



DeKalb County Department of Planning & Sustainability

**178 Sams Street, Decatur, GA 30030
(404) 371-2155 / www.dekalbcountyga.gov/planning**

Board of Commissioners Hearing Date: October 4, 2022

STAFF ANALYSIS

Case No.: Z-22-1245670 **Agenda #:** D3

Location/Address: 5615, 5611, & 5639 Memorial Drive **Commission District:** 4 **Super District:** 6

Parcel ID: 18 070 03 007, 18 070 03 011, 18 070 03 012

Request: To rezone the subject property from the C-1 (Local Commercial) Zoning District to the OD (Office-Distribution) Zoning District to permit OD uses, which may include film/movie/tv production studios.

Property Owner(s)/Applicant/Agent: AK Memorial Shopping Center, LLC

Acreage: 19.66 acres

Existing Land Use: Retail shopping uses

Surrounding Properties: To the north of the subject property are nonresidential uses, to the south are residential condominium and civic uses, to the west are retail uses, and to the east are restaurants, gas station, and self-storage uses.

Adjacent Zoning: North: C-1 & OD South: C-1 & MR-1 East: C-1 & C-2 West: C-1

Comprehensive Plan: Neighborhood Center (NC)

Consistent **Inconsistent**

Proposed Density: N/A	Existing Density: N/A
Proposed Square Ft.: 178,950 SF	Existing Units/Square Feet: 120,450 SF
Proposed Lot Coverage: 80%	Existing Lot Coverage: Undetermined

Staff Recommendation: Approval with conditions.

The applicant is seeking rezoning of the subject properties to repurpose all or a portion of the site for film/movie/tv production studios or to continue with retail and other commercial use options. The applicant may use all or a portion of the existing building “to provide offices and mill space to support the studio space.” Notably, the proposal may include construction of 2-3 sound studio buildings in front of the existing building. Outdoor filming on-site is not planned.

This portion of the Memorial Drive corridor is marked by a repetitive pattern of commercial uses (e.g., fast food chains, retail, gas stations, etc.) in varying stages of activity, vacancy, or blight. The proposed rezoning for a film studio would facilitate the repurposing of the site and provide a unique opportunity for a catalytic project along the Memorial Drive corridor. The future land use change could spark the conversion of this neighborhood center character area to commercial redevelopment corridor. The intent of the Commercial Redevelopment Corridor (CRC) Character Area is to “promote the redevelopment of declining commercial corridors and to improve the function and aesthetic appeal of more stable commercial corridors.” CRC commercial zoning options include: OI (Office-Institutional), OIT (Office-Institutional-Transitional), NS (Neighborhood Shopping), C-1 (Light Commercial), C-2 (General Commercial), and OD (Office-Distribution). The proposed film studio use is only permissible in the OD (Office-Distribution) Zoning District, the M (Light Industrial) Zoning District, and select overlay districts. Moreover, if approved, the rezoning proposal may align with CRC character area guidelines including streetscape enhancements along its frontages, improved signage, and the transformation of a largely unused parking lot into a more functional use. Rather than a neighborhood focal point, this conversion opens up the corridor for consideration of non-noxious, light industrial uses; flex industrial use; and other innovative opportunities that may reinvigorate a corridor of outdated commercial shopping plazas and stimulate the economic activity. The film studio proposal may accomplish some of the *Memorial Drive Revitalization Corridor Plan* goals:

- Initiative 1.6—Re-Brand the Corridor, reflects the desire to shift how the corridor is viewed. The County is in the process of embarking on a rebranding effort for the Memorial Drive Corridor to improve signage, placemaking, wayfinding, and identity. This site should be prominently identified.
- Initiative 1.8—Market for Filming, indicates a desire to increase interest in active filming along the corridor by area TV/film producers. This proposal brings the TV/film industry to the corridor.
- Initiative 2.2—Establish an Arts Corridor, to embrace and cultivate the arts community in the area. This proposal can contribute to this initiative. The applicant has pledged to design a mural along the perimeter fencing of the complex in addition to other partnerships with members of the art community.
- Initiatives 3.1—Address Changes in the Comprehensive Plan and Zoning & 3.2—Expedite Permitting & Approvals, to lay the regulatory framework to make it conducive for desired development along the corridor. In addition to the future land use and rezoning applications, a proposed text amendment to permit increased height of structures without a special land use permit (SLUP) in the OD (Office Distribution) Zoning District, subject to conditions is also on this agenda.

Therefore, upon review of Section 7.3.5. of the *Zoning Ordinance*, staff recommends approval with conditions of the rezoning request. If approved, Staff recommends the following conditions:

1. If the site is developed for film/movie/tv production studio, the following development standards shall apply:
 - a. All on-site filming and production activities must occur within an enclosed building.
 - b. All proposed lighting shall be properly shielded and directed away from all adjacent properties.
 - c. The property owner or site manager must ensure that all film production activities are in compliance with *Article XIV – Film Production*, of the *DeKalb County Code*.
 - d. The development shall be subject to general compliance with the conceptual 5615 & 5639 Memorial Drive Site Plan, dated 02-23-2022.
 - e. A landscape plan and streetscape plan, in compliance with Article 5 of the *Zoning Ordinance* and the *Land Development Ordinance*, shall be provided during the land development permit phase. The streetscape plan shall contain details for the perimeter fence, which will be designed to include a mural or other artistic feature.

- f. All primary and secondary sign(s) for the studio that are visible along Memorial Drive and Hambrick Road shall be in compliance with the County *Sign Ordinance* and consistent with Memorial Drive signage branding efforts. Any proposed monument sign(s) must contain a base and sign structure made of brick or stone.
 - g. Prior to issuance of a Land Disturbance Permit (LDP), the applicant shall demonstrate/document efforts to plan for and implement solar panel installation on the existing building and/or the new sound stage buildings. If not possible, the applicant shall provide a minimum of two (2) solar-powered electric vehicle charging (EVC) stations. The Planning Director is authorized to develop an installation timetable, subject to the applicant's business license approval (or a future business license renewal).
2. By-right, C-1 Zoning District principal uses shall be allowed. However, the following principal or accessory uses shall be prohibited: ambulance or emergency service; check cashing establishment; coin laundromat; dog daycare/grooming; plumbing/HVAC equipment establishments with no outdoor storage; breeding/boarding kennel; home healthcare service, kidney dialysis center; medical/dental laboratory; furniture upholstery or repair; home appliance repair or service; crematoriums; satellite television antennae; attached wireless telecommunication facility; monopole or attached facility in utility company's easements or rights-of-way; recycling collection; landscaping business; animal hospital; veterinary clinic; adult daycare facility; taxi stand; taxi, ambulance, limousine dispatch office only (no vehicle parking); commercial parking lot/garage; trade shops: electrical, plumbing, heating/cooling, roofing/siding, with no outside storage; thrift, secondhand, antique store; retail warehouses/wholesales providing sales of merchandise with no outdoor storage; pet supplies store; office supplies and equipment store; liquor store; hardware/other building material store; convenience store; farm/garden supply store; trailer/RV salesroom/lot; retail automobile parts or tire store; automobile wash/was service; automobile or truck sales; nursing care facility/hospice; group, personal care home; community personal care home; group child care institution; community, child care institution; shelter for homeless persons; transitional housing facility; funeral home/mortuary; government facility; place of worship; automobile or truck rental/leasing facility; and automobile repair/maintenance facility.
3. Access to the site and streetscape improvements shall be subject to review and approval by the Georgia Department of Transportation (GDOT) and the County Public Works Department—Transportation Division.
4. The approval of this rezoning 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 whose decision shall be independently based.



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MICHELLE ALEXANDER mmalexander@dekalbcountyga.gov AND/OR LASONDRA HILL
lahill@dekalbcountyga.gov**

**COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER**

Case No.: Z-22-1245670

Parcel I.D. #: 1807003007,1807003011,1807003012

Address: 5615,5611,&5639 Memorial Drive

WATER:

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

Distance from property to nearest main: _____

Size of line required, if inadequate: _____

SEWER:

Outfall Servicing Project: Upper Snapfinger Creek

Is sewer adjacent to property: Yes (X) No () If no, distance to nearest line: 8" line on property

Water Treatment Facility: Snapfinger WWTP adequate () inadequate

Sewage Capacity: 36 (MGPD) Current Flow: 28.3 (MGPD)

COMMENTS:

Sewer capacity approval required.

Signature: _____

4/13/2022

To: Ms. Madolyn Spann, Planning Manager
Mr. John Reid, Senior Planner
From: Ryan Cira, Environmental Health Manager
Cc: Alan Gaines, Technical Services Manager
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.

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

4/13/2022

N.13

LP-22-1245669 2022-1481 / 18-070-03-007, 18-070-03-011, 138-070-03-012

5615 Memorial Drive, Stone Mountain, GA 30083

Amendment

- Please review general comments.
- Note: Several properties in the surrounding area operate on septic.

N.14

Z-22-1245670 2022-1482 / 18-070-03-007, 18-070-03-011, 18-070-03-012

5615 Memorial Drive, Stone Mountain, GA 30083

Amendment

- Please review general comments.
- Note: Several properties in the surrounding area operate on septic.

N.15

Z-22-1245558 2022-1483/ 18-037-05-003, 18-037-05-004

373 Stone Mountain Lithonia Road, Stone Mountain, GA 30088

Amendment

- Please review general comments.
- Note: Several properties in the surrounding area operate on septic.



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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:

- **Storm Water Management**

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control **(sections have been amended recently; please request the amended chapter)**, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site. Recommend Low Impact Development features/ Green Infrastructure be included in the proposed site design to protect as much as practicable the statewaters and special flood hazard areas.

Conceptual plan doesn't indicate the location of the stormwater management facility. Additional, design professional shall be aware that (1) per county codes, existing conditions must be taken as wooded for the hydrology analysis (meaning existing impervious is not to be considered) and (2) Reduction Reduction Volume is the default water quality.

Runoff Reduction Volume shall be provided, unless technical justification is provided as to the unfeasibility. Strongly recommend to investigate the site and identify location where RRv can be provided and re-design/revise the layout to comply with the RRv requirement.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area **was not** indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 and are subject to approval from the County Arborist.

- **Tributary Buffer**

State water buffer **was not** reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

N-13

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE ALEXANDER mmalexander@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: LP-22-1245669 Parcel I.D. #: 18-070-03-007
 Address: 5615
Memorial Dr
Stn Mtzn, Ga

Adjacent Roadway (s):

(classification)	(classification)

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

Plans and field reviewed. Nothing found that would disrupt traffic flow or pattern.

Signature: David M Ross



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

114

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE ALEXANDER mmalexander@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: 2-22-1245670 Parcel I.D. #: 18-070-03-027

Address: 545, 561 & 5639
Memorial Dr
Six Mile GA

Adjacent Roadway (s):

_____	_____
(classification)	(classification)

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

Plans and field reviewed. Found nothing that would disrupt traffic flow or pattern.

Signature: *[Signature]* David M. Ross

intersection of Birch Road and North Druid Hills. Add a second left turn lane SB on Orion Dr at the intersection of Lawrenceville Hwy and Orion Drive. Sweet Briar Road, Birch Road, Mistletoe Road and Oaktree Road are all classified as local roads. Required right of way dedication of 27.5 feet from centerline or such that all public infrastructure is within right of way, whichever greater. Pedestrian scale lights and a 10-foot multiuse path required on all roads or as directed by the Transportation Division of Public Works. Multiuse path connection required to the South Fork Peachtree Creek Trail and along Orion Drive. No left turns allowed out of access point on Lawrenceville Hwy, unless signalized. No poles can remain within the limits of the sidewalk or multiuse path. Intersection and stopping sight distance must be met for all access points based on AASHTO. Reserve the right to alter comments after the Notice of Decision is released from the Atlanta Regional Commission and the Georgia Regional Transportation Authority.

- N9.** Columbia Drive is classified as a minor arterial. Required right of way dedication of 40 feet from centerline or such that all public infrastructure is within right of way, whichever greater. Required: 6-foot sidewalk and 4-foot bike lane OR a 10-foot multiuse path (preferred), curb and gutter raised to current standards, 10-foot landscape strip (see Zoning 5.4.3 for options), pedestrian scale street lighting (contact: hefowler@dekalbcountyga.gov). Developer needs to watch access management requirements in Land Development Code Section 14-200 (6). No poles can remain within the limits of the sidewalk or multiuse path. Intersection and stopping sight distance must be met for all access points based on AASHTO. Would prefer not to have 3 new driveways on Columbia Drive. Can these properties be serviced from rear private alleys? If new internal street is public- required: Required right of way dedication of 55 feet (total ROW width) Required: 5-foot sidewalk 6-foot landscape strip (see Zoning 5.4.3 for options), pedestrian scale street lighting (contact: hefowler@dekalbcountyga.gov). Make sure underground detention pond is not within right of way.
- N10.** Rainbow Drive is classified as a minor arterial. Required right of way dedication of 40 feet from centerline or such that all public infrastructure is within right of way, whichever greater. Required: 6-foot sidewalk and 4-foot bike lane OR a 10-foot multiuse path (preferred), curb and gutter raised to current standards, 10-foot landscape strip (see Zoning 5.4.3 for options), pedestrian scale street lighting (contact: hefowler@dekalbcountyga.gov). Developer needs to watch access management requirements in Land Development Code Section 14-200 (6). No poles can remain within the limits of the sidewalk or multiuse path. Intersection and stopping sight distance must be met for all access points based on AASHTO.
- N11-12.** Scottdale Overlay District Tier 1. Infrastructure requirements of the overlay district trump the zoning and land development code. Overlay trumps Zoning trumps Land Development. When silent, the next code on the list applies. Overlay code requirements should be verified with the appropriate planning staff assigned to that overlay district. North Decatur Road is classified as a minor arterial. Required right of way dedication of 40 feet from centerline or such that all public infrastructure is within right of way, whichever greater. Required: 6-foot sidewalk and 4-foot bike lane OR a 10-foot multiuse path (preferred), curb and gutter raised to current standards, 10-foot landscape strip (see Zoning 5.4.3 for options), pedestrian scale street lighting (contact: hefowler@dekalbcountyga.gov). Glendale Road and Warren Ave are classified as local roads. Improvements are required to bring the development's side of the road (from centerline of road) up to current standards. Required right of way dedication of 27.5 feet from centerline. Right of way dedication may impact lot size, set back requirements and lot yield. Required: 5-foot sidewalk 6-foot landscape strip (see Zoning 5.4.3 for options), pedestrian scale street lighting (contact: hefowler@dekalbcountyga.gov). Developer needs to watch access management requirements in Land Development Code Section 14-200 (6) for the required distance between access point on Glendale Road and North Decatur Road. Access point on Glendale Road needs approval from Transportation Division in Land Development Permitting- may be restricted to right-in right-out due to proximity to traffic signal. No poles can remain within the limits of the sidewalk or multiuse path. Intersection and stopping sight distance must be met for all access points based on AASHTO.
- N13-14.** Memorial Drive is SR 10. GDOT review and approval required prior to land development permit. (GDOT District 7 Contact: Mwilson@dot.ga.gov). Memorial Drive is classified as a major arterial. Please see Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure improvements. Required right of way dedication of 50 feet from centerline or such that all public infrastructure is within right of way, whichever greater. Required: 6-foot sidewalk and 4-foot bike lane OR a 10-foot multiuse path (preferred), 10-foot

landscape strip (see Zoning 5.4.3 for options), pedestrian scale street lighting (contact: heftowler@dekalbcountyga.gov). Hambrick Road is classified as a collector road. Required right of way dedication of 35 feet from centerline or such that all public infrastructure is within right of way, whichever greater. Required: 6-foot sidewalk and 4-foot bike lane OR a 10-foot multiuse path (preferred), 10-foot landscape strip (see Zoning 5.4.3 for options), pedestrian scale street lighting (contact: heftowler@dekalbcountyga.gov). No poles can remain within the limits of the sidewalk or multiuse path. Intersection and stopping sight distance must be met for all access points based on AASHTO. Be sure that the southern most access point on Hambrick (currently gated) meets sight distance requirements in the interior of the curve. Provide calculation of the distance at land development permitting. Provide pedestrian connections between the buildings and the public infrastructure.

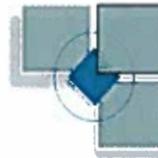
N15-16. South Stone Mountain Lithonia Road is classified as major arterial. Please see Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure improvements. Required right of way dedication of 50 feet from centerline or such that all public infrastructure is within right of way, whichever greater. Required: 6-foot sidewalk and 4-foot bike lane OR a 10-foot multiuse path (preferred), 10-foot landscape strip (see Zoning 5.4.3 for options), pedestrian scale street lighting (contact: heftowler@dekalbcountyga.gov). Carriage Walk Way is classified as a local road. Improvements are required to bring the development's side of the road (from centerline of road) up to current standards. Required right of way dedication of 27.5 feet from centerline. Right of way dedication may impact lot size, set back requirements and lot yield. Required: 5-foot sidewalk 6-foot landscape strip (see Zoning 5.4.3 for options), pedestrian scale street lighting (contact: heftowler@dekalbcountyga.gov). Interior streets must be private.



DeKalb County Department of Planning & Sustainability

Lee May
Interim Chief Executive Officer

Andrew A. Baker, AICP
Director



APPLICATION TO AMEND COMPREHENSIVE LAND USE (FUTURE DEVELOPMENT) MAP PLAN OF DEKALB COUNTY, GEORGIA

Application No.: _____ Date Received: _____ (for DeKalb County stamp)

Applicant's Name: AK Memorial Shopping Center, LLC E-Mail: akatoot@mki-inc.com

Applicant's Mailing Address: 6685 Peachtree Industrial Blvd., Doraville, GA 30360

Applicant's Daytime Phone #: 770-368-3085 Fax: 770-368-3087

(If more than one owner, attach information for each owner as Exhibit "A")
Owner's Name: AK Memorial Shopping Center, LLC E-Mail: akatoot@mki-inc.com

Owner's Mailing Address: 6685 Peachtree Industrial Blvd., Doraville, GA 30360

Owner's Daytime Phone #: 770-368-3085 Fax: 770-368-3087

Address/Location of Subject Property: 5615 Memorial Drive, Stone Mountain, GA

District(s): 18th Land Lot(s): 70 Block(s): _____ Parcel(s): _____

Acreage: 15.86 Commission District(s): Dist.4 and Super Dist. 6

Current Land Use Designation: NC Proposed Land Use Designation: CRC

Current Zoning Classification(s): C-1

PLEASE READ THE FOLLOWING BEFORE SIGNING

I. This application form must be completed in its entirety. In addition, any application that lacks any of the required attachments or payment of the filing fee shall be determined to be incomplete and shall not be accepted.

II. Disclosure of Campaign Contributions: In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered: Have you, the applicant, made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes X 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 C.E.O. and the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.

Signature of Notary: Nabil Elsaqa

NOTARY

Signature of Applicant

SIGNATURE OF APPLICANT

Expiration Date / Seal: 12/16/25

EXPIRATION DATE / SEAL

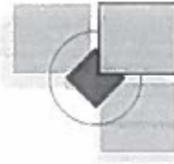
Check One: Owner X Agent _____ DATE _____



West Ponce de Leon Avenue - Suites 100-500 - Decatur, Georgia - 30030
Voice: (404) 371-2155 - [Planning Fax] (404) 371-4556 [Development Fax] (404) 371-3007
Web Address: http://www.dekalbcountyga.gov/planning
Email Address: planninganddevelopment@dekalbcountyga.gov



DeKalb County Department of Planning & Sustainability



Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director

APPLICATION TO AMEND OFFICIAL ZONING MAP
OF DEKALB COUNTY, GEORGIA

Z/CZ No.
Filing Fee:

Date Received: Application No.:

Applicant: AK Memorial Shopping Center, LLC E-Mail: akatoot@mki-inc.com

Applicant Mailing Address:
6685 Peachtree Industrial Blvd, Doraville, GA 30360

Applicant Phone: 770-368-3085 Fax: 770-368-3087

Owner(s): AK Memorial Shopping Center, LLC E-Mail: akatoot@mki-inc.com
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address:
6685 Peachtree Industrial Blvd., Doraville, GA 30360

Owner(s) Phone: 770-368-3085 Fax: 770-368-3087

Address/Location of Subject Property: 5615 Memorial Drive, Stone Mountain, GA

District(s): 18th Land Lot(s): 70 Block: Parcel(s):

Acreage: 15.85 Commission District(s): 4th and 5th

Present Zoning Category: C-1 Proposed Zoning Category: OD

Present Land Use Category: NC

PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before the Planning Department accepts it. It must include the attachments and filing fees identified on the attachments. An application, which lacks any of the required attachments, shall be determined as incomplete and shall not be accepted.

Disclosure of Campaign Contributions

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

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes X 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 C.E.O. and the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.

Signature of Notary: Nabil Esaga

NOTARY 12/16/2025

Signature of Applicant: [Handwritten Signature]

SIGNATURE OF APPLICANT / DATE

Check One: Owner X Agent



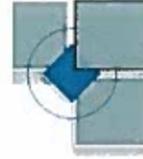
330 West Ponce de Leon Avenue - Suites 100-500 - Decatur, Georgia - 30030
Phone: 404.371.2155 - [Planning Fax] (404) 371-4556 [Development Fax] (404) 371-3007
Web Address http://www.dekalbcountyga.gov/planning
Email Address: planninganddevelopment@dekalbcountyga.gov



DeKalb County Department of Planning & Sustainability

Lee May
Interim Chief Executive Officer

Andrew Baker
Director



LAND USE AMENDMENT APPLICATION CHECKLIST (SUBMIT 4 COMPLETE, COLLATED SETS OF APPLICATION DOCUMENTS)

- _____ 1. **Mandatory Pre-Application Conference** with Planning & Sustainability staff. **Pre-Application form** to be completed in pre-application meeting. Please call (404) 371-2155 to schedule pre-app conference.
- _____ 2. Hold a **Community Meeting** with surrounding neighborhood associations and residents. Notify staff in advance of date, time, and location of meeting. **Provide documentation** (e.g., meeting notice, sign-in sheets, letter(s) from homeowners associations).
- _____ 3. **Application Form**. Form must be completely filled out and be first page of packet.
- _____ 4. **Notarized Authorization Form**, if the applicant is not the owner of the subject property, which
 - _____ a. is signed and notarized by all owners of the subject property;
 - _____ b. contains the mailing address and phone number of any applicant or agent who is authorized to represent the owner(s) of the subject property; and
 - _____ c. includes a warranty deed, if ownership is less than 2 consecutive years.
- _____ 5. **Written Legal Description** of subject property, in metes and bounds.
- _____ 6. **Boundary Survey** (showing existing buildings, structures, and improvements), prepared and sealed within the past ten years by a professional engineer, or land surveyor registered in the State of Georgia and is consistent with the plat(s) on Official Tax Record. Applicant shall certify that the Boundary Survey is complete and currently accurate. **Site plans shall be drawn to scale** showing all proposed development or redevelopment projects, proposed buildings, structures, and improvements. Site plans must include the following:
 - _____ a. Complete boundaries of subject property including curb cuts, internal vehicular circulation facilities, and sidewalks;
 - _____ b. Location of buildings, structures, setback lines, buffer lines, and parking;
 - _____ c. Location of any 100-year floodplains, streams, and stream buffer lines;
 - _____ d. Notation of the total acreage or square footage of the subject property;
 - _____ e. Landscaping, trees, open space, and undisturbed buffers;
 - _____ f. Notation of building square footages and heights, residential density calculations, existing and proposed lot coverage, required and proposed parking, and open space calculations;
 - _____ g. Four Copies of site plans:
 - 1. Full-size site plans (at least 11" x 17"): 4 copies, folded.
 - 2. Site plan reduced to 8 1/2" x 11". 4 copies
- _____ 7. **Statement of any conditions** requested by applicant.
- _____ 8. **Letter of Application** identifying the proposed zoning classification, the reason for the rezoning request, the existing and proposed use of the property, and detailed characteristics of the proposed use (e.g., floor area, height of buildings, number of units, mix of unit types, hours of operation, etc).
- _____ 9. Written, detailed **Analysis** of the anticipated impact of the proposed use and rezoning on the surrounding properties, in response to the standards and factors specified in Article 7.3 of the DeKalb County Zoning Ordinance.
- _____ 10. Campaign disclosure statement, if applicable, to be filed in compliance with State law.
- _____ 11. **Application fee**. Make payable to "DeKalb County".

a. Residential (up to 12 units per acre)	\$500.00
b. Residential (13 units per acre and over)	\$750.00
c. Non-Residential	\$750.00

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

If subject property is made up of parcels located on opposite sides of a public street, a separate application is required for each parcel.

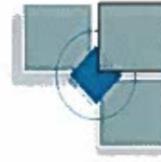
330 West Ponce de Leon Avenue – Suites 100-500 – Decatur, Georgia – 30030
[Voice] 404.371.2155 – [Fax] (404) 371-4556
Web Address <http://www.dekalbcountyga.gov/planning>
Email Address: planningandsustainability@dekalbcountyga.gov



DeKalb County Department of Planning & Sustainability

Lee May
Interim Chief Executive Officer

Andrew A. Baker, AICP
Director



As per Section 27-829 of the Zoning Ordinance of DeKalb County, each applicant seeking an amendment to the official Comprehensive Plan land use maps shall provide a complete written response to each of the following standards and factors for evaluation applications for amendments to the Comprehensive Plan land use maps:

1. Whether the proposed land use change will permit uses that are suitable in view of the use and development of adjacent and nearby property;
2. Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property;
3. Whether the proposed land use change will result in uses which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;
4. Whether the amendment is consistent with the written policies in Comprehensive Plan Text;
5. Whether there are environmental impacts or consequences resulting from the proposed change;
6. Whether there are impacts on properties in an adjoining governmental jurisdiction in cases of proposed changes near county boundary lines;
7. Whether there are other existing or changing conditions affecting the use and development of the affected land areas which support either approval or denial of the proposed land use change;
8. Whether there are impacts on historic buildings, sites, districts or archaeological resources resulting from the proposed change.

All that tract or parcel of land lying and being in Land Lot 70 of the 18th District of DeKalb County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin located on the south side of Memorial Drive (150-foot right-of-way) 200 feet west as measured along the south right-of-way line of Memorial Drive from its intersection with the west right-of-way line of Hambrick Road (80-foot right-of-way); running thence south 86 degrees 21 minutes 40 seconds west along the south right-of-way line of Memorial Drive a distance of 423.01 feet to a concrete right-of-way monument; continuing south 85 degrees 56 minutes 10 seconds west along the south right-of-way line of Memorial Drive a distance of 374.78 feet to an iron pin; running thence south 04 degrees 03 minutes 50 seconds east along a line which forms an interior angle of 90 degrees with the preceding course a distance of 800.00 feet to an iron pin; running thence north 85 degrees 56 minutes 10 seconds east along a line which forms an interior angle of 90 degrees with the preceding course a distance of 866.90 feet to an iron pin located on the northwest right-of-way line of Hambrick Road; running thence northeasterly along the northwestern side of Hambrick Road and following the curvature thereof an arc distance of 271.0 feet to an iron pin; said last mentioned arc subtended by a chord bearing north 15 degrees 03 minutes 30 seconds east a distance of 268.11 feet; running thence north 00 degrees 29 minutes 30 seconds east along the west right-of-way line of Hambrick Road a distance of 341.61 feet to an iron pin; running thence south 86 degrees 59 minutes 10 seconds west along a line which forms an interior angle of 86 degrees 29 minutes 40 seconds with the preceding course a distance of 200 feet to an iron pin; running thence north 00 degrees 29 minutes 30 seconds east along a line which forms an interior angle of 273 degrees 30 minutes 20 seconds with the preceding course a distance of 200.00 feet to an iron pin located on the south side of Memorial Drive and the POINT OF BEGINNING; said tract containing 16.6731 acres, according to plat of survey by William H. Veal, Registered Land Surveyor, dated February 16, 1973, revised February 19, 1973, February 21, 1973 and further revised February 22, 1973.

LESS AND EXCEPT THEREFROM ALL that tract or parcel of land lying and being in Land Lot 70 of the 18th District of DeKalb County, Georgia, and being more fully described as follows:

Beginning at an iron pin located on the south side of Memorial Drive (150-foot right-of-way) 200 feet west, as measured along the south right-of-way of Memorial Drive from its intersection with the west right-of-way line of Hambrick Road (80-foot right-of-way), thence south 86 degrees 21 minutes 40 seconds west along the arc of a curve deflecting to the left to a concrete highway marker, said curve having a radius of 28,572.89 feet, a chord length of 423.01 feet and arc length of 423.01 feet; thence continuing along the southerly right-of-way line of Memorial Drive south 85 degrees 56 minutes 10 seconds west 174.78 feet to the principal place of beginning. Thence continuing along the southerly right-of-way line of Memorial Drive south 85 degrees 56 minutes 10 seconds west 200.00 feet; thence south 04 degrees 03 minutes 50 seconds east 175.00 feet; thence north 85 degrees 56 minutes 10 seconds east 200.00 feet; thence north 04 degrees 03 minutes 50 seconds west 175.00 feet to the principal place of beginning. Contains 0.8034 acres and is described according to the plat of survey by Veal Associates, Inc., Registered Land Surveyors, dated March 29, 1973.



SITE LEGEND

--- EXISTING SETBACK LINE



CLIENT:

THIS DRAWING IS THE PROPERTY OF CES GROUP OF COMPANIES, LLC. IT IS ONLY TO BE USED FOR THE PROJECT AND LOCATION IDENTIFIED HEREIN. NO PART OF THIS DRAWING IS TO BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM BY MEANS ELECTRONIC, MECHANICAL, PHOTOCOPYING OR OTHERWISE WITHOUT THE PRIOR PERMISSION OF CES GROUP OF COMPANIES, LLC.

SEAL:

REVISIONS:
NO. DATE DESCRIPTION

PROJECT:
**5615 & 5639
MEMORIAL
DRIVE**
STONE MOUNTAIN, GA 30083

SHEET TITLE:
SITE PLAN

DESIGNED BY: CES
DRAWN BY: NKV
CHECKED BY: NKV
APPROVED BY: CES

SCALE: AS SHOWN
DATE: 02-23-2022

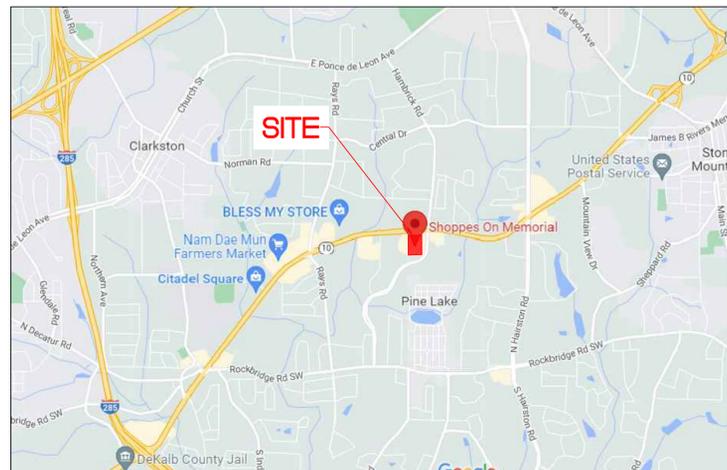
PROJECT NO.:

SHEET:

C2



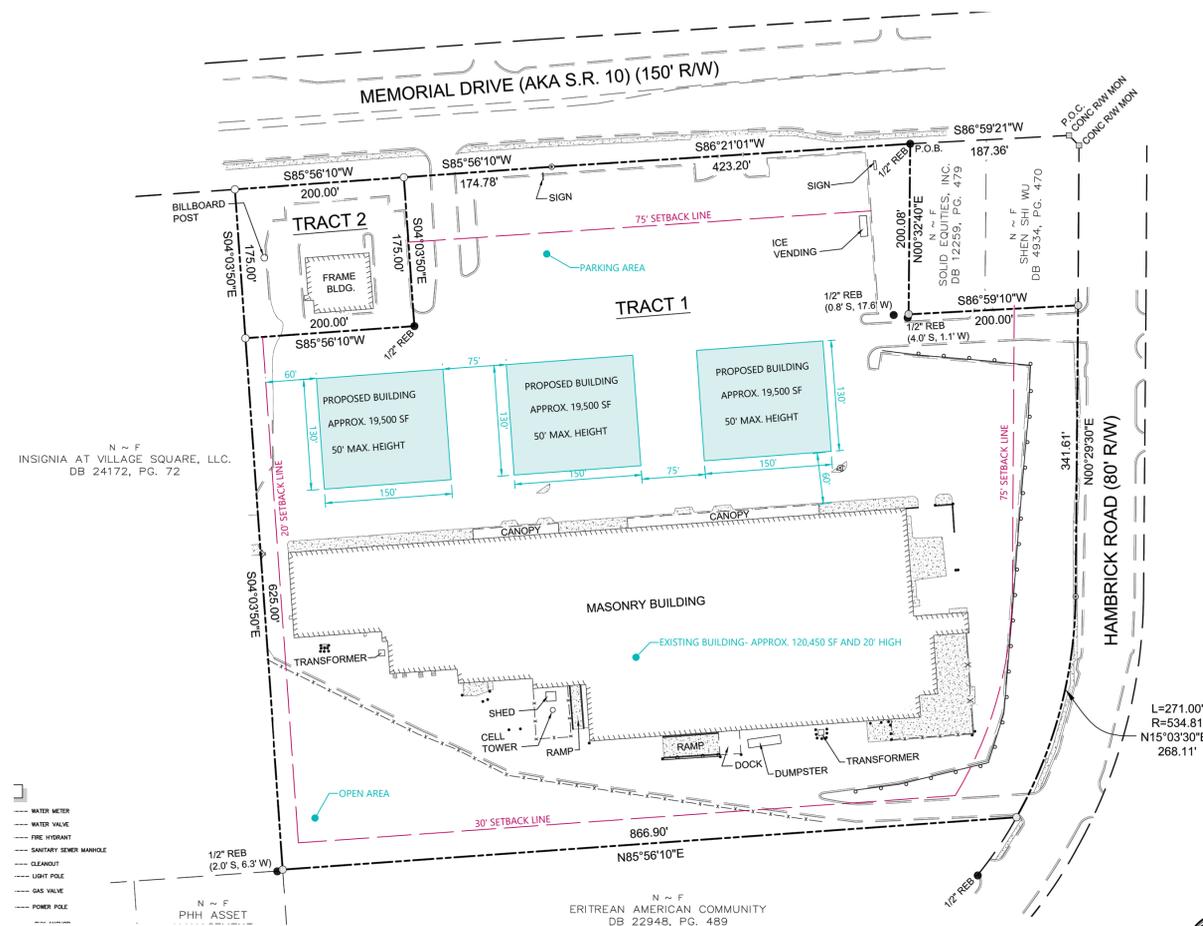
Know what's below.
Call before you dig.



VICINITY MAP
N.T.S.



SATELLITE MAP
N.T.S.



SITE PLAN

SITE AREA CALCULATIONS

LOT SIZE (TRACT 1) = 690,862 SQ. FT. (15.86AC)
ALLOWED LOT COVERAGE = 80%
PROPOSED LOT COVERAGE = 80%

LANDSCAPE REQUIREMENTS WILL BE FULFILLED AS PER RE-ZONING

BUILDING AREA CALCULATIONS

TOTAL BUILDING AREA = 178,950 SQ. FT.
-EXISTING BUILDING AREA = 120,450 SQ. FT.
-PROPOSED BUILDING AREA = 58,500 SQ. FT.

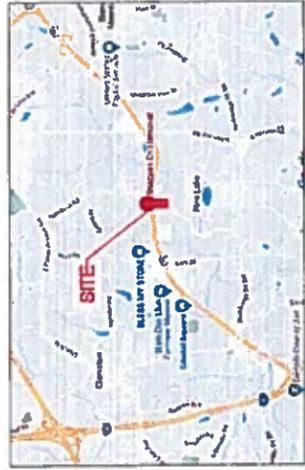
ZONING

JURISDICTION DEKALB COUNTY
C-1 (LOCAL COMMERCIAL DISTRICT)

OWNER/DEVELOPER

PATRICK KELLY
6685 PEACHTREE INDUSTRIAL BLVD.
DORAVILLE, GA 30360
PHONE: 770.778.5429
EMAIL: PKELLY@MKI-INC.COM

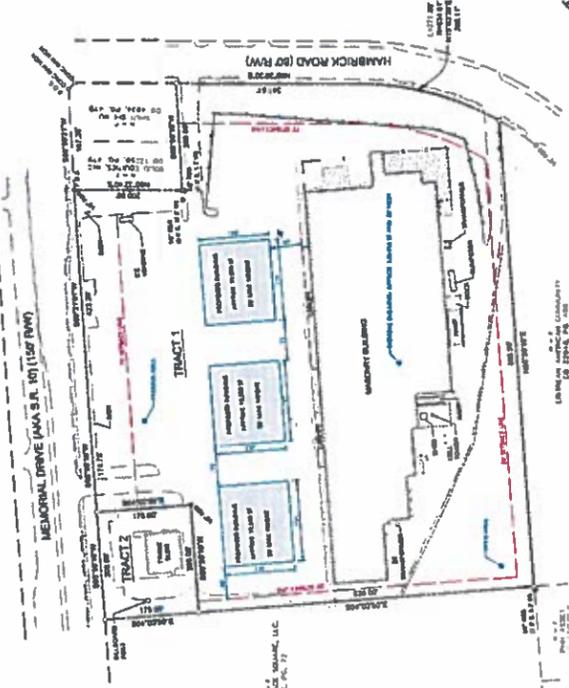




VICINITY MAP



SATELLITE MAP



SITE PLAN

SITE AREA CALCULATIONS	
NET AREA (1)	48,887 SQ. FT. (1.14AC)
ALLOWED LOT COVERAGE	40%
PROPOSED LOT COVERAGE	40%
LANDSCAPE EQUIPMENT SHALL BE INSTALLED AS PER 94-10000	
BUILDING AREA CALCULATIONS	
TOTAL BUILDING AREA	17,700 SQ. FT.
PERMITTED BUILDING AREA	17,700 SQ. FT.
PERMITTED BUILDING AREA	17,700 SQ. FT.
ZONING	
ZONING	C-1
JURISDICTION	CITY OF SAN JOSE
COUNTY	SANTA CLAYTON COUNTY
DISTRICT	(LOCAL COMMERCIAL DISTRICT)

OWNER/DEVELOPER
 PATRICK KELLY
 6855 PEACHTREE PALMS TRAIL BLVD.
 DORAVILLE, GA 30090
 PHONE: 770.775.2409
 EMAIL: PKELLY@GSI-ACC.COM

PROJECT
**5615 & 5639
 MEMORIAL
 DRIVE**
 STONE MOUNTAIN, GA 30083

SHEET TITLE
SITE PLAN

DESIGNED BY	CEB
DRAWN BY	NUV
CHECKED BY	NUV
APPROVED BY	CEB
SCALE	AS SHOWN
DATE	08/25/2011
PROJECT NO.	
SHEET	C2



SITE LEGEND

--- EXISTING DISTANCE LINE

ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES SHALL BE VERIFIED BY THE ENGINEER PRIOR TO CONSTRUCTION. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS.

SCALE

REVISIONS

NO. DATE DESCRIPTION

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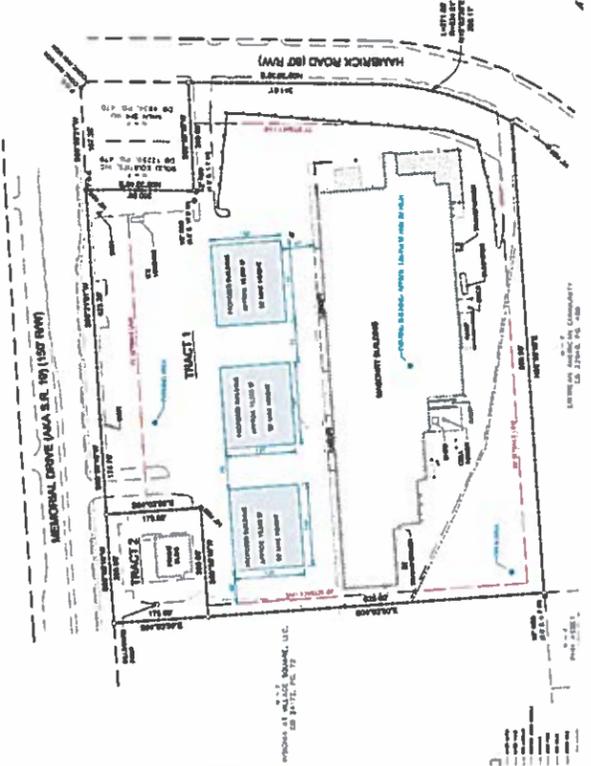




VICINITY MAP



SATELLITE MAP



SITE PLAN



SITE LEGEND

--- EXISTING EXTRACT LINE

SITE AREA CALCULATIONS

LOT 2077 (LOT 1) BASE
 PROPOSED LOT COVERAGE = 80%

LANDSCAPE REQUIREMENTS WILL BE FULFILLED AS PER RE-ZONING

BUILDING AREA CALCULATIONS

TOTAL BUILDING AREA = 178,200 SQ. FT.
 EXISTING BUILDING AREA = 170,200 SQ. FT.
 PROPOSED BUILDING AREA = 8,000 SQ. FT.

ZONING

APPLICABLE ZONING: C-1
 CITY AND COUNTY: (LOCAL COMMERCIAL DISTRICT)

OWNER/DEVELOPER

PATRICK KELLY
 10000 MEMORIAL DRIVE, SUITE 100
 ROCKVILLE, CA 95065
 PHONE: 707.776.5408
 EMAIL: PKELLY@MPHARC.COM



CLIENT

REAL

NO. DATE DESCRIPTION

PROJECT

5615 & 5639
 MEMORIAL
 DRIVE
 STONE MOUNTAIN, CA 95065

SITE PLAN

DESIGNED BY: CES
 DRAWN BY: MIV
 CHECKED BY: MIV
 APPROVED BY: CES

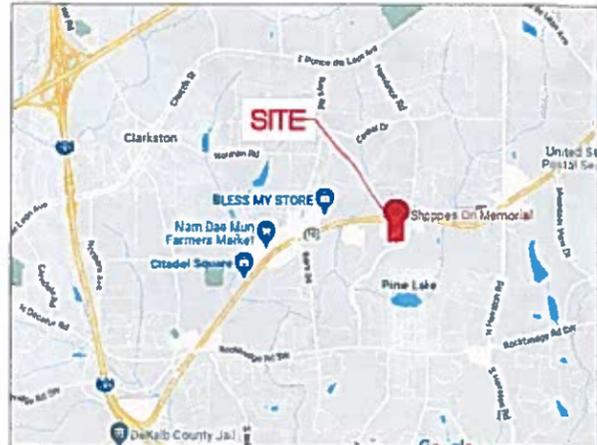
SCALE: AS SHOWN
 DATE: 05.13.2025
 PROJECT NO.:
 SHEET NO.: C2





SITE LEGEND

--- EXISTING SETBACK LINE



VICINITY MAP
NTS

CALCULATIONS

AREA = 690,862 SQ. FT. (15.86AC)
DENSITY = 80%
HEIGHT = 80%
REQUIREMENTS WILL BE FULFILLED AS PER RE-ZONING

SEA CALCULATIONS

SEA AREA = 178,950 SQ. FT.
SEA AREA = 120,450 SQ. FT.
SEA AREA = 58,500 SQ. FT.

DEKALB COUNTY
(LOCAL COMMERCIAL DISTRICT)



SATELLITE MAP
NTS



CLIENT

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SEAL

REVISIONS	NO.	DATE	DESCRIPTION

PROJECT
**5615 & 5639
MEMORIAL
DRIVE**
STONE MOUNTAIN, GA 30083

SHEET TITLE
SITE PLAN

DESIGNED BY: CES
DRAWN BY: NKV
CHECKED BY: NKV
APPROVED BY: CES

SCALE: AS SHOWN
DATE: 02-23-2022

PROJECT NO.
SHEET

C2



Know what's below.
Call before you dig.



AK MEMORIAL SHOPPING CENTER, LLC

6685 PEACHTREE INDUSTRIAL BLVD.

DORAVILLE, GA 30360

770-368-3085

February 24, 2022

VIA HAND DELIVERY AND EMAIL

Mr. Andrew Baker, AICP

Director

DeKalb County Department of Planning & Sustainability

330 West Ponce de Leon Avenue, Suites 100-500

Decatur, Georgia 30030

Re: Rezoning of 5615 Memorial Drive

Dear Mr. Baker:

On behalf of AK Memorial Shopping Center, LLC (“AK Memorial” or the “Applicant”), I am pleased to provide for review and consideration by DeKalb County this letter of intent and the accompanying application materials in support of the requested Rezoning of the above-referenced property (the “Subject Property”) from its current classification Local Commercial (C-1) to the Office-Distribution (OD) classification to allow for film/movie/television production studios. If approved, the Rezoning will allow for the redevelopment of the Subject Property, which currently contains a discount retail component and gymnasium, into new, custom designed, studio space with redevelopment of the existing building to provide office and support space for the studios. The proposed development will update the Subject Property into an attractive, modern facility in keeping with the County’s Memorial Drive revitalization corridor plan.

Included with this letter of intent are the following materials:

A. An Application to Amend the Official Zoning Map of DeKalb County;

B. A Site Plan;

C. A Survey and Legal Description of the Subject Property;

D. Elevations and Renderings; and

E. Justification for the proposed Rezoning (included within the body of this letter).

Summary of the Proposed Project

As noted above, the Applicant seeks approvals necessary to redevelop the Subject Property, which now contains discount retail and gymnasium (previously occupied by K-Mart) and associated street-fronting parking lot. On this property, AK Memorial proposes to construct and operate film/movie/television studios containing approximately 20,000 square feet of space or more for each building. The existing building on the property will be renovated to provide offices and mill space to support the studio space. The perimeter of the property will be fenced and gated to provide security for the facility. Landscaping will be installed along the fencing to enhance the appearance of the project.

The Subject Property is currently zoned Local Commercial (C-1), which does not permit movie studios. The Applicant requests the Subject Property to be rezoned from C-1 to OD to allow for film/movie/television production studios and supporting space.

Zoning Map Amendment Review and Approval Criteria

Proposed zoning amendments are evaluated in light of the following standards.

1. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.

AK Memorial's proposed redevelopment of the Subject Property is not consistent with the County's current Comprehensive Development Plan and Future Land Use Map, which designates the Subject Property as "NC" (Neighborhood Center). However, it is consistent with nearby properties that are already designated "CRC" (Commercial Redevelopment Corridor), which does allow for the OD zoning classification. In conjunction with this rezoning application, the County is considering a Future Land Use Map amendment to change the classification to CRC which would allow the OD zoning. The change to CRC is in keeping with the County's redevelopment goals of the Memorial Drive corridor.

2. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

The Subject Property is currently in an economically depressed area that needs redevelopment. The Subject Property is adjacent to another strip center and has commercial uses across the street. This proposed use is consistent with the adjacent and nearby commercial uses located along Memorial Drive and will replace the current discount retail space with a use that will generate local jobs, local spending at other businesses, and education opportunities. The Applicant respectfully submits the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties and will not only efficiently accommodate vehicular traffic but will also be more welcoming to pedestrians.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

The Applicant respectfully submits the proposed redevelopment will substantially enhance the economic use of the property by replacing the existing discount retail space with into new, custom-designed film/movie/television studios and supporting space.

4. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or near-by properties.

The proposed redevelopment will include custom-designed studios that will not adversely impact the existing use or usability of adjacent properties. This zoning proposal will enhance the usability of surrounding properties by providing jobs and associated foot traffic to neighboring businesses.

5. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

The Subject Property is currently occupied by a discount retail space and associated street-fronting parking lot that is struggling to survive. The zoning proposal is intended to allow for the redevelopment of the Subject Property as film/television/movie production studios that better reflects the County's desired goals for redevelopment of the Memorial Drive corridor. AK Memorial seeks to make a significant investment in this location and redevelop the existing site in a manner that it believes will benefit the surrounding community. The proposed studios will be a source of jobs, training, and commercial activity. The proposed site improvements will result in more inviting, and safe environment.

6. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.

The Applicant respectfully submits the zoning proposal will have no adverse effect on any historic or archaeological resources. The redevelopment will be consistent with County's redevelopment goals and the Applicant believes the improvement of the Subject Property will have a positive impact on adjacent and nearby properties.

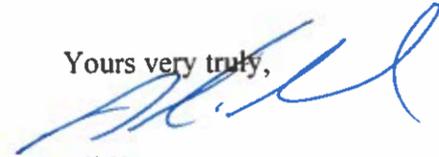
7. Whether the zoning proposal will result in a use which will or could cause excessive or burden-some use of existing streets, transportation facilities, utilities, or schools.

The zoning proposal will not cause an excessive or burdensome use of existing streets, transportation facilities, or utilities and will have no impact on school enrollment. The traffic will be reduced from commercial retail traffic to daily work commuters. The utility usage will remain essentially the same as the current use.

Summary and Conclusion

I believe this letter of intent, together with the accompanying application and supporting documents, provide all the information required by the County to review and evaluate this request. If there are other materials or information you believe would be helpful to your review of this request, please do not hesitate to contact me. I look forward to our continued cooperative efforts on this important matter.

Yours very truly,



Ali Katoot

AK MEMORIAL SHOPPING CENTER, LLC

6685 PEACHTREE INDUSTRIAL BLVD.

DORAVILLE, GA 30360

770-368-3085

March 28, 2022

VIA EMAIL

Mr. Brandon White, AICP

Director

DeKalb County Department of Planning & Sustainability

330 West Ponce de Leon Avenue, Suites 100-500

Decatur, Georgia 30030

Re: Future Land Use Amendment
5615 Memorial Drive, Stone Mountain, GA

Dear Mr. White:

In response to your e-mail of March 25, 2022, we are providing the following:

A. Land Use Amendment criteria

1. Whether the proposed land use change will permit uses that are suitable in view of the use and development of adjacent and nearby properties.

The Subject Property is currently in an economically depressed area that needs redevelopment. The Subject Property is adjacent to another strip center and has commercial uses across the street. This proposed use is consistent with the adjacent and nearby commercial uses located along Memorial Drive and will replace the current discount retail space with a use that will generate local jobs, local spending at other businesses, and education opportunities. The Applicant respectfully submits the land use change proposal will permit uses that are suitable in view of the use and development of adjacent and nearby properties and will not only efficiently accommodate vehicular traffic but will also be more welcoming to pedestrians.

2. Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property.

The Applicant respectfully submits the proposed land use change will be in keeping with the surrounding area. DeKalb County has determined that this property is in an area that needs redevelopment and has already change several nearby properties to the CRC future land use classification. The surrounding uses will benefit from the redevelopment of this property.

3. Whether the proposed land use change will result in uses which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

The change to CRC will not create any excessive use of streets, transportation facilities, utilities or schools. The only traffic that will be generated from the new use will be employees coming and going to work. Historically, this property was a retail store that generated much more traffic

than will occur under the new land use classification. The new use will not require any additional utilities that what already serves the property. Finally, because the use is commercial, it will not have any burden on the school system.

4. Whether the amendment is consistent with the written policies in Comprehensive Plan text.

The requested change to the CRC designation is consistent with the policies in the Comprehensive Plan. It is the understanding of the Applicant that the County has already researched the instant area and determined that this is an area that needs redevelopment. Several properties in the area have already been reclassify to the CRC land use classification.

5. Whether there are environmental impacts or consequences resulting from the proposed change.

The request to change to the CRC future land use designation well not have any adverse environmental impacts. The property is already covered with impervious surface. The redevelopment of the site will allow 4 new plantings hand pervious surfaces added to the site.

6. Whether there are impacts on properties in an adjoining governmental jurisdiction in cases of proposed changes near county boundary lines.

The instant site is not near any adjoining governmental jurisdiction so there will be no impact on any such jurisdiction.

7. Whether there are other existing or changing conditions affecting the use and development of the affected land areas which support either approval or denial of the proposed land use change.

The general economic condition of the memorial Dr corridor supports approval of this land use amendment. DeKalb County has previously determined that property is in this area need new economic activity. Approval of this application will allow for the redevelopment of this site which will provide hundreds of jobs hand economic growth in this area.

8. Whether there are impacts on historic buildings, sites, districts or archaeological resources resulting from the proposed change.

The existing building on the site was formerly a Kmart retail store. There are no historic buildings or sites on the site.

B. We have asked the owner of the one-acre tract on the corner for an executed campaign disclosure form. As soon as he returns the form, we will forward to you.

C. Criteria H: Whether the zoning proposal adversely impacts the environment or surrounding natural resources.

This rezoning will not have any adverse impacts on the environment or surrounding natural resources. The property is already developed with near maximum impervious surface. This zoning will allow redevelopment of the site which will include additional plantings and less impervious surface.

- D. The legal description included in the application and amendment are correct for the three separate tax parcels. Our legal description covers the two tax parcels owned by AK Memorial Shopping Center, LLC. The legal description in the amendment is for the parcel with the burned down restaurant.
- E. The owner of the parcel we are purchasing informs us that the property was transferred to R&P Enterprises, LLC. Our contract to purchase the property is with R&P Enterprises, LLC. We have asked the owner to verify and provide a copy of the deed where the property was transferred to R&P. If the property was transferred, we will provide you with documentation. If not, we will file a corrected authorization and campaign disclosure statement.

I have attached a digital copy of the site plan to this email for your review as well. If you need anything further, please let me know and I will get you that information quickly.

Sincerely,

Scott Bennett

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: 03/31/2022

TO WHOM IT MAY CONCERN:

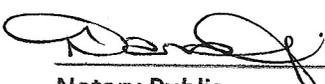
(I) (WE) Omega Deed, LLC
Name of owner(s)

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

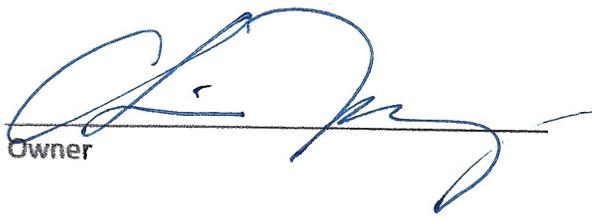
AK Memorial Shopping Center, LLC
Name of Agent or Representative

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

SARABETH NARANJO
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires Nov. 4, 2022



Notary Public



Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

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 contribution to a local government official within two years immediately preceding the filling 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.

Notary



Signature of Applicant /Date 3/31/22
Check one: Owner _____ Agent X

Expiration Date/ Seal

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

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: 03/31/2022

TO WHOM IT MAY CONCERN:

(I) (WE) Omega Deed, LLC
Name of owner(s)

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

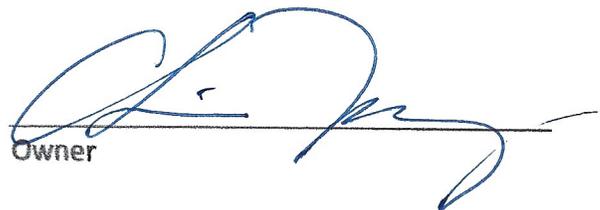
AK Memorial Shopping Center, LLC
Name of Agent or Representative

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

SARABETH NARANJO
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires Nov. 4, 2022



Notary Public



Owner

Notary Public

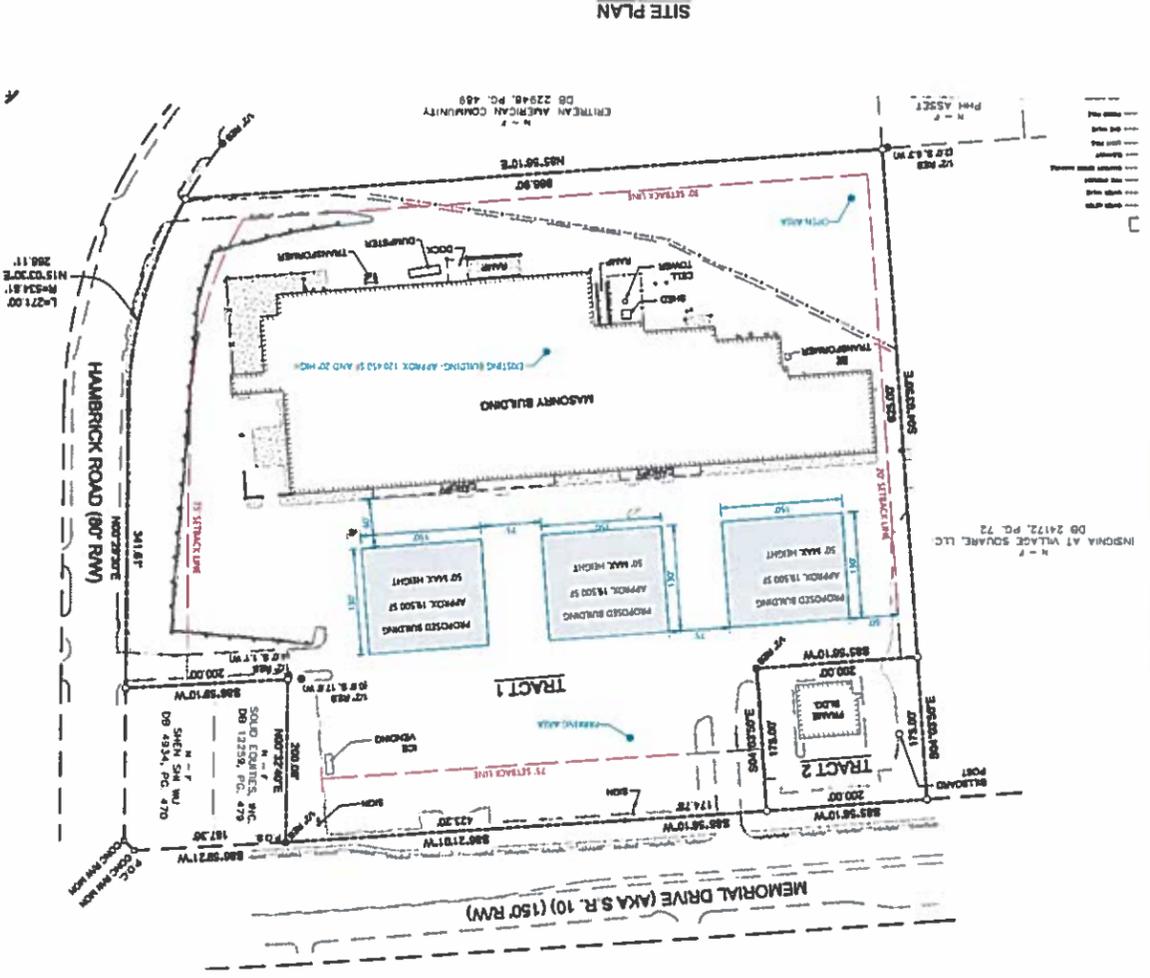
Owner

Notary Public

Owner

Notary Public

Owner



OWNER/DEVELOPER
 PATRICK KELLY
 6605 PEACHTREE INDUSTRIAL BLVD.
 DORAVILLE, GA 30096
 PHONE 770.778.5429
 EMAIL: PKELLY@MMJINC.COM

SITE AREA CALCULATIONS

LOT SIZE (TRACT 1)	= 690,862 SQ. FT. (15.86AC)
ALLOWED LOT COVERAGE	= 80%
PROPOSED LOT COVERAGE	= 80%
LANDSCAPE REQUIREMENTS WILL BE FULFILLED AS PER RE-ZONING	
BUILDING AREA CALCULATIONS	
TOTAL BUILDING AREA	= 178,950 SQ. FT.
-EXISTING BUILDING AREA	= 120,450 SQ. FT.
-PROPOSED BUILDING AREA	= 58,500 SQ. FT.
ZONING	
JURISDICTION	DEKALB COUNTY (LOCAL COMMERCIAL DISTRICT)
NO. DATE	5-1



SITE LEGEND

- EXISTING STRACK LINE

811
 Know what's below.
 Call before you dig.

C2

PROJECT NO. _____
 DATE: 07-23-2024
 SCALE: AS SHOWN
 DESIGNED BY: CES
 DRAWN BY: NKV
 CHECKED BY: NKV
 APPROVED BY: CES

SITE PLAN

PROJECT: 5615 & 5639 MEMORIAL DRIVE, STONE MOUNTAIN, GA 30083

REVISIONS:

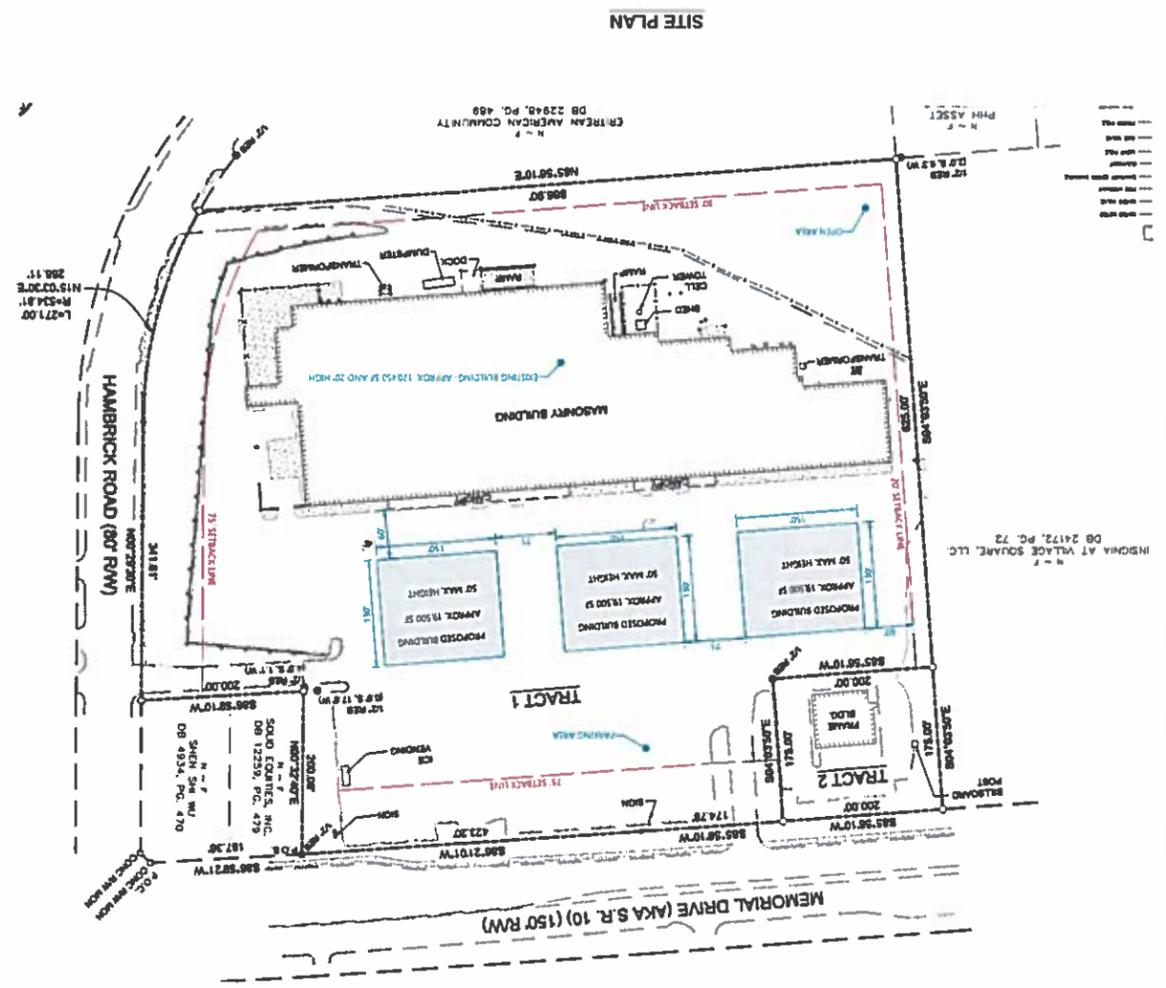
NO.	DATE	DESCRIPTION

SEAL:

THIS DRAWING IS THE PROPERTY OF CES COMMERCIAL, LLC. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF CES COMMERCIAL, LLC. PHOTOGRAPHY OF THE SITE AND THE INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF CES COMMERCIAL, LLC.

CLIENT:

Specialty Engineering Services, Inc.



OWNER/DEVELOPER
 PATRICK KELLY
 6685 PEACHTREE INDUSTRIAL BLVD.
 DORAVILLE, GA 30260
 PHONE: 770.778.5428
 EMAIL: PKELLY@MKHINC.COM

SITE AREA CALCULATIONS

LOT SIZE (TRACT 1) = 690,862 SQ. FT. (15.86AC)
 ALLOWED LOT COVERAGE = 80%
 PROPOSED LOT COVERAGE = 80%

LANDSCAPE REQUIREMENTS WILL BE FULFILLED AS PER RE-ZONING

BUILDING AREA CALCULATIONS

TOTAL BUILDING AREA = 178,950 SQ. FT.
 -EXISTING BUILDING AREA = 120,450 SQ. FT.
 -PROPOSED BUILDING AREA = 58,500 SQ. FT.

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

SITE LEGEND

--- EXISTING SETBACK LIMIT



811
 Know what's below.
 Call before you dig.

C2
 SHEET

PROJECT NO. _____
 DATE: **09-21-2023**
 SCALE: AS SHOWN

DESIGNED BY: CES
 DRAWN BY: NKV
 CHECKED BY: NKV
 APPROVED BY: CES

SITE PLAN
 SHEET TITLE

PROJECT: **5615 & 5639 MEMORIAL DRIVE**
 STONE MOUNTAIN, GA 30083

NO. DATE DESCRIPTION
 REVISIONS

SEAL

CLIENT

Group of Companies, LLC. It is only to be used for the project and location identified herein. No part of this drawing is to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise without the prior written permission of Group of Companies, LLC.

Group of Companies, LLC. 811
 Atlanta, Georgia. Project Design

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: MKI, Inc. Phone: 404-574-9392 Email: akatoot@mki-inc.com

Property Address: 5615 Memorial Drive

Tax Parcel ID: 18 070 03 011 Comm. District(s): 4 & 6 Acreage:

Existing Use: shopping plaza Proposed Use film studio

Supplemental Regs: Overlay District: none DRI:

Rezoning: Yes No

Existing Zoning: C-1 Proposed Zoning: TBD Square Footage/Number of Units:

Rezoning Request: Redevelopment of the site for a film studio and signage

Land Use Plan Amendment: Yes No

Existing Land Use: NC Proposed Land Use: TBD 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:



404.371.2155 (o) | Clark Harrison Building
 404.371.4556 (f) | 330 W. Ponce de Leon Ave
 DeKalbCountyGa.gov | Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: 2/4/22 Review Calendar Dates: X PC: 5/3/22 BOC: 5/26/22
 Letter of Intent: X Impact Analysis: X Owner Authorization(s): Campaign Disclosure:
 Zoning Conditions: Community Council Meeting: X 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: no 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: perimeter
 Bldg. Height: 40-50ft Bldg. Orientation: Bldg. Separation: Bldg. Materials:
 Roofs: Fenestration: Façade Design: Garages: Pedestrian Plan:
 Perimeter Landscape Strip:
 Possible Variances:

Comments: Applicant needs to meet with Commissioner Bradshaw to initiate future land use amendment off cycle. Site plan still in development. Options for land use amendment have been provided. Possible May zoning cycle.

Planner: Brandon White Date Feb. 4, 2022

Filing Fees

REZONING:	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
LAND USE MAP AMENDMENT		\$500.00
SPECIAL LAND USE PERMIT		\$400.00

Scott Bennett

Subject: Community Meeting for Memorial Dr Studios (Mon @ 5pm - 7pm)
Location: 5615 Memorial Dr (5615 Memorial Dr, Stone Mountain, Georgia 30083); or Join Zoom Meeting; <https://us02web.zoom.us/j/5707875133>

Start: Mon 2/21/2022 5:00 PM
End: Mon 2/21/2022 7:00 PM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Crystal Carroll
Required Attendees: afn48786@gmail.com; Meme Obong; Crystal Carroll; Parker, Tim; Ibraheem Katoot; ibrahimh49@gmail.com; oshkey15@gmail.com; terry@brantland.com; Scott Bennett; Donna Smiley; Wendy Schofield; bella@bellalanedesigns.com; qikpikatl@gmail.com; aoakes6@gatech.edu; zprice@gsu.edu; Joan Carroll
Optional Attendees: carrolldarius@yahoo.com; Ali Katoot; shantalana@gmail.com; donna.smiley@compass.com; tpalmer8@gsu.edu; Mariamm1985@yahoo.com; deltasigmawhite@yahoo.com

Join Zoom Meeting
<https://us02web.zoom.us/j/5707875133>

Meeting ID: 570 787 5133
One tap mobile
+16465588656,,5707875133# US (New York)
+13017158592,,5707875133# US (Washington DC)

Dial by your location
+1 646 558 8656 US (New York)
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)
+1 669 900 9128 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)

Meeting ID: 570 787 5133
Find your local number: <https://us02web.zoom.us/u/knl3NakNp>

Agreement Sign Up

02/21/2022

NO.	NAME	EMAIL	PHONE
1	Bestir Mohamed	Bem3765@Hotmail.com	404 980 2323
2	Maram Mohamed	maramm1985@juno.com	470 493 4673
3	Oma-Sheky	osheky15@gmail.com	404-930 2257
4	Dorcy Morgan	shotxbuddies@gmail.com	678-392-5964
5	Thomas Palmer	tpalmer8@gsu.edu	404 418 - 2855
6	Chelsea Carroll	chelsacarrroll@gmail.com	678-300-6214
7	Kirk Chanda	elitektuiz@gmail.com	(470) 661-1783
8	Abdi m/sak		678 779 3488
9	Annie Witherspoon	peggyzparlor@yahoo.com	404-375-8762
10	H/USSEIN		404 567 3344
11	Jackson Miller	jmill12@yahoo.com	404 245 8304
12	Ibrahim Khatib	ibrahimkhatib@yahoo.com	404 424 6248
13	Patrick Kelly	AFN4878@gmail.com	770/778-5429
14	John Hutchins	JHutchins@gmail.com	678 978 2121
15	MUATAZ MALIK	M6788983631@HOTMAIL.COM	678-898-3631
16	Salim Abdulle	salimabdulle15@gmail.com	404.446.6130
17	Donna Smiley	Donna.Smiley@compass.com	404.580.1265
18	Bella Lane	bella@bellalanedesigns.com	71656-4007
19	Heinman Witherspoon	areliablehw@gmail.com	404-787-4471
20	Chris Butler	quikpikat@gmail.com	404 449 2754

com
com
com

Sign In

NO.	NAME	EMAIL	PHONE
1	Bashir M Shams	Bam3765@hotmail.com	404 980 2323
2	Mariam Mohamed	marianne85@yahoo.com	470 493 4673
3	Omar Sheldy	oshekhey15@gmail.com	404-932-2257
4	Devery Mangon	snakobuddies@gmail.com	678-392-5941
5	Thomas Palmer	tpalmer8@gmail.com	
6	Chelse' Carroll	carrollchelse@gmail.com	678-300-6214
7	Kirk Chang	Eliektuiz@gmail.com	(470) 661-1783
8	Abdi m Issak		678 779 3488
9	Jackson Miller	Jmiller72@yahoo.com	404 245 8804
10	Itorcheem Koko	itorcheemk69@gmail.com	404 421 6449
11	Annie Witherspoon	peggyzparlor@yahoo.com	404-375-8762
12	HUSSEIN MURPHY		404 567 3344
13	MATAZ MALIK	M6788983631@hotmail.com	
14	Patrick Kelly	AF44786@gmail.com	7/778-5429
15	Sahin Abdulk	Sahinabdul15@gmail.com	404.446.6130
16	LaDonna Smiley	DonnaSmiley@compass.com	404.580.1265
17	Bella Lane	bellu@bellalanedesigns.com	7) 656-4007
18	Herman Witherspoon	ureliablehw@gmail.com	404-797-4471
19	Chris Butler	qikpiKat@gmail.com	404-449-2754
20	Timothy Parker	tparker@dateacademy.org	678-999-9290

oom

oom

oom

zoom

Sign In

	NO.	NAME	EMAIL	PHONE
200m	1	a.oakes6@gatech.edu (Atrium Property owner)	Ashlyn Oakes (Gvt Tech Student)	470-208-9410
oom	2	Terry Brantley (GA State Clarkston)	terry@brantland.com	678-409-9635
200m	3	Zowanda Price	zopmedia@yahoo	678 891-3381
oom	4	Joan Bell	jbellcarroll@gmail	404 787-2513
oom	5	Weez Tomlinson		646-852-3328
oom	6	Andre (Action Group) (DeKalb AKT)	artbyandre@yahoo	404 822 1562
oom	7	Shante Hereford (DeKalb)	shantalana@gmail	4) 749-0192
oom	8	Clarence Boston	clarence.boston@hotmail	404 4496 295
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	20			



Mk Industries would like to thank you for coming to our first community meeting. We hope that we have given you valuable insight as to what our future development project would look like in your community.

We want:

- Re-zone property to O/D zone
- Invest \$25 million into the property
- Build sound stages
- Create lasting partnership with the community and schools
- Be a catalyst for change on memorial drive
- Bring jobs to Dekalb county specifically in the film industry

If you agree with our development project, would you please sign below. Signing is only signaling that you as "community partners and residents" are for this project in your community. Please sign below.

Ladonna Smiley
Ladonna Smiley



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If you agree with our development project, would you please sign below. Signing is only signaling that you as "community partners and residents" are for this project in your community. Please sign below.

Salim Abdulle

404-446-6170

02/21/22



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MUATAZ MALIK



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A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.



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J. V. S. S. E. 12



Mk Industries would like to thank you for coming to our first community meeting. We hope that we have given you valuable insight as to what our future development project would look like in your community.

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Abdi in Issa



Mk Industries would like to thank you for coming to our first community meeting. We hope that we have given you valuable insight as to what our future development project would look like in your community.

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If you agree with our development project, would you please sign below. Signing is only signaling that you as “community partners and residents” are for this project in your community. Please sign below.


Annie Witherspoon



Mk Industries would like to thank you for coming to our first community meeting. We hope that we have given you valuable insight as to what our future development project would look like in your community.

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Kiet Chung



Mk Industries would like to thank you for coming to our first community meeting. We hope that we have given you valuable insight as to what our future development project would look like in your community.

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If you agree with our development project, would you please sign below. Signing is only signaling that you as "community partners and residents" are for this project in your community. Please sign below.


Mr. Shelly
404-932-2257



Mk Industries would like to thank you for coming to our first community meeting. We hope that we have given you valuable insight as to what our future development project would look like in your community.

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If you agree with our development project, would you please sign below. Signing is only signaling that you as “community partners and residents” are for this project in your community. Please sign below.

A handwritten signature in black ink, appearing to be a stylized name, possibly 'T. P.', written over a horizontal line.



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If you agree with our development project, would you please sign below. Signing is only signaling that you as “community partners and residents” are for this project in your community. Please sign below.

A handwritten signature in cursive script, appearing to read 'C. A. A.', is written in black ink on the white background.



Mk Industries would like to thank you for coming to our first community meeting. We hope that we have given you valuable insight as to what our future development project would look like in your community.

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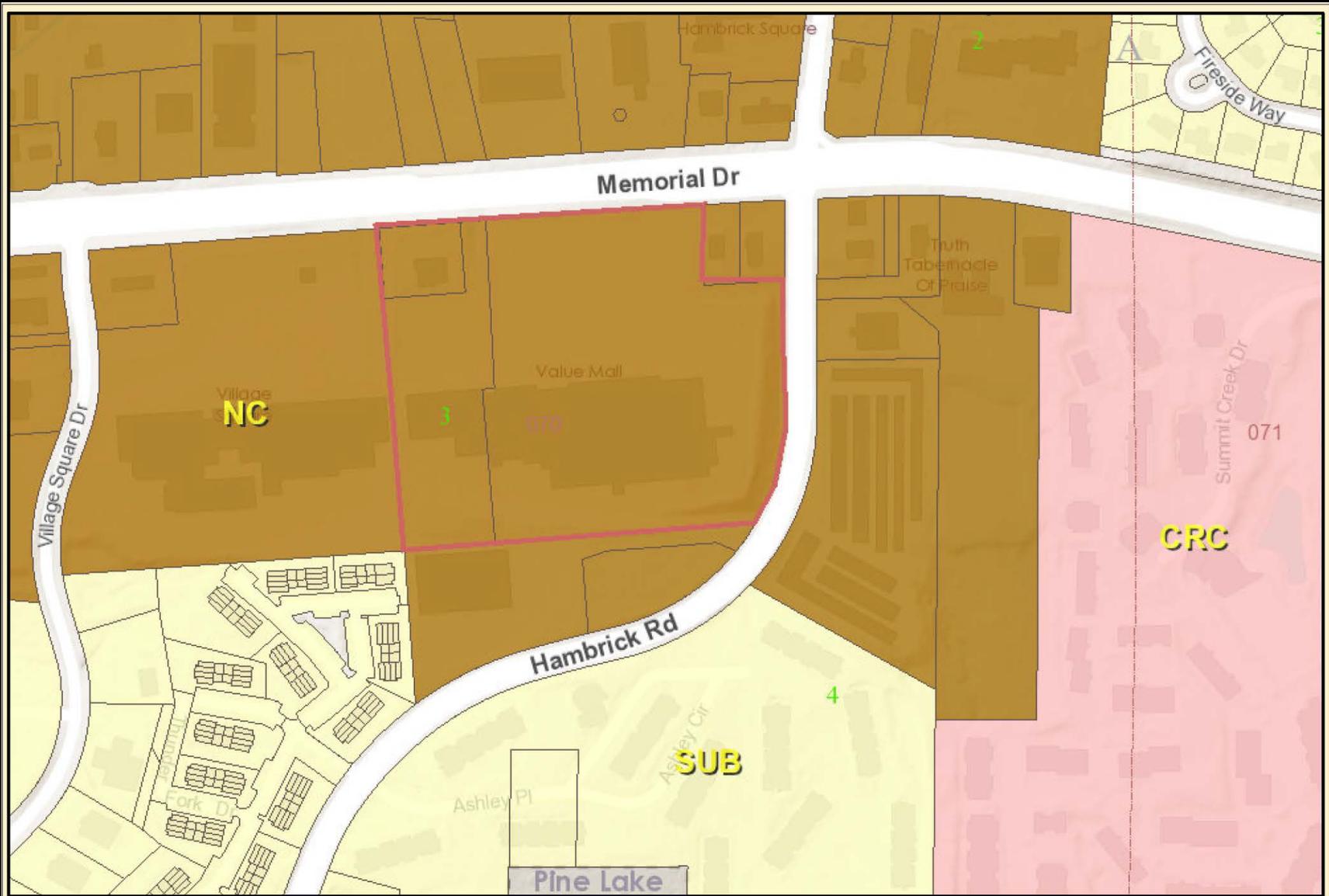
A handwritten signature in black ink, appearing to be a stylized name, possibly 'D. Jones' or similar, written over a faint horizontal line.











LP-22-1245669 Land Use Map

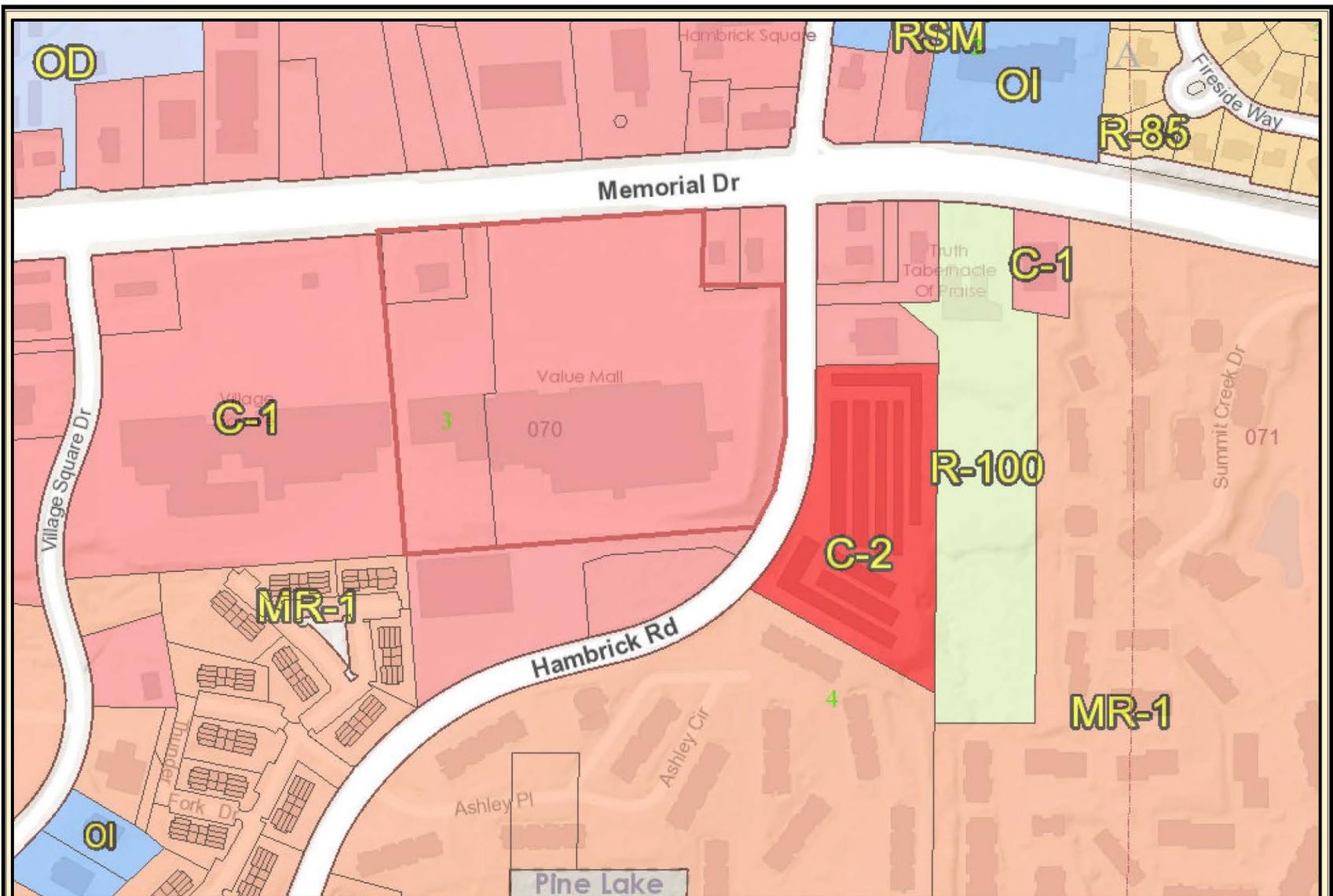


Date Printed: 4/6/2022



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LP-22-1245669 Zoning Map



Date Printed: 4/8/2022



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