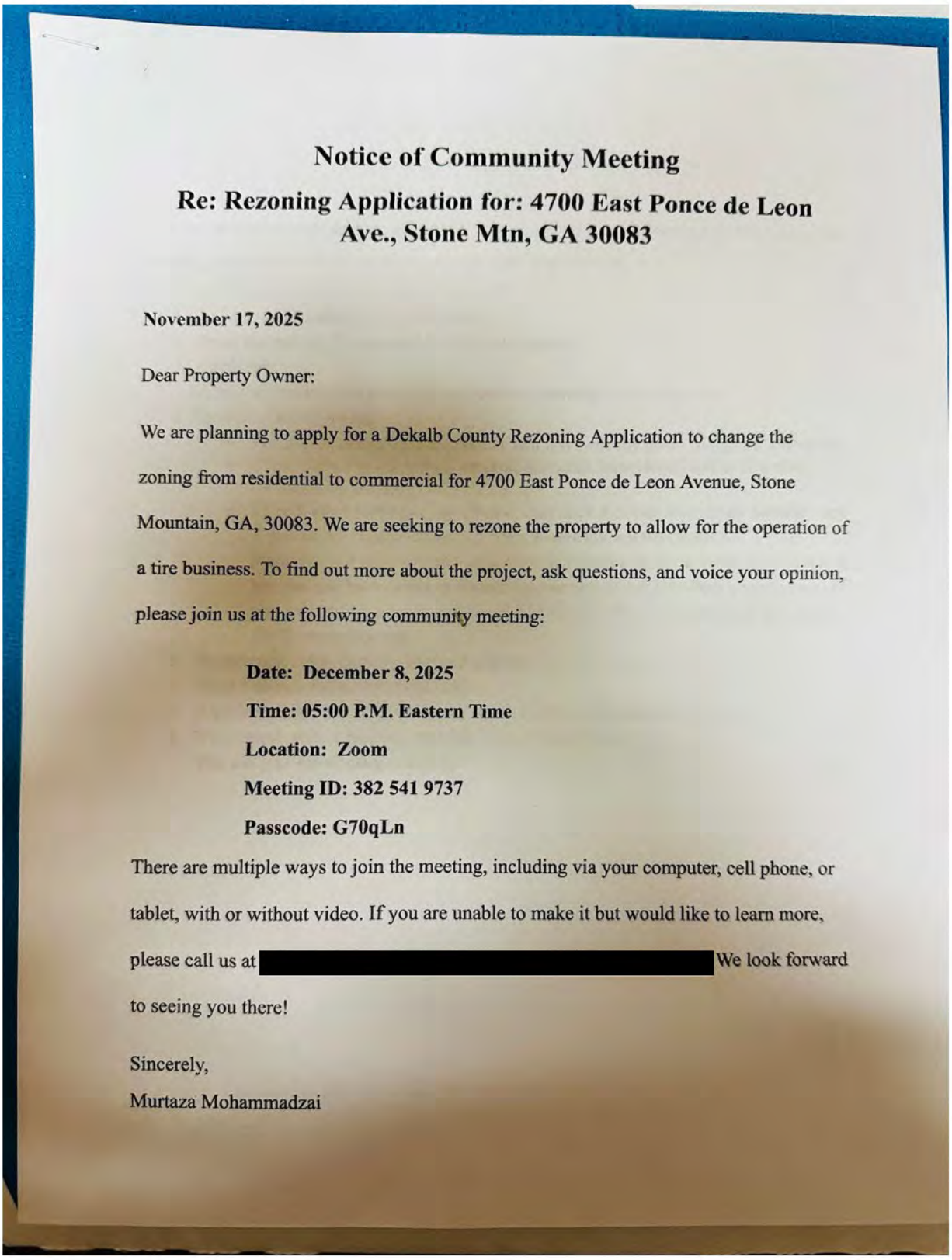
REZONE APPLICATION FEES:

RE, RLG, R-100, R-85, R-75, R-60 MHP, RNC, RSM, MR-1, MR-2	**$500.00**
HR-1, HR-2, HR-3 MU-1, MU-2, MU-3, MU-4, MU-5 O-I, OD, OIT, NS, C-1, C-2, M, M-2	**$750.00**

DeKalb County does not require payment by wire transfer.
Be aware of scammers and fraudulent emails.

B

Text of letter sent to community members as notice of community meeting



Notice of Community Meeting

Re: Rezoning Application for: 4700 East Ponce de Leon Ave., Stone Mtn, GA 30083

November 17, 2025

Dear Property Owner:

We are planning to apply for a Dekalb County Rezoning Application to change the zoning from residential to commercial for 4700 East Ponce de Leon Avenue, Stone Mountain, GA, 30083. We are seeking to rezone the property to allow for the operation of a tire business. To find out more about the project, ask questions, and voice your opinion, please join us at the following community meeting:

Date: December 8, 2025
Time: 05:00 P.M. Eastern Time
Location: Zoom
Meeting ID: 382 541 9737
Passcode: G70qLn

There are multiple ways to join the meeting, including via your computer, cell phone, or tablet, with or without video. If you are unable to make it but would like to learn more, please call us at [redacted] We look forward to seeing you there!

Sincerely,
Murtaza Mohammadzai

C

February 17th, 2026

Re: Letter of Application for Rezoning Application

To the DeKalb County Department of Planning and Sustainability,

I am writing to formally submit an application requesting the rezoning of the property located at 4700 East Ponce DeLeon Ave, Stone Mountain, GA 30083 (Parcel No. 1814201012), from **R-85 (Single-Family Residential District)** to **C-1 (Local Commercial District)**.

a) Proposed Zoning Classification
The proposed zoning classification for the subject property is **C-1 (Local Commercial District)**.

b) Reason for the Modification Request and Comprehensive Plan Consistency
The requested rezoning is intended to allow for a neighborhood-serving commercial use that is compatible with surrounding land uses and consistent with the goals and policies of the DeKalb County Comprehensive Plan. The Comprehensive Plan encourages reinvestment in existing structures, adaptive reuse of underutilized properties, reduction of long-term vacancy, and the location of commercial uses in appropriate areas that serve nearby residents.

Although the property is currently zoned R-85, it has historically functioned in a non-residential capacity as a daycare facility and has not been used for that purpose for over one year. Rezoning the property to C-1 will facilitate productive reuse of an existing building, promote efficient land use, and support local economic activity without introducing new residential density or extensive new construction.

c) Existing and Proposed Use of the Property
The existing building remains on the property but is currently vacant. The property was formerly used as a daycare facility and has not been in operation for more than one year. The proposed use of the property is a **tire shop**, providing tire sales, installation, balancing and emissions testing, intended to serve the surrounding community.

d) Detailed Characteristics of the Proposed Use
The proposed tire shop will operate within the existing building footprint, subject to all applicable DeKalb County permits and regulations. The property contains one one-story primary residential structure with a finished basement and one accessory structure, as shown on the Boundary and Topographic Survey.

Based on scaled measurements from the survey exhibit, the primary structure has an estimated footprint of approximately 2,000–3,200 square feet. The finished basement is estimated to be similar in size to the main level, resulting in an estimated total finished gross floor area of approximately 4,000–6,400 square feet. The accessory structure is estimated to contain approximately 900–1,600 square feet.

C

The primary structure is estimated to be approximately 20–30 feet in height to the roof ridge, which is below the maximum height permitted within the applicable zoning district.

All figures are approximate and provided for planning purposes based on the survey graphic. Final calculations may be verified through architectural documentation or field measurement.

The proposed use will operate Monday through Saturday from 8:00 a.m. to 5:00 p.m., with a maximum of three (3) employees on site at any given time. The manner of operation will include customer drop-off and pickup of vehicles for tire-related services. All services will be conducted on-site.

Compatibility with Surrounding Properties
The proposed rezoning and use are designed to be compatible with surrounding properties, including nearby residential uses. The tire shop will operate as a local commercial use with controlled hours of operation and limited scope of services. The reuse of an existing structure minimizes changes to the physical character of the area and avoids the impacts associated with new large-scale development.

Appropriate buffering, parking, and operational standards will be maintained in accordance with DeKalb County requirements to mitigate potential impacts related to noise, traffic, lighting, and visual appearance. The proposed C-1 zoning represents a logical transition between residential uses and neighborhood-serving commercial activity and is consistent with established development patterns in the area.

For these reasons, the requested rezoning is consistent with the DeKalb County Comprehensive Plan and promotes orderly development while maintaining compatibility with adjacent properties.

Thank you for your time and consideration of this application. I am available to provide any additional information or documentation required as part of the review process.

Respectfully submitted,

Murtaza Mohammadzai
[redacted]

C

Impact Analysis

Rezoning from R-85 to C-1
4700 E. Ponce De Leon Ave, Stone Mountain, GA 30038

A. The proposed C-1 zoning is consistent with the intent of the Comprehensive Plan to promote appropriate commercial development where residential use is no longer viable. The site's established non-residential history and extended vacancy support the requested classification as a logical and orderly land use transition.
B. The site's established non-residential history supports transition to a commercial designation. A tire shop is a permitted C-1 use and will comply with all buffering, setback, and operational standards, ensuring compatibility with nearby properties.
C. The prolonged vacancy confirms limited reasonable economic use under the current R-85 classification. Rezoning enables productive reinvestment and eliminates ongoing underutilization.
D. The proposal will not adversely affect surrounding properties. Redevelopment of a vacant site will improve aesthetics, increase tax value, and reduce potential blight.
E. The prolonged vacancy and prior commercial use reflect changing conditions that support this request. Market demand for automotive service uses further justifies the proposed zoning as a reasonable adaptation to present economic realities.
F. The rezoning is not anticipated to impact any designated historic structures, districts, or archaeological resources.
G. The proposed use generates moderate traffic typical of neighborhood commercial activity and can be accommodated by existing roads and utilities. No school impacts apply.

DeKalb County
GEORGIA

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 1/16/2026

TO WHOM IT MAY CONCERN:

I/WE: Kelly James Irrevocable Trust
Name of Owner(s)

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

Murtaza Mohammadzai
Name of Agent or Representative

to file an application on my/our behalf.

Notary Public

Owner

MUTIAT A OGUNSESAN
NOTARY PUBLIC
Dekalb County
State of Georgia
My Comm. Expires Mar. 15, 2029

E

DeKalb County
GEORGIA

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

Have you, the applicant, made $250.00 or more in campaign 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:

1. The name and official position of the local government official to whom the campaign contribution was made.

2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the

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

2/16/2026
Date

Check one:

☑ Owner ☐ Agent

_____
Expiration Date/ Seal

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

SITE | LOCATION MAP
NOT TO SCALE

VERTICAL DATUM NAVD88

NO EVIDENCE FOR PUBLIC SEWER UTILITY SEARCH IS RECOMMENDED

IF YOU DIG GEORGIA...
CALL US FIRST
1-800-282-7411
770-623-4344
(METRO ATLANTA ONLY)
UTILITY PROTECTION CENTER
IT'S THE LAW

SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL MAP ID 13089C0078K EFFECTIVE DATE: 8/15/2019 ZONE: X

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

THIS PLAT WAS PREPARED TO SHOWN THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

FUTURE FLOOD DISCLAIMER:

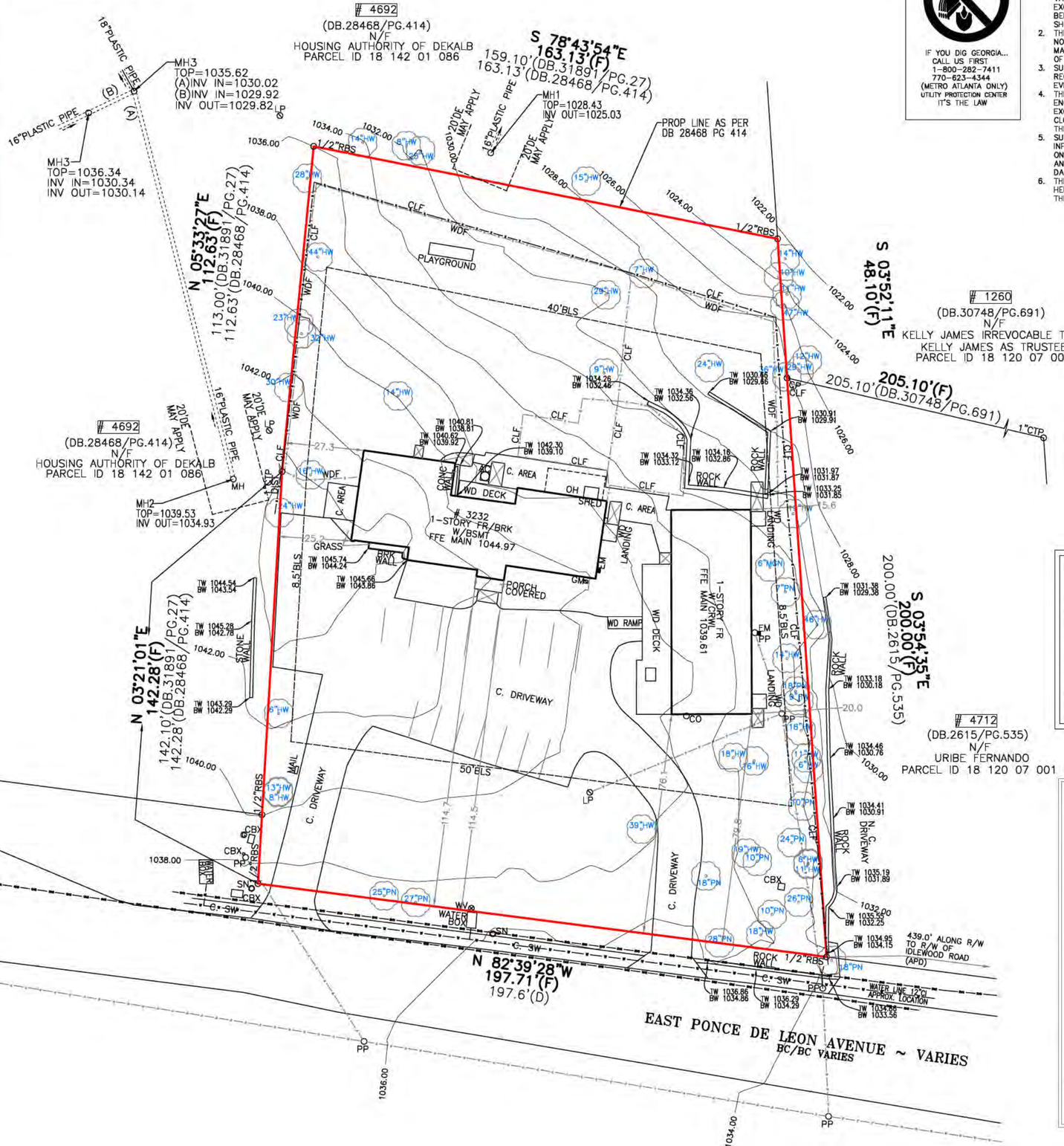
THE FLOOD DATA SHOWN HEREON IS PER FEMA ACTIVE PANEL MAP WITH EFFECTIVE DATE, AS SHOWN. THERE MAY BE FUTURE FLOOD ELEVATION INFORMATION STUDIED INTERNALLY BY THE LOCAL GOVERNING MUNICIPALITY IN WHICH THE SUBJECT PROPERTY SITUATES AND THAT INFORMATION MAY NOT BE AVAILABLE TO THE PUBLIC, THEREBY NOT REFLECTED ON THE CURRENT FEMA PANEL MAP ON THE DATE OF THIS SURVEY. WE REQUEST ANY AND ALL FUTURE FLOOD INFORMATION FROM THE APPLICABLE MUNICIPALITIES AND SHOW THAT INFORMATION HEREON WHENEVER POSSIBLE. IT IS THE RESPONSIBILITY OF THE END USER OF THIS SURVEY TO VERIFY THE APPLICABLE FLOOD INFORMATION DURING THE DEVELOPMENT PHASE, OR OTHER FUTURE USE, BEYOND THE DATE OF THIS SURVEY.

ZONING NOTE:

BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT,PER ZONING DEPARTMENT.

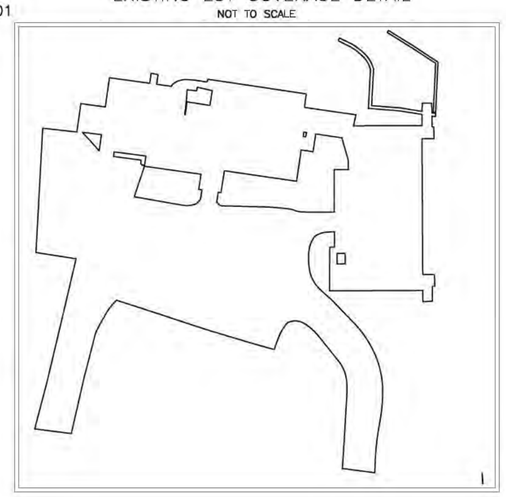
PROPERTY IS ZONED R-85
DEKALB COUNTY
BUILDING SETBACK:
FRONT: 50'
SIDE: 8.5'
REAR: 40'
MAX. BUILDING HEIGHT: 35'
MAX LOT COVERAGE: 35%

NO PUBLIC SEWER ON SITE



EXISTING LOT COVERAGE DETAIL

NOT TO SCALE



THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

* L E G E N D *

APP	AS PER PLAT
APD	AS PER DEED
APF	AS PER FIELD
AI	ANGLE IRON FOUND
APZ	AS PER ZONING
BB	BOTTOM BANK
BC	BACK OF CURB
BLK	BLOCK
BLS	BUILDING SETBACK LINE
BRK	BRICK
BSMT	BASEMENT
CBX	CABLE BOX
CBL	CABLE LINE
C.	CONCRETE
CB	CATCH BASIN
CL	CENTER LINE
CLF	CHAIN LINK FENCE
CMP	CORRUGATED META PIPE
C.O.A	CITY OF ATLANTA
CO	SAN SEWER CLEAN OUT
CM	CADASTRAL MAP
CRWL	CRAWL SPACE
CP	CALCULATED POINT
CPT	CARPORT
(D)	DEED
DE	DRAINAGE EASEMENT
DI	DRAINAGE INLET
DWM	DEPARTMENT OF WATERSHED MANAGEMENT
EB	ELECTRIC POWER BOX
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
F	FIELD
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FR	FRAME
GL	GAS LINE
GM	GAS METER
GV	GAS VALVE
GW	GUY WIRE
HDW	HEAD WALL
HW	HARDWOOD TREE
IP	IRON PIN
IPF	IRON PIN FOUND
IPS	IRON PIN SET
IV	IRRIGATION VALVE
IVM	IRRIGATION METER
JB	JUNCTION BOX
LL	LAND LOT LINE
MAG	MAGNETIC READING IP
MGN	MAGNOLIA TREE
MH	MAN HOLE
MTF	METAL FENCE
N	N'BORS
OH	OVERHANG
OTP	OPEN TOP PIPE FOUND
P.	PORCH
(P)	PLAT
PC	PROPERTY CORNER
PL	PROPERTY LINE
PN	PINE TREE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
PP	POWER POLE
PW	POWER LINE
R	RECORD
PVC	POLYVINYL CHLORIDE PIPE
ROD	IRON ROD FOUND
RSF	RAIL SPIKE FOUND
RBF	REINFORCING BAR FOUND
RBS	REINFORCING BAR SET
RCP	REINFORCED CONC. PIPE
R/W	RIGHT-OF-WAY
SN	SIGN
SSL	SANITARY SEWER LINE
SSE	SANITARY SEWER EASEMENT
SP	SCREENED PORCH
SW	SIDEWALK
TB	TOP OF BANK
TRP	TRAFFIC POLE
UE	UTILITY EASEMENT
WD	WOOD
WDF	WOOD FENCE
WDK	WOOD DECK
WL	WATER LINE
WM	WATER METER
WRF	WIRE FENCE
WV	WATER VALVE
WW	WET WEATHER
W/	WITH/
YI	YARD INLET

* SYMBOLS *

- ELECTRIC PANEL/METER
- WATER METER
- AIR CONDITIONER
- GAS METER
- JUNCTION BOX
- SANITARY SEWER MANHOLE
- STORM MANHOLE
- TRAFFIC/INFO SIGN
- GAS MARKER
- LAMP POST
- METAL POST/PILLAR
- WATER VALVE
- HEADWALL
- STAIRS
- DRAINAGE INLET
- FIRE HYDRANT
- R/W MONUMENT
- PARKING METER
- PARKING STOPS BLOCKS
- CONCRETE MONUMENT
- TRAFFIC POLE
- SING POLE
- BENCHMARK

* LINE INDICATORS *

- INDICATES SANITARY SEWER LINE
- INDICATES POWER LINE
- INDICATES WATER LINE
- INDICATES GAS LINE
- INDICATES FENCE LINE
- INDICATES DRAINAGE LINE
- BURIED POWER/CABLE LINE
- AT&T BURIED LINE
- OVERHEAD TRAFFIC/SING STRUCTURES

TOTAL LAND AREA
44996.48 SF / 1.033 AC

ALLOWABLE LOT COVERAGE
15748.77 SF / 0.362 AC / 35%

EXISTING LOT COVERAGE
15005.74 SF / 0.344 AC / 33.3%

0 30
SCALE 1" = 30'

LOT	BLOCK		
SUBDIVISION	UNIT		
LAND LOT 120	18TH DISTRICT	SECTION	
DEKALB COUNTY, GEORGIA	DB.31891/PG.27	PB./PG.	
FIELD WORK DATE FEB 11, 2026	PRINTED/SIGNED FEB 12, 2026		
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 17" x 22"		

EXISTING CONDITIONS SURVEY PREPARED FOR: SHEET 1 OF 1

PRIYA PATEL

PROPERTY ADDRESS:
4700 EAST PONCE DE LEON AVENUE
STONE MOUNTAIN, GA 30083

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

AU
COORD #20260179
DWG #20260179

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES
24 LENOX POINTE
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM

GEORGIA REGISTERED No. 3082 PROFESSIONAL LAND SURVEYOR EUGENE A. STEPANOV

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

J

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: Murtaza Mohammadzai

Phone: [redacted] [redacted]

Property Address: 4700 East Ponce de Leon Avenue, Stone Mountain 30083

Tax Parcel ID: 18-142-01-012 Comm. District(s): 4 & 6 Acreage: 1.03

Existing Use: Vacant Daycare Proposed Use: Tire shop and emissions

Supplemental Regs: Must meet Section 4.2.13 C Overlay District: No

Rezoning: Yes ☑ No ☐ Existing Zoning: R-85 Proposed Zoning: C-1

DRI: _____ Square Footage/Number of Units: N/A

Rezoning Request: Rezone to allow a tire shop and emissions station.

Land Use Plan Amendment: Yes ☐ No ☑ Existing Land Use: SUB

Proposed Land Use: Minor auto repair Consistent _____ Inconsistent X

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

Special Land Use Request(s): Applicant will not require a SLUP associated with the rezoning application.
C-1 (local commercial) allows for minor auto repair (tire and emissions).

Major Modification: Yes ☐ No ☑ Existing Zoning Conditions: None

Major Modification Request: N/A

Condition(s) to be modified: N/A

J

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: X Calendar Dates: CC: X

PC: X BOC: X

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

Public Notice, Signs: X Tree Survey, Conservation (if applicable): N/A

Submittal Format:

ONE (1) COMBINED, PDF DOCUMENT UPLOAD via OUR ONLINE PORTAL.

Site Plan Checklist, if applicable:

* Density
* Density Bonuses
* Mix of Uses
* Open Space
* Enhanced Open Space
* Pedestrian Plan
* Lot Size
* Setbacks: front, sides, side corner, rear
* Frontage
* Street Width
* Landscape Strips
* Parking - Auto
* Parking – Bicycle
* Screening
* Perimeter Landscapes
* Bldg Materials: Roof, Fenestration, Façade Design
* Sidewalks
* Fencing/Walls
* Building Height
* Building Separation
* Building Orientation
* Streetscapes
* Garages

Possible Variances: No site plan was prepared. Variances may be sought depending on development.

Comments: It is important to note the transitional buffer between R-85 zoning districts and the proposed subject site zoning of C-1 (C class buffer) of 50 feet along eastern property line. Applicant must must also review Sec. 4.2.13. - Automobile wash service, principal, accessory, detail or mobile C for minor auto repair shops A-F. Applicant will need to provide detail in the Impact analysis regarding rezoning to C-1 as there is no existing C-1 in the vicinity of the subject site and may create adverse impacts by rezoning to C-1 for an auto repair shop.

2026 Calendar dates are "tentative". Final adoption scheduled for the Nov. 20th BOC meeting.

Planner: Andrea Folgherait, Sr. Planner Date: October 13, 2025