



DeKalb County Government Services Center
178 Sams Street
Decatur, GA 30030
404-371-2155

www.dekalbcountyga.gov/planning
<https://www.dekalbcountyga.gov/planning-and-sustainability/public-hearing-agendas-info>

Planning Commission Hearing Date: May 5, 2026
Board of Commissioners Hearing Date: May 28, 2026

STAFF ANALYSIS

| | | |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|
| CASE NO.: | Z-26-1248013 | File ID #: 2026-0450 |
| Address: | 4700 East Ponce de Leon Avenue, Stone Mountain, GA 30083 | Commission District: 4 Super District: 6 |
| Parcel ID(s): | 18 142 01 012 | |
| Request: | Application of Murtaza Mohammadzai to rezone property from R-85 (Residential Medium Lot-85) zoning district to C-1 (Local Commercial) zoning district to allow a tire shop and emissions station. | |
| Property Owner(s): | Kelly James Irrevocable Trust | |
| Applicant/Agent: | Murtaza Mohammadzai | |
| Acreage: | 1.03 | |
| Existing Land Use: | Suburban | |
| Surrounding Properties: | North: R-85 (Residential Medium Lot-85) South: R-85 East: R-85 West: R-85 | |
| Comprehensive Plan: | Suburban | Consistent Inconsistent X |

STAFF RECOMMENDATION: WITHDRAWAL WITHOUT PREJUDICE.

The applicant has requested a *Withdrawal without Prejudice* on May 7, 2026, via email. Staff supports this request pursuant to Sec. 27-7.3.5 (A–H) and recommends "*Withdrawal without Prejudice*" of this application.

Withdrawal Request - Z-26-1248013

From: Mateen Momin

Sent: Thursday, May 7, 2026 12:46 PM

To: Folgherait, Andrea K <akfolgherait@dekalbcountyga.gov>

Subject: Request to Withdraw Rezoning Application – Z-26-1248013

Dear Planning Staff,

I hope you are doing well.

I would like to formally request withdrawal of my rezoning application for case Z-26-1248013 regarding the property located at 4700 E. Ponce De Leon Ave., Stone Mountain, GA, before any final decision is made.

Please let me know if there are any additional forms or steps required to complete the withdrawal process.

Thank you for your time and assistance.

Best regards,

Abdul Matin Moradi

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Zoning Comments May 2026

N2. Z-26-1247988 (2026-0443) 1942 Columbia Drive:

Columbia Drive is classified as a Minor Arterial. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 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 (PREFERRED) a 10-foot multi-use path. It requires pedestrian scale streetlights. Snapfinger Road is classified as a Major Arterials, 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. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N3&N4. CZ-26-1248015 (2026-0444) & SLUP 26-1248014 (2026-0445) 2960 N. Druid Hills Road:

N. Druid Hilla Road is classified as a Major Arterials, 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. It requires a 10-foot multiuse path with pedestrian scale streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N5&N6. Z-26-1247887 (2026-0448) & LP-26-1247955 (2026-0449) 711 Hillmont Avenue:

Hillmont Avenue is classified as a local roadway. 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. (hefowler@dekalbcountyga.gov).

N7. Z-26-12478013 (2026-0450) 4700 E Ponce De Leon Avenue:

E. Ponce Leon is classified as a Minor Arterial. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 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 (PREFERRED) a 10-foot multi-use path. It requires pedestrian scale streetlights (hefowler@dekalbcountyga.gov).

N8. SLUP-26-12478019 (2026-0451) 1179 Old Coach Road:

Old Coach Road is classified as a local roadway. 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. (hefowler@dekalbcountyga.gov).

N9. Z-26-1247923 (2026-0452) 2697 Kelly Lake Road:

Kelly Lake Road is classified as a local roadway. 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. (hefowler@dekalbcountyga.gov).

N10, N11, N12: 4733, 4773, & 4775 Memorial Drive:

SLUP-26-1248016 (2026-0447), SLUP-26-1248043 (2026-0489), SLUP-26-1248044 (2026-0490)

Memorial Drive is classified as a Major Arterials, 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. Verify that all access points have intersection and stopping sight distance as described by AASHTO. Collingwood Drive is classified as a local roadway. 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. It requires a 5-foot landscape strip with a 5-foot sidewalk. It requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).



Wednesday, March 18, 2026

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.

3/18/2026

N1-2026-0453 TA-26-1248040

- Text amendment. See general comments.

N2-2026-0443 Z-26-1247988

1942 Columbia Drive, Decatur, GA 30032

- See general comments.

N3-2026-0444 CZ-26-1248015

2960 North Druid Hills Road, Atlanta, GA 30329

- See general comments

N4-2026-0445 SLUP-26-1248014

2960 North Druid Hills Road, Atlanta, GA 30329

- SLUP. See general comments.

N5-2026-0448 LP-26-1247955

711 Hillmont Avenue, Decatur, GA, 30030

- See general comments.

N6-2026-0449 Z-26-1247887

711 Hillmont Avenue, Decatur, GA 30030

- See general comments.



**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**



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
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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 A. 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 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: _____



**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.: Z-26-1248013

Parcel I.D. #: 18 142 01 012

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

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.

COMMENTS: Did not see any traffic engineering concerns at this time.

Signature: Jerry White



**MARTA May 2026
Case Comments**

N2. Z-26-1247988 - 1942 Columbia Drive:

- Developer to coordinate with MARTA during design and construction. This property is located along two MARTA bus routes.

N3. CZ-26-1248015 - 2960 North Druid Hills Road:

- Developer to coordinate with MARTA during design and construction. This property is located along a MARTA bus route and directly adjacent to a MARTA bus bench.

N7. Z-26-1248013: 4700 East Ponce de Leon Avenue:

- Developer to coordinate with MARTA during design and construction. This property is located along a MARTA bus route. Generally, MARTA does not support the rezoning of residential uses to a non-transit friendly use such as an automotive store.

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, \$750.00

MU-5 O-I, OD, OIT, NS, C-1, C-2, M, M-2

**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



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.

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

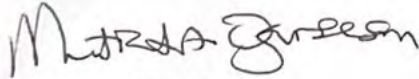
TO WHOM IT MAY CONCERN:

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 OGUNESAN
NOTARY PUBLIC
DeKalb County
State of Georgia
My Comm. Expires Mar. 15, 2029

E



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
Check one:

Signature of Applicant
[Signature]
 Owner Agent

Date
2/16/2026

Expiration Date/ Seal

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



SITE LOCATION MAP
NOT TO SCALE

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

*** LEGEND ***

- APP AS PER PLAT
- APD AS PER DEED
- APF AS PER FIELD
- A 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 METAL PIPE
- C.O.A CITY OF ATLANTA
- CO SAN SEWER CLEAN OUT
- CD CADASTRAL MAP
- CRWL CRAWL SPACE
- CP CALCULATED POINT
- OPT 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
- HW HEAD WALL
- HW HARDWOOD TREE
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- IV IRRIGATION VALVE
- IM IRRIGATION METER
- JB JUNCTION BOX
- LLL LAND LOT LINE
- MAG MAGNETIC READING IP
- MGN MAGNOLIA TREE
- MH MAN HOLE
- MTF METAL FENCE
- N NBORS
- OH OVERHANG
- OTP OPEN TOP PIPE FOUND
- P PORCH
- (P) PLAT
- PC PROPERTY CORNER
- PL PROPERTY LINE
- PL PINE TREE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- PP POWER POLE
- PL POWER LINE
- R RECORD
- PVC POLYVINYL CHLORIDE PIPE
- ROD IRON ROD FOUND
- RSF RAIL SPIKE FOUND
- RFB REINFORCING BAR FOUND
- RBS REINFORCING BAR SET
- RCP REINFORCED CONC. PIPE
- R/W RIGHT-OF-WAY
- SN SIGN
- SSL SANITARY SEWER LINE
- SSS SANITARY SEWER EASEMENT
- SP SCREENED PORCH
- SW SIDEWALK
- TOP OF BANK
- TRP TRAFFIC POLE
- UE UTILITY EASEMENT
- WD WOOD
- WDF WOOD FENCE
- WOK WOOD DECK
- WL WATER LINE
- WM WATER METER
- WRF WIRE FENCE
- WV WATER VALVE
- WW MET WEATHER
- W/WI WATER
- YI YARD INLET

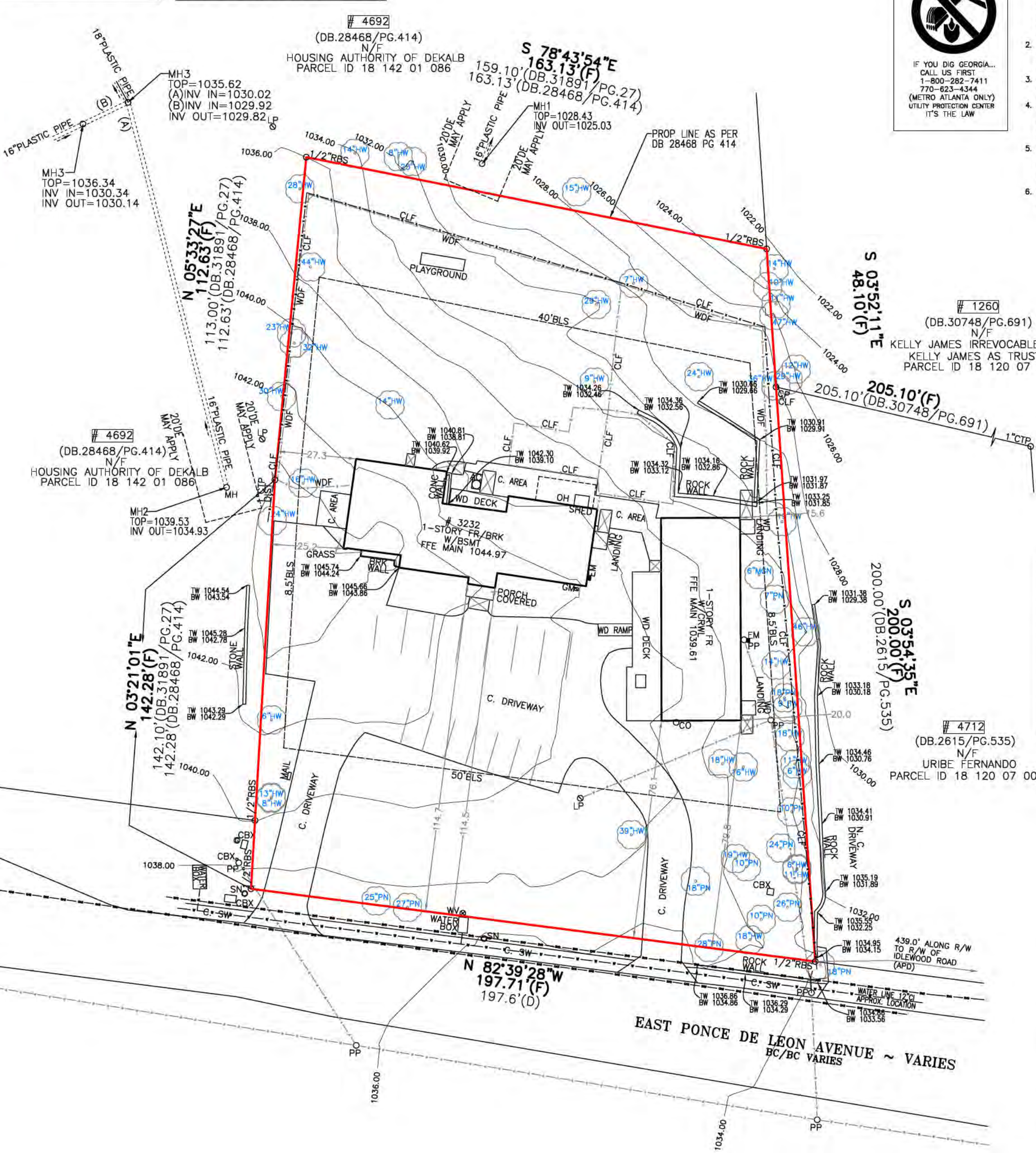
*** SYMBOLS ***

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

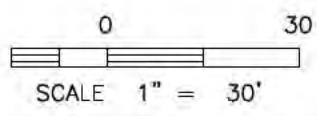
*** LINE INDICATORS ***

- 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

VERTICAL DATUM NAVD88
NO EVIDENCE FOR PUBLIC SEWER UTILITY SEARCH IS RECOMMENDED



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%



SURVEY NOTES:

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES 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.
- THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDEABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
- 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.
- 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 EXCEPTIONS.
- 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.
- 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.

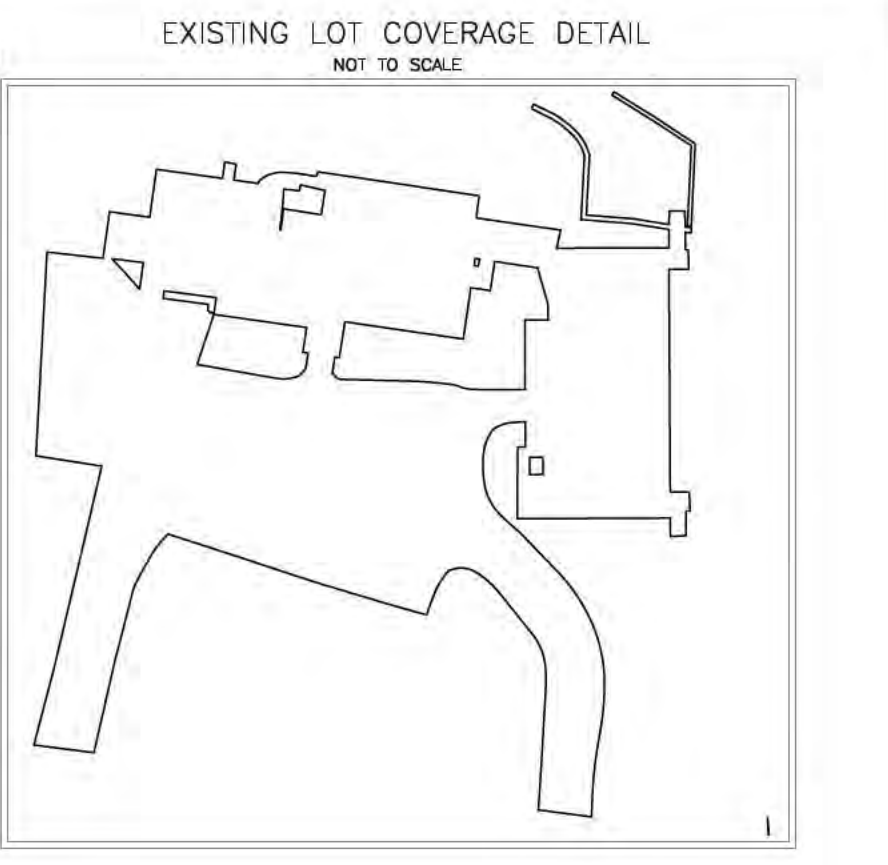
FLOOD NOTE:
I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO ITS OPINION FOR SAID PARCEL MAP ID 13089C0078K EFFECTIVE DATE: 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 SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDEABLE. 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.

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.



| | |
|--------------------------------------------------------------------|-----------------------------|
| 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.

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

24 LENOX POINTE
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM

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

J



(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]

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:

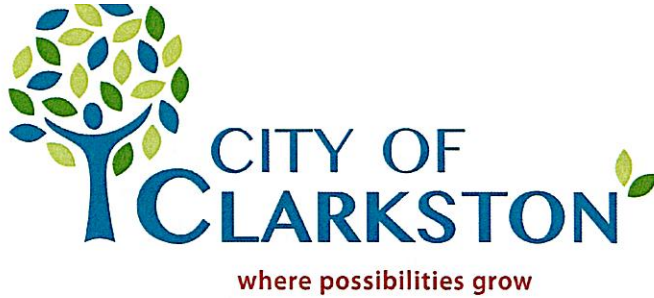
- * Density * Density Bonuses * Mix of Uses * Open Space * Enhanced Open Space * Pedestrian Plan * Lot Size * Setbacks: front, sides, side corner, rear * Frontage * Street Width * Landscape Strips * Parking - Auto * Parking - Bicycle * Screening * Perimeter Landscapes * Bldg Materials: Roof, Fenestration, 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 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



Devery H. Duks, Mayor
City Council
Debra Johnson, Vice Mayor
Yterenickia Bell
Dean Moore
Sharifa Adde
Lynn Bayonne
Mark Perkins

ChaQuias Miller-Thornton, City Manager

April 7, 2026

Juliana Njoku, Director
DeKalb County Department of Planning and Sustainability
178 Sams Street, Decatur, GA 30030

Re: Review of Z-26-1248013 (2026-0460)

Dear Director Njoku,

The City of Clarkston, as represented by the Planning & Economic Development Department, is opposed to the proposed rezoning at 4700 East Ponce de Leon Avenue (Application Z-26-1248013 (2026-0460)). The requested rezoning from R-85 to C-1 is not compatible with the surrounding land uses, which are predominantly residential in nature. The subject property is bordered by single-family homes to the north and east within unincorporated DeKalb County, and to the west by the Peachtree Creek on Ponce Apartments, a residential community owned by the DeKalb County Housing Authority within the City of Clarkston.

The established character of this area is distinctly residential, and the introduction of commercial zoning at this location would be inconsistent with the existing development pattern. The proposed auto-oriented use would adversely impact nearby residents and contribute to the gradual erosion of neighborhood character across jurisdictional boundaries.

Based on the submitted materials, it appears that tire changing and related services would occur outdoors within the existing paved parking lot. This raises concerns regarding noise, visual impacts, and overall compatibility with adjacent residential uses. Additionally, the site plan does not indicate any buffering or screening along the northern, eastern, or western property boundaries where the site abuts residential lots, thereby exacerbating potential impacts on neighboring properties.

These concerns are further compounded by the applicant's lack of supporting documentation demonstrating how the proposed project would be compatible with adjacent and nearby properties. No detailed plans or renderings have been provided to illustrate how the existing structure would be adapted for automotive use, how required vegetated buffers would be incorporated, or how operational elements such as tire storage, service areas, and waste facilities would be accommodated.

The Suburban Character Area in unincorporated DeKalb County emphasizes residential, neighborhood-serving retail, healthcare, civic, and institutional uses. A tire store offering sales, installation, balancing, and emissions testing is not consistent with these objectives and represents a more intensive, auto-oriented use than is appropriate within this context. Furthermore, the proposal does not align with the City of Clarkston's Future Land Use designation of Traditional Residential Neighborhood for abutting properties.

There are approximately 13 similar auto- and tire-oriented businesses within a two-mile radius of the subject site, suggesting that the proposed use does not address an unmet community need and instead contributes to an overconcentration of such uses in the area.

Additionally, the requested rezoning is not consistent with the goals of the DeKalb County Stone Mountain Trail Master Plan, as it does not support pedestrian connectivity, compatible infill development, or broader community enhancement objectives.

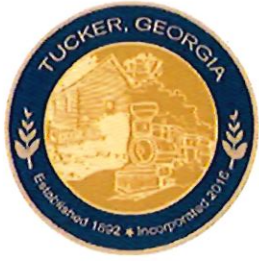
Finally, the proposal is inconsistent with the City of Clarkston's planning priorities, which strives to nurture and preserve traditional neighborhood developments while avoiding inconsistent land use patterns.

Sincerely,

A handwritten signature in blue ink, appearing to read "Richard Edwards".

Richard Edwards, AICP
Director of Planning & Economic Development

CC: Beverly Burks, Mayor
ChaQuias Miller-Thornton, City Manager



City of Tucker

**OFFICE OF
COMMUNITY
DEVELOPMENT**

Courtney Smith
Director

April 7, 2026

Juliana Njoku, Director

DeKalb County Department of Planning and Sustainability

178 Sams Street, Decatur, GA 30030

Sent via email (janjoku@dekalbcountyga.gov)

Re: Review of Z-26-1248013 (2026-0460)

Dear Director Njoku,

The City of Tucker is strongly opposed to rezoning application Z-26-1248013 (2026-0460) at 4700 East Ponce de Leon Avenue. The requested rezoning from R-85 to C-1 is not compatible with surrounding land uses or character areas and would create an inappropriate zoning transition if approved, as the parcel is surrounded by residential properties within unincorporated DeKalb County and the City of Tucker. The commercial rezoning and proposed auto-oriented use of this property would negatively impact the adjacent residents in the City of Tucker and will begin to erode the established neighborhood development patterns among both jurisdictions. This is especially evident by the applicant's lack of documentation showing how the proposed project would be suitable in view of adjacent and nearby properties. No drawings were submitted showing how the existing building(s) would be converted for automotive use, if the site would be modified to comply with the required vegetated transitional buffers, where designated tire storage and dumpsters would be located, etc. Additionally, the requested rezoning does not align with DeKalb County Stone Mountain Trail Master Plan, as it would not enhance the neighborhood with pedestrian connectivity or infill housing.

While the Suburban Character Area in unincorporated DeKalb County allows for C-1 zoning, the preferred uses include residential, neighborhood retail, health care, civic, institutional, etc. A tire store providing tire sales, installation, balancing and emissions testing does not reflect the goals of the DeKalb County Suburban Character Area and is in stark contrast with the adjacent Suburban Character Area in the City of Tucker, which prohibits C-1 zoning. One of the five main goals of the City of Tucker Comprehensive Plan is to preserve and improve neighborhoods, which includes protecting existing residential areas from intrusive spot zoning.

Sincerely,

Courtney Smith

CC: Anne Lerner, Mayor

John McHenry, City Manager

From: bebe_joyner
To: Plansustain
Subject: Fwd: Objection to rezoning application at 4700 East Ponce de Leon Avenue, Stone Mountain
Date: Monday, April 20, 2026 12:34:46 PM

----- Forwarded message -----

From: **bebe joyner** <bebejoyner@gmail.com>
Date: Mon, Apr 20, 2026 at 12:29 PM
Subject: Objection to rezoning application at 4700 East Ponce de Leon Avenue, Stone Mountain
To: <plansustain@dekalbcounty.ga.gov>, <rlbragg@dekalbcountyga.gov>, <awchappell@dekalbcountyga.gov>, <lrcarter@dekalbcountyga.gov>
Cc: <ted@dekalbcountyga.gov>, <cjjohnson2@dekalbcountyga.gov>, Victoria Webb <vic@furiousdreams.com>

Greetings,

I am objecting to the request from Murtaza Mohammadzai to rezone 4700 East Ponce de Leon Avenue from R85 to C-1. This property is located between R-85 (Peachtree Creek on Ponce, City of Clarkston) and 4712 East Ponce de Leon Avenue (unincorporated DeKalb) with the zoning listed as unknown on the tax commissioners website. It appears to be a family residence. The properties immediately to the east of 4712 are zoned R85. I believe the requested rezoning to C1 with a proposed use as a store for tire sales and installation/balancing as well as emissions inspection is inconsistent with this stretch of East Ponce de Leon. The applicant claims to be able to reuse the current footprint but I can't imagine how he will install tire racks and lifts within a residential building or where he will store new and used tires on the property, much less have room for inside sales and emissions inspection equipment. Tire sales and service seems to me to push the boundaries of C1 in a residential area.

4700 East Ponce de Leon has an unfortunate history and has been vacant for several years. The former day care center was at the heart of a criminal prosecution for child abuse which I believe has only recently closed. If the property has not been in use for a few years it is probably because of the criminal justice system. In my opinion this site would be much better suited for Office and Institutional (transitional) if it has to be rezoned from R85.

The application from Mr. Mohammadzai includes a notice to community members dated November 17, 2025 informing the surrounding neighbors of his intentions to request a rezoning. I live less than 1 mile from this property and didn't receive any prior notice. There are many active Facebook and Next Door groups he could have used to publicize his intentions to the neighbors.

I respectfully request the staff to urge the county commission to deny this application and for the commissioners to vote to deny when it comes before you. Thank you for your time and consideration.

Bebe Joyner
(404)406-4861
1263 Courtney Lane
Clarkston GA 30021

From: [Russell Eastman](#)
To: [Plansustain](#)
Subject: opposed to rezoning 4700 East Ponce de Leon
Date: Tuesday, April 21, 2026 4:09:20 PM

I am writing to express my opposition to the zoning request for 4700 Ponce de Leon. As I understand it, the requestor wants the rezoning so he can place a tire store and emission check business there. This is inconsistent with the neighborhood quality of that area. I live nearby in unincorporated DeKalb Co. at Cedar Park, so I drive by that location often. There are apartment homes to the west of it and residential housing to the east. This type of business is out of place and would degrade the residential quality of that section. Thank you.

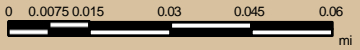
Subject Property

Vietnam
Faith Baptist

R-85

R-85

DeKalb County Parcel Map



Date Printed: 2/24/2026



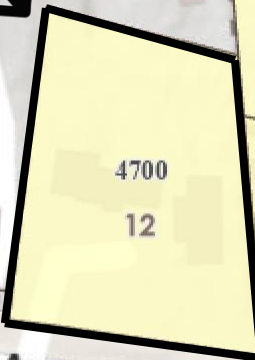
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Subject Property

SUB

Vietnam
Faith Baptist



E Ponce De Leon Ave

Tucker

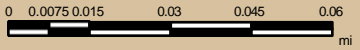
CSX

2 4420

Erskine Rd

E Ponce De Leo

DeKalb County Parcel Map



Date Printed: 2/24/2026



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Subject Property

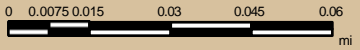
Idlewood Road

E. Ponce de Leon Ave.

Erskine Road

Country Address

DeKalb County Parcel Map



Date Printed: 2/24/2026



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