

**Planning Commission Hearing Date: November 6, 2025**  
**Board of Commissioners Hearing Date: November 20, 2025**

## STAFF ANALYSIS

|                                |                                                                                                                                                                                      |                                                 |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|
| <b>CASE NO.:</b>               | <b>SLUP-25-1247732</b>                                                                                                                                                               | <b>File ID #: 2025-1223</b>                     |
| <b>Address:</b>                | 4144 Memorial Drive and 3416 Covington Highway, Decatur, GA                                                                                                                          | <b>Commission District: 4 Super District: 6</b> |
| <b>Parcel ID(s):</b>           | 15 231 05 002 & 15 231 05 003                                                                                                                                                        |                                                 |
| <b>Request:</b>                | A Special Land Use Permit (SLUP) to allow the relocation and addition of fuel pumps associated with an existing convenience store within the C-1 (Local Commercial) zoning district. |                                                 |
| <b>Property Owner(s):</b>      | 4144 Memorial Inc.                                                                                                                                                                   |                                                 |
| <b>Applicant/Agent:</b>        | Rohail Hada                                                                                                                                                                          |                                                 |
| <b>Acreage:</b>                | 1                                                                                                                                                                                    |                                                 |
| <b>Existing Land Use:</b>      | Convenience store with gas pumps and accessory alcohol sales                                                                                                                         |                                                 |
| <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> NA Avondale Estates <b>South:</b> C-1 <b>East:</b> HR-3 & R-75 <b>West:</b> NA Avondale Estates                                                                        |                                                 |
| <b>Comprehensive Plan:</b>     | <b>REGIONAL CENTER (RC)</b> <input checked="" type="checkbox"/> <b>Consistent</b> <input type="checkbox"/> <b>Inconsistent</b>                                                       |                                                 |

### **STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS.**

The subject site contains an existing gas station and convenience store with accessory alcohol sales. Since the applicant desires to increase the size of the convenience store while relocating the fuel pumps, a Special Land Use Permit (SLUP) is required. There is also a companion SLUP case (See SLUP-25-1247733) to allow alcohol sales in the proposed expanded convenience store. There will be no changes to the existing access, with one driveway off of Memorial Drive and one drive off Covington Highway. The DeKalb County Transportation Department has indicated provision for right-of-way dedication and installation of sidewalks, landscaping improvements, and streetlights (see attached inter-governmental comments). The Supplemental Regulations require that no new convenience store shall be permitted within 3,960 feet (i.e., three-fourths of a mile) of any currently existing small box retail discount store.

The site is located in a Regional Center (RC) character area designated by the *DeKalb 2050 Unified Plan* which calls for promoting the 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 two major arterial roads (Memorial Drive and Covington Highway) and appears to have been operated as a convenience store/gas station for the past 30 years, which may warrant consideration for auto-oriented uses if ample pedestrian-oriented features are provided. Since the proposed plan would require a transitional buffer variance from the northeast property line (50-foot-wide buffer required, 20-foot-wide buffer provided), approval

cannot be based on the site plan. However, with Staff's recommended pedestrian-oriented conditions, it appears that the proposed project is appropriate at this RC-edge location and appears to be compatible with surrounding properties at this major intersection.

Based on the submitted information, it appears there is compliance with the fuel pump supplemental regulations. Therefore, upon review of Section 7.4.6 (SLUP criteria) and Section 4.2.28 (Fuel Pump Supplemental Regulations) of the *Zoning Ordinance*, it is the recommendation of the Planning and Sustainability Department that the rezoning request for fuel pumps accessory to a convenience store be ***"Approved, with the following Staff's recommended conditions"***:

1. A sit-down coffee shop or restaurant (no drive-through) shall be provided in addition to the proposed convenience store prior to the issuance of any certificates of occupancy for the convenience store.
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. A minimum of one overstory tree shall be provided for every eight parking spaces.
4. A minimum 10-foot-wide landscape strip with a street tree for every 40 feet of property frontage and a 6-foot-wide sidewalk, or a 10-foot-wide multi-use path, shall be provided along Memorial Drive and Covington Highway prior to the issuance of any certificates of occupancy subject to approval by the DeKalb County Transportation Department.
5. Safe and convenient paved pedestrian pathways shall be provided from sidewalks along streets to each building entrance, including pedestrian access routes to parking decks and through parking lots and between adjacent buildings, transit stops, street crossings within the same development. All such pathways shall have a minimum width of three (3) feet.
6. Properties to be consolidated into one parcel prior to issuance of any land development permit.
7. 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.



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**Re: Assigned Planner for your cases - SLUP-25-1247732 & SLUP-25-1247733**

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**From** Naureen Lalani <naureen.ataiconstruction@gmail.com>

**Date** Tue 10/14/2025 4:59 PM

**To** Reid, John <jreid@dekalbcountyga.gov>

**Cc** Rohail Hada <rohail@ataiconstruction.com>; Atai Construction <office@ataiconstruction.com>; Marina Hada <marina.ataiconstruction@gmail.com>

Hello John,

Please refer to the responses below in the [BLUE](#)

On Tue, Oct 14, 2025 at 4:21 PM Reid, John <[jreid@dekalbcountyga.gov](mailto:jreid@dekalbcountyga.gov)> wrote:

Thanks for your response—just quick follow-up—so in total, there will be 8 fuel pumps after the project is complete is that right?

[YES 8 PUMPS AND 4 MPDS](#)

3.

If your SLUP was approved by the Board of Commissioners, it looks like a transitional buffer variance would be required --50 foot undisturbed buffer is required where property abuts the HR-2 zoning to north....the Zoning Board of Appeals hears and decides variance cases ...just an fyi - [NOTED](#)

Also, regarding the canopy— below are the requirements of canopies that i don't see referenced on your plan---

Canopy height shall not exceed the greater of twenty (20) feet or the height of the principal building. Do you meet this [YES WE MEET THIS, THE CNAOPY HEIGHT DOESN'T EXCEED 20'](#)

4.

Canopies and their columns shall be complementary to the overall color scheme and building materials scheme of the building façade to which the canopy is accessory. Will you meet this [YES WE WILL MEET THIS](#)

5.

Canopy lighting shall not extend beyond the area immediately beneath the canopy and all fixtures shall be recessed, including any fixture or lens. Lighting shall project inward and downward, shall not have any spillover to adjacent properties, and shall cut off no later than thirty (30) minutes after closure of the facility. Will you meet this [YES WE WILL MEET THIS](#)

6.

Automobile service stations with gas sales shall have a capacity to store one (1) car per bay (car area in front of a pump), so as not to interfere with driveway ingress and egress traffic flow. Will you meet this [YES WE WILL MEET THIS REQUIREMENT](#)

7.

When a separate retail or restaurant use is located on the same property as fuel pumps, there shall be separate and distinct parking spaces for each use.—will you meet this [YES WE WILL MEET THIS](#)

10.

The use of light emitting diodes, neon lights, and illuminated panels placed around the windows or on the outside of the building is prohibited. will you meet this **YES WE WILL MEET THIS**

Do/will you comply with the alcohol outlest requirements below: **YES**

1.

Within three hundred (300) feet of any school building, school grounds, educational facility, college campus, or adult entertainment establishment; or

2.

Within six hundred (600) feet of a substance abuse treatment center owned, operated, or approved by the state or any county or municipal government.

C.

For the purpose of this section, distance shall be measured according to [section 4-101.1\(d\)](#).

D.

For alcohol sales as an accessory use to retail, the area devoted to the sale and storage of alcohol shall not exceed twenty (20) percent of gross floor area.

E.

The sale or distribution of individual cups and individual servings of ice at package stores is prohibited.

**John Reid**

**Senor Planner, Lead Public Hearing**

DeKalb County Government | Department of Planning & Sustainability

Current Planning/Zoning Division

Government Services Center| 178 Sams Street | Decatur, GA 30030

Email: [jreid@dekalbcountyga.gov](mailto:jreid@dekalbcountyga.gov)

Office: 404-275-3944

Click here for **Permit Status** [DeKalb County Permit Tracker](#)

Click here for **Permit Guide** [https://app.oncamino.com/dekalb\\_county/](https://app.oncamino.com/dekalb_county/)

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**From:** Naureen Lalani <[naureen.ataiconstruction@gmail.com](mailto:naureen.ataiconstruction@gmail.com)>

**Sent:** Tuesday, October 14, 2025 4:08 PM

**To:** Reid, John <[jreid@dekalbcountyga.gov](mailto:jreid@dekalbcountyga.gov)>

**Cc:** Rohail Hada <[rohail@ataiconstruction.com](mailto:rohail@ataiconstruction.com)>; Atai Construction <[office@ataiconstruction.com](mailto:office@ataiconstruction.com)>; Marina Hada <[marina.ataiconstruction@gmail.com](mailto:marina.ataiconstruction@gmail.com)>

**Subject:** Re: Assigned Planner for your cases - SLUP-25-1247732 & SLUP-25-1247733

Hello John,

Please accept my apologies for the delay in response. Please refer to the answers below in the **BLUE**



How long has your existing gas station been operating? [This gas station has existed for approximately the last 38-39 years](#)

How big is existing convenience store and how big are your proposing it to be? [Existing is +/- 800 SqFt and proposing 5,000 SqFt](#)

How many fuel pumps exist now, and how many are your proposing? - [Currently 8 Pumps and proposing 8 Pumps too](#)

Did the existing convenience store ever have an alcohol license? - [Yes](#)

Are you guys amenable with adding a sit-down only coffee shop to your gas station application to allow more pedestrian oriented uses - [Yes](#)

Regards,



Naureen Lalani

Office Manager

470-502-3434 (Cell)

[naureen@ataiconstruction.com](mailto:naureen@ataiconstruction.com)

On Mon, Oct 13, 2025 at 5:02 PM Naureen Lalani <[naureen.ataiconstruction@gmail.com](mailto:naureen.ataiconstruction@gmail.com)> wrote:  
Hello Mr John,

I hope you are well.

I have received your emails with questions. I am meeting the owners tomorrow to discuss these questions. I will get back to you by tomorrow.

Regards,



Naureen Lalani

Office Manager

470-502-3434 (Cell)

[naureen@ataiconstruction.com](mailto:naureen@ataiconstruction.com)

On Mon, Oct 13, 2025 at 11:03 AM Reid, John <[jreid@dekalbcountyga.gov](mailto:jreid@dekalbcountyga.gov)> wrote:

Naureen—in addition to my questions below, are you guys amenable with adding a sit-down only coffee shop to your gas station applicaiton to allow more pedestrian oriented uses

**John Reid**

**Senor Planner, Lead Public Hearing**

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Current Planning/Zoning Division

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Email: jreid@dekalbcountyga.gov

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**From:** Reid, John <jreid@dekalbcountyga.gov>

**Sent:** Friday, October 10, 2025 2:27 PM

**To:** Naureen Lalani <naureen.ataiconstruction@gmail.com>

**Subject:** Re: Assigned Planner for your cases - SLUP-25-1247732 & SLUP-25-1247733

Naureen Lalani:

Can you tell me the following relating to 4144 Memorial Drive and 3416 Covington Hwy:

How long has your existing gas station been operating?

How big is existing convenience store and how big are your proposing it to be?

How many fuel pumps exist now, and how many are your proposing?

Did the existing convenience store ever have an alcohol license?

Staff is still in review of your request. Your property falls within an activity center which calls for pedestrian oriented land uses—normally Staff does not recommend approval of vehicle oriented uses (gas stations, drive-through restaurants and banks) in activity centers. However, since your property is at the edge of an RC activity center and if the gas station has been operating for several years, and your proposed renovations are including lots of sidewalks (external and internal) and landscaping, Staff may be inclined to recommend approval with conditions....would you be amenable to such landscaping and sidewalks. We are still reviewing so can't promise anything.

Cordially,

**John Reid**

**Senor Planner, Lead Public Hearing**

DeKalb County Government | Department of Planning & Sustainability

Current Planning/Zoning Division

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**From:** Reid, John <[jreid@dekalbcountyga.gov](mailto:jreid@dekalbcountyga.gov)>

**Sent:** Wednesday, September 3, 2025 1:18 PM

**To:** Naureen Lalani <[naureen.ataiconstruction@gmail.com](mailto:naureen.ataiconstruction@gmail.com)>

**Subject:** Re: Assigned Planner for your cases - SLUP-25-1247732 & SLUP-25-1247733

thank you

**John Reid**

**Senor Planner, Lead Public Hearing**

DeKalb County Government | Department of Planning & Sustainability

Current Planning/Zoning Division

Government Services Center| 178 Sams Street | Decatur, GA 30030

Email: [jreid@dekalbcountyga.gov](mailto:jreid@dekalbcountyga.gov)

Office: 404-275-3944

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**From:** Naureen Lalani <[naureen.ataiconstruction@gmail.com](mailto:naureen.ataiconstruction@gmail.com)>

**Sent:** Wednesday, September 3, 2025 12:00 PM

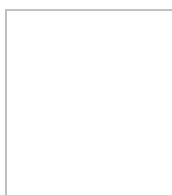
**To:** Hill, LaSondra <[lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)>; Reid, John <[jreid@dekalbcountyga.gov](mailto:jreid@dekalbcountyga.gov)>

**Cc:** Rohail Hada <[rohail@ataiconstruction.com](mailto:rohail@ataiconstruction.com)>

**Subject:** Re: Assigned Planner for your cases - SLUP-25-1247732 & SLUP-25-1247733

Hello Mr John,

As per our phone conversation, parcel number 15 231 05 003 is part of the same property.



Naureen Lalani

Office Manager

470-502-3434 (Cell)

[naureen@ataiconstruction.com](mailto:naureen@ataiconstruction.com)

On Wed, Sep 3, 2025 at 9:38 AM Hill, LaSondra <[lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)> wrote:

Greetings.

I would like to inform you that Mr. John Reid is the Sr. Planner who has been assigned to your SLUP-25-1247734 & SLUP-25-1247733 cases on our November 2025 zoning agenda, for the property

located at 4144 Memorial Drive.

He will be your primary point of contact from this point on and can assist with any questions or requirements related to the process.

He is copied on this email so that you may have his contact information.

If anyone in your party is not copied, you may forward the email, as we usually only email the applicant.

I will be sending out sign templates next Wednesday or Thursday.

Thank you,

**LaSondra H. Hill (she/her)**

**Admin Specialist/Planning Commission Public Hearings**

Current Planning | Planning & Sustainability Department

Government Services Center, 178 Sams Street, 3<sup>rd</sup> fl.

Decatur, GA 30030

**Email:** [lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)

**Website:** [Planning and Sustainability](#) | [DeKalb County GA](#)

**Office:** 404-272-6475

Click here for **Permit Status** [DeKalb County Permit Tracker](#)

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## DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer  
Lorraine Cochran-Johnson

Director  
Juliana A. Njoku

### Zoning Comments November 2025

**Z-25-1247710 (2025-1221) 447 Warren Avenue:**

Warren Avenue is classified as a local road. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 5-foot landscape strip with a 5-foot sidewalk.

**SLUP-25-1247734 (2025-1222) 2050 Lawrenceville Hwy:**

N. Druid Hills Road & Lawrenceville Highway are both 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.

**SLUP-25-1247732 (2025-1223) 4144 Memorial Dr; 3416 Covington Hwy:**

Memorial Drive & Covington Highway are both 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.

**SLUP-25-1247733 (2025-1223) 4144 Memorial Dr; 3416 Covington Hwy:**

Memorial Drive & Covington Highway are both 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.

**SLUP-25-1247735 (2025-1225) 4717 Memorial Drive:**

Memorial Drive 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. Collingwood Drive is classified as a local road. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 5-foot landscape strip with a 5-foot sidewalk.

**SLUP-25-1247739 (2025-1226) 4717 Memorial Drive:**

Memorial Drive 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. Collingwood Drive is classified as a local road. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 5-foot landscape strip with a 5-foot sidewalk.



Friday, September 12, 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.

9/12/2025

N1-2025-1221

Z-25-1247710

447 Warren Avenue, Scottdale, GA 30079

- See general comments

N2-2025-1222

SLUP-25-1247734

2050 Lawrenceville Highway, Decatur, Ga 30033

- See general comments

N3-2025-1223

SLUP-25-1247732

4144 Memorial Drive, Decatur GA; 3416 Covington Highway, Decatur, 30032

- See general comments



9/12/2025

N4-2025-1224

SLUP-25-1247733

4144 Memorial Drive, Decatur GA; 3416 Covington Highway, Decatur, 30032

- See general comments

N5-2025-1225

SLUP-25-1247735

4717 Memorial Drive, Decatur, Ga 30032

- See general comments

N6-2025-1226

SLUP-25-1247739

4717 Memorial Drive, Decatur, Ga 30032

- 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](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 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](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.: SLUP-25-1247733 (2025-1224) Parcel I.D. #: 15 231 05 002; 15 231 05 003

Address: 4144 Memorial Drive; 3416 Covington Hwy, Decatur 30032 (beer/wine sales)

Drainage Basin: Cobb Creek

Upstream Drainage Area: N/A

Percent of Property in 100-Year Floodplain: 0%

Impact on property (flood, erosion, sedimentation) under existing zoning: There is no known impact of flood, erosion and sedimentation on the property under existing zoning.

Required detention facility(s): May be required if not currently in place on the property.

**COMMENTS:**

This SLUP application for the sale of beer and wine if approved will not affect existing County roads and drainage infrastructure.

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

**COMMENTS FORM:  
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLUP-25-1247732 (2025-1223) Parcel I.D. #s: 15 231 05 002; 15 231 05 003  
Address: 4144 Memorial Drive; 3416 Covington Highway, Decatur 30032  
(fuel pumps)

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.

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

Signature: Jerry White



**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-25-1247733 (2025-1224) Parcel I.D. #s: 15 231 05 002; 15 231 05 003  
Address: 4144 Memorial Drive; 3416 Covington Highway, Decatur 30032  
(beer-wine sales)

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.

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature: Jerry White



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





**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.: SLUP-25-1247733 (2025-1224) Parcel I.D. #: 15 231 05 002; 15 231 05 003

Address: 4144 Memorial Dr; 3416 Covington Hwy

Decatur, GA 30032

(beer/wine sales)

**WATER:**

Size of existing water main: 8' DIP and 16" CI (adequate/inadequate)

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

**SEWER:**

Outfall Servicing Project: Cobb Fowler Creek

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

Water Treatment Facility: Snapfinger adequate ☐ inadequate ☐

Sewage Capacity: 36 (MGPD) Current Flow: 25 (MGPD)

**COMMENTS:**

sewer capacity may be required

Signature: Yola Lewis



DEPARTMENT OF PLANNING & SUSTAINABILITY

**SPECIAL LAND USE PERMIT APPLICATION**

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

Date Received: 08/14/2025 Application No: 1247732

APPLICANT NAME: Rohail Hada

Daytime Phone: 470-354-9989 E-Mail: office@ataiconstruction.com

Mailing Address: 1400 Indian Trail Lilburn Road NW, Norcross, GA, 30084

Owner Name: Yihu Memorial Inc  
(If more than one owner, attach contact information for each owner)

Daytime Phone: 404-610-6630 E-Mail: rohail@ataiconstruction.com

Mailing Address: 1400 Indian Trail Lilburn Road NW, Norcross, GA, 30084

SUBJECT PROPERTY ADDRESS OR LOCATION: 4144 Memorial Drive, Decatur,  
DeKalb County, GA 30032

Parcel ID: 15 231 05 002 Acreage or Square Feet: ~~0.01~~ 1.01 Commission Districts: 4 & 6

Existing Zoning: C-1 Proposed Special Land Use (SLUP): Convenience Store with Gas Pumps

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

Owner: \_\_\_\_\_ Agent: <sup>Rohail Hada</sup> \_\_\_\_\_

Signature of Applicant: 



## **Notice of Special Land Use Permit Application Community Meeting**

To Whom it May Concern

Date: 07/25/2025

On behalf of the property owners of 4144 Memorial Drive, Decatur, GA 30032. We are planning to apply for a Dekalb County *Special Land Use Permit* to Extended the store size of existing convenience store and relocate the existing gas pumps. Find out more about the project, ask questions, and voice your opinion at the following community meeting:

**Date: 08/11/2025**

**Time: 4:00 PM (EST)**

**Location: Zoom Link for virtual meeting**

**<https://v.ringcentral.com/join/869724022>**

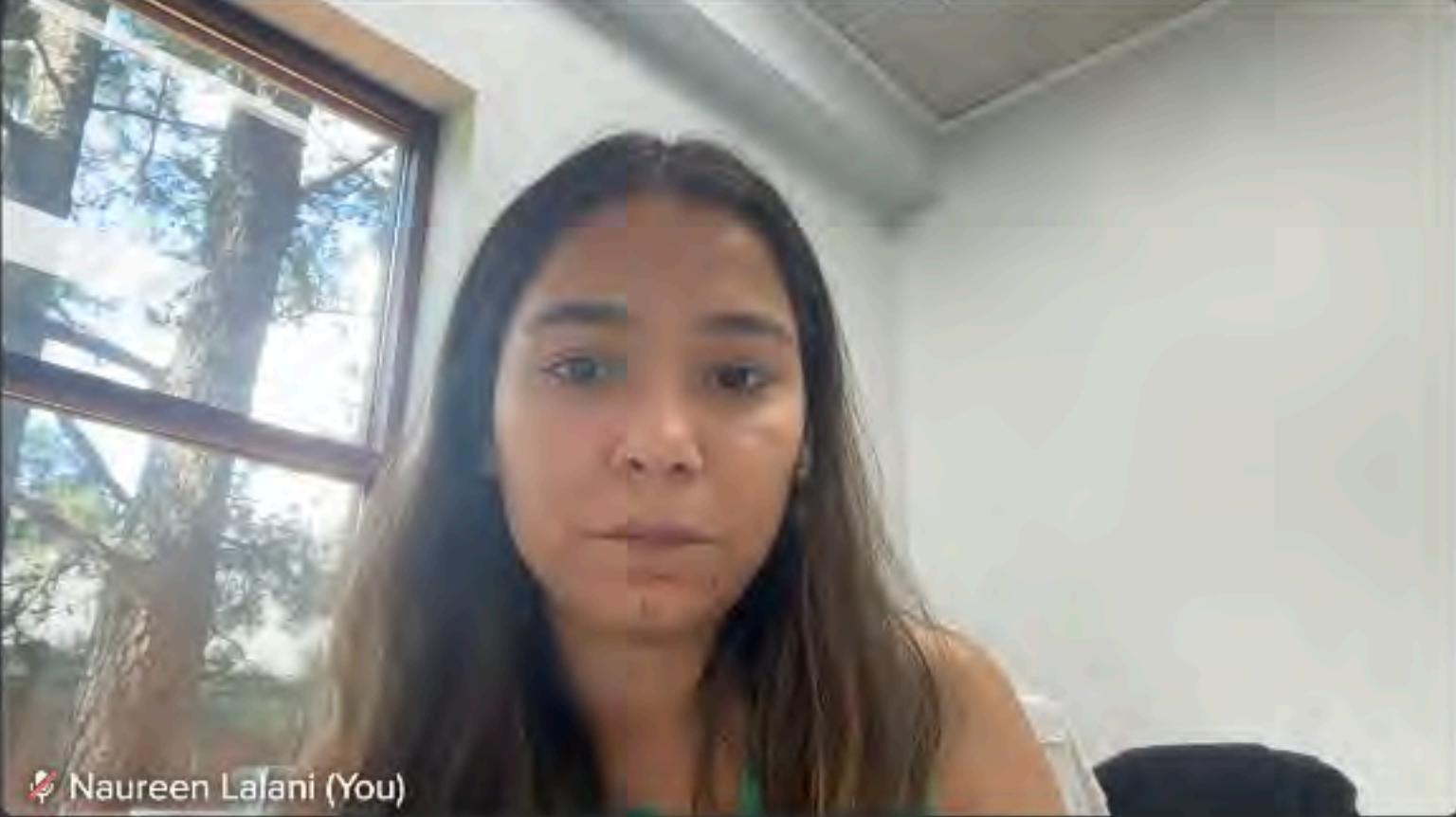
If you have any questions about the meeting, please call 470-502-3434 Ext. 101 or e-mail [office@ataiconstruction.com](mailto:office@ataiconstruction.com). We look forward to seeing you there!

Sincerely,

Atai Constructions LLC



Report issue REC 4:32



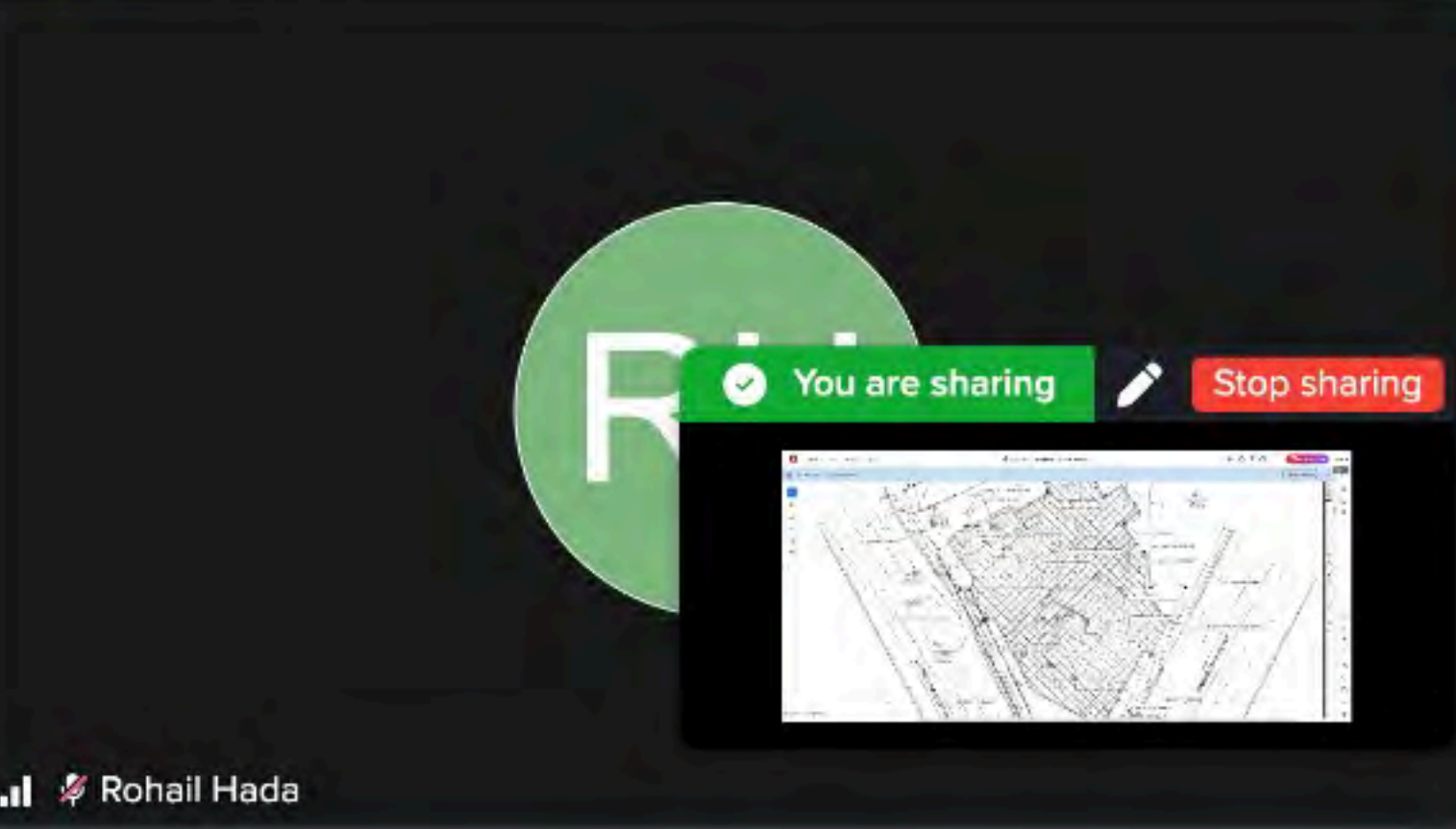
Naureen Lalani (You)



Joedie Scott



+17708157797



Rohail Hada

Participa... (4) Chat Transcript Notes

00:07:20



Naureen Lalani  
(You, Host)

+17708157797

Joedie Scott

Rohail Hada

NOT CONNECTED

B Miller  
Disconnected



Stop sharing



Participa... (2)



Chat



Transcript



Notes



Allow

Everyone to chat



With everyone

Privately



JS

Joedie Scott

4:12 PM

Joedie Scott

JS

Joedie Scott

4:14 PM

And Beverly Miller

Message to everyone

0 / 1000

op sharing



## LETTER OF APPLICATION

### Proposed Zoning Classification

The current zoning of the property is C1. We are not requesting rezoning however, a Special Land Use Permit to allow for the intended commercial use consistent with the surrounding corridor. The current use is RC and it will remain RC

### Reason for Rezoning Request

The request is for a Special Land Use Permit to accommodate the proposed development of convenience store and gas pumps with the sales of beer and wine which requires a SLUP under the current zoning classification. The proposed classification will align with the County's Comprehensive Plan and the existing commercial character of Covington Road and Memorial Drive.

### Existing and Proposed Use of the Property

- **Existing Use:** The site is currently RC - convenience store with gas pumps and sales of beer and wine
- **Proposed Use:** The property will be redeveloped as a RC - convenience store with gas pumps and sale of beer and wine

### Characteristics of the Proposed Use

- **Floor Area:** The proposed building will contain approximately 5,000 SqFt of floor area.
- **Height:** The building will be a one-story structure with a maximum height of 21', consistent with nearby commercial buildings.
- **Site Improvements:** The plan includes adequate on-site parking (including ADA spaces), landscaped buffers, and a screened refuse enclosure.
- **Employees:** The facility is expected to employ approximately 3-4 full time employees; exact number to be decided.
- **Hours of Operation:** The proposed hours of operation are 6:00 am to 10:00pm, seven days a week. These hours are consistent with other commercial uses in the vicinity.
- **Traffic and Circulation:** The design provides safe ingress/egress from both Memorial Drive and Covington Road, with clear pedestrian circulation and emergency access.

## **Impact Analysis Letter for 4144 Memorial Drive**

### **A. Adequacy of Site Size**

The subject parcel provides adequate land area to accommodate the proposed use, including all required yards, open space, parking, and buffers. The site plan demonstrates compliance with zoning requirements for building setbacks, ADA parking, refuse areas, and transitional buffers.

### **B. Compatibility with Adjacent Properties**

The proposed use is compatible with the surrounding commercial corridors along Covington Road and Memorial Drive. The project is designed to minimize potential impacts such as traffic, noise, or odor. No adverse impacts to adjoining land uses are anticipated given the commercial character of the area and the mitigation provided through site design.

### **C. Adequacy of Public Services**

Public water, sewer, and electrical utilities are available to serve the proposed use. Police, fire, and sanitation services are currently operating in the vicinity and are adequate for the scale of the development.

### **D. Public Street Adequacy**

The subject property fronts both Memorial Drive (110' R/W) and Covington Road (100' R/W), which are major arterials with sufficient capacity to handle traffic generated by the proposed development. No undue congestion is anticipated.

### **E. Ingress and Egress**

Ingress and egress have been designed with multiple access points to promote safe traffic flow and circulation. The design accommodates pedestrian safety, fire access, and emergency response.

### **F. Hours and Manner of Operation**

The manner and hours of operation are consistent with other nearby commercial establishments. No adverse impacts to residential or institutional uses are anticipated.

### **G. Zoning Consistency**

The proposed use complies with the intent and standards of the zoning district. All required design, landscaping, and parking standards will be met.

## **H. Comprehensive Plan Consistency**

The proposal is consistent with the County's Comprehensive Plan, which envisions appropriate commercial development along key transportation corridors. The use supports planned economic activity and service provision for the surrounding community.

## **I. Refuse and Service Areas**

A dedicated dumpster enclosure is provided on site, screened from public view and accessible for service vehicles. Adequate refuse and service areas are included in the plan.

## **J. Duration of Permit**

The application seeks a permanent Special Land Use Permit; a time limit is not necessary given the nature of the project.

## **K. Size, Scale, and Massing**

The size and scale of the proposed building are appropriate for the subject parcel and consistent with adjacent commercial buildings. The proposed building height will not create adverse shadow impacts on adjoining properties.

## **L. Historic and Archaeological Impacts**

There are no known historic buildings, districts, or archaeological resources on or adjacent to the site. No adverse impacts are anticipated.

## **M. Supplemental Regulations**

The proposed development satisfies all supplemental regulations applicable to this use, including site design, screening, and parking.

## **N. Community Needs**

The proposed use addresses community needs by providing services consistent with surrounding land use patterns and supporting corridor revitalization. Feedback received during the review process will continue to guide refinements.



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: 08/14/2025

TO WHOM IT MAY CONCERN:

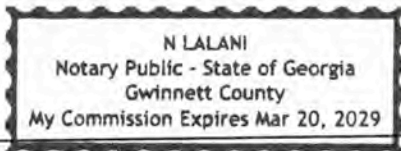
(I), (WE) 4444 Memorial Inc  
Name of owners(s) (If more than one owner, attach a separate sheet)

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

Rohail Hada

Name of Agent or Representative

to file an application on (my), (our) behalf.



*N LALANI*

Notary Public

*Rohail Hada*

Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

## DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

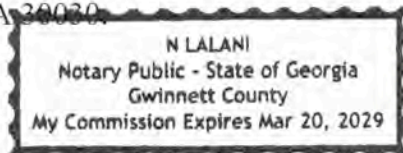
Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?

Yes \_\_\_\_\_ No X \*

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

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

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.



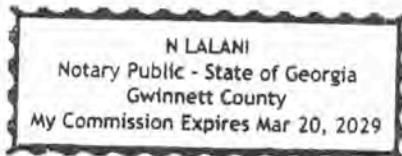
*N Lalani*

Notary

Signature of Applicant /Date

*[Signature]*

Check one: Owner \_\_\_\_\_ Agent ✓

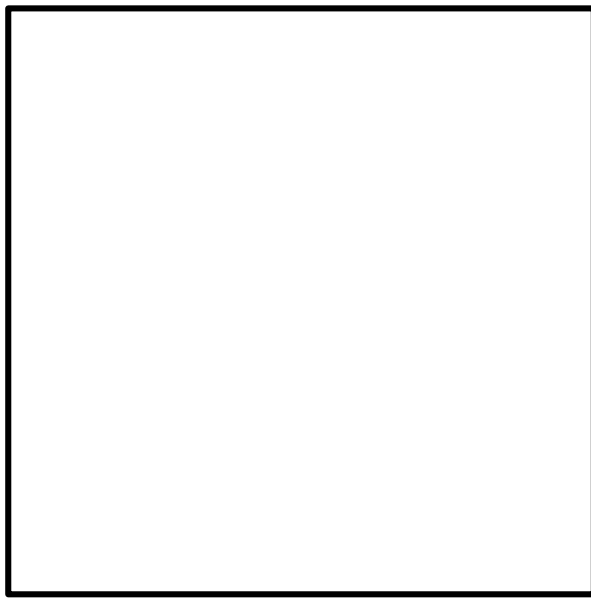


03/20/2029.

Expiration Date/ Seal

\*Notary seal not needed if answer is "no".





THIS BLOCK RESERVED FOR THE  
CLERK OF THE SUPERIOR COURT

#### LEGEND

|        |                                |
|--------|--------------------------------|
| DB     | DEED BOOK                      |
| PB     | PLAT BOOK                      |
| PG     | PAGE                           |
| LL     | LAND LOT                       |
| OTP    | OPEN TOP PIPE                  |
| RB     | REBAR                          |
| IPF    | IRON PIN FOUND                 |
| IPS    | 1/2" REBAR W/C FDC 000995      |
| CTP    | CRIMP TOP PIPE                 |
| C&G    | CURB & GUTTER                  |
| RAW    | RIGHT OF WAY                   |
| N/F    | NOW OR FORMERLY                |
| -E-    | OVERHEAD POWER LINE            |
| sq ft  | SQUARE FOOT                    |
| REF    | REFERENCE                      |
| TBM    | TEMPORARY BENCHMARK            |
| POB    | POINT OF BEGINNING             |
| POC    | POINT OF COMMENCEMENT          |
| RCP    | REINFORCED CONCRETE PIPE       |
| DIP    | DUCTILE IRON PIPE              |
| PVC    | POLYVINYL CHLORIDE PIPE        |
| HDPE   | HIGH DENSITY POLYETHYLENE PIPE |
| CMP    | CORRUGATED METAL PIPE          |
| R      | PROPERTY LINE                  |
| C      | CENTERLINE                     |
| ID     | IDENTIFICATION                 |
| B.S.L. | BUILDING SETBACK LINE          |
| BOC    | BACK OF CURB                   |
| C      | CURVE LABEL                    |
| CI     | CURB INLET                     |
| DE     | DRAINAGE EASEMENT              |
| EOP    | EDGE OF PAVEMENT               |
| FH     | FIRE HYDRANT                   |
| L      | LINE LABEL                     |
| PKS    | PK NAIL SET                    |
| SSE    | SANITARY SEWER EASEMENT        |
| UE     | UTILITY EASEMENT               |
| SWMF   | STORMWATER MANAGEMENT FACILITY |
| C/O    | SEWER CLEAN OUT                |
|        | IRON PIN FOUND                 |
|        | IRON PIN SET                   |
|        | CALCULATED POINT               |
|        | POWER POLE                     |
|        | FIRE HYDRANT                   |
|        | WATER VALVE                    |
|        | WATER METER                    |
|        | JUNCTION BOX                   |
|        | SANITARY SEWER MANHOLE         |
|        | DROP INLET                     |
|        | R/W OR CONC. MONUMENT          |
|        | SINGLE WING CATCH BASIN        |
|        | DOUBLE WING CATCH BASIN        |
|        | CURB INLET                     |
|        | HEADWALL                       |
|        | FLARED END SECTION             |
|        | GAS METER                      |
|        | GAS VALVE                      |
|        | ELECTRIC TRANSFORMER           |
|        | TELEPHONE PEDESTAL             |
|        | LIGHT POST                     |
|        | ASPHALT                        |
|        | CONCRETE                       |

#### SURVEY NOTES

- EQUIPMENT USED : TOPCON ROBOTIC D2 TOTAL STATION - TOPCON RTK GPS ROVER.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 142,672 FEET.
- THIS PROPERTY IS SUBJECT TO ALL ZONING ORDINANCES, SETBACK LINES AND EASEMENTS OF RECORD LYING WITHIN.
- AS SHOWN ON FLOOD INSURANCE RATE MAPS OF CITY OF AVONDALE ESTATES, DEKALB COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13089C0069J THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE.
- THIS SURVEY IS REFERENCED TO HORIZONTAL DATUM SPC NAVD 83 AND VERTICAL DATUM.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

#### BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR: ATAI CONSTRUCTION

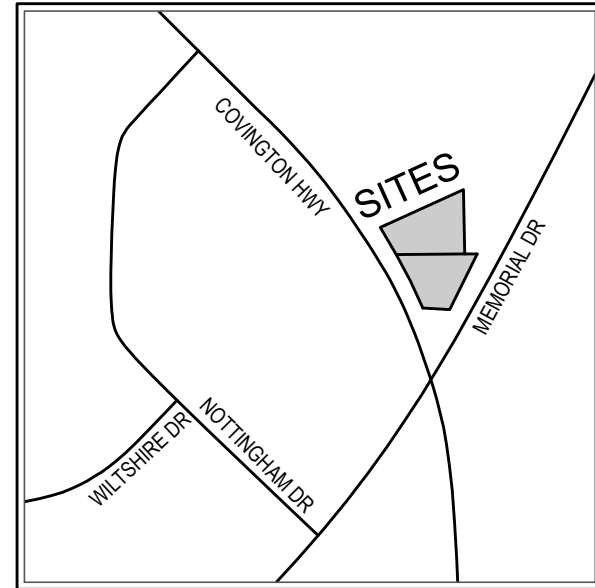
PARCEL IDS:  
15 231 05 003 & 15 231 05 002  
LAND LOT 231, 15TH DISTRICT  
DEKALB COUNTY, GEORGIA

PARCEL ID:  
15 231 05 003

AREA  
24,582 sq.ft.  
0.56 acres

PARCEL ID:  
15 231 05 002

AREA  
19,702 sq.ft.  
0.45 acres



VICINITY MAP

N.T.S.



GRID NORTH  
GA WEST ZONE

#### GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

#### SURVEYORS CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

*Cullen Preston Hardee*  
CULLEN PRESTON HARDEE  
REGISTERED LAND SURVEYOR #3144, LSF 001321

04/16/2025  
DATE

#### BOUNDARY & TOPOGRAPHIC SURVEY

#### ATAI CONSTRUCTION

PARCEL IDS:  
15 231 05 003 & 15 231 05 002  
LAND LOT 231, 15TH DISTRICT  
DEKALB COUNTY  
GEORGIA

#### REVISIONS

|    |  |
|----|--|
| 1. |  |
| 2. |  |
| 3. |  |
| 4. |  |

|                       |               |
|-----------------------|---------------|
| LEGAL REFERENCE:      |               |
| DEED BOOK: 6444/20469 | PAGE: 389/265 |
| PLAT BOOK: ---        | PAGE: ---     |

SHEET 1 OF 1

|              |            |
|--------------|------------|
| PLAT DATE:   | 04/16/2025 |
| FIELD DATE:  | 03/26/2025 |
| SCALE:       | 1" = 30'   |
| DRAWN BY:    | E.L.Z.     |
| REVIEWED BY: | C.P.H.     |

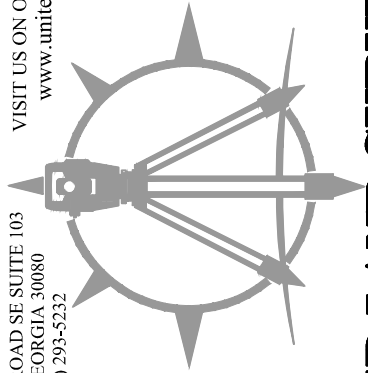


JOB NUMBER:

25-115

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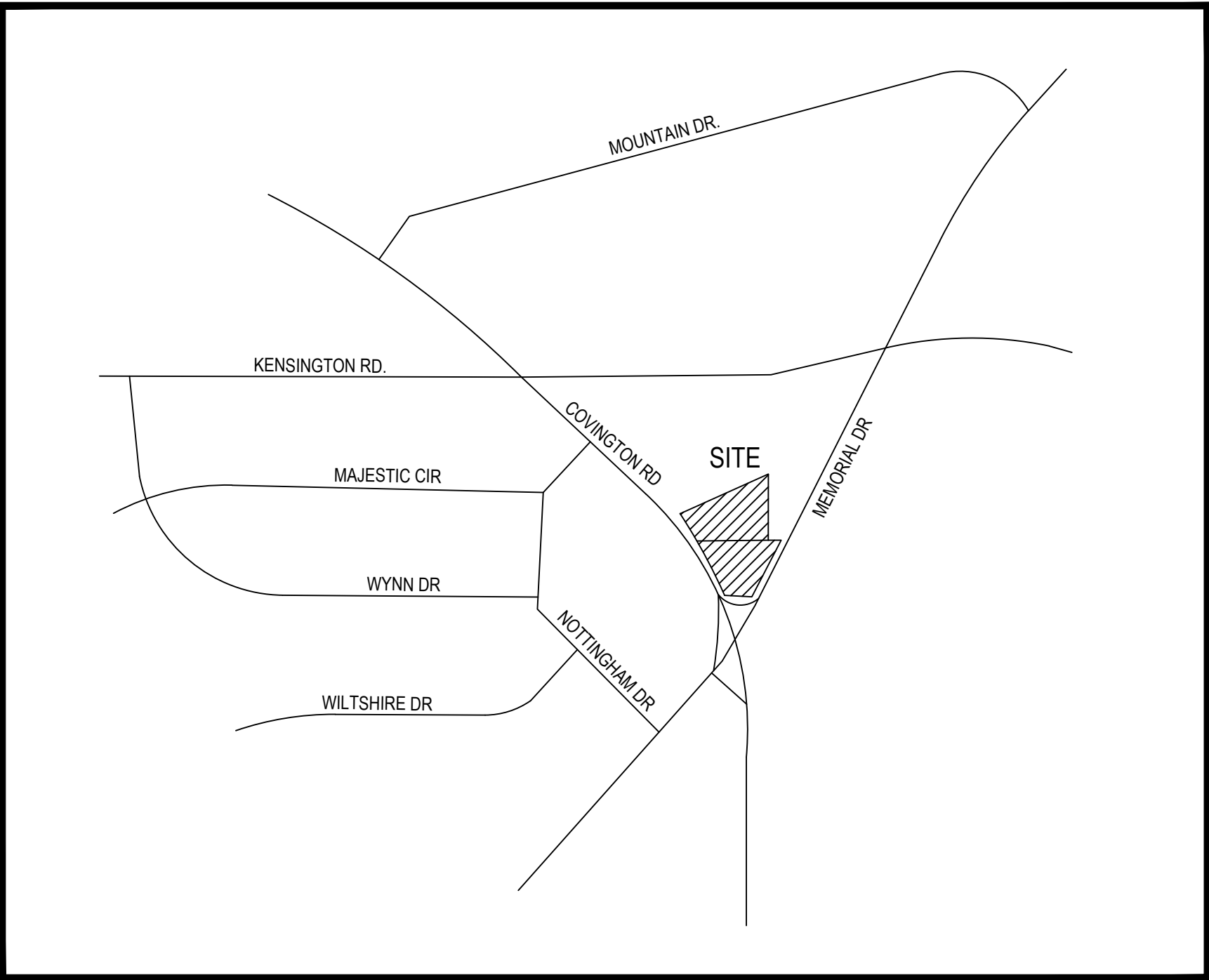
VISIT US ON OUR WEBSITE:  
1254 CONCORD ROAD, SUITE 103  
SAVANNAH, GEORGIA 30066  
Ph: (678) 293-5333  
www.united-lls.com



UNITED LAND SURVEYING  
COA NO. LSF 001321



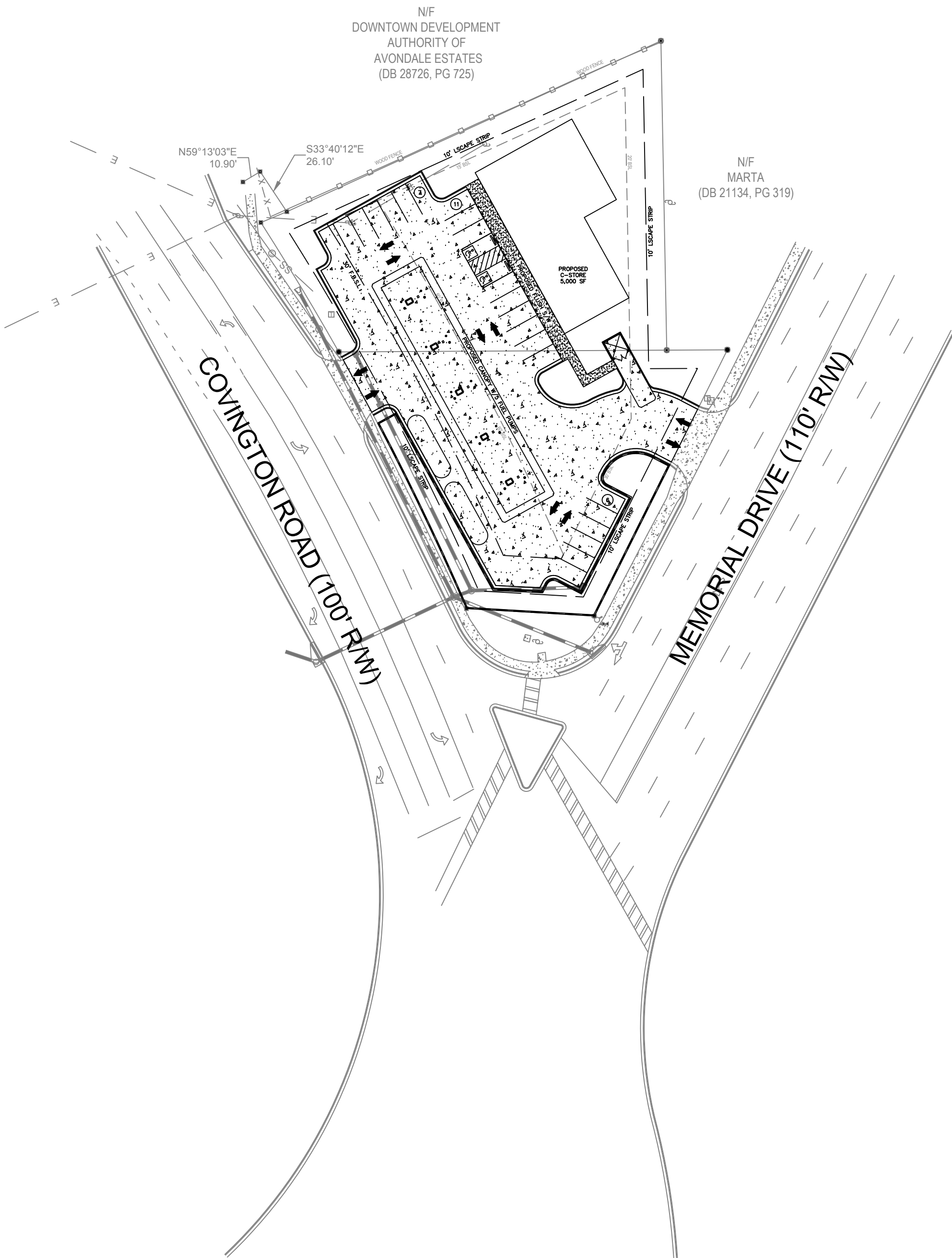
# 4144 MEMORIAL DR & 3416 COVINGTON HWY DECATUR, GA 30032



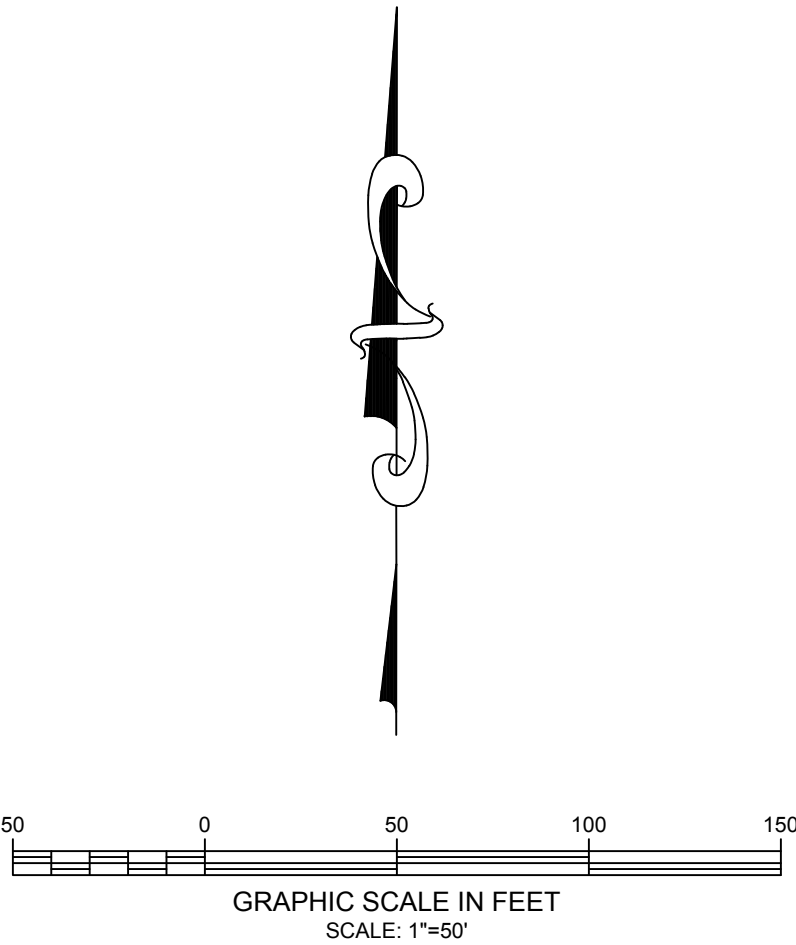
SITE LOCATION SKETCH  
N.T.S

| PROJECT DATA                                        |
|-----------------------------------------------------|
| SITE ADDRESS: 4144 MEMORIAL DR & 3416 COVINGTON HWY |
| OWNER: SADIYA INVESTMENTS INC                       |
| PARCEL ID: 1523105002 & 1523105003                  |
| COUNTY: DECATUR, GA 30032                           |
| ZONING:XXX                                          |
| ACREAGE: 0.5 & 0.55                                 |
| TOTAL DISTURBED: XXX                                |

| SHEET INDEX  |                              |
|--------------|------------------------------|
| Sheet Number | Sheet Title                  |
| 01           | COVER SHEET                  |
| 02           | DEMOLITION PLAN              |
| 03           | SITE PLAN                    |
| 04           | GRADING PLAN                 |
| 05           | UTILITY PLAN                 |
| 06           | BIORETENTION BASIN PLAN      |
| 07           | EROSION CONTROL NOTES        |
| 08           | EROSION CONTROL PLAN-PHASE 1 |
| 09           | EROSION CONTROL PLAN-PHASE 2 |
| 10           | EROSION CONTROL PLAN-PHASE 3 |
| 11           | EROSION CONTROL DETAILS      |
| 12           | CONSTRUCTION DETAILS         |



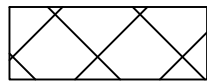
COVER SHEET  
SCALE: 1"=50'

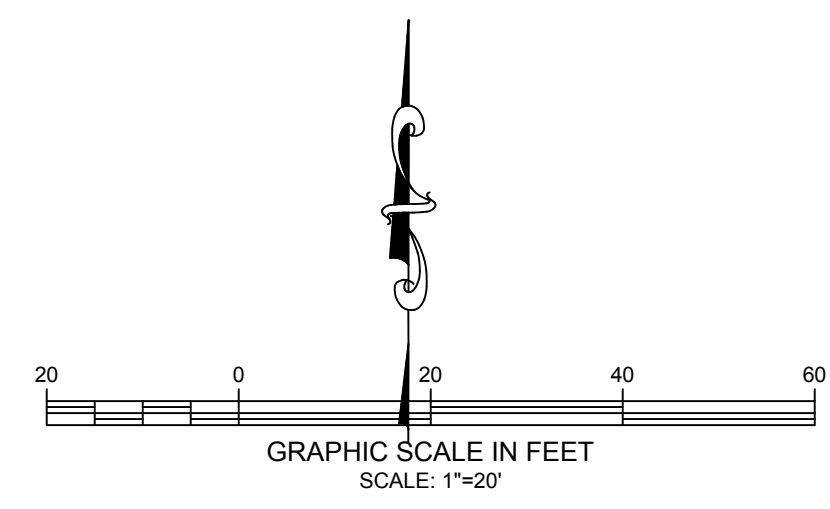
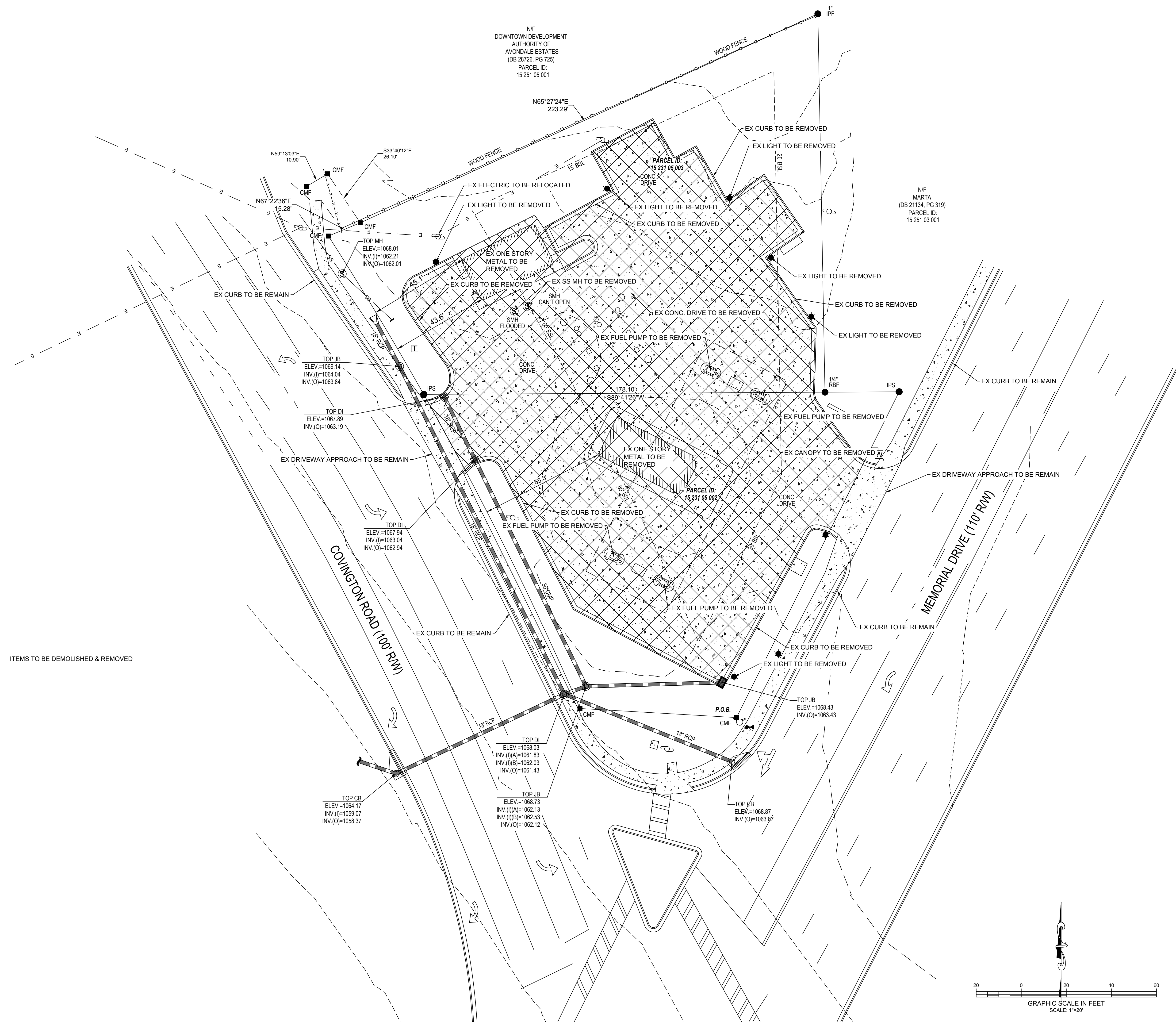


|                                                                                                                   |              |
|-------------------------------------------------------------------------------------------------------------------|--------------|
| DESCRIPTION                                                                                                       |              |
| DATE                                                                                                              |              |
| NO.                                                                                                               |              |
| DATE:                                                                                                             | 5/26/2025    |
| DESIGNED BY:                                                                                                      | AARON WADLEY |
| DRAWN BY:                                                                                                         | A2ZCE        |
| CHECKED BY:                                                                                                       | AARON WADLEY |
| <b>LINCO</b> PLANNING<br>ENGINEERING<br>CONSTRUCTION<br>MADISON, GEORGIA<br>AARON.WADLEY@LINCOPECCOM 706.318.5425 |              |
| MEMORIAL DRIVE C-STORE<br>4144 MEMORIAL DR &<br>3416 COVINGTON HWY<br>DECATUR, GA 30032                           |              |
| COVER SHEET                                                                                                       |              |
| SHEET NUMBER:<br>01 of 12                                                                                         |              |



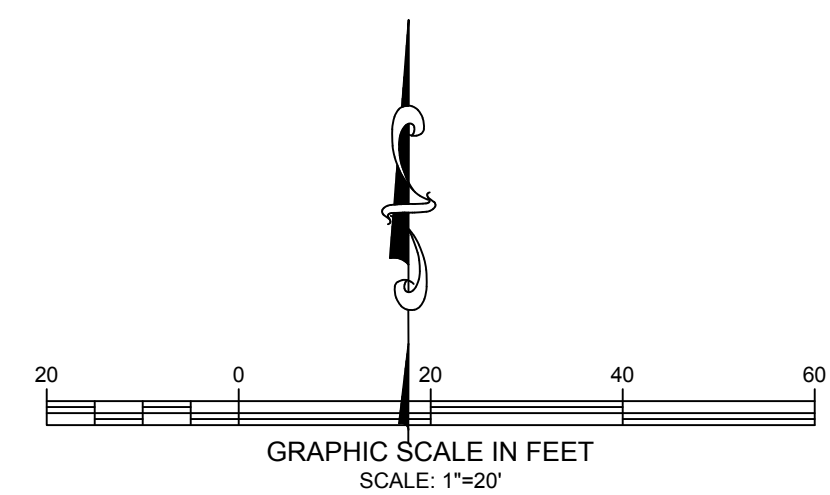


LEGEND:  
 ITEMS TO BE DEMOLISHED & REMOVED



|                                                                                                                  |      |
|------------------------------------------------------------------------------------------------------------------|------|
| DESCRIPTION                                                                                                      |      |
| NO.                                                                                                              | DATE |
| DATE: 5/26/2025                                                                                                  |      |
| DESIGNED BY: AARON WADLEY                                                                                        |      |
| DRAWN BY: AZZCE                                                                                                  |      |
| CHECKED BY: AARON WADLEY                                                                                         |      |
| <b>LNCO</b> PLANNING<br>ENGINEERING<br>CONSTRUCTION<br>MADISON, GEORGIA<br>AARON.WADLEY@LNCOPEC.COM 706.318.5425 |      |
| MEMORIAL DRIVE C-STORE<br>4144 MEMORIAL DR &<br>3416 COVINGTON HWY<br>DECATUR, GA 30032                          |      |
| DEMOLITION PLAN                                                                                                  |      |
| SHEET NUMBER:<br>02 of 12                                                                                        |      |

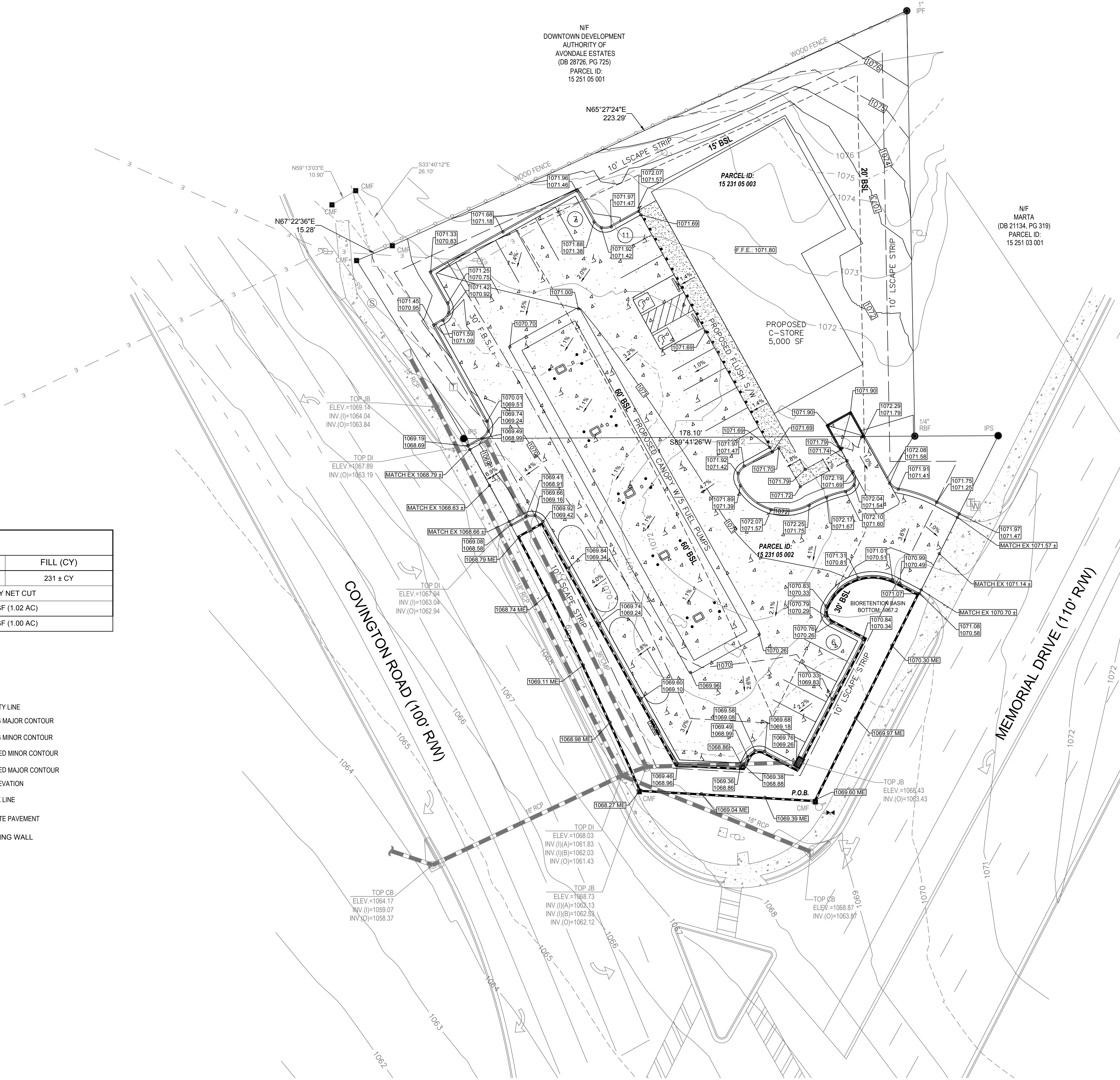


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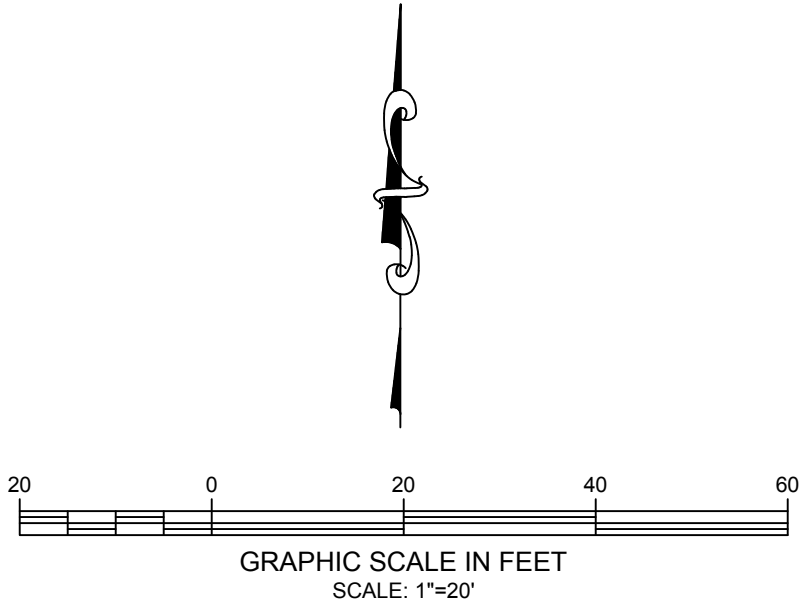


| EARTHWORK SUMMARY         |                     |           |
|---------------------------|---------------------|-----------|
| TOTAL QUANTITIES & AREAS  | CUT (CY)            | FILL (CY) |
| TOTAL QUANTITY            | 1199 ± CY           | 231 ± CY  |
| TOTAL QUANTITY DIFFERENCE | 968 ± CY NET CUT    |           |
| TOTAL PROJECT AREA        | 44,284 SF (1.02 AC) |           |
| TOTAL DISTURBED AREA      | 43,625 SF (1.00 AC) |           |

| LEGENDS: |                        |
|----------|------------------------|
|          | PROPERTY LINE          |
|          | EXISTING MAJOR CONTOUR |
|          | EXISTING MINOR CONTOUR |
|          | PROPOSED MINOR CONTOUR |
|          | PROPOSED MAJOR CONTOUR |
|          | SPOT ELEVATION         |
|          | SETBACK LINE           |
|          | CONCRETE PAVEMENT      |
|          | RETAINING WALL         |

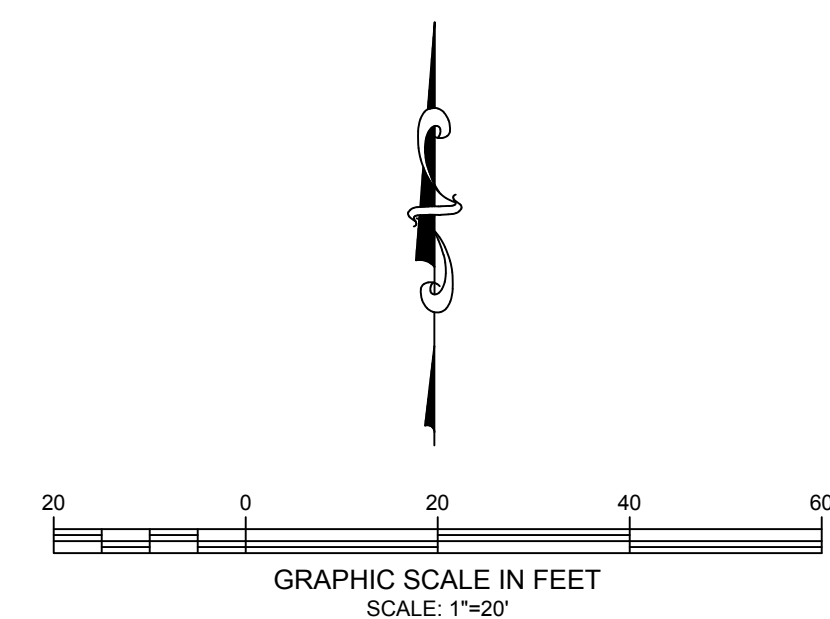
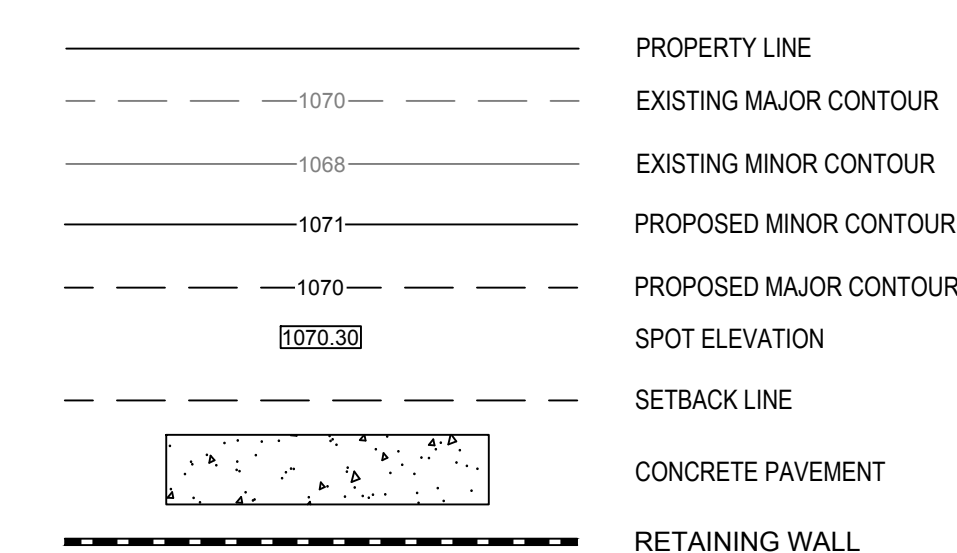


GRADING PLAN  
SCALE: 1"=20'



|                                                                                                                 |              |
|-----------------------------------------------------------------------------------------------------------------|--------------|
| DESCRIPTION                                                                                                     |              |
| DATE                                                                                                            |              |
| NO.                                                                                                             |              |
| DATE:                                                                                                           | 5/26/2025    |
| DESIGNED BY:                                                                                                    | AARON WADLEY |
| DRAWN BY:                                                                                                       | A2ZCE        |
| CHECKED BY:                                                                                                     | AARON WADLEY |
| <b>LNCO</b> PLANNING<br>ENGINEERING<br>CONSTRUCTION<br>MADISON, GEORGIA<br>AARON.WADLEY@LNCOPECCOM 706.318.5425 |              |
| MEMORIAL DRIVE C-STORE<br>4144 MEMORIAL DR &<br>3416 COVINGTON HWY<br>DECATUR, GA 30032                         |              |
| GRADING PLAN                                                                                                    |              |
| SHEET NUMBER:<br>04 of 12                                                                                       |              |









BIORETENTION BASIN PLAN

[illegible]

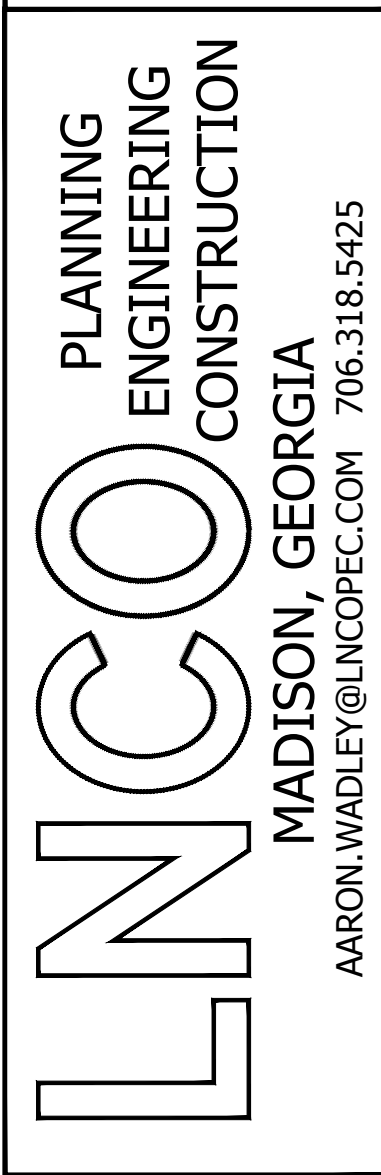




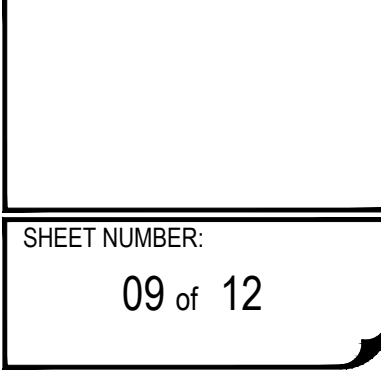
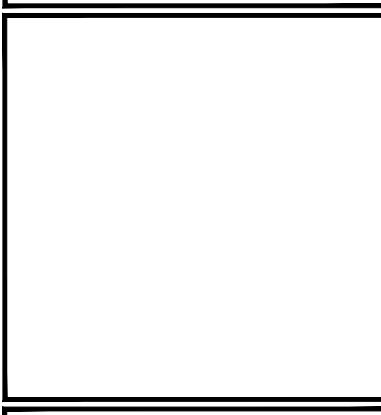






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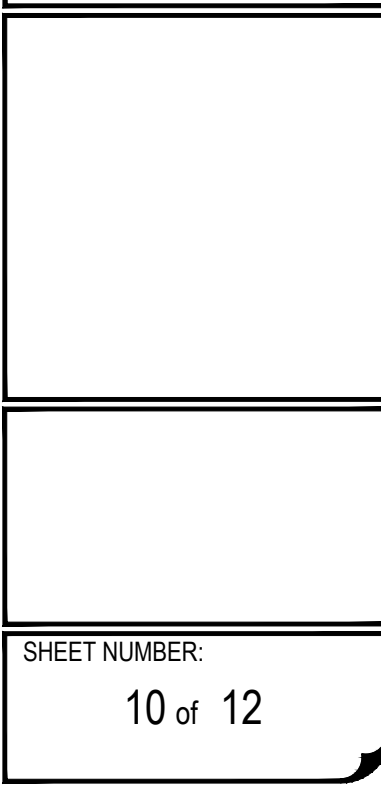
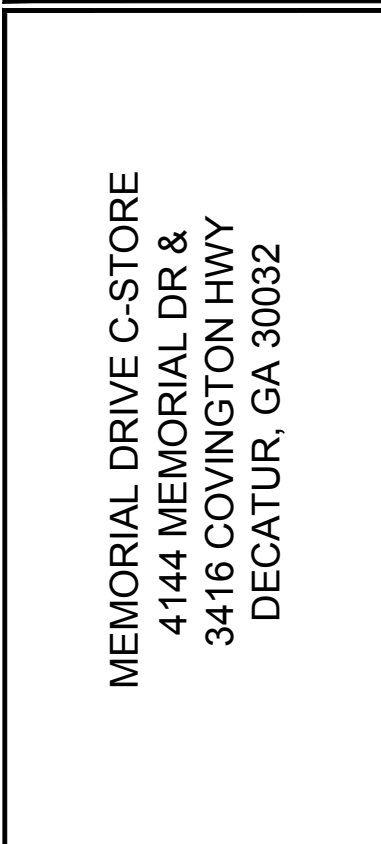
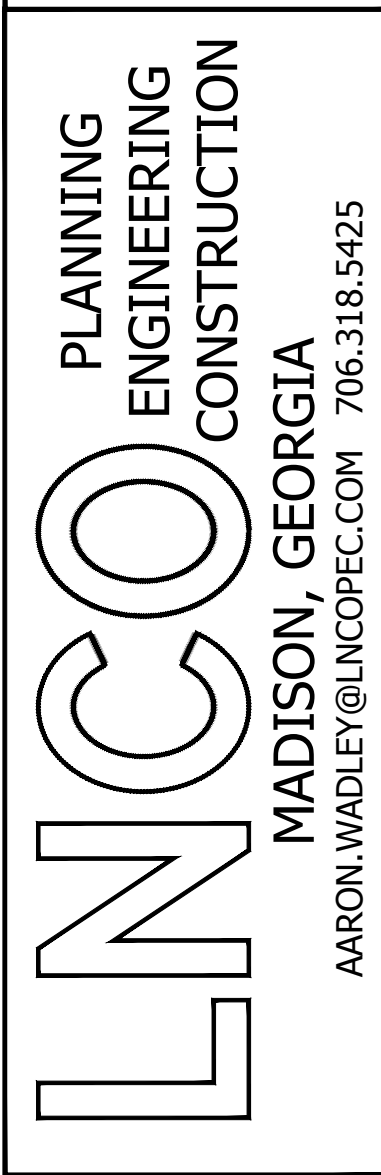
MEMORIAL DRIVE C-STORE  
4144 MEMORIAL DR &  
3416 COVINGTON HWY  
DECATUR, GA 30032



Know what's below  
**Call** before you dig



| DESCRIPTION  |  | DATE         |
|--------------|--|--------------|
| NO.          |  |              |
| DATE:        |  | 5/26/2025    |
| DESIGNED BY: |  | AARON WADLEY |
| DRAWN BY:    |  | A2ZCE        |
| CHECKED BY:  |  | AARON WADLEY |

[illegible]

## EROSION CONTROL PLAN-PHASE 3




— SF —
 

— LOD — LOD —

— — — — — 622 — — — — —

— — — — — 620 — — — — —

—  — — — — —

—  — — — — —

(Sd3)

 $\text{St}$ 

Sk

**D<sub>S1</sub>**

D<sub>u</sub>

Ss

Sd2-Bg

Dc2

Ds3

SOIL SERIES

I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE CONDITIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT UNDER MY SUPERVISION. I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE **GEORGIA** SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED. PROVIDES FOR THE SAMPLING OF RECEIVING WATERS(S) OR THE SAMPLING OF THE STREAM DOWNSTREAM OF THE ACTIVITY AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100001.

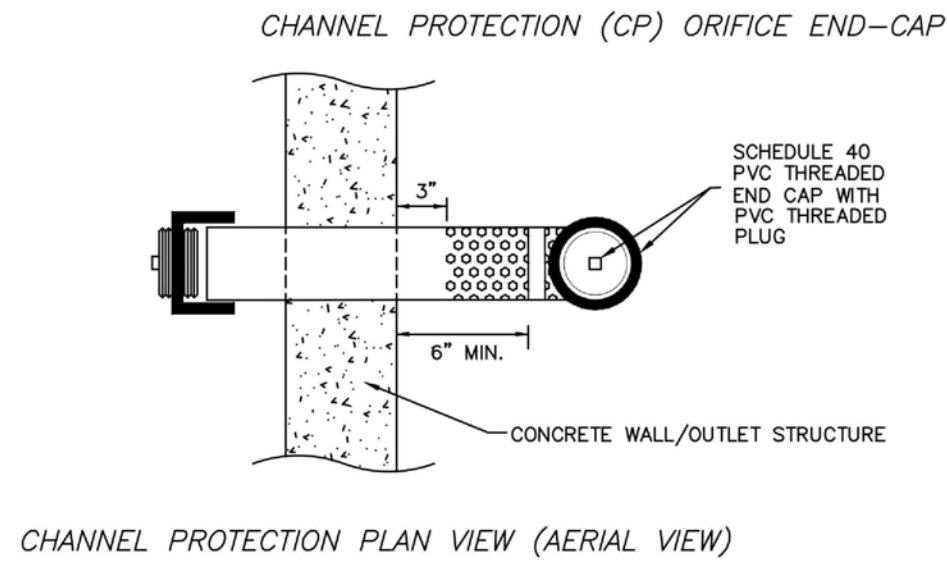
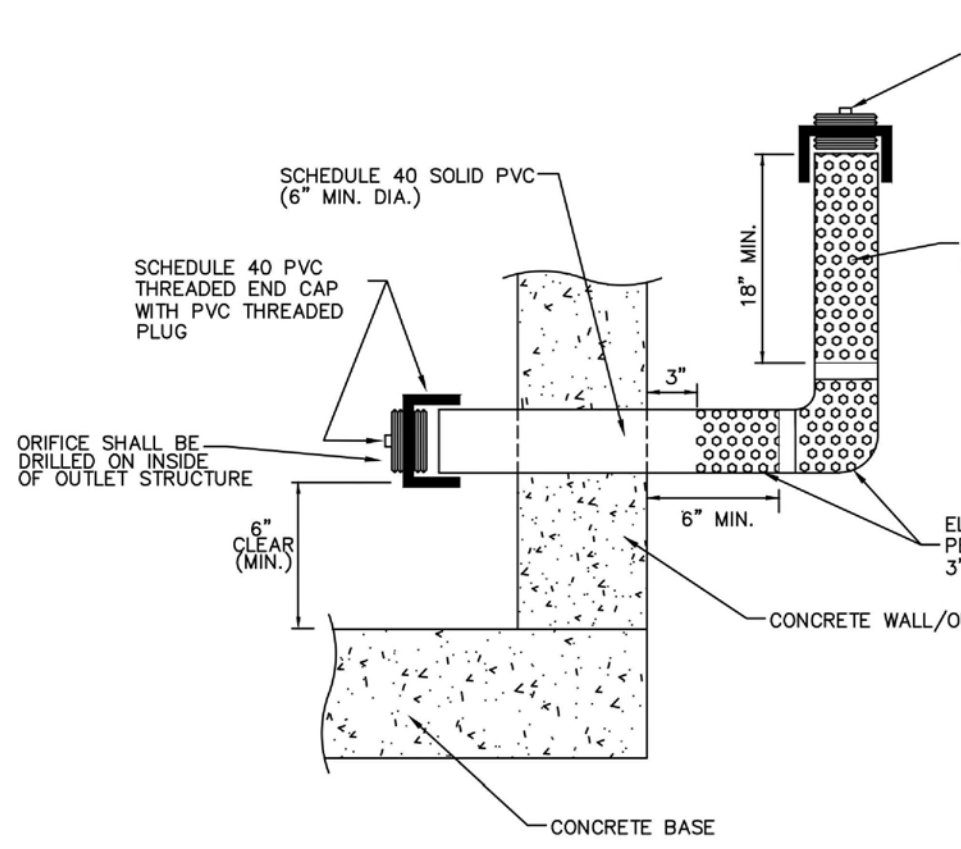
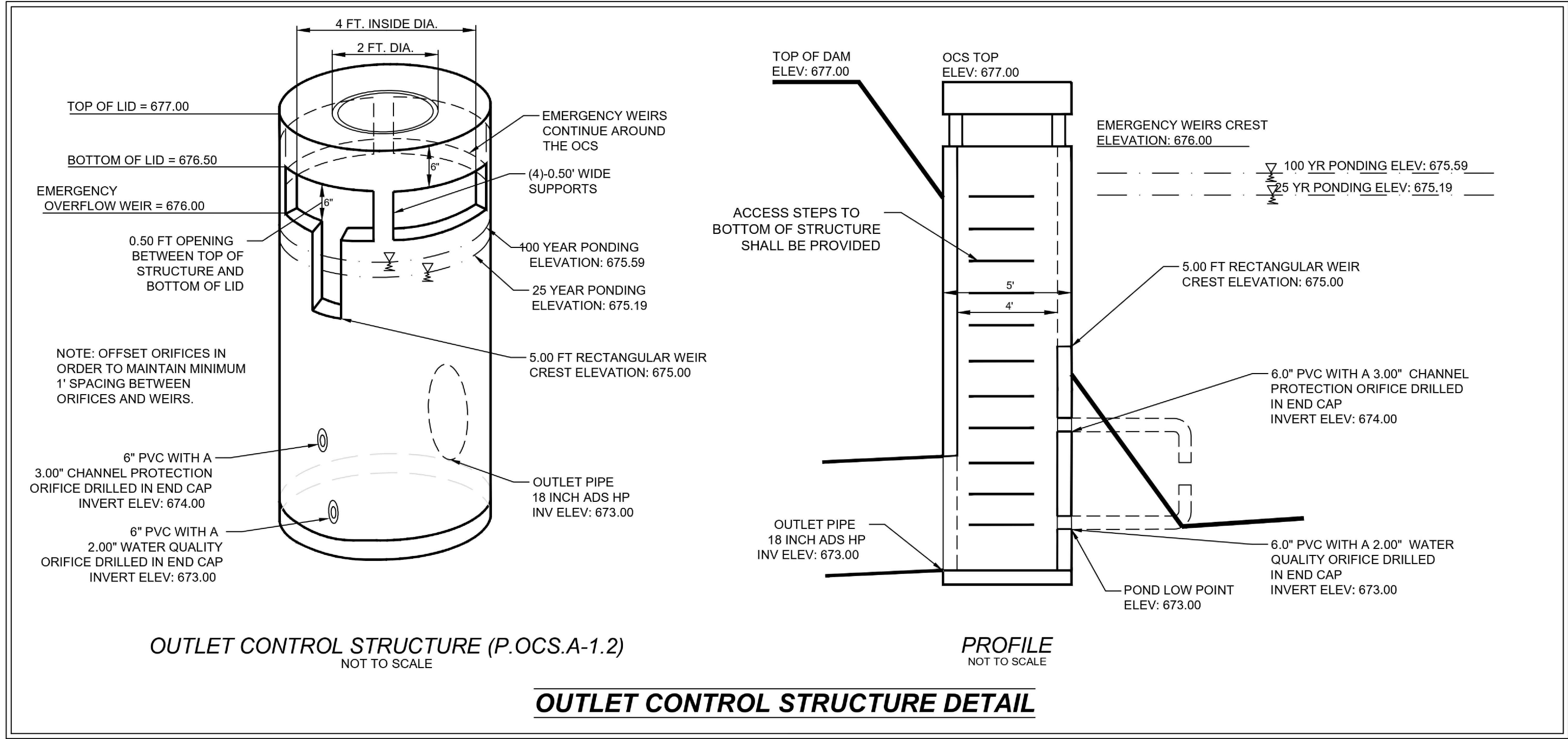
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GSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL





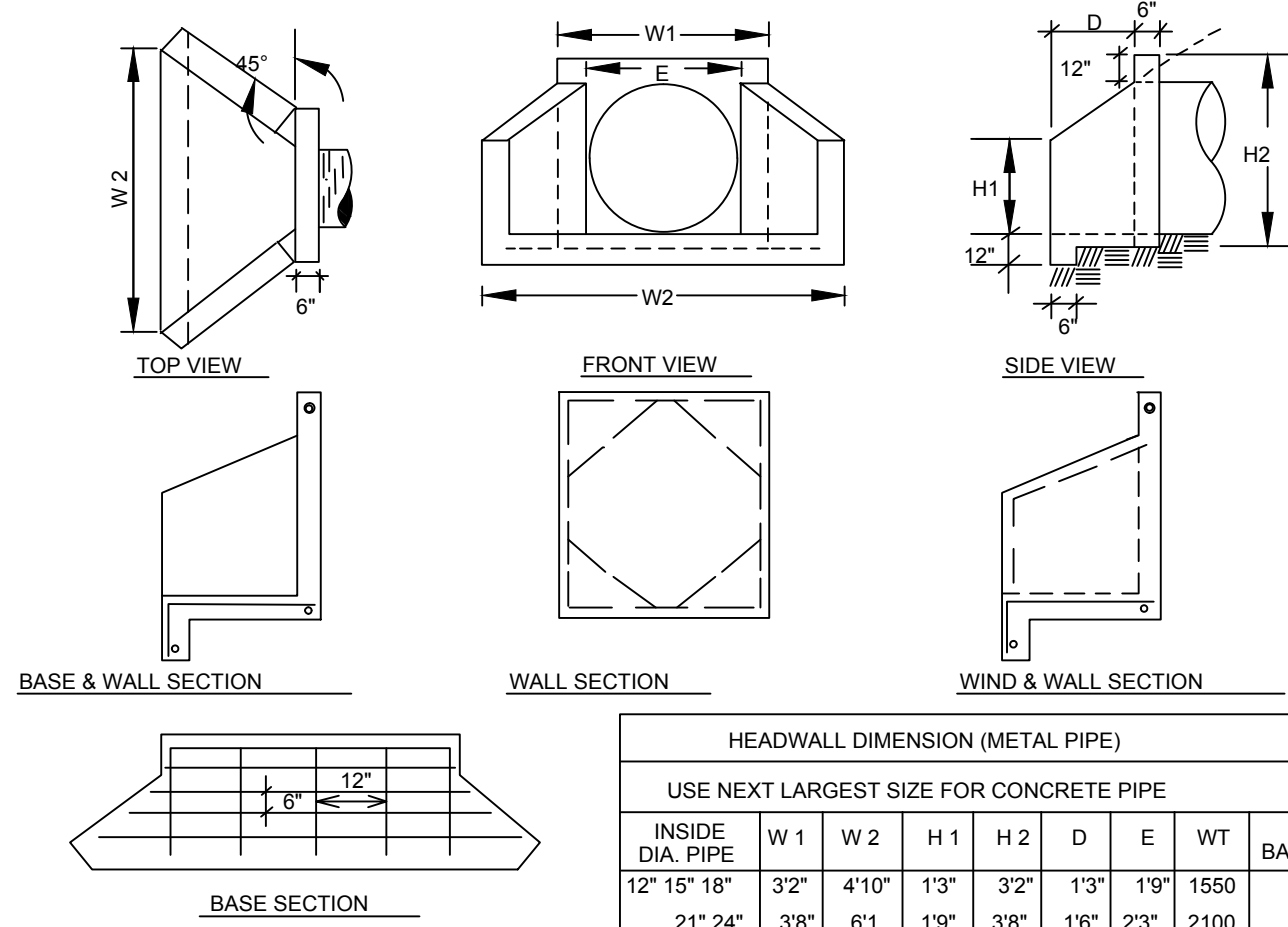




- NOTES (TO APPLY TO ALL):
- 1.) FILL GAP BETWEEN STRUCTURE & PVC WITH MORTAR OR INSTALL A FERNCO ADAPTER.
  - 2.) SIZE ORIFICE AS REQUIRED
  - 3.) PIPE SIZE SHALL BE SPECIFIED PER TABLE BELOW. PIPE SIZES SHALL BE CONSISTENT FOR EACH END-CAP ASSEMBLY.
  - 4.) VARIATIONS TO THIS DETAIL MAY BE ACCEPTABLE ON A CASE BY CASE BASIS. MODIFICATIONS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE STORMWATER DEPARTMENT.

| OUTLET ORIFICE DIAMETER | PIPE SIZE |
|-------------------------|-----------|
| <3"                     | 6"        |
| 3" TO <5"               | 8"        |
| 5" TO <11"              | 12"       |

- LEGEND
- AIF - ANGLE IRON FOUND
  - AKA - ALSO KNOWN AS
  - AQOSP - ALUMINUM TYPE 2 CORRUGATED STEEL PIPE
  - BC - BACK OF CURB
  - BL - BUILDING SETBACK LINE
  - BWF - BARB WIRE FENCE
  - C&G - CURB & GUTTER
  - C/T - CRIMP TOP PIPE
  - CI - CURB INLET
  - CL - CENTER LINE
  - CLF - CHAIN LINK FENCE
  - CMF - CONCRETE MONUMENT FOUND
  - CMP - CORRUGATED METAL PIPE
  - CO - CLEAN OUT
  - CONC - CONCRETE
  - CORPS - ARMY CORPS OF ENGINEERS
  - DB, PG - DEED BOOK, PAGE
  - DI - DROP INLET
  - DIP - DUCTILE IRON PIPE
  - DS - DOWN SPOUT
  - DWCB - DOUBLE WING CATCH BASIN
  - EP - EDGE OF PAVEMENT
  - FFE - FINISH FLOOR ELEVATION
  - FH - FIRE HYDRANT
  - G - GAS LINE
  - GM - GAS METER
  - GP - GUY POLE
  - GV - GAS VALVE
  - GW - GUY WIRE
  - HC - HANDICAP
  - HW - HEADWALL
  - HWF - HOG WIRE FENCE
  - IE - INVERT ELEVATION
  - IPF - IRON PIN FOUND
  - IPS - IRON PIN SET
  - JB - JUNCTION BOX
  - LL - LAND LOT
  - LLL - LAND LOT LINE
  - LP - LIGHT POLE
  - MH - MANHOLE
  - MON - MONUMENT
  - N/F - NOW OR FORMERLY
  - OIT - OPEN TOP PIPE
  - PBX - POWER BOX / TRANSFORMER
  - P- - OVERHEAD POWER LINE
  - P/T- - O/H POWER & TELE LINE
  - PL - PROPERTY LINE
  - PM - POWER METER
  - POB - POINT OF BEGINNING
  - PP - POWER POLE
  - PTP - POWER & TELEPHONE POLE
  - PVC - POLYVINYLCHLORIDE PIPE
  - R/B - REINFORCING IRON BAR
  - RCP - REINFORCED CONCRETE PIPE
  - R/W - RIGHT OF WAY
  - SS- - SANITARY SEWER LINE
  - SSE - SANITARY SEWER EASEMENT
  - SW - SIDEWALK
  - SWCB - SINGLE WING CATCH BASIN
  - TBM - TEMPORARY BENCHMARK
  - TBX - TELEPHONE BOX
  - TF - TRANSFORMER
  - TMH - TELEPHONE MANHOLE
  - TP - TELEPHONE POLE
  - TPOB - TRUE POINT OF BEGINNING
  - T- - OVERHEAD TELEPHONE LINE
  - UP - UNDERGROUND POWER
  - UT - UNDERGROUND TELEPHONE
  - WI - WEIR INLET
  - W- - WATER LINE
  - WM - WATER METER
  - WMH - WATER MANHOLE
  - WV - WATER VALVE



ALL CONCRETE SHALL BE 4000 PSI  
REINFORCEMENT STEEL SHALL BE 1/2"  $\phi$   
INTERMEDIATE.  
GRADE PLACE REINF. 2" MIN CLEARANCE.  
CHAMFER ALL EXPOSED EDGES 1/4"

#### CONCRETE HEADWALL

SCALE: NTS

(CNCHWL)

| HEADWALL DIMENSION (METAL PIPE)         |     |        |      |     |       |      |      |                   |  |
|-----------------------------------------|-----|--------|------|-----|-------|------|------|-------------------|--|
| USE NEXT LARGEST SIZE FOR CONCRETE PIPE |     |        |      |     |       |      |      |                   |  |
| INSIDE DIA. PIPE                        | W 1 | W 2    | H 1  | H 2 | D     | E    | WT   | SQ. FT. BASE AREA |  |
| 12" 15" 18"                             | 32" | 4'10"  | 13"  | 32" | 13"   | 19"  | 1550 | 7.34              |  |
| 21" 24"                                 | 38" | 6'1"   | 19"  | 38" | 16"   | 23"  | 2100 | 9.90              |  |
| 30"                                     | 42" | 7'2"   | 20"  | 42" | 1'10" | 29"  | 2850 | 13.50             |  |
| 36"                                     | 48" | 8'4"   | 24"  | 48" | 2'2"  | 3'3" | 3700 | 17.65             |  |
| 42" 48"                                 | 58" | 10'10" | 3'3" | 58" | 2'11" | 4'3" | 5600 | 28.60             |  |
| 54" 60"                                 | 68" | 11'11" | 38"  | 68" | 3'4"  | 5'3" | 7500 | 35.60             |  |



Know what's below.  
Call before you dig.

|                                                                                         |                                        |
|-----------------------------------------------------------------------------------------|----------------------------------------|
| DESCRIPTION                                                                             |                                        |
| DATE                                                                                    |                                        |
| NO.                                                                                     |                                        |
| DATE:                                                                                   | 5/26/2025                              |
| DESIGNED BY:                                                                            | AARON WADLEY                           |
| DRAWN BY:                                                                               | A2ZCE                                  |
| CHECKED BY:                                                                             | AARON WADLEY                           |
| PLANNING<br>ENGINEERING<br>CONSTRUCTION                                                 | MADISON, GEORGIA                       |
| LNCO                                                                                    | AARON.WADLEY@LNCOPECC.COM 706.318.5425 |
| MEMORIAL DRIVE C-STORE<br>4144 MEMORIAL DR &<br>3416 COVINGTON HWY<br>DECATUR, GA 30032 |                                        |
| CONSTRUCTION DETAILS                                                                    |                                        |
| SHEET NUMBER:                                                                           | 12 of 12                               |



Chief Executive Officer  
Michael Thurmond

## DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director  
Cedric Hudson

### 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 Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Property Address: \_\_\_\_\_

Tax Parcel ID: \_\_\_\_\_ Comm. District(s): \_\_\_\_\_ Acreage: \_\_\_\_\_

Existing Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

Supplemental Regs: \_\_\_\_\_ Overlay District: \_\_\_\_\_ DRI: \_\_\_\_\_

**Rezoning:** Yes \_\_\_\_\_ No \_\_\_\_\_

Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_ 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:

Existing Case Number(s): \_\_\_\_\_

Condition(s) to be modified:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



## WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: \_\_\_\_\_ Review Calendar Dates: \_\_\_\_\_ PC: \_\_\_\_\_ BOC: \_\_\_\_\_  
Letter of Intent: \_\_\_\_\_ Impact Analysis: \_\_\_\_\_ Owner Authorization(s): \_\_\_\_\_ Campaign Disclosure: \_\_\_\_\_  
Zoning Conditions: \_\_\_\_\_ Community Council Meeting: \_\_\_\_\_ Public Notice, Signs: \_\_\_\_\_  
Tree Survey, Conservation: \_\_\_\_\_ Land Disturbance Permit (LDP): \_\_\_\_\_ Sketch Plat: \_\_\_\_\_  
Bldg. Permits: \_\_\_\_\_ Fire Inspection: \_\_\_\_\_ Business License: \_\_\_\_\_ State License: \_\_\_\_\_  
Lighting Plan: \_\_\_\_\_ Tent Permit: \_\_\_\_\_ Submittal Format: NO STAPLES, NO BINDERS PLEASE

### Review of Site Plan

Density: \_\_\_\_\_ Density Bonuses: \_\_\_\_\_ Mix of Uses: \_\_\_\_\_ Open Space: \_\_\_\_\_  
Enhanced Open Space: \_\_\_\_\_ Setbacks: front \_\_\_\_\_ sides \_\_\_\_\_ side corner \_\_\_\_\_ rear \_\_\_\_\_  
Lot Size: \_\_\_\_\_ Frontage: \_\_\_\_\_ Street Widths: \_\_\_\_\_ Landscape Strips: \_\_\_\_\_  
Buffers: \_\_\_\_\_ Parking Lot Landscaping: \_\_\_\_\_ Parking - Auto: \_\_\_\_\_ Parking - Bicycle: \_\_\_\_\_  
Screening: \_\_\_\_\_ Streetscapes: \_\_\_\_\_ Sidewalks: \_\_\_\_\_ Fencing/Walls: \_\_\_\_\_  
Bldg. Height: \_\_\_\_\_ Bldg. Orientation: \_\_\_\_\_ Bldg. Separation: \_\_\_\_\_ Bldg. Materials: \_\_\_\_\_  
Roofs: \_\_\_\_\_ Fenestration: \_\_\_\_\_ Façade Design: \_\_\_\_\_ Garages: \_\_\_\_\_ Pedestrian Plan: \_\_\_\_\_  
Perimeter Landscape Strip: \_\_\_\_\_  
Possible Variances: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Planner: \_\_\_\_\_ Date: \_\_\_\_\_

### FILING FEES

|                                |                                                           |          |
|--------------------------------|-----------------------------------------------------------|----------|
| <b>REZONING:</b>               | RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1          | \$500.00 |
|                                | RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5 | \$750.00 |
|                                | OI, OD, OIT, NS, C1, C2, M, M2                            | \$750.00 |
| <b>LAND USE MAP AMENDMENT</b>  |                                                           | \$500.00 |
| <b>SPECIAL LAND USE PERMIT</b> |                                                           | \$400.00 |





Department of Planning & Sustainability  
Division of Business Licensing  
178 Sams Street, Decatur, GA 30030  
(404) 371-2461  
**BUSINESS AND OCCUPATIONAL TAX CERTIFICATE**

4144 MEMORIAL INC  
4144 MEMORIAL DR  
DECATUR, GA 30032

Business Name:  
4144 MEMORIAL, INC  
4144 MEMORIAL DR  
DECATUR, GA 30032-

This is your Business and Occupation Tax Certificate for 2025. We are pleased that you are doing business in DeKalb County and hope you have great success in your enterprise this year.

.....  
Detach the certificate below and display it for public view at your place of business.  
This certificate must be displayed for public view

Not Transferable

Department of Planning & Sustainability  
178 Sams Street, Decatur, GA 30030  
**BUSINESS AND OCCUPATIONAL TAX CERTIFICATE**

4144 MEMORIAL INC  
4144 MEMORIAL DR  
DECATUR, GA 30032

4144 MEMORIAL, INC  
4144 MEMORIAL DR  
DECATUR, GA 30032-



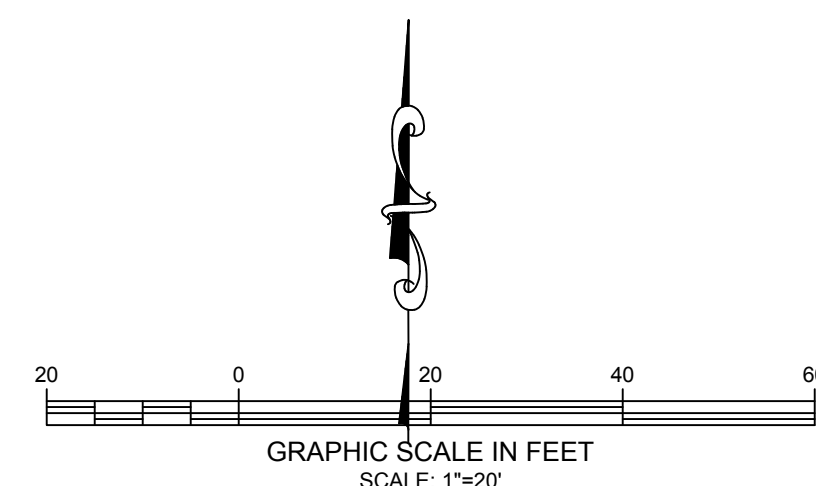
**ACCOUNT:**  
1249612

**EXPIRES:**  
12/31/2025

**Business Description: CONVENIENCE/GAS**

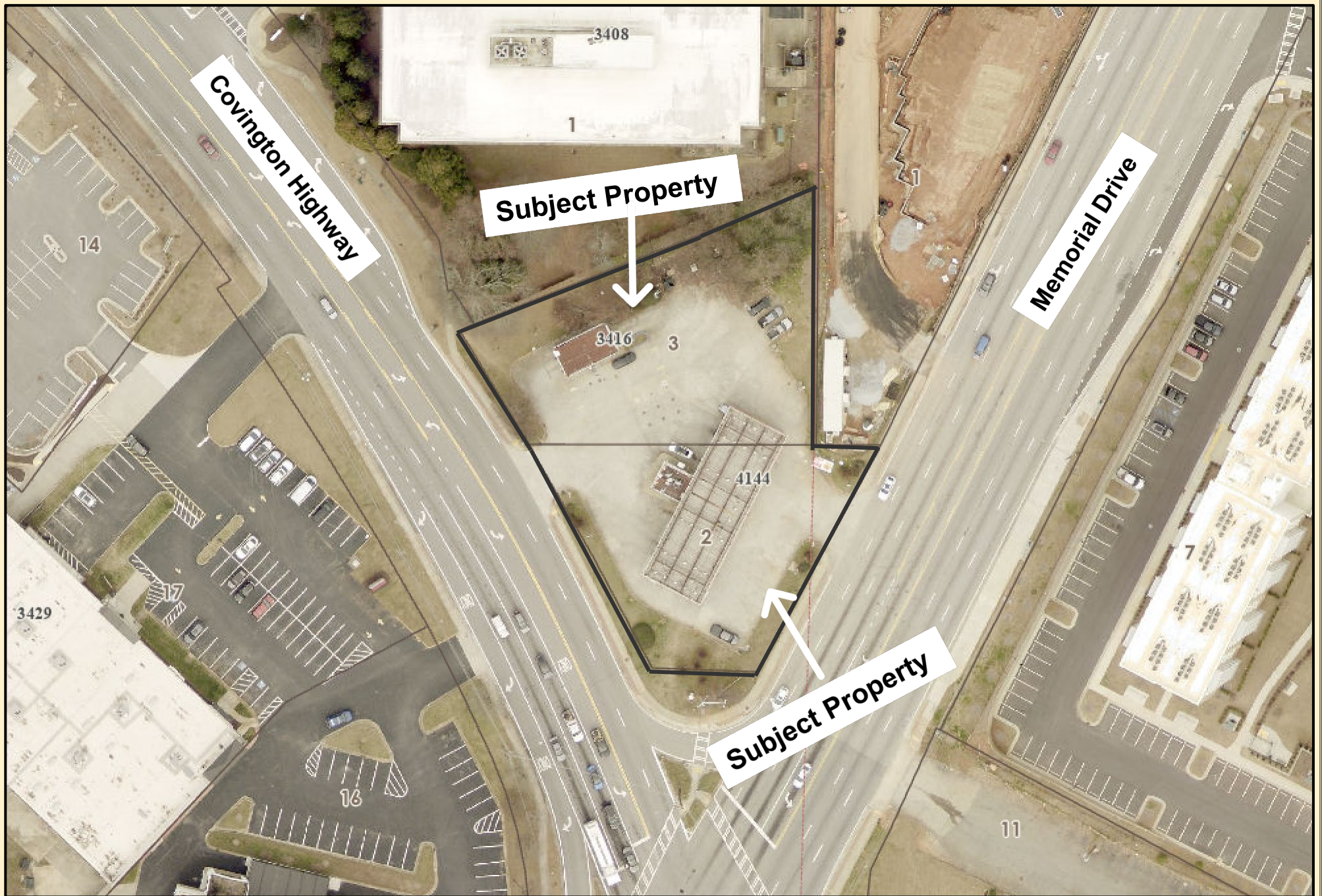
This certificate is only valid at this location and when the location conforms to DeKalb County's Zoning Regulations





| DESCRIPTION                                                                                                       |                                                                                         |
|-------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| NO.                                                                                                               | DATE                                                                                    |
| DATE: 5/26/2025                                                                                                   |                                                                                         |
| DESIGNED BY: AARON WADLEY                                                                                         |                                                                                         |
| DRAWN BY: AZZCE                                                                                                   |                                                                                         |
| CHECKED BY: AARON WADLEY                                                                                          |                                                                                         |
| <div style="text-align: center;"><br/><b>MADISON, GEORGIA</b><br/>AARON.WADLEY@LNCOPREC.COM    706.318.5425</div> |                                                                                         |
| SITE PLAN                                                                                                         | MEMORIAL DRIVE C-STORE<br>4144 MEMORIAL DR &<br>3416 COVINGTON HWY<br>DECATUR, GA 30032 |
| SHEET NUMBER:<br>03 of 12                                                                                         |                                                                                         |





### DeKalb County Parcel Map

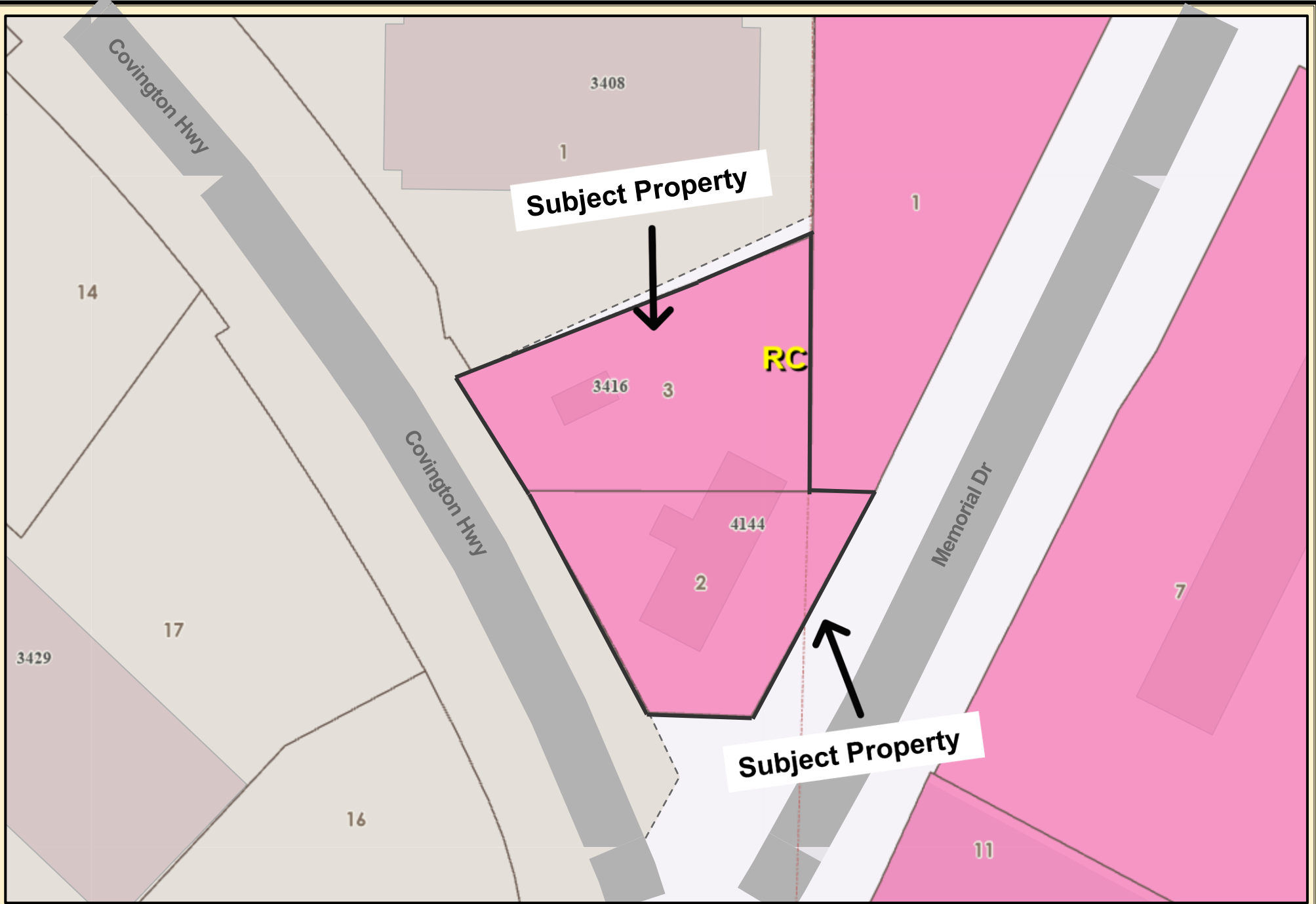
0 0.00475 0.0095 0.019 0.0285 0.038 mi

Date Printed: 9/17/2025



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### DeKalb County Parcel Map

0 0.00475 0.0095 0.019 0.0285 0.038  
mi

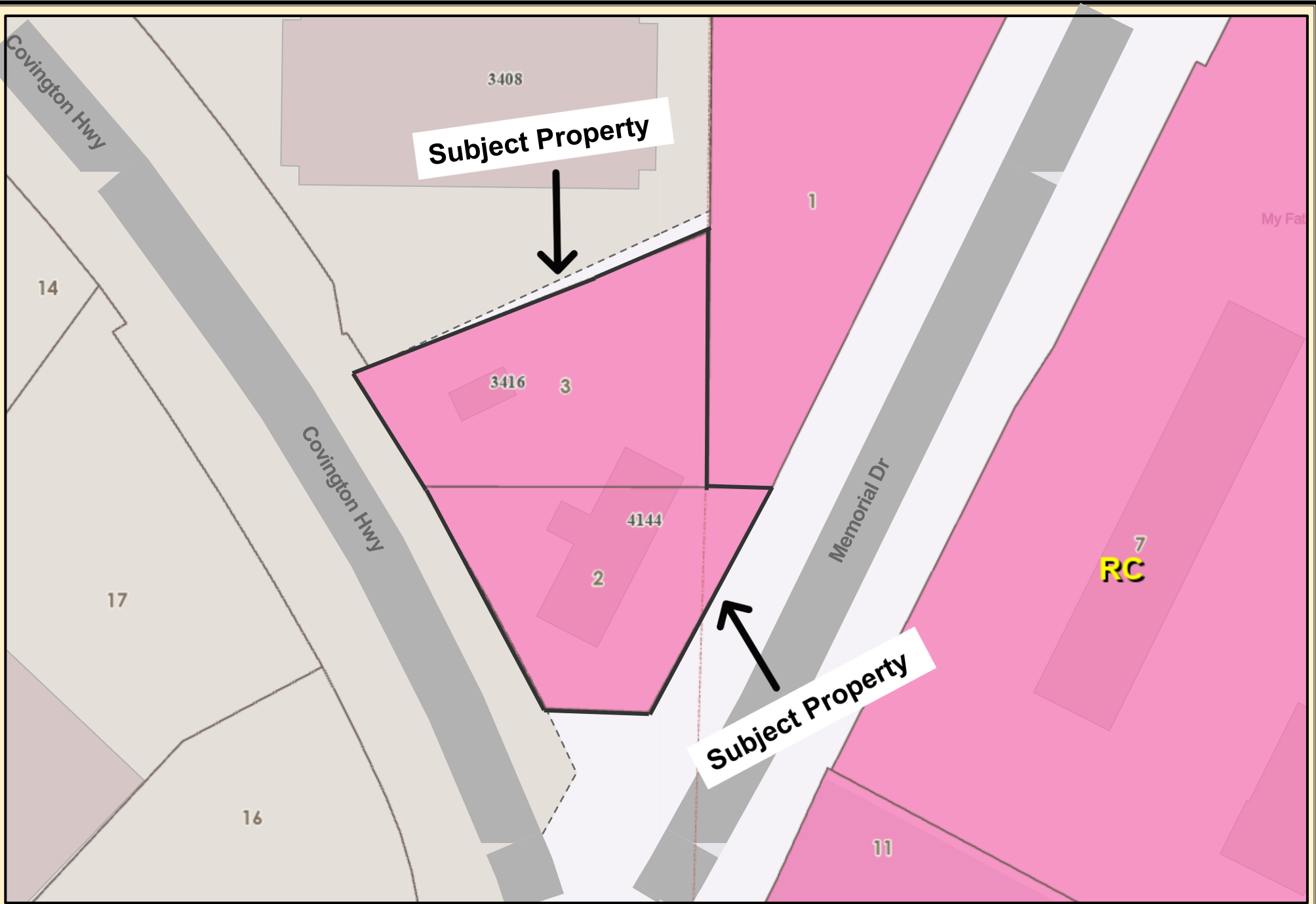
Date Printed: 9/17/2025



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### DeKalb County Parcel Map

0 0.00475 0.0095 0.019 0.0285 0.038 mi

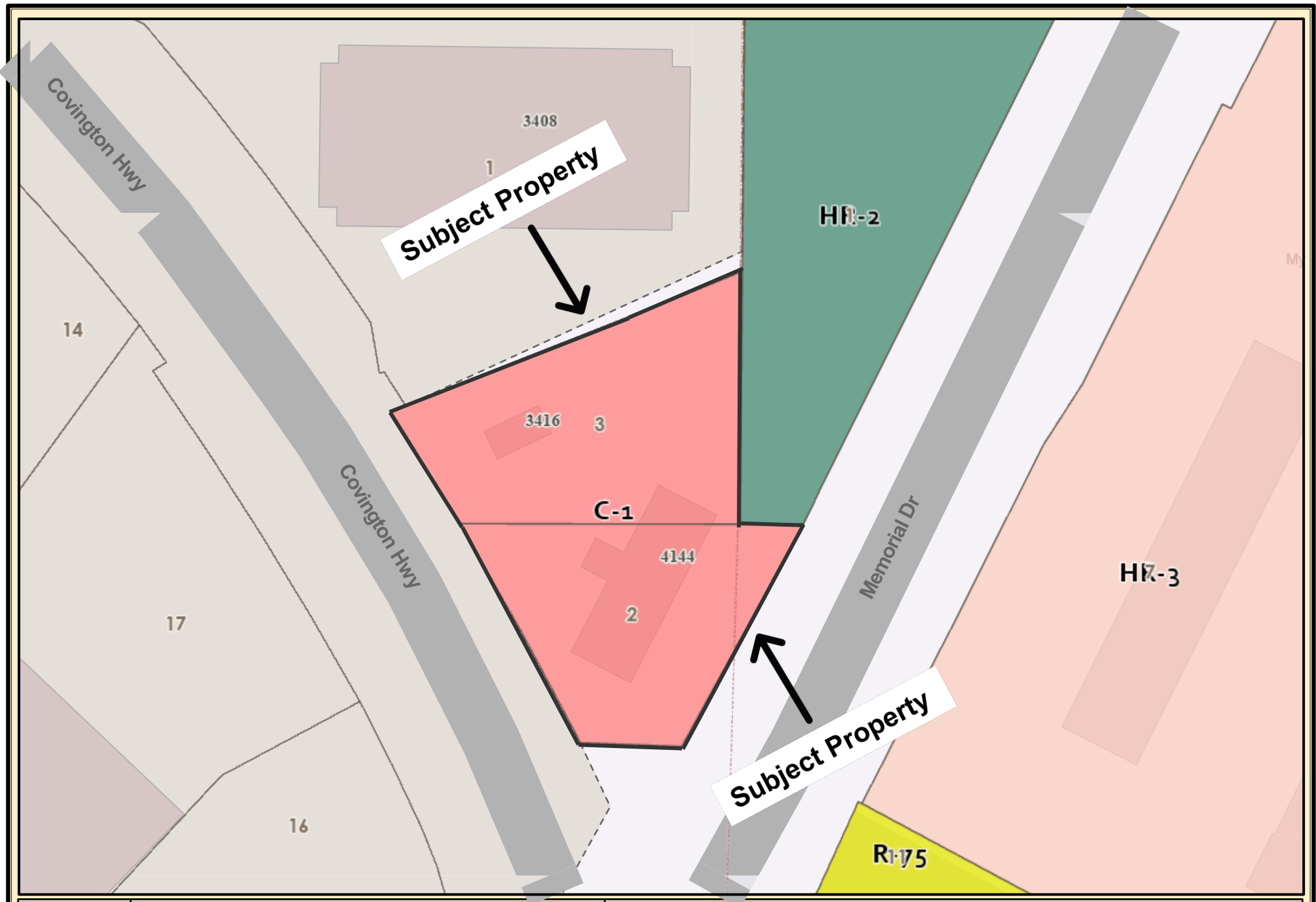
Date Printed: 9/17/2025



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### DeKalb County Parcel Map

0 0.00475 0.0095 0.019 0.0285 0.038  
mi

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