



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030

(404) 371-2155 / www.dekalbcountyga.gov/planning

Michael Thurmond
Chief Executive Officer

Planning Commission Hearing Date: March 1, 2022

Board of Commissioners Hearing Date: March 24, 2022

STAFF ANALYSIS

Revised 4/15/2022

Case No.: CZ-22-1245320 **Agenda #:** D. 5

Location/Address: 3644 Memorial Drive, Decatur, GA **Commission District:** 3 **Super District:** 7

Parcel ID: 15-217-04-024

Request: Major Modification of conditions approved pursuant to CZ-14-19143, to allow a drive-through car wash in a C-1 (Local Commercial) district.

Property Owner: Joseph Burke/Atlantic Development Partners

Applicant/Agent: Harold Buckley, Jr. for Caliber Car Wash

Acreage: 1.44

Existing Land Use: Vacant, paved with asphalt

Surrounding Properties: **North:** Avondale Estates; single-family residential use **South:** You Store-It Storage Facility (C-1) **East:** You Store-It Storage Facility (C-1) **West:** Walmart (MU-4) **Northeast:** Avondale Estates; single-family residential use **Northwest:** DeKalb School of the Arts (R-75) **Southeast:** You Store-It Storage Facility (C-1) **Southwest:** NAPA Auto Parts Store (C-1)

Comprehensive Plan Policies: Town Center **Consistent** **Inconsistent**

Proposed Building Square Ft.: 4,381	Existing Building Square Feet: None
Proposed Lot Coverage: information not provided	Existing Lot Coverage: 79.5%

Companion Application: The applicant has filed a companion application, SLUP-14-19144, to allow the drive-through lanes of the proposed car wash.

ZONING HISTORY

Development proposals between 2003 and 2014 have resulted in several zoning, special land use permit, variance, and special exception approvals for the subject property. None of the proposed developments were constructed, and the site is currently undeveloped.

CZ-03-050: In 2003, the 1.44-acre subject parcel was rezoned in conjunction with the adjoining 24.69-acre tract(at the time, the Avondale Mall, now Walmart) from C-1 (Local Commercial) to OCR (Office Residential

SLUP-07-12803 and SLUP-07-12812: A proposal for an eight-story mixed-use building with residential units over ground floor commercial, and, on a separate parcel, an eight-story mixed-use building consisting of two buildings with residential above ground floor and second story commercial. The SLUPs were requested to increase the maximum allowed height of proposed buildings.

SLUP-11 -16976: A four-story, 60-unit senior assisted living facility for military veterans.

CZ-14-19143 and SLUP-14-19144: A proposal for a 3,808 square foot Bojangles drive-through restaurant.

SITE ANALYSIS

Site Characteristics

The subject property is a 1.44-acre site with frontage on Memorial Drive, a major thoroughfare and state route (SR 154). The property was previously developed but cleared of structures so that only asphalt parking lot and the footprint of the demolished building remain. The asphalt paving is located within approximately five feet of the northeast property line, which adjoins the back yards of single-family homes located in the City of Avondale, in the Avonwoods subdivision. The Avondale Estates properties are zoned R-12 (Low Density Residential); thus, the subject property is required to have a 50-foot transitional buffer along its northeast property line.

A two-way curb cut on Memorial Drive provides vehicular access to the property. In addition, there is interparcel access via a driveway easement across the Napa Auto Parts store on the adjoining property to the west to the driveway of the Walmart property, located approximately 400 feet to the west at the signalized intersection of Memorial Drive and Midway Road.

As a result of a County streetscaping project, an 8-foot sidewalk was constructed along the frontage of the subject property. The grade of the subject property is elevated approximately four feet above the sidewalk by means of a stone retaining wall located four feet from the sidewalk. A four-foot-wide grass strip is located between sidewalk and retaining wall, and a six- to twelve-foot- wide grass strip is located between the retaining wall and the asphalt parking lot. The topography of the site slopes slightly towards the rear of the parcel at a grade of about 7%. A deteriorated wooden fence on top of a stone retaining wall screens the rear yards of adjoining residential properties in the Avonwoods subdivision.

Character of the Surrounding Area:

The subject property is at the northeastern edge of a high-intensity commercial node, designated as a Town Center activity center, consisting of commercial land uses clustered around the intersection of Memorial Drive and Columbia Drive. A Walmart store is located on the adjoining property to the northwest and is zoned MU-4. The majority of individual lots in the area are zoned C-1. Several major shopping centers, including Avondale Plaza, Belvedere Plaza, and Columbia Village are located on the nearby C-1 properties. Avondale Plaza, located directly across Memorial Drive from the subject property, is used for a U-Haul store and for self-storage. The DeKalb County School of the Arts high school, zoned R-75 (Single-Family Residential), is located to the northwest of the site, adjacent to the Walmart. The Swifty Express car wash, constructed in 1966, is located at the southwest end of the Town Center, at 3442 Memorial Drive. Several drive-through restaurants are located within the Town Center: Taco Bell, Sonic, Checkers, Burger King, and Popeye's Chicken. Several drive-through restaurants are located within the Town Center: Taco Bell, Sonic, Checkers, Burger King, and Popeye's Chicken. DeKalb County tax records indicate that all of these restaurants were constructed between 1980 and 1994, before the County designated the area around the Columbia Drive – Memorial Drive intersection as a Town Center activity center in its 2025 Comprehensive Plan.

The property is located within the study area for the *Belvedere Active Living Plan*, which was adopted in 2013 to improve the integration of physical activity into the daily routines of DeKalb County residents in the area near the Belvedere Shopping Center. At the time, the Avondale Mall was still located on the adjoining property to the north. The policies and programs of the *Belvedere Active Living Plan* are similar to many of the town center policies of the *Comprehensive Plan*, and emphasize mixed-use, compact development; bicycle and pedestrian connections between the activity center and nearby neighborhoods; and increases in public space.

A 2,614 square foot, landlocked property adjoins the northwest corner of the site. The *Crowley Mausoleum*, a one-story stone building, is located on it. The mausoleum was built in 1963 to enable construction of the Columbia Mall (later named the Avondale Mall). Earth was excavated around an old cemetery in which graves of the Crowley family and two other families were buried. The 25-foot-high stone-walled mausoleum was built underneath the cemetery. The roof is the cemetery surface; grave markers are located on it and the cemetery fence borders it. During excavation, graves of enslaved people who worked for the families, which were located around the cemetery, were destroyed. (*Adventures In Cemetery Hopping Website, April 10, 2015: "How Getting "Malled" Left It In Limbo"*) In September 2021, 11Alive news reported that a cemetery scan expert found subterranean air pockets under the ground around the mausoleum. The applicant has pointed out that it is unlikely that the air pockets are graves because they would have to have been dug deeper than 25 feet below the original surface of the ground. In addition, the applicant states, "The sellers talked directly to the cemetery scan expert who was featured in the 11Alive news story, and he indicated that his level of certainty that the air pockets he found were actually graves was a 3, on a 1 to 10 scale. So, the featured expert really isn't confident of any assertions that he made."

PROJECT ANALYSIS

The proposed car wash consists of a 3,648-square foot building, vacuum stations, and bug prep area. The plan uses the existing driveway entrance location and converts it to a right-in-only, right-out-only divided access driveway with a pedestrian island at its center. Two drive-in lanes lead to a wash selection station, merge, then split into one lane that leads into the building, and one that serves as a bypass lane and leads to 23 vacuum stations located on the west side of the building. A bug prep/employee parking area with 11 spaces is located at the front of the site. Customers would leave the site via the right-out-only exit at Memorial Drive or via interparcel access with the adjacent Napa Auto Parts store and merging into the driveway from Walmart, which leads to a signalized intersection at Memorial Drive and Midway Road. The site plan indicates that there are at least four stacking spaces in front of the wash selection station.

The landscape plan shows more than the required screening of the parking at the front of the site, by means of a continuous hedge along the entire property frontage. Caliber Car Wash also proposes to augment the existing zoning condition to replace a wood fence next to the northeast property line, at the rear of the adjoining residential properties, by installing a 10-foot-high sound-deadening fence. Caliber proposes to plant dense landscaping materials on the side of the fence that faces adjoining residential properties.

The car wash would employ staff to run the automatic wash line and help customers. The application doesn't state the number of employees.

Building Mass and Materials: The proposed building exterior would be brick with metal wall panels and EIFS trim. The building would be 25', 4" high. It would have windows on the front and sides.

Compliance with Development Standards

C-1 STANDARD		REQUIREMENT	PROVIDED/PROPOSED	COMPLIANCE
MIN. LOT WIDTH		100 ft.	278 ft.	Yes
MIN. LOT AREA		20,000 s.f.	62,726 s.f.	Yes
MIN. TRANSITIONAL BUFFER		50 ft. w/ 6-ft. screening fence along northeast property line.	Drive-through lanes are located in the transitional buffer.	No - Site must comply or a variance will be necessary.
BUILDING SETBACKS	FRONT	Arterials: Min. – 20 ft.; Max. 60 ft.	More than 60 feet	No - Building setback must comply, or variance will be necessary.
	INTERIOR SIDE	Northeast side: superseded by transitional buffer Southwest side: min. 15 ft.	Northeast side: see transitional buffer Southwest side: More than 20 feet	Northeast side: see transitional buffer Southwest side: Yes
	REAR	Min. 20 ft.	More than 20 feet	Yes
MAX. LOT COVERAGE		90%	Information not provided.	Site must comply or a variance will be necessary.
MAX. BLDG. HEIGHT		2-story/35 ft.	1 story, max. 35 feet	Yes
MIN. PARKING		(Table 6.2): Min. 2 stacking spaces & 2 drying spaces/lane Max. 3 stacking spaces & 3 drying spaces/lane	More than 3 stacking spaces per lane; no drying spaces designated (drying is automatic)	No - Site must comply or a variance will be necessary.
STREETSCAPING		10-ft. landscape strip back of curb, 6-foot sidewalk, street trees typically 40 ft. on center, light poles spaced max. 80 ft. apart	Existing streetscaping was installed by County; no requirement for add'l streetscaping	Not applicable

SUPPLEMENTAL REGULATIONS

Sec. 4.2.23. Drive-through facilities

- A. Drive-through facilities shall not be located within sixty (60) feet of a residentially zoned property, as measured from any menu or speaker box to the property line of the residential property, unless part of a mixed-use development.** The proposed car wash would have, according to the applicant, wash selection station with silent touch screen operation instead of a menu or speaker boxes; therefore, this consideration is not strictly applicable to the proposal under consideration.

According to the applicant, the noisiest parts of the car wash are the drying blowers, which would be located in the end of the car wash building where cars would exit the building, and the vacuum areas, which are

located on the southwest side of the building. The exit end of the building is located closer than 60 feet to the residential properties. The vacuum areas are located farther than 60 feet and their placement on the side of the building farthest from the residential properties would enable the building to buffer vacuuming noise. The 10-foot-high sound-deadening fence and landscaping materials on the outward-facing side of the fence would screen the car wash from view, which is important for this proposal because the drive-through lanes would encroach into the required 50-foot transitional buffer located next to the residential properties. In addition, the car wash building would be a physical sound buffer between the vacuum areas and the adjoining residential properties. Staff notes that the development team has not presented any technical information to show that the mitigation measures would be sufficient to mitigate the noise from the drying blowers at the exit end of the car wash building or the vacuum stations to levels that are considered acceptable by, for example, experts who study the effects of urban noise on human health. The applicant has pointed out that the car wash would be staffed and that the employees are expected to keep down noise levels from customers' radios.

- B. **No drive-through facility shall be located on a property less than ten thousand (10,000) square feet in area, unless part of a mixed-use development. Stacking spaces for queuing of cars shall be provided for the drive-through area as required in article 6 of this chapter.** The size of the property exceeds 10,000 square feet. Stacking spaces are addressed in G. and H., below.
- C. **Drive-through lanes and service windows serving drive-through lanes shall only be located to the side or rear of buildings.** The drive-through lanes are located to the side of the building. There would be no service windows.
- D. **Drive-through canopies and other structures, where present, shall be constructed from the same materials as the primary building and with a similar level of architectural quality and detailing.** The car wash will not have a canopy.
- E. **Speaker boxes shall be pointed away from any adjacent residential properties and shall require masonry sound attenuation walls with landscaping or other speaker volume mitigation measures. Speaker boxes shall not play music but shall only be used for communication for placing orders.** The applicant's response to the supplemental regulations states that the car wash would not have a speaker box; instead, orders would be placed via a silent touch screen at the wash selection station. (Staff notes that some car washes have touch screen wash selection stations that also play recorded messages to inform customers how to use the touch screen.)
- F. **All lighting from drive-through facilities shall be shaded and screened so as to be directed away from any adjacent residential property.** The application states that Caliber Car Wash has agreed to accept the zoning condition imposed on the Bojangles restaurant that all installed exterior lighting be oriented downward to help prevent glare on adjoining residential properties.
- G. **Stacking spaces shall be provided for any use having a drive-through facility or areas having drop-off and pick-up areas in accordance with the following requirements. Stacking spaces shall be a minimum of ten (10) feet wide and twenty-five (25) feet long. Stacking spaces shall begin at the last service window for the drive-through lane (typically the "pick-up" window).** Stacking spaces prevent congestion on the adjoining street, as would happen if cars had to wait to turn into a site. The proposed car wash would have no service windows, but would have a wash selection station just before cars would either turn into the car wash building or bypass it. Section 6.1.2 of the zoning ordinance establishes that driveways also function as stacking lanes; for this proposal, because the drive-through lanes replace a standard commercial driveway, the entirety of the drive-through lanes are the stacking lanes and stacking spaces would be located along the length of the drive-through lanes. The proposed drive-through lanes are sufficiently long to allow stacking spaces that meet the required minimum dimensions.

- H. **All drive-through facilities with the exception of drive-through restaurants shall provide at least three (3) stacking spaces for each window or drive-through service facility.** The site plan meets this minimum standard. Section 4.2.13 requires “a paved area with capacity to store five (5) vehicles waiting to use automatic carwash facilities” but does not establish a minimum or maximum or specify that the spaces must be stacking spaces. In addition, Table 6.2 establishes a maximum of three stacking spaces for each car wash lane. As there is enough space for more than three stacking spaces in the stacking lanes/drive-through lanes, the site exceeds the maximum, and a variance will be necessary. Staff notes that the maximum may have been intended to reduce idling in drive-through lanes.
- I. **The following standards shall apply to all stacking spaces and drive-through facilities:**
1. **Drive-through lanes shall not impede on and off-site traffic movements, shall not cross or pass through off-street parking areas, and shall not create unsafe conditions where crossed by pedestrian access to a public entrance of a building.** The site plan meets this requirement.
 2. **Drive-through lanes shall be separated by striping or curbing from off-street parking areas. Individual lanes shall be striped, marked, or otherwise distinctly delineated.** The site plan indicates that the proposed car wash will meet this requirement.
 3. **All drive-through facilities shall include a bypass lane with a minimum width of ten (10) feet, by which traffic may navigate around the drive-through facility without traveling in the drive-through lane. The bypass lane may share space with a parking access aisle.** As currently laid out, the site plan does not meet this requirement. There is a pinch point just before the entrance to the car wash building, where the two drive-in lanes merge and then split into one lane that leads into the building, and one that serves as a bypass lane. It appears that this problem can be eliminated by widening the radius of the curve where the drive-through lanes merge.
 4. **Drive-through lanes must be set back five (5) feet from all lot lines and roadway right-of-way lines.** The site plan complies with this requirement.
 5. **Owner and operator are responsible for daily litter clean-up to ensure the property remains free of trash, litter, and debris.** The application states that Caliber Car Wash will comply with this requirement.
 6. **Drive-through restaurants shall not be located within five hundred (500) feet of an elementary, middle, or high school.** As a drive-through restaurant is not proposed, this requirement is not applicable.
 7. **Drive-through facilities located in activity centers require a special land use permit.** Caliber Car Wash has applied for a Special Land Use Permit.
 8. **Distance shall be measured along the right-of-way, along the route of travel, from entrance to entrance.** The proposal complies with this requirement.

Sec. 4.2.13. Automobile wash service, principal, accessory, detail or mobile.

- A. **Automobile wash services shall provide a paved area with capacity to store five (5) vehicles waiting to use automatic carwash facilities, and two (2) vehicles per bay for self-service car washes.** Paved areas on the property, including stacking spaces, would provide capacity for at least five vehicles. This regulation does not establish a minimum or maximum or specify that the spaces must be stacking spaces.
- B. **Wastewater from all automobile wash services shall be pretreated in accordance with the DeKalb County Department of Watershed Management (DWM) standards prior to being drained into the public sanitary sewer as may be approved by DWM.** Compliance with this standard is determined during permitting.

- C. **No storage or repair of vehicles shall be allowed on property on which the car washing facility is located.** Caliber Car Wash has agreed to follow this regulation.
- D. **An accessory single-bay automatic (not self-service) car wash completely enclosed except for openings necessary to allow entry and exit of vehicles shall be permitted subject to the following:**
 - 1. **The doors of the car wash building shall be fully closed when the facility is not available for operation.** Caliber Car Wash has agreed to follow this regulation.
 - 2. The car wash structure shall be located behind the rear building line of the principal building. **This regulation does not apply to the proposal, which has one building in which the car wash structure is located.**
- E. **All new commercial car washes constructed after January 22, 2019, where the car moves on a conveyor belt or moves via mechanical means during the wash must install an operational recycled water system that captures and reuses water previously used in wash or rinse cycles. The recycled water system must recycle a minimum of fifty (50) percent of water utilized by the commercial car wash.** Compliance with this standard is determined during permitting.
- F. **The requirement in subsection E does not apply to commercial car wash facilities where the customers wash their cars themselves with spray wands and brushes or to commercial car washes where the driver pulls into the bay and parks the car and the vehicle remains stationary while a machine moves back and forth over the vehicle to clean it, instead of the vehicle moving through a tunnel.** The requirement in subsection E applies to the proposal, and Caliber Car Wash has agreed to follow it.

LAND USE AND ZONING ANALYSIS

Section 27-832 of the Zoning Ordinance, “Standards and factors governing review of proposed amendments to the official zoning map” states that the following standards and factors shall govern the review of all proposed amendments to the zoning maps.

A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan:

The 2035 Comprehensive Plan states that the intent of a Town Center activity center is to be a “concentration of residential and commercial structures, which serve many communities in order to reduce automobile travel, promote walkability, and increase transit usage . . . with a variety of activities such as general retail, commercial, professional office, higher-density housing, and appropriate public and open space uses that are easily accessible by pedestrians.” The proposed car wash is not compatible with this concept, as it would not balance the high proportion of general retail and commercial businesses that are already located in the Town Center to create more of a mixture of uses, nor promote walkability between land uses in the Town Center, nor provide public or open spaces.

Several specific Town Center policies, as well as the *Belvedere Active Living Plan*, emphasize pedestrian linkages between land uses and between destinations and neighborhoods. The *Active Living Plan* states, “In the study area, the rates of cancer illnesses and heart disease [and] diabetes and asthma were among the highest in the County.” (p. 7) but “Over time, the study area can evolve into a more active community through thoughtful redevelopment.” (p. 11) The *Active Living Plan* recommends, for the subject property together with the Walmart site, medium intensity, pedestrian-oriented mixed uses of office, commercial, and residential development. (p. 12) A car wash, however, is an inherently automobile-oriented use. There is little possibility that customers would walk from adjoining or nearby properties and into the car wash as they might with a restaurant or numerous other commercial land uses. Pedestrian walkways to the adjoining Walmart store would be effective, if a different land use to which pedestrians would be expected to walk, were proposed. The walkways would provide opportunities for residents of neighborhoods to the northeast to walk to the

subject property for food, services, or retail items, depending on the eventual development of the subject property, and across the property to the Walmart. This scenario is not likely if the property is developed for a car wash.

In addition to inhibiting the development of pedestrian links to adjoining and nearby properties, cars in the drive-through lanes of the car wash would generate relatively high rates of air pollution, which has been shown to aggravate asthma. The North Carolina Department of Environmental Quality website (deq.nc.gov) states: "When a car is idling, it's also polluting! Idling . . . can damage vehicles, pollute the air, and harm our health. Air pollution has been linked to asthma and other respiratory problems." In an area of the County where rates of asthma were found to be relatively high, a drive-through facility tends to counteract the recommendations of the *Belvedere Active Living Plan*.

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

The proposed car wash is not suitable on the subject property. It is a commercial land use, like adjoining land uses in all directions except the northeast, and it would be screened from residential properties to the northeast. But it is an inherently automobile-oriented land use and would not, thereby, further County goals for the Town Center in which it is located. The application states:

The intersection of Memorial Drive and Columbia Drive is a major commercial development node that is home to a number of other automotive-oriented establishments. These establishments include a major U-Haul storage facility, multiple auto parts stores, a vehicle emissions testing facility, multiple service stations, multiple automotive tire/repair shops, multiple drive-thru restaurants, a car sales lot, multiple banks offering drive-thru services, and a Kroger Fuel Center.

All of these land uses, as well as an existing car wash at 3442 Memorial Drive, are located within the Town Center that contains the subject property. The applicant establishes suitability of the proposed car wash by arguing that it, like many other uses in the commercial node, is auto-oriented. Yet, because there are already multiple auto-oriented uses in the Town Center, it becomes all the more important to avoid adding to the problems generated by a dominance of this type of land use, including traffic congestion, air pollution and expenditure of carbon, and lack of opportunities for pedestrian travel and exercise. The *Comprehensive Plan* and *Belvedere Active Living Plan* express a vision that would change the historic trend of development in this Town Center, and each development project that continues this trend, such as the car wash under consideration in this report, moves the County farther from the Plan's vision.

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

The C-1 zoning of the property appears to allow it economic use for a suitable commercial development. However, the property is zoned with conditions specifically for a restaurant, thereby hindering the property's economic use unless the zoning conditions are changed.

D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:

The proposed 10-foot-high sound-deadening fence and landscaping materials on the side of the fence that would be visible from adjoining residential properties would screen the car wash from view, which is important for this proposal because the drive-through lanes would encroach into the required 50-foot transitional buffer located next to the residential properties. In addition, the car wash building would be a physical sound buffer between the vacuum areas and the adjoining residential properties. Staff notes that

the development team has not presented any technical information to show that the mitigation measures would be sufficient to mitigate the noise from the drying blowers at the exit end of the car wash building or the vacuum stations to levels that are considered acceptable by, for example, experts who study the effects of urban noise on human health. The applicant has pointed out that the car wash is staffed and that the employees are expected to keep down noise levels from customers' radios.

E. 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:

Staff concluded that the previous zoning proposal for a Bojangles restaurant was consistent with selected Town Center policies and viewed the restaurant as desirable redevelopment of a long-vacated property. At that time, staff focused on the site plan for the Bojangles restaurant, which incorporated pedestrian-oriented features, such as a pedestrian crossing of contrasting material across the asphalt driveway, a pedestrian refuge island at the center of the pedestrian crossing, and vegetative screening behind the retaining wall above the existing sidewalk. Even if the site plan for the car wash were to include these features, it would not overcome the basic inconsistency of an inherently automobile-oriented use in an activity center for which reduction of automobile travel, walkability, and increased transit usage is the overall intent.

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

The Crowley Mausoleum is a historic site, although it has not been designated as such. The cemetery on the roof of the museum, and the history of the Crowley and other families who are interred there, have archaeological value and can help historians and scientists reconstruct late 18th century to mid-19th century farming culture in Georgia. It appears that the proposed car wash would not adversely affect the mausoleum site.

G. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:

The Board of Health and the Department of Water and Sewer indicate that the "surrounding area may be capacity restricted" and that there may be septic systems in the surrounding area.

The Board of Health comments includes a statement that links public health to the use of sidewalks; the statement reinforces the desirability of a pedestrian-oriented land use on the subject property.

Memorial Drive is a major thoroughfare, which typically has a high traffic carrying capacity, but at the location of the subject property, turning movements into the site by vehicles traveling northbound on Memorial Drive would be impaired because of the raised median that divides Memorial Drive. Drivers would pass the entrance to the Walmart driveway and Napa Auto Parts access drive before they would see the car wash or its entrance. For this reason, there might be more congestion from potential customers than if the site were also usable and accessible by pedestrians.

As a commercial land use, the proposed car wash would not affect school facilities. There has been no indication by reviewing departments and agencies that the car wash would overburden the water supply or overburden other utilities.

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

Land uses with drive-through lanes tend to generate more air pollution than other commercial land uses, because drivers tend to idle their cars while waiting for service. The North Carolina Department of Environmental Quality website (deq.nc.gov) states: "Idling for 10 seconds uses more fuel than turning off the engine and restarting it" and "An idling vehicle releases harmful chemicals, gases and particle pollution ("soot") into the air, contributing to ozone, regional haze, and global climate change. Every gallon of gas burned produces more than 20 pounds of greenhouse gases."

STAFF RECOMMENDATION: Denial.

The proposed car wash is not compatible with the intent, goals, and vision of the *2035 Comprehensive Plan* for the Town Center in which it is located: it would not balance the high proportion of general retail and commercial businesses that are already located in the Town Center to create more of a mixture of land uses, nor promote walkability between land uses in the Town Center, nor provide public or open spaces. As an inherently auto-oriented land use, the proposed car wash is not suitable on the subject property. Several specific Town Center policies, as well as the Belvidere Active Living Plan, emphasize pedestrian linkages between land uses and between destinations and neighborhoods. There is little possibility, however, that customers would walk from adjoining or nearby properties and into the car wash as they might with a restaurant or numerous other commercial land uses, nor does the site plan provide pedestrian links to adjoining properties. Because there are already multiple auto-oriented uses in the Town Center, it becomes all the more important to avoid adding to the problems generated by a dominance of this type of land use, which include traffic congestion, air pollution and expenditure of carbon, and lack of opportunities for pedestrian travel and exercise. The 2035 Comprehensive Plan and Belvidere Active Living Plan express a vision that would change the historic trend of development in this Town Center, and each development project that continues this trend, such as the car wash under consideration in this report, moves the County farther from the Plan's vision. Therefore, the Department of Planning and Sustainability recommends "Denial".

ATTACHMENTS:

1. Department, Division, and Board of Health Comments
2. Application
3. Survey (existing conditions)
4. Site Plan
5. Elevations, Renderings
6. Land Use Map
7. Zoning Map
8. Aerial View
9. Site Photos

NEXT STEPS

Following an approval of this zoning action, one or several of the following may be required:

- ✔ • **Land Disturbance Permit** *(Required for of new building construction on non-residential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.)*
- ✔ • **Building Permit** *(New construction or renovation of a building (interior or exterior) may require full plan submittal or other documentation. Zoning, site development, watershed and health department standards will be checked for compliance.)*
- ✔ • **Certificate of Occupancy** *(Required prior to occupation of a commercial or residential space and for use of property for a business. Floor plans may be required for certain types of occupants.)*
- **Plat Approval** *(Required if any parcel is being subdivided, re-parceled, or combined. Issued “administratively”; no public hearing required.)*
- **Sketch Plat Approval** *(Required for the subdivision of property into three lots or more. Requires a public hearing by the Planning Commission.)*
- **Overlay Review** *(Required review of development and building plans for all new construction or exterior modification of building(s) located within a designated overlay district.)*
- **Historic Preservation** *(A Certificate of Appropriateness is required for any proposed changes to building exteriors or improvements to land when located within the Druid Hills or the Soapstone Geological Historic Districts. Historic Preservation Committee public hearing may be required.)*
- ✔ • **Variance** *(Required to seek relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)*
- **Minor Modification** *(Required if there are any proposed minor changes to zoning conditions that were approved by the Board of Commissioners. The review is administrative if the changes are determined to be minor as described by Zoning Code.)*
- **Major Modification** *(Required submittal of a complete zoning application for a public hearing if there are any proposed major changes to zoning conditions that were approved by the Board of Commissioner for a prior rezoning.)*
- **Business License** *(Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations).*
- **Alcohol License** *(Required permit to sell alcohol for consumption on-site or packaged for off-site consumption. Signed and sealed distance survey is required. Background checks will be performed.)*

Each of the approvals and permits listed above requires submittal of application and supporting documents, and payment of fees. Please consult with the appropriate department/division.

DEPARTMENT OF PLANNING & ZONING

MAJOR MODIFICATION APPLICATION

Planning Condition/Zoning No: _____

APPLICANT NAME: Robert Johnson / Citylogisthc

Daytime Phone/#: 404-594-4403 Fax: _____ E-mail: ec .11! !):j' L (.CO'11

Mailing Address: 500 SUN Valley Drive, Ste H3, Roswell, GA 30076

OWNER NAME: Joseph Burl (e / AtlenUc Oevelopme_nt Partners <tr-11un
inc iw.Mr", an.di ecntxi Car ts.:b -lllr

Daytime Phone: 770-490-744; Fax #. _____ E-mail: Jburke@aUantlcdovelopmanlpnrtnara.c:om

Mailing Address: 1298 Concord Rd. Smyrna. GA 30080

SUBJECT PROPERTY ADDRESS OR LOCATION: 3844 Memorial Drive

Oecatur DeKalb County, GA. 300.32

District(s): 15 Land Lot(s): 217 Block(s) _____ Parcel(s) _____

Acres or Square Feet: 1.287 Commission District(s) 03 Existing Zoning OC_R

I hereby authorize the staff of the Planning and Development Department to inspect the property to which this subject application applies.

Have you, the applicant, made a cash contribution of \$250.00 or more to a DeKalb County 80' amenity fund within the two year period which precedes the date on which you are filing this application?
Yes ___ No ___ If "Yes" please refer to page 4, "Conditions of Approval" in the Code of Ordinances, C.G.A. Chapter 16-51A

Owner: Agent. /2
(City or County)

Signature of Applicant,

Printed Name or Applicant:

zs:r:2

Major Modification Application

DEPARTMENT OF PLANNING & SUSTAINABILITY

MAJOR MODIFICATION APPLICATION

Date submitted: _____ CHNo.: _____

Existing Conditional Zoning No.: CZ-14-19143/SLUP-14-19144

APPUCANT NAME: Harold Buckley, Jr for **Caliber Car Wash**

Daytime Phone#: 404-853-5052 ext #404-853-1812 E-mail: **hbuckley@vbllega1.com**

MailingAddress: 2849 Paces Ferry Road, Suite 700, Atlanta GA 30339

OWNER NAME: **Joseph Burke/ Atlantic Development** Partners
(Individuals who own or control the property)

Daytime Phone#: 404-490-7449 Fax If: _____ E-mail: jburke@atlanticdevelopmentpartners.com

MailingAddress: 1298 Concord Road, Smyrna GA 30080

SUBJECT PROPERTY ADDRESS OR LOCATION: _____
Decatur
----- DeKalb County, GA, 30032

Olstrct(s): 15 Land Lot(s): 217 Block(s): 04 Parcel(s): 24

Acreage or Square Feet: 1.4 ac Commission Olstrct(s): 3 Existing Zoning: C-1

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

Signature of Applicant: Harold Buckley, Jr.

Print Name of Applicant: Harold Buckley, Jr.

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 w1thln two years immediately preceding the filling of this application?

Yes. _____ No •

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

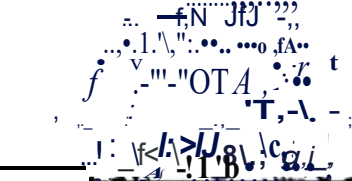
1. The name and offlc1al position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years Immediately preceding the filing of this application and the date of each such contribution.

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 [Name] / Date 10/25/21

Check one: Owner. ___ Agent .



Expirati'l, kDa . "'f:fJ'

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•Notarlzatioalt.\'IG& ed If the response Is "No"

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or n similar, signed and notarized fonn if 1hc individual who will file the application with the Collllty is not the property owner

Date: 10/22/11

TO WHOM IT MAY CONCERN:

I, (WE), J. Joseph Burke of Atlantic Development Partners, LLC Name of Owner(s)

being (owner){owners} of du: su ccl property dcscribc:d below or attached hereby delegate outhonty to

Robert Johnson of Civilogistix Name of Applicant or Representative

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

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Owner signature line

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PRE-APPLICATION FOR REZONING, 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: 2.Jg.,1-- vahnXJVI Phone: 404-271-1144 Email: YI)kJOt.ft!kiir.1or1-sfr, Com
Property Address: 104f IM/M.IP7.14f Ofry-e
Ta. Parcel ID: L- 2/1-04 -6Zf Comm. District(s): ? 7 Acreage: 1.21
Existing Use: V(A-CA,t.,IPTn kft:k, Proposed Use: CAF tlla.Sk ufjcl.iW -t/.u.Oll.flI,,
wzu 1.shl) 7 --,/a«L
Supplemental Regs: --- Overlay District: --- DRJ: ---
Rezoning: Yes --- No V
Existing Zoning: L- 1..t..J/ Pm Zoning: --- Square Footage "Number of Units: ---
Rezoning Request: collu»15

and Use Plan Amendment: Yes --- No ---

Existing Land Use: I C Proposed Land Use: --- Consistent --- Inconsistent ---

Special Land Use Permit: Yes --- Article Number(s) 27-

Special Land Use: Required --- (3/J..(/' fIJ h_t,tJi{Ct c/.JII'vt: Jhn<E!f.h /

Modification

Existing Case Number(s) e.r. - 14-19143; swP-14--l'f .44

Condition(s) to be modified

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DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION:-

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WILSON BROCK & IRBY, L.L.C.

ATTORNEYS AT LAW

OVERLOOK I, SUITE 700
2B49 PACES FERRY ROAD
ATLANTA, GEORGIA 30339
www.wa1LEGAL.CO

HAROLD BUCKLEY JR.
HBUCKLEY@VWILEGAL.COM
DIRECT DIAL: 770/803-3707

TELEPHONE
(404) 853-5050
FAC51MILE
(404) 853-1812

October 25, 2021

VIA: HAND DELIVERY

Mr. Andrew Baker, Director
DeKalb County Dept of Planning and Sustainability
330 West Ponce de Leon Avenue, Suite 500
Decatur, GA 30030

RE: Application by Caliber Car Wash ("Caliber") for a Major Modification to Zoning Actions Z-14-19143 and SLUP-14-19144 (the "2014 Zoning Approvals"), Which Rezoned a 1.44-Acre Property Located at 3644 Memorial Drive (the "Site") and Authorized the Operation of a Drive-Thru Facility.

Dear Andrew:

My firm represents Caliber Car Wash, which has contracted to purchase the Site with the intent of improving it with a drive-thru car wash. Caliber operates more than a dozen car wash facilities in Georgia, Florida, North Carolina, and Alabama. In response to subpar experiences that they previously had at a number of car wash facilities operated by other car wash companies; Caliber's founders established the company with the intent of providing its customers with the best possible wash experience. Everything the founders did as they built their company was based on their single-minded determination to establish and maintain the highest quality standards in the car wash industry, all the way down to the Caliber Car Wash name.

The Site is an outparcel to the former Columbia Mall (aka Avondale Mall), and currently the Walmart that replaced it. The property directly across the street from the Site is developed with a major U-Haul storage facility, which is located at the southeast corner of Memorial Drive and Midway Road. The property at the southwest corner of Memorial Drive's intersection with Midway Road is developed with a Goodyear tire and auto shop. The property directly abutting the Site to the west is developed with a Napa Auto Parts retail store. The Site abuts a residential neighborhood to the east that is located within the city of Avondale Estates. Three homes within this residential neighborhood directly abut the Site, and twelve additional homes fall within the county's required radius for community meeting zoning notices.

Caliber's proposed wash facility will encompass approximately 3,648 square feet of floor area. Direct vehicular access to Caliber's proposed car wash will occur exclusively from Memorial Drive along the east side of the Site, with secondary access to the west side of the Site being provided via interparcel rights across the Napa Auto Parts site. Once on-Site, customers will select their wash services and then proceed into the wash facility itself. Upon completing their wash, customers would exit the facility and proceed to an outdoor vacuum area on the west side of the wash facility. Finally, upon completing vacuum services, customers would exit the Site either by crossing the Napa Auto parts site to reach the signalized intersection of Memorial Drive and Midway Road, or by exiting the Site directly onto Memorial Drive.

WILSON BROCK & IRBY, L.L.C.
CALmER CAR WASH MAJOR MODIFICATION
October 25, 2021
Page 2

On May 27, 2014, the Board of Commissioners rezoned the Site from OCR (Office-Commercial-Residential) to C-1 (Local Commercial), and it concurrently issued a special land use permit ("SLUP"). The cumulative effect of the 2014 Zoning Approvals was the authorization of a proposed Bojangle's drive-thru fast-food restaurant. The Board expressly subjected both 2014 Zoning Approvals to an extensive list of zoning conditions that were specifically tailored to the Bojangle's development proposal. Caliber seeks to modify these previously approved zoning conditions, but only to the degree necessary to facilitate its car wash development proposal. More specifically, Caliber would like to modify the current zoning conditions to reflect the following (changes shown in red font or strikethrough):

1. The proposed **car wash** shall not **exceed 4,381** square feet of floor **area (comprised of u 733-foot covered car entrance area and an interior 3,648 car wash tunnel)** and shall be limited to occupiable one story. The car wash building's vertical height may be articulated above one story to enhance its aesthetic quality as long as the additional height does consist of an occupiable second story.
5. The developer shall replace the existing wood fence located next to the northeast property line, at the rear of the adjoining residential properties, with a new solid wooden fence or wall with a minimum height of eight feet. If the fence or wall has one finished side, it shall face the residential properties. For the purpose of deadening sound from the proposed **car wash**, the fence or wall shall have a sound transmission class of 30 or more, and a minimum NRC rating of .85.
6. Landscaping of the **car wash** site shall be as follows: All landscaping shall be subject to approval by the County Arborist.
 - a. The landscaped strip above the existing retaining wall shall be planted with ground cover and with street trees at a minimum spacing of 40 feet on center. Shrubs or other similarly dense landscaping materials that have a minimum height at maturity of eight (8) feet shall be planted on the subject property along the property line it shares with residentially developed adjacent properties.
 - b. All areas that are not necessary for parking, vehicular or pedestrian circulation, or the proposed building shall be landscaped with plant materials, including trees that will provide shade for adjoining parking areas, in accordance with Section 27-753 of the Dekalb County Code (Landscaping Requirements for Parking Lots).
 - c. All areas that are not necessary for parking, vehicular or pedestrian circulation, or the proposed building shall be landscaped with plant materials, including trees that will provide shade for adjoining parking areas, in accordance with Section 27-753 of the Dekalb County Code (Landscaping Requirements for Parking Lots).

foregoing plant materials shall be placed in a manner that, usually screens the car wash from view, from said residential properties.

7. One monument-style freestanding sign shall be permitted, at a maximum height of eight (8) feet. The sign shall have no more than two faces, which shall each by a maximum size of 50 square feet. The sign shall not incorporate flashing lights, highly reflective materials, moveable graphics, changing images, or changeable copy. It shall not be 1A1emall5 liñh.fed
8. The architectural design of the proposed car wash shall be substantially similar to that which is depicted on the elevations titled, "Elevations" by Conn Architects, which was submitted to the Department of Planning and Sustainability on October 1, 2021. Primary exterior wall materials of the proposed building shall be brick veneer, exterior structural steel, decorative metal wall panels, decorative metal coping, aluminum storefront windows, and EIFS as shown in the foregoing "Elevations" drawing.
10. The speaker herefor the car Wash, shall be removed from the existing site. It shall be 10 the ROM as 1. The speaker shall have the following features: 1. M1 ift1ernsl iA'<tihUioe 10 dampen sellRIL. b) inletra-letl ea:mera S'islem and tiFdl:r Eattf.irmalian se-r-eeffs. e) leehn0l0g) le meftStHe heL-kgF0und neise end adjY5l ltte le.-iel ofthe speaJ.er 18-ffff18EJ: 1A & A5 f:IBA ebalie baekgreuntl eei5e

Any zoning conditions attached to the 2014 Zoning Approvals that are not included in the foregoing list of modifications would remain in effect in their current form.

- I. Caliber's modification request meets the county's standards for such relief, as set forth in section 27-7.3.S of the zoning ordinance, as follows:
 - A. **The modification conforms to the comprehensive plan's policy and intent.**

In its analysis of the 2014 Bojangle's development proposal, the planning staff made the following determination:

"The proposal is consistent with the following strategy of the 2005-2025 Comprehensive Plan for Town Centers: "Promote new development and redevelopment at or near activity centers as a means of reducing vehicle miles traveled." (TCCAS19). The applicant has agreed to streetscaping, a pedestrian crossing in the curb cut, and screening of parking on the front of the site, which will help make the proposal more consistent with the pedestrian-oriented policies and strategies of the Town Center Character Area."

¹ m!lmZonil'li Ordinance § 73.10(A) (Major zoning modifications are subject to the same requirements as zoning map amendments).

WILSON BROCK & IRBY, L.L.C.

CALIBER CAR WASH MAJOR MODIFICATION

October 25, 2021

Page4

Caliber only seeks to modify the Site's zoning and SLUP conditions that specifically require the construction of the previously approved fast-food restaurant. All other existing zoning conditions, such as the general conditions referenced in the foregoing staff analysis, will remain unchanged. Therefore, Caliber's proposed car wash is consistent to the same degree as the approved Bojangle's.

B. The modification permits a use that is suitable in view of the use and development of adjacent and nearby properties.

In its analysis of the 2014 Bojangle's development proposal, the planning staff made the following determination:

"Rezoning of the subject property from OCR (Office-Commercial-Residential) to C-1 (Local Commercial) for a drive-through restaurant is suitable at the subject location. Use of the property for a restaurant is consistent with the use of commercial properties in the surrounding area."

In addition, the intersection of Memorial Drive and Columbia Drive is a major commercial development node that is home to a number of other automotive-oriented establishments. These establishments include a major U-Haul storage facility, multiple auto parts stores, a vehicle emissions testing facility, multiple service stations, multiple automotive tire/repair shops, multiple drive-thru restaurants, a car sales lot, multiple banks offering drive-thru services, and a Kroger Fuel Center.

For the foregoing reasons, and the community stakeholder response described herein below, Caliber's car wash proposal is suitable for the Site to the same degree as the previously approved Bojangle's development proposal.

C. The modification is necessary for the Site to have a reasonable economic use.

As explained above, the commercial area around the Site is substantially developed with drive-thru facilities. Therefore, to effectively compete in this consumer submarket, any commercial development on the Site will almost certainly need to be developed with some form of drive-thru facility, regardless of whether that development takes the form of a Bojangle's, a car wash, or some other commercial drive-thru operation.

D. The modification will not adversely impact adjacent or nearby properties.

In its analysis of the 2014 Bojangle's development proposal, the planning staff made the following determination:

"If approved with conditions for buffering, screening, and controls on sound and light as recommended, the proposed drive-through restaurant is not expected to create adverse effects on adjoining and nearby properties."

As explained above, the previously Site's approved general conditions and controls on buffering, screening, sound, and light will survive Caliber's zoning modification. Furthermore, the proposed car wash development has been designed to substantially eliminate any potential noise impacts on neighboring residential properties.

The components of Caliber's car wash development that generate the most sound are the blowers that dry cars at the end of the wash process, and the outdoor vacuum area. The car wash structure itself serves as a physical sound buffer between the blowers and the adjoining residential properties, and between the vacuum area and those same properties. In addition, Caliber intends to install a sound wall and substantial landscaping along its eastern property line to serve as secondary, redundant sound and light screening components. These additional protection measures, particularly in modified condition 6(c), exceed the minimum requirements established in the Site's zoning and SLUP conditions.

Therefore, the proposed car wash development will not adversely impact adjacent or nearby properties.

E. There are no existing conditions that affect the Site's use and development that support the modification's approval.

There are several existing conditions that support the approval of Caliber's modification request. First, the Site is located within a major commercial development node that is centered on the intersection of Memorial Drive (a major arterial roadway) and Columbia Drive (a minor arterial roadway), within which the county's land use policies strongly encourage new development. The area around the Site is predominated by existing commercial developments with drive-thru facilities. Therefore, the drive-thru character of the Memorial Drive/Columbia Drive development node makes it very difficult for most commercial establishments to effectively compete for business without drive-thru facilities.

F. The modification will not adversely affect historic or archaeological resources.

There are no established historic or archaeological resources on the Site, which is undeveloped.

G. The modification will not cause excessive or burdensome existing utilities, or transportation and education infrastructure.

As a major arterial roadway, Memorial Drive, is designed to accommodate the highest category of surface street vehicular volumes in DeKalb County. Furthermore, the county's comprehensive plan policies call for commercial development to be focused with the Memorial Drive/Columbia Drive development node. Therefore, Caliber's development proposal is consistent with county land use policy that was adopted after Memorial Drive and the utilities serving it were subjected to intensive planning and study. Therefore, Caliber's development proposal will not generate excessive demands or burdens on the county's infrastructure.

H. The modification will not adversely impact the environment or natural resources.

The Site has already been graded and prepared for commercial development, and it does not include any environmentally sensitive features. The car wash facility will recapture, recycle, and reuse a significant proportion of its post-wash grey water, which substantially increases the environmental sustainability of its water use. Furthermore, while there are trees on the site, none of them are mature specimen trees. Therefore, the modification will not adversely impact the environment or natural resources.

For all of the foregoing reasons, Caliber's zoning modification request meets all of the county's prescribed approval standards for such zoning requests.

II. Community Outreach and Collaboration

Caliber hosted three community stakeholder meetings in advance of submitting its modification application. These meetings are summarized below.

Caliber held an initial virtual meeting with two representatives from the Berkeley Park neighborhood association, Wayne Powell and Victoria Anglin, on September 17th. That meeting went very well and it allowed Caliber to establish a very productive on-going collaborative dialogue with the community. During that meeting, Wayne and Victoria recommended that Caliber host a follow-up virtual meeting with our three abutting neighbors, which would be separate from our required pre-application community meeting. This would allow the people who would potentially be most impacted by our development proposal a dedicated forum to receive information and have their questions and concerns addressed.

Based on advice and guidance that Caliber received during its initial stakeholder meeting, we invited the directly abutting homeowners to a follow-up virtual meeting on October 13th. We sent Zoom invitations to the following neighbors, who represent the entirety of our abutting property owners:

Linda and Carl Coffee	1246 Berkeley Road
Matthew and Robin Durdin	1252 Berkeley Road
Karen and Steven Jones	1258 Berkeley Road

Linda and Carl Coffee, and Matthew Durdin, very kindly participated in our October 13th virtual information meeting. With our first meeting, the follow-up meeting with our abutting neighbors was both pleasant and informative. None of the neighbors in attendance voiced any objection to our development proposal; and Mrs. Coffee expressed a preference for Caliber's proposed development over the fast-food restaurant the county previously approved for the Site. During both meetings, Caliber

The third and final pre-application meeting with community stakeholders was the pre-application community meeting the county requires before applicants may submit their zoning applications. It took place on October 18th and, like the meetings before it, this meeting was virtual.

None of the community stakeholders to whom we extended invitations chose to attend the meeting, which we took as a positive sign that our intensive outreach efforts prior to this point had satisfied community interest in our development proposal.

Based on the foregoing community stakeholder interactions, there is no community opposition to Caliber's requested zoning modification at the time of application submittal.

II. **Constitutional Objections and Conclusion**

Georgia courts have long held that an aggrieved party must present any potential constitutional objections to the local government during the zoning review process, which includes administrative zoning appeals. Applicants who fail to do so substantially deprive themselves of a legal basis to appeal adverse zoning decisions.² Therefore, solely to satisfy mandatory requirements of Georgia law, Caliber respectfully advises Dekalb County of its constitutional objections. Caliber has demonstrated that its zoning modification request fully satisfies all of Dekalb County's standards for the approval of such applications. Therefore, any action by the Board of Commissioners to deny Caliber's requested zoning modification or grant some lesser form of relief would violate Caliber's rights to due process of law and equal protection under the laws, as guaranteed by the Georgia constitution.

For all of the foregoing reasons, Caliber Carwash respectfully requests the approval of its request for a modification of the conditions attached to the 2014 Zoning Approvals. Please do not hesitate to let me know if I may provide you with any additional information or clarify anything in this letter.

Sincerely,

WILSON BROCK & IRBY, L.L.C.

Hctlr / .

Attorneys for Caliber Carwash

Attachments.

HB:

cc: Mr. Dan Brown, Caliber Carwash (via email)

² DeKalb County v. Bemby, 252 Ga. 510, 314 S.E.2d 900 (1984) (Held that the trial court erred in failing to grant DeKalb County's request for summary Judgment because the applicant's constitutional objections were not first raised before the county commission).

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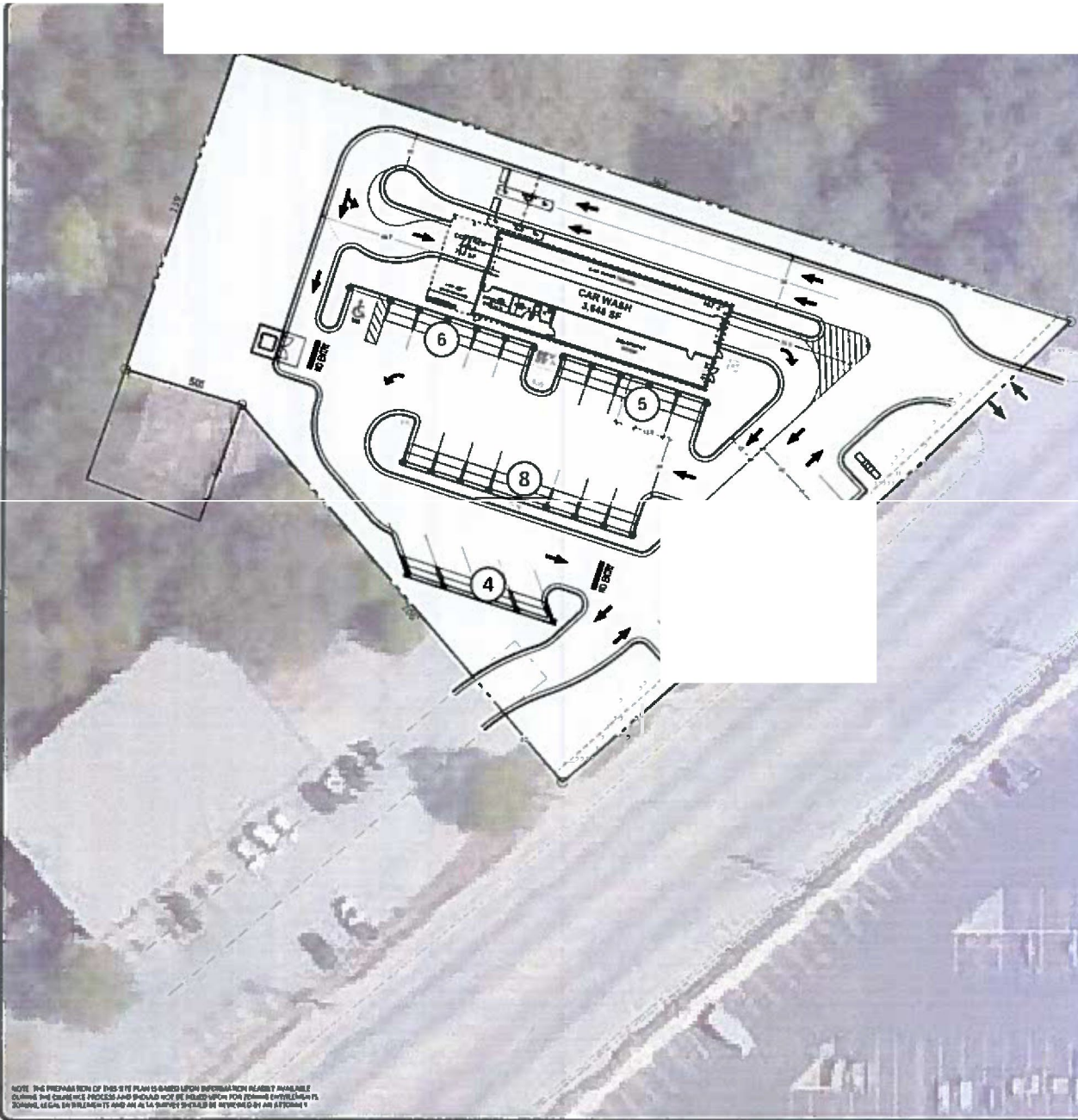
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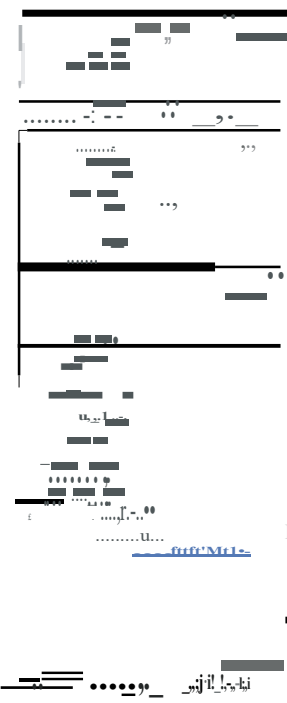
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NOTE: THE PREPARATION OF THIS SITE PLAN IS BASED UPON INFORMATION BELIEVED AVAILABLE AT THE TIME OF THE PREPARATION OF THIS PLAN. THE PREPARER ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE PREPARER ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE PREPARER ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.



VICINITY MAP




 6005 SUTWALLET DRIVE, STE #41, ROSWELL, GA 30076
 (404) 994-1103 - info@civilogistix.com

Memorial Drive
 3644 Memorial Dr
 Decatur, Georgia 30032

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EXHIBIT "C"
DESCRIPTION

OUTLOT

ALL THAT TRACT OR PARCEL of land lying and being in Land Lot 217 of the 15th Land District, DeKalb County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING commence at an iron pin set at the intersection of the northeasterly right of way of Columbia Drive (100 foot right of way) and the southeasterly right of way of Clarendon Drive (100 foot right of way); thence along the southeasterly right of way of said Clarendon Drive, thence, North 42 degrees 16 minutes 00 seconds East for a distance of 455.81 feet to a 3/4" rebar found in concrete; thence, North 38 degrees 55 minutes 13 seconds East for a distance of 129.76 feet to a 1/2" rebar found in base of concrete monument; thence, North 27 degrees 40 minutes 45 seconds East for a distance of 251.85 feet to a "PK." nail found; thence, North 22 degrees 40 minutes 03 seconds East for a distance of 44.79 feet to a "PK" nail set in curb; thence leaving said right of way, South 72 degrees 06 minutes 20 seconds East for a distance of 990.38 feet to a 3/8" open top pipe found; thence, South 72 degrees 06 minutes 10 seconds East for a distance of 52.49 feet to an iron pin set, said iron pin being the TRUE POINT OF BEGINNING;

THENCE, South 72 degrees 06 minutes 51 seconds East for a distance of 362.32 feet to a 1/2" rebar found on the northwesterly 100 foot right of way of Memorial Drive / S.R. 154; thence along said northwesterly right of way of said Memorial Drive, South 46 degrees 46 minutes 01 seconds West for a distance of 188.73 feet to an iron pin set; thence, South 49 degrees 40 minutes 26 seconds West for a distance of 58.31 feet to an iron pin set; thence, South 49 degrees 40 minutes 25 seconds West for a distance of 35.00 feet to a 1/2" rebar found; thence leaving said right of way, North 40 degrees 20 minutes 54 seconds West for a distance of 206.28 feet to a "PK" nail found; thence, North 73 degrees 01 minutes 41 seconds West for a distance of 49.19 feet to a 1/2" rebar found; thence, North 18 degrees 57 minutes 22 seconds East for a distance of 136.79 feet to an iron pin set, said iron pin being the TRUE POINT OF BEGINNING.

Said property contains 1.32 acre or 57,507 square feet as shown on ALTNACSM Survey entitled "Eric S. Zorn, as Trustee of Wal-Mart Real Estate Business Trust, Fourth Quarter Properties XXII, LLC, 1111d Chicago Title Insurance Company", prepared by Wolverton & Associates Incorporated, bearing the seal and certification of Lewis M. Brown, Jr., Georgia Registered Land Surveyor Number 2283, Job No. 01-204, filed August 4, 2004, and last revised September 1, 2004.

[REDACTED]

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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.

name: Central

TO WHOM IT MAY CONCERN:

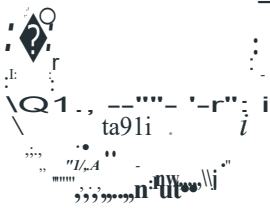
I, (WE), S. Joseph Burke of Atlantic Development Partners, LLC
Name of Owner(s)

being (owner) (owner) of the above property described below or attached hereby designate authority to

Robert Johnson of Civilistix
Name of Applicant or Representative

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

[Signature] _____
[Signature] _____



Owner

Notary Public Owner

Notary Public Owner

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5/16/14

DEKALB COUNTY

(ITEM NO. N. 8

BOARD OF COMMISSIONERS

WNING AGENDA/ MINUTES

MEETING DATE: May 27, 2014

HBARING TYPE:
PUBLIC HEARING

ACTION TYPE:
ORDINANCE

SUBJECT: Rezone - Z-14-19143 - Tllo Stone for GA Decatur Memorial, L.L.C.

COMMISSION DISTRICTS: 3 & 7

DEPARTMENT: Planning & Sustainability

(PUBLIC HEARING: YES NO

ATTACHMENT: YES No

INFORMATION CONTACT: Marian Eisenberg, Zoning Administrator

PAGES: 0

PHONE NUMBER: (404)371-2155

PETITION NO: Z-14-19143

PROPOSED USE: Drive-through restaurant

LOCATION: 3644 Memorial Drive, Decatur

PARCEL No.: 15-217-04-024

PURPOSE: Rezone property from OCR (Office-Commercial-Residential)toC-1 (Local Commercial) todevelop a 3,808 square foot Bojangle's drive-through restaurant. The property is located on the northwest side of Memorial Drive, approximately 1,045 feet from the northeast corner of Memorial Drive end Columbia Drive, at 3644 .Memorial Drive, Decatur. The property has approximately 273 feet of frontage on Memorial Drive and contains 1.44 acres.

RECOMMENDATIONS:

COMMUNITY COUNCIL: APPROVAL WITH A CONDITION

PLANNING COMMISSION: APPROVAL WITH CONDITIONS

PLANNING STAFF: APPROVAL WITH CONDITIONS.

PLANNING COMMISSION MEETING: On May 6, 2014, T. Phillips moved and V. Moore seconded for approval as recommended and conditioned by staff, with lln amendment to the effect that operating hours shall begin at 5:30 A.M., not P.M.

PLANNING STAFF ANALYSIS: APPROVAL WITH CONDITIONS. Rezoning of the subject property from OCR (Office-Commercial-Residential) to C-1 (Local Commercial) for a drive-through restaurant is suitable at the subject location. Use of the property for a restaurant is consistent with the use of commercial properties in the surrounding area. If approved with conditions for buffering, screening, and controls on sound and light as i:ecommended, the proposed drive-through restaurant is not expected to create adverse effects on adjoining and nearby properties. The proposal is consistent with the following strategy of the 2005-202S Comprehensive Plan for Town Centers: uPromote new development and redevelopment at or near activity centers as a means of reducing vehicle miles traveled." (TCCAS19). The applicant has agreed to streetscaping, a pedestrian crossing in the curb cut, and screening of parking on the front of the site, which will help make the proposal more consistent with the pedestrian-

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AC110N i 201+05-27 Item NS Boiangles Z 1419143

Items N.8 and N.9 were heard together.

MOTION was made by Larry Johnson, seconded by Stan Watson and passed 4-0-0-2 to approve with staffs conditions N.8 Z-14-19143, hzoning Application of Theo Stone for OA Decatur Memorial, LLC. Commissioners Gannon and Rader were absent and not voting.

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ADOPTED: MAY 27 2014
(DATE)
Larry Johnson

C P.: MAY 27 2014
(DA
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PRBSIDil' {C}, OFFICBII- ---
DBKALB COUNTY BOARD OF
COMMISSIONERS

CLERK,
DEKALB COUNTY BOARD
OF COMMISSIONERS

MINUTES:

Kyle Sharpe, 4320 Suwanee Da RoadJ Suwanee, Oa. 30024, spoke in support.
No one spoke in opposition.

FOR : Elaine Boyer, Larry Johnson, Sharon Barnes Sutton, Stan Watson

AGAINST: None

ABSTAIN: None

ABSENT : Joff Rader, Kathie Gannon

5/16/14

oriented policies and strategies of the Town Center Character Area. Therefore, the Department of Planning and Sustainability recommends, "Approval" with conditions.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval, 7-0-0, with the following condition: The hours of operation shall be 5:00 AM to 12:00 AM, Monday through Sunday.

-

RECOMMENDED CONDITIONS
Z-14-19143

1. The proposed restaurant shall not exceed 3,800 square feet of floor area and shall be limited to one story.
2. The restaurant shall operate between the hours of 5:00 PM and 12:00 AM, all days of the week.
3. The curb cut on Memorial Drive shall be designed to enhance pedestrian crossing safety, as follows: a pedestrian refuge island shall be provided at the middle of the curb cut and a pedestrian crossing strip shall be provided to link the sidewalks on either side of the curb cut on Memorial Drive, subject to approval by the DeKalb County Department of Public Works and GDOT. The pedestrian crossing strip shall be differentiated from the pavement of the street and curb cut with a contrasting pavement material or texture, or a contrasting color.
4. Interparcel access shall be provided to the property via the existing access driveway from 3624 Memorial Drive.
5. The developer shall replace the existing wood fence located next to the northeast property line, at the rear of the adjoining residential properties, with a new solid wooden fence at least as high as the existing fence or with a minimum height of six feet. If the existing fence is less than six feet high. The finished **side** of the fence shall face the residential properties.
6. Landscaping of the restaurant site shall be as follows. All landscaping shall be subject to approval by the County Arborist.
 - a. The landscape strip above the existing retaining wall shall be planted with ground cover and with street trees at a minimum spacing of 40 feet on center. Shrubs that have a maximum height at maturity of four feet shall be planted in the landscape strip to screen the parking spaces and detention pond that are proposed to be located at the front of the site. Remaining open space areas in the front yard setback shall be landscaped at a minimum with shrubs, flowers, or ground cover.
 - b. All areas that are not necessary for parking, vehicular or pedestrian circulation, or the proposed building shall be landscaped with plant materials, including trees that will provide shade for adjoining parking areas, in accordance with Section 27-753 of the DeKalb County Code (Landscaping Requirements for Parking Lots).
 - c. At least four landscape bump-outs shall be located on the edges of the parking areas, consistent with those shown on the site plan titled, "Proposed Bojangle's" by LeCraw Engineering, dated 3/19/14 and stamped as received by the Department of Planning and Sustainability on March 20, 2014. Said landscape bump-outs shall be planted with trees in accordance with Section 27-753 of the DeKalb County Code.
7. One monument-style freestanding sign shall be permitted, at a maximum height of eight (8) feet. The sign shall have no more than two sign faces, which shall each be a maximum size of 50 square feet. The sign shall not incorporate flashing lights, highly reflective materials, moveable graphics, changing images, or changeable copy. The sign shall not be internally lighted.
8. The architectural design of the proposed restaurant shall be substantially similar to that which is depicted on the elevations titled, "Bojangle's Restaurant Plan 8" by ESD Architecture & Interior Design, dated 3/12/13 and stamped as received by the Department of Planning & Sustainability on March 6, 2014, except that

primary exterior wall materials of the proposed building shall be brick masonry and hard coat stucco. EIFS shall be used on up to 40% of the total surface of each facade.

9. Lighting of the exterior of the building and of the parking lot shall be designed in a manner that directs light downwards to minimize light spillage on adjoining residential properties.
10. The speaker box for the restaurant shall face away from the adjoining residential properties to the northeast. The speaker box shall have the following features: a) full internal insulation to dampen sound, b) integrated camera system and order confirmation screens, c) technology to measure background noise and adjust the level of the speaker to no more than 1SdBA above background noise.
11. Dumpsters shall be screened so that they are not visible from parking or pedestrian areas, and shall be enclosed with brick or a material colored in earth tones.
12. 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 Historic Preservation Commission, the Zoning Board of Appeals, or other entity.



5/16/14

DEKALB COUNTY

LITEM NO. N.9

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BOARD OF COMMISSIONERS

ZONING AGENDA/ MINUTES

MEETING DATE: May 27, 2014

HEARING TYPE:
PUBLIC HEARING

ACTION TYPE:
ORDINANCE

SUBJECT: Special Land Use Pennit - SLUP-14-19144-Theo Stone for GA Decatur Memorial, L.L.C.

COMMISSION DISTRICTS: 3 & 7

DEPARTMENT: Planning & Sustainability	PUBLIC HEARING: YES NO
ATTACHMENT: YES <input type="checkbox"/> No	INFORMATION CONTACT: Marian Eisenberg, Zoning Administrator (404) 371-2155
PAGES: 0	PHONE NUMBER:

PETITION NO: SLUP-14-19144

PROPOSED USE: Drive-through restaurant

LOCATION: 3644 Memorial Drive, Decatur .

PARCEL No.: 15-217-04.024

PURPOSE: A Special Land Use Pennit for a3,808 square foot Bojangle's drive-through restaurant The property is located on the northwest side of Memorial Drive, approximately 1,045 feet from the northeast corner of Memorial Drive and Columbia Drive, at 3644 Memorial Drive, Decatur. The property has approximately 278 feet of frontage on Memorial Drive and contains 1.44 acres.

RECOMMENDATIONS:

COMMUNITY COUNCIL: APPROVAL WITH A CONDITION

PLANNING COMMISSION: APPROVAL WITH CONDITIONS

PLANNING STAFF: APPROVAL WITH CONDITIONS

PLANNING COMMISSION MEETING: On May 6, 2014, T. Phillips moved and V. Moore seconded for approval as recommended and conditioned by staff, with an amendment to the effect that operating hours shell begin at 5:30 A.M., not P.M.

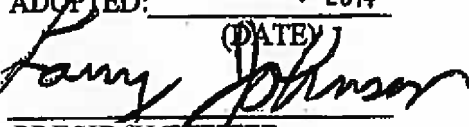
PLANNING STAFF ANALYSIS: APPROVAL WITH CONDITIONS. Rezoning of the subject property from OCR (Office-Commercial-Residential) to C-1 (Local Commercial) for a drive-through restaurant is suitable at the subject location. Use of the property for a restaurant is consistent with the use of commercial properties in the surrounding area. If approved with conditions for buffering, screening, and controls on sound and light as recommended, the proposed drive-through restaurant is not expected to create adverse effects on adjoining and nearby properties. The proposal is consistent with the following strategy of the 2008-2025 Comprehensive Plan for Town Centers: "Promote new development and redevelopment at or near activity centers as a means of reducing vehicle miles traveled." (TCCAS19). The applicant has agreed to streetscaping, a pedestrian crossing in the curb cut, and screening of parking on the front of the site, which will

FOR USE BY COMMISSION OFFICE/CLERK ONLY

ACTION: 2014::OS-27 Item N9 Boiangles SLUP 1419144

N,8 RDd N,9 were heard together,

MOTION was made by Larry Johnson, seconded by Stan Watson and passed 4-0-0-2 to approve with staffs conditions N.9 SLUP-14-19144, Special Lane Use Permit Application of Theo Stone for GA Decatur Memorial, LLC. Commissioners Gannon and Rader were absent and not voting.

ADOPTED: MAY 27 2014
(DATE)

PRESIDENT/CLERK
DEKALBCOUNTYBOARD
COMMISSIONERS

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11., --
CLERK,
DEKALBCOUNTYBOARD
OF COMMISSIONERS

MINUTES:

FOR: Elaine Boyer, Lmy Johnson, Sharon Barnes Sutton, Stan Watson

AGAINST: None

ABSTAIN: None

ABSENT: Jeff Rader, Kathie Oannon

5/16/14

help make the proposal more consistent with the pedestrian-oriented policies and strategies of the Town Center Character Area. Therefore, the Department of Planning and Sustainability recommends, "Approval" with conditions.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval, 7-6-0, with the following condition: The hours of operation shall be 5:00 AM to 12:00 AM, Monday through Sunday.

RECOMMENDED CONDITIONS
SLUP-14-19144

1. The Special Land Use Permit shall be issued to Bojangle's Restaurants, Inc. for operation of a drive-through restaurant, and shall be transferrable in accordance with Section 27-877 of the DeKalb County Code.
2. The proposed restaurant shall not exceed 3,800 square feet of floor area and shall be limited to one story.
3. The restaurant shall operate between the hours of 5:00 PM and 12:00 AM, all days of the week.
4. The curb cut on Memorial Drive shall be designed to enhance pedestrian crossing safety, as follows: a pedestrian refuge island shall be provided at the middle of the curb cut and a pedestrian crossing strip shall be provided to link the sidewalks on either side of the curb cut on Memorial Drive, subject to approval by the DeKalb County Department of Public Works and GDOT. The pedestrian crossing strip shall be differentiated from the pavement of the street and curb cut with a contrasting pavement material or texture, or a contrasting color.
5. Interparcel access shall be provided to the property via the existing access driveway from 3624 Memorial Drive.
6. The developer shall replace the existing wood fence located next to the northeast property line, at the rear of the adjoining residential properties, with a new solid wooden fence at least as high as the existing fence or with a minimum height of six feet, if the existing fence is less than six feet high. The finished side of the fence shall face the residential properties.
7. Landscaping of the restaurant site shall be as follows. All landscaping shall be subject to approval by the County Arborist.
 - a. The landscape strip above the existing retaining wall shall be planted with ground cover and with street trees at a minimum spacing of 40 feet on center. Shrubs that have a maximum height at maturity of four feet shall be planted in the landscape strip to screen the parking spaces and detention pond that are proposed to be located at the front of the site. Remaining open space areas in the front yard setback shall be landscaped at a minimum with shrubs, flowers, or ground cover.
 - b. All areas that are not necessary for parking, vehicular or pedestrian circulation, or the proposed building shall be landscaped with plant materials, including trees that will provide shade for adjoining parking areas, in accordance with Section 27-753 of the DeKalb County Code (Landscaping Requirements for Parking Lots).
 - c. At least four landscape bump-outs shall be located on the edges of the parking areas, consistent with those shown on the site plan titled, "Proposed Bojangle's" by LcCrew Engineering, dated 3/19/14 and stamped as received by the Department of Planning and Sustainability on March 20, 2014. Said landscape bump-outs shall be planted with trees in accordance with Section 27-753 of the DeKalb County Code.
8. One monument-style freestanding sign shall be permitted, at a maximum height of eight (8) feet. The sign shall have no more than two sign faces, which shall each be a maximum size of 50 square feet. The sign shall not incorporate flashing lights, highly reflective materials, moveable graphics, changing images, or changeable copy. The sign shall not be internally lighted.
9. The architectural design of the proposed restaurant shall be substantially similar to that which is depicted on the elevations titled, "Bojangle's Restaurant Plan 8" by ESD Architecture & Interior Design, dated 3/12/13 and stamped as received by the Department of Planning & Sustainability on March 6, 2014, except that primary exterior wall materials of the proposed building shall be brick masonry and hard coat stucco. EIFS shall be used on up to 40% of the total surface of each facade.

5/16/14

10. Lighting of the exterior of the building and of the parking lot shall be designed in a manner that directs light downwards to minimize light spillage on adjoining residential properties.
11. The speaker box for the restaurant shall face away from the adjoining residential properties to the northeast. The speaker box shall have the following features: a) full internal insulation to dampen sound, b) integrated camera system and order confirmation screens. c) technology to measure background noise and adjust the level of the speaker to no more than ISdBA above background noise.
12. Dumpsters shall be screened so that they are not visible from parking or pedestrian areas, and shall be enclosed with brick or a material colored in earth tones.
13. 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 Historic Preservation Commission, the Zoning Board of Appeals, or other entity.

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CCW CAMPAIGN DISCLOSURE.pdf

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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 .

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. 1112. to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.




Notary

 10/25/21

Signature of Applicant /Date

Check one: Owner ___ Agent


Expiration 10/27/21
• Notarizatloa'9'11Gh...ebed If the response Is "No"

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Summary of Abutting Neighbor Zoom Mtg.pdf

11/02/21 01:15 PM

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Harold Buckley

From: Harold Buckley
Sent: Wednesday, October 13, 2021 6:54 PM
To: lscoffee12@acl.com; matthewdurdin@gmail.com
Cc: KENNETH POWELL; Victoria Anglin; Dan Brown; Robert Johnson - civilog1stix;Atwaters, LaShun
Subject: Caliber Carwash FoDow-Up Information
Attachments: Site Plan - 3644 MemonaJDr.pdf; Dekalb County Sign Regulations.pdf

Good evening everyone,

Thank you so much for a very enjoyable meeting! Your **grace** and selfless contribution of your time is really appreciated. As promised, please find attached a copy of the site plan that we shared with you this evening, as well as a copy of the sign regulations that address your sign questions. The sign regulations are a bit confusing so I highlighted the regulations that would apply to our site in yellow.

Also, I wanted to confirm in writing our dedication to taking the following steps to ensure that our business operates as a good neighbor to you:

1. We will install a 10-foot noise wall adjacent to our common property line;
2. We will install dense landscaping along our common property line to screen light and further screen noise;
3. We will accept a zoning condition requiring us to develop the property with the noise dampening configuration that we showed you today;
4. Our installed lighting will be oriented downward toward the ground to avoid the risk of glare on your property; and
5. **We** will provide you with a company contact person whom you will be able to contact regarding any concerns you may have after the business opens.

Again, thank you for a very pleasant meeting. Please do not hesitate to let us know if you have any questions that didn't come up today.

Best regards,

Harold Buckley, Jr., AICP
Partner
WILSON BROCK & IRBV, L.L.C.
Overlook I, Suite 700
2849 Roscoe Fen; Road
Allandale, Georgia 30339
Email to hbuckley@publitt.com

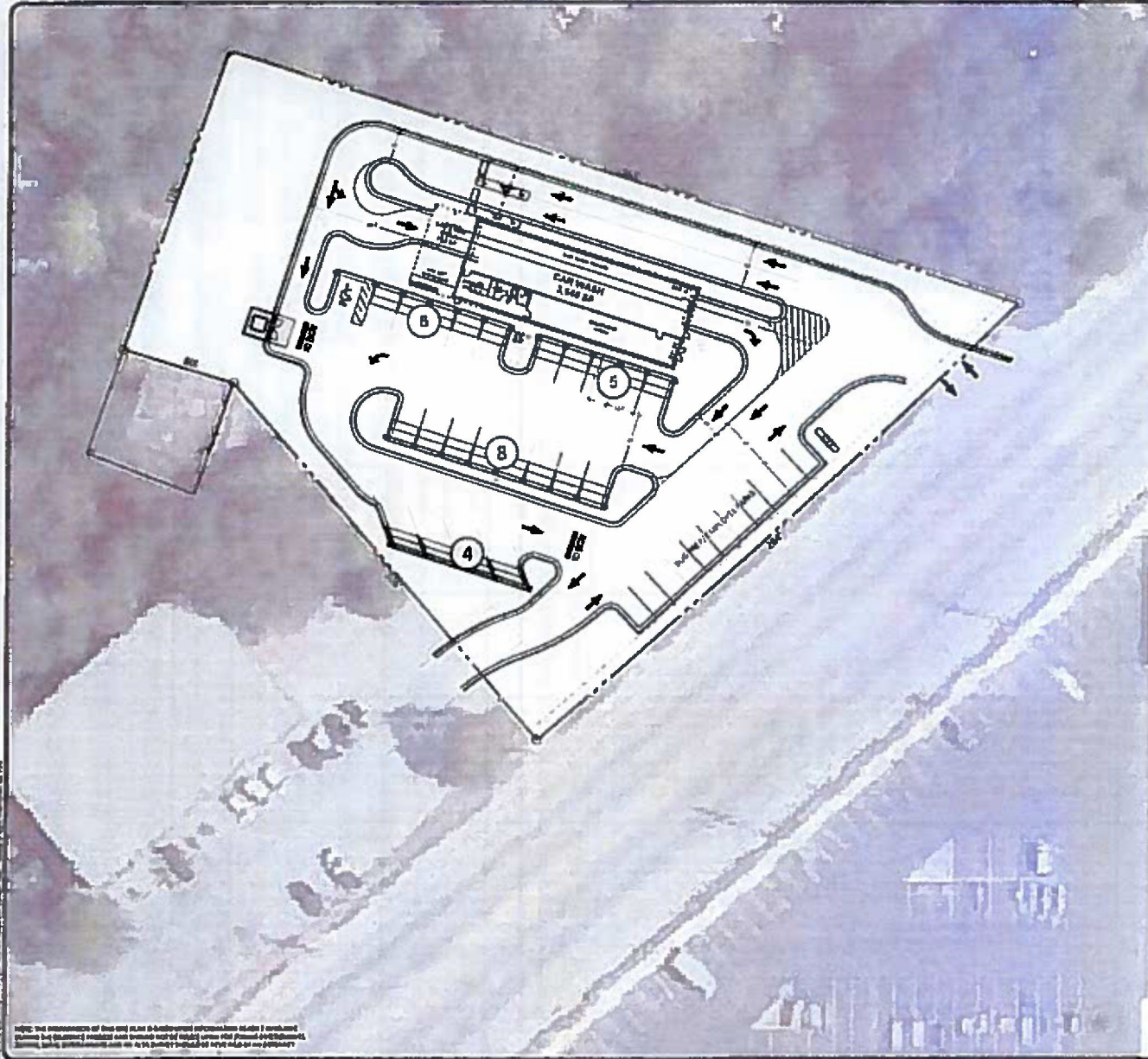
Tel: 770-803-3707 (Direct)
404-853-SOS0 (MDIn)
Fax: 404-853-1812

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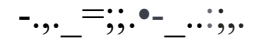


NOTICE: THE PREPARATION OF THIS PLAN HAS INVOLVED INFORMATION MADE AVAILABLE BY THE PUBLIC AND INFORMATION OBTAINED FROM THE PUBLIC. THE PREPARATION OF THIS PLAN HAS INVOLVED INFORMATION MADE AVAILABLE BY THE PUBLIC AND INFORMATION OBTAINED FROM THE PUBLIC. THE PREPARATION OF THIS PLAN HAS INVOLVED INFORMATION MADE AVAILABLE BY THE PUBLIC AND INFORMATION OBTAINED FROM THE PUBLIC.



VICINITY MAP

Item	Quantity	Material
Excavation	100	Fill
Concrete	500	4" Slab
Rebar	100	#4
Formwork	100	1/2" Ply
Paint	100	Acrylic
Lighting	100	LED
Landscaping	100	Grass
Site Work	100	Gravel
Signage	100	Aluminum
Other	100	Various



PRELIMINARY SITE PLAN
Memorial Drive
 Southeast, Johns Island, SC

CP1
 21235

JUHE 14, 2021



- (b) In lieu of the sign regulations of Table (a) above, a lot located in a non-residential district and developed as a planned commercial center shall be allowed the following:

	Ground Sign	Canopy or Wall Sign	Directional Sign	Entrance Sign	Window Sign
Maximum height	20'	N/A	3'	8'	N/A
Max width	20'	50% of the wall or canopy width	3'	8'	N/A
Max sq. ft.	200	30 sq. ft. or 45 sq. ft. per linear foot of the wall or canopy, whichever is greater, up to a maximum of 150 sq. ft. for buildings under 12 stories and up to 500 sq. ft. for buildings 12 stories or more. (See Sec. 21-17(b))	6	32	30% of the window space for buildings under 50,000 sq. ft. 10% of the window area for buildings 50,000 sq. ft. or over
Max number Allowed	One per facade (See Note 1)	1/primary facade and 1/secondary facade	2/authorized curb cut	1/entrance	N/A
Required setback from electrical transmission lines	10'	N/A	0'	10'	N/A

- (c) No property zoned for non-residential use may have more than one (1) ground sign that is oriented towards travelers along the same street.
- (d) In addition to those regulations set forth in subsection (a) and (b) above, no person may maintain a lot zoned for commercial use where the aggregate signable **area** exceeds four hundred fifty (450) square feet, or two (2) square feet of signage for each one hundred (100) square feet of floor area, whichever is greater, regardless of the construction, placement or type of sign or signs.

(Ord. No. 13-03, Pt. I, 6-10-031)

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Summary of Neighborhood Rep Mtg.pdf

11/02/21 01:5 PM

Harold Buckley

From: Harold Buckley
Sent: Thursday, October 7, 2021 7:16 PM
To: Victoria Anglin
Cc: KENNETH POWELL: Atwaters, LaShun; Dan Brown; dyork@caliber-capital.com; Robert Johnson - civilogistix
Subject: RE: Wayne Powe

Hi guys,

I'm reaching out to you because we have set up a Zoom meeting for our immediately abutting neighbors. The Immediate neighbor meeting is scheduled for Wednesday of next week (October 13th) at 6 pm, with our mandatory community meeting taking place on the following Monday (October 18th) at 6 pm.

We will send you Zoom credentials for both meetings tomorrow.

Harold Buckley, Jr., AICP
Partner
WILSON BROCK & IRBY, LLC
Overlook I, Suite 700
2849 Peachtree Road
Atlanta, Georgia 30339
mailto:hbuckley@wblegal.com

Tel: 770-803-3707 (Direct)
404-BSJ-5050 (Main)
Fax: 404-853-1812

From: Harold Buckley
Sent: Wednesday, September 29, 2021 10:05 AM
To: Victoria Anglin <vanglin@anglingroup.com>
Cc: KENNETH POWELL <pdk-powell@comcast.net>; Atwaters, LaShun <latwaters@dekalbcountyga.gov>; Dan Brown <dbrown@caliber-capital.com>; dyork@caliber-capital.com; Robert Johnson - civilogistix <robert@civilogistix.com>
Subject: RE: Wayne Powell

Thank you so much for checking on this for us. At this point, I think our only reasonable option is to mail invitations for a separate, smaller meeting to those abutting property owners. We will keep you guys updated and included in every step as we move forward.

Harold Buckley, Jr., AICP
Partner
WILSON BROCK & IRBY, LLC
Overlook I, Suite 700
2849 Peachtree Road
Atlanta, Georgia 30339
mailto:hbuckley@wblegal.com

Tel: 770-803-3707 (Direct)
404-BSJ-5050 (Main)
Fax: 404-853-1812

From: Victoria Anglin <vanglin@anglingroup.com>
Sent: Wednesday, September 29, 2021 12:27 AM
To: Harold Buckley <hbuckley@wblegal.com>

Cc: KENNETH POWELL <pdk.powell@comcast.net>; Atwaters, LaShun <tatwaters@dekalbcountyga.gov>; Dan Brown <dbrown@caliber-capital.com>; dvork@caliber.capital.com; Robert Johnson - civilogistix <robert@civilogistix.com>
Subject: Re: Wayne Powell

Hello Harold,

Unfortunately none of the 4 people I contacted know any of the property owners.

Victoria Anglin

On Sep 28, 2021, at 2:28 PM, Harold Buckley <hbuckley@wbilegal.com> wrote:

Hi Wayne and Victoria,

I'm reaching out because we are working to finalize our community outreach meetings. We intend to host our larger community meeting on October 18th at 6 pm, with a smaller meeting with the immediately abutting neighbors during the **week** of October 11th.

Were you able to get any contact information on the abutting neighbors from your Avondale Estates contacts? If not, we'll rely on written invitations that we would mail to the property owners of record.

Harold Buddey, Jr., AICr
Partner
WILSON BROCK & IRBY, LLC
Overlook, I. Suite 700
1849 Paces Ferry Road
Atlanta, Georgia 30339
mail to: hbuckley@wbilegal.com

Tel: 770-803-3707 (Direct)
& 104-853-SDSO (Main)
Fax: 404-BSJ.812

From: Harold Buckley <hbuckley@wbilegal.com>
Sent: Saturday, September 18, 2021 11:48 PM
To: Victoria Anglin <vanglin@anglingroup.com>
Cc: KENNETH POWELL <pdk.powell@comcast.net>; Atwaters, LaShun <tatwaters@dekalbcountyga.gov>; Dan Brown <dbrown@caliber-capital.com>; dvork@caliber-capital.com
Subject: Re: Wayne Powell

Fingers crossed. But it was worth a try even if we strike out.

On Sep 18, 2021 2:07 PM, Victoria Anglin <vanglin@anglingroup.com> wrote:
Hello Mr. Buckley,

Unfortunately, 3 of the 4 of my Avondale contacts do not know the neighbors that you have sent to us. I am waiting a response from the 4th but my hopes are not as high as they were initially.

Hopefully, the last person might have some connections.

Sincerely,

Victoria

On Fri, Sep 17, 2021 at 5:54 PM Harold Buckley <hbuckley@wblfegal.com> wrote:

Hi guys,

Please let me thank you again for a wonderful initial conversation this afternoon. Your feedback was as enjoyable as it was informative. I couldn't think of a better way for us to start the zoning review process, and Comm. Johnson did us a great service by putting us in touch with you.

I have confirmed that the county only requires us to send written notices to property owners within a 500-foot radius of our property, which (as illustrated in the attached map) isn't very many people. So, we will take you up on your very kind offer to help us get the word out to the appropriate community stakeholders for our pre-application community meeting. To that point, the three homes that back up to our site and their respective owners are (according to county records):

1246 Berkeley Road - Linda Coffee

1252 Berkeley Road - Matthew and Robin Durdin

1258 Berkeley Road - Karen and Steven Jones

We would love it if you could help us introduce ourselves and start a dialogue with these Avondale Estates neighbors in particular, since they are the one who would be potentially most impacted by our development proposal. Ideally, we would like to follow Victoria's recommended community rollout where we have a conversation with our three immediate neighbors and then follow up with the wider group in our community meeting.

Also, as promised, I will circle back to you regarding the current applicability of the legacy zoning conditions from SLUPs 5-11-16976 and 5-07-12803 as soon as I am able to get guidance on that front from the planning staff.

Once **again**, thank you very much for a very enjoyable kick-off to our ongoing dialogue. We look forward to working collaboratively with you and our other prospective neighbors as we navigate the zoning review process.

H3J"Old Bud.IC), Jr. AICP

Partner

WILSON BROCK & IRBY, LLC.

One Crloop. I, Suite 700

2849 Pata fat) Road

Atlanta, Georgia 30339

mailto:Wayne.Powell@wblegal.com

Tel: 770-803-3707 (Direct)

404-853-1812 (Main)

Fax: 404-853-1812

From: KENNETH POWELL <odk-powell@comgst.net>

Sent: Wednesday, September 15, 2021 12:56 PM

To: Harold Buckley <hbuckley@wblegal.com>; Victoria Anglin <vangelin@anglingroup.com>

Cc: Atwaters, LaShun <latwaters@dekalbcountyga.gov>; Dan Brown <dbrown@caliber-capital.com>

Subject: RE: Wayne Powell

You are very welcome. See you at 4:00 p. m. on Friday afternoon, September 17, 2021.

Sincerely,

Wayne Powell

On 09/15/2021 12:32 PM Harold Buckley <hbuckley@wblegal.com> wrote:

It looks like 4 o'clock will work. I will send around an invitation for that time. Thanks **again** for your outstanding responsiveness.

Harold Buckley, Jr., AICP

Partner

WILSON BROCK & IRBY, L.L.C.

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Allanti, 30339

moB ro: hbuckley@wbilegal.com

Td: 770-803-3707 (Direct)

40-1-853-5050 (M.un)

fin 40-1-853-1812

From: KENNETH POWELL <pdk-powell@comcast.net>
Sent: Wednesday, September 15, 2021 12:27 PM
To: Victoria Anglin <vapglin@angllnuouo.com>
Cc: Harold Buckley <hbuckley@wblllegal.com>; Atwaters, LaShun
<4atwaters@dekalbcountryga.gov>; Dan Brown <dbrown@caliber-capital.com>
Subject: Re: Wayne Powell

That **date** and time is good for me as well.

Sincerely,

Wayne Powell

On 09/15/2021 12:20 PM Victoria Anglin <vanglin@angllngroup.com>
wrote:

Hello all,

Thank you for including me. I can be available on
Friday between 4 and 6.

Sincerely,

Victoria Anglin

On Wed, Sep 15, 2021 at 11:23 AM KENNETH POWELL <powell@comcast.net> wrote:

Dear Mr. Buckley,

We understand that with almost all development projects time is of the essence. Consequently, we want to assure that your project is not unnecessarily delayed on our part.

Thank you for including Ms. Victoria Anglin on your response. Fortunately, even during this Pandemic, she has a Job. It may be difficult for her to participate in a virtual meeting during her office hours. Therefore, we will need to determine her availability for your proposed times. We will inform you as quickly as possible.

Sincerely,

Wayne Powell, President

Belvedere Civic Club

On 09/15/2021 10:53 AM Harold Buckley <hbucklev@wbilegal.com> wrote:

Thank you very much for your swift reply, Mr. Powell. Unfortunately, our team leader Dan Brown has a conflict at 6 o'clock today. We could do a virtual meeting any time tomorrow after lunch or Friday afternoon between 2 and 6. If either of those timeframes work for you and Ms. Anglin, we will send meeting

credentials to both of you
expeditiously.

Harold L. Jr AICP

Pennsylvania

WILSON BROCK & IRBY, L.L.C.

Charleston, SC 29403

1000 Paces Ferry Road

Atlanta, Georgia 30339

mail to: hbuckley@wblfll.com

Tel: 770-803-3707 (Direct)

404-853-5050 (Main)

FAX: 404-853-1111

From: KENNETH POWELL

powell@comcast.net

Sent: Tuesday, September 14, 2021

6:01 PM

To: Harold Buckley

hbuckley@wblfll.com; Atwaters,
LaShun

latwater@dekalbcountyga.gov

Cc: Dan Brown [dbrown@caliber-
capital.com](mailto:dbrown@caliber-capital.com); Robert Johnson -

civillogistix robert@civillogistix.com;

Victoria Anglin

vanglin@anglingroup.com

Subject: RE: Wayne Powell

Ms. Atwaters, thank you and
Commissioner Johnson for facilitating
this meeting.

Good afternoon Mr. Buckley,

Thank you so much for reaching out to
our community to inform us of your

vision and proposed development near the intersection of Memorial Drive and Columbia Drive. Unless you have an objection, I would like to invite Ms. Victoria Anglin, the vice president of the Belvedere Civic Club, to participate in this meeting. Both Ms. Anglin and I are available at 6 PM tomorrow evening, Wednesday, September 15, 2021.

If you have architectural renderings of your proposal, a tentative site plan, or other documents that would be useful to explain your vision, then I believe that a Zoom meeting would be appropriate. If you wish to send these documents to me before the meeting, then I would be willing to review the documents prior to the meeting to have a better understanding of your proposal. Please let us know what is convenient for you.

Sincerely,

Wayne Powell, President

Belvedere Civic Club

On 09/14/2021 2:04
PM Harold **Buckley**
<hbucklev@wbllegal.c
Q!!!> wrote:

Thank you very much
Ms. Atwaters.

Mr. Powell, I am
working with a client
who is considering a
development
opportunity on an
outparcel for the
former Columbia Mall,
which is now a Wal-

Mart at Columbia and Memorial drives. We would very much like to share our vision for the **site** and receive the benefit of your feedback. Would you let me know your availability over the next few days for a telephone call, or even a Zoom call.

Thanks again Ms. Atwaters for your very kind attention to this matter. And we look forward to meeting you Mr. Power.

Harold Buckley, Jr., AICP

Partner

WILSON BROCK &
IRBY, L.L.C.

Overlook I, Suite 700

2849 Paces Ferry Road

Atlanta, Georgia 30339

moll

to: hbucklev@wblegal.com

!!!

Tel 770-803-3707
(Direct)

404-853-SOSO (Milin)

F: 404-853-1812

From: Atwaters,
LaShun
[<latwaters@ldefalbcountyga.gov>](mailto:latwaters@ldefalbcountyga.gov)
Sent: Tuesday,
September 14, 2021

2:00PM
To: Harold Buckley
<hbucklev@wbUegal.c2fil>; KENNETH
POWELL
powell@comcast.net>
Subject: RE: Wayne
Powell

Good Afternoon,

Mr. Buckley, by way of
this email I am
introducing you to Mr.
Wayne Powell based
on the potential
zoning matter for
Belvedere Park.

Please feel free to
further exchange
information for the
best method of
contact.

If I can be of further
service, please do not
hesitate to give me a
call, or respond via
email.

Thanks!

LaShun Atwaters

Program Manager

Office of
Commissioner Larry
Johnson

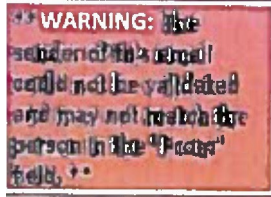
DeKalb County Board
of Commissioners,
District 3

Ph: 404.371.2988

Email:
[latwaters@ldekalbcou
ntyp.gov](mailto:latwaters@ldekalbcou
ntyp.gov)

Sfrn Up for
Commissioner Larry
J_Q_h!!:m. S_Ern,ail List

From: Harold Buckley
chbuckley@wbilegal.com
em>
Sent: Tuesday,
September 14, 2021
1:52PM
To: Atwaters, LaShun
4aooters@dekalbcountyga.gov
untvga:89v>
Subject: RE: Wayne
Powell



Harold Duckhy, Jr., AICP

runner

WILSON BROCK &
IRBY, L.L.C.

Overlook I, Suite 700

2849 Paces Ferry Road

Allantn, Georgi11 30339

mail

to: hbyckfa@wblcaaf.com

Tel no.B0J-3707
(Direct)

404,853-SOSO (Main)

From: Harold Buckley
Sent: Tuesday,
September 14, 2021
1:12 PM
To:
bffieldsl@delcalbcoun.tyga.gov
Subject: Wayne Powell

Good afternoon,

I'm reaching out because I spoke with Comm. Johnson yesterday to obtain his guidance on a potential zoning matter. After discussing the matter with me, he suggested that I should reach out to Wayne Powell at Belvedere Park. Unfortunately, Comm. Johnson did not have contact information to share because he was involved in an out-of-town meeting when we spoke. He recommended I reach out to his office for that contact information. Would you please let me know **a good** contact number and email address for Mr. Powell?

Thank you very much,

Jwold BuclJe), Jr., AJCP

Panncr

WILSON BROCK &
IRBY,LLC:.

Overk>ol. I, Suite 700

2B49 Paces Fc:ny Road

Allllnta, Geof!UJ 30339

mail

to: [h buck/cv@wb\(kqalcom\)](mailto:h buck/cv@wb(kqalcom))

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11/02/21 01:Li6 PM

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Harold Buckley

From: Harold Buckley
Sent: Friday, September 17, 2021 5:52 PM
To: 'KENNETH POWELL'; Victoria Anglin
Cc: Atwaters, LaShun; Dan Brown; 'dyork@caliber-capital.com'
Subject: RE: Wayne Powell
Attachments: 3644 Memorial Dr. 500-ft. Map.docx

Hi guys,

Please let me thank you again for a wonderful initial conversation this afternoon. Your feedback was as enjoyable as it was informative. I couldn't think of a better way for us to start the zoning review process, and Comm. Johnson did us a great service by putting us in touch with you.

I have confirmed that the county only requires us to send written notices to property owners within a 500-foot radius of our property, which (as illustrated in the attached map) isn't very many people. So, we will take you up on your very kind offer to help us get the word out to the appropriate community stakeholders for our pre-application community meeting. To that point, the three homes that back up to our site and their respective owners are (according to county records):

1246 Berkeley Road - Linda Coffee
1252 Berkeley Road - Matthew and Robin Durdin
1258 Berkeley Road - Karen and Steven Jones

We would love it if you could help us introduce ourselves and start a dialogue with these Avondale Estates neighbors in particular, since they are the one who would be potentially most impacted by our development proposal. Ideally, we would like to follow Victoria's recommended community rollout where we have a conversation with our three immediate neighbors and then follow up with the wider group in our community meeting.

Also, as promised, I will circle back to you regarding the current applicability of the legacy zoning conditions from SLUPs 5-11-16976 and S-07-12803 as soon as I am able to get guidance on that front from the planning staff.

Once again, thank you very much for a very enjoyable kick-off to our ongoing dialogue. We look forward to working collaboratively with you and our other prospective neighbors as we navigate the zoning review process.

Harold Buckley, Jr., AICP
Partner
WILSON BROCK & IRBY, L.L.C.
Overlook I, Suite 700
2849 Paces Ferry Road
Atlanta, Georgia 30339
mail to: hb11ck/ey(ti;wbilegal.com

Tel: 770-803-3707 (Direct)
404-853-5050 (Main)
Fax: 404-853-1812

From: KENNETH POWELL <pdk-powell@comcast.net>
Sent: Wednesday, September 15, 2021 12:56 PM
To: Harold Buckley <hbuckley@wbilegal.com>; Victoria Anglin <vanglin@anglingroup.com>
Cc: Atwaters, LaShun <latwaters@dekalbcountyga.gov>; Dan Brown <dbrown@caliber-capital.com>
Subject: RE: Wayne Powell

You are very welcome. See you at 4:00 p. m. on Friday afternoon, September 17, 2021.

Sincerely,
Wayne Powell

On 09/15/2021 12:32 PM Harold Buckley <hbuckley@wbilegal.com> wrote:

It looks like 4 o'clock will work. I will send around an invitation for that time. Thanks again for your outstanding responsiveness.

Harold Buckley, Jr., AICP

Panner

WILSON BROCK & IRBY, L.L.C.

Overlook I, Suite 700

2849 Paces Ferry Road

Atlanta, Georgia 30339

mail to: hbuckley@wbilegal.com

Tel: 770-803-3707 (Direct)

404-853-5050 (Main)

F11.x: 404-853-1812

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Sent: Wednesday, September 15, 2021 12:27 PM

To: Victoria Anglin <vanglin@anglingroup.com>

Cc: Harold Buckley <hbuckley@wbilegal.com>; Atwaters, LaShun <latwaters@dekalbcountyga.gov>; Dan Brown <dbrown@caliber-capital.com>

Subject: Re: Wayne Powell

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Belvedere Civic Club

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Partner

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Atlanta, Georgia 30339

mail to: hbucklev@wbilegal.com

Tel: 770-803-3707 (Direct)

404-853-5050 (Main)

a.x: 404-853-1812

From: KENNETH POWELL <pdk-powell@comcast.net>

Sent: Tuesday, September 14, 2021 6:01 PM

To: Harold Buckley <hbucklev@wbilegal.com>;
Atwaters, LaShun <latwaters@dekalbcountyga.gov>

Cc: Dan Brown <dbrown@caliber-capital.com>; Robert
Johnson - civilogistix <robert@civilogistix.com>; Victoria
Anglin <vanmlin@anglingroup.com>

Subject: RE: Wayne Powell

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Belvedere Civic Club

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Thanks **again** Ms. Atwaters for your very kind attention to this matter. And we look forward to meeting you Mr. Power.

Harold Buckley, Jr., AICP

Partner

WILSON BROCK & IRBY, L.L.C.

Overlook I, Suite 700

2849 Paces Ferry Road

Atlanta, Georgia 30339

mail to: hbuckley@wblegal.com

Tel: 770-803-3707 (Direct)

404-853-5050 (Main)

11.x: 404-853-1812

From: Atwaters, LaShun

[<latwaters@dekalbcountyga.gov>](mailto:latwaters@dekalbcountyga.gov)

Sent: Tuesday, September 14, 2021

2:00 PM

To: Harold Buckley

[<hbuckley@wblegal.com>](mailto:hbuckley@wblegal.com); KENNETH

POWELL [<pdk-powell@comcast.net>](mailto:pdk-powell@comcast.net)

Subject: RE: Wayne Powell

Good Afternoon,

Mr. Buckley, by way of this email I am introducing you to Mr. Wayne Powell based on the potential zoning matter for Belvedere Park.

Please feel free to further exchange information for the best method of contact.

If I can be of further service, please do not hesitate to give me a call, or respond via email.

Thanks!

LaShun Atwaters

Program Manager

Office of Commissioner Larry Johnson

DeKalb County Board of
Commissioners, District 3

Ph: 404.371.2988

Email: latwaters@dekalbcountyga.gov

[Sign Up for Commissioner Larry
Johnson's Email list](#)

From: Harold Buckley
<hbuckley@wbilegal.com>
Sent: Tuesday, September 14, 2021
1:52 PM
To: Atwaters, laShun
<latwaters@dekalbcountyga.gov>
Subject: RE: Wayne Powell

**** WARNING: The sender of this email
could not be validated and may not match
the person in the 'From' field. ****

Harold Buckley, Jr., AICP

Partner

WILSON BROCK & IRBY, L.L.C.

Overlook I, Suite 700

2849 Paces Ferry Road

Atlanta, Georgia 30339

mail to: hbuckley@wbilegal.com

Tel: 770-803-3707 (Direct)

404-853-5050 (Main)

Fax: 404-853-1812

From: Harold Buckley
Sent: Tuesday, September 14, 2021
1:12 PM
To: bffieldsl@dekalbcountyga.gov
Subject: Wayne Powell

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Thank you very much,

Harold Buckley, Jr., AICP

Partner

WILSON BROCK & IRBY, L.L.C.

Overlook I, Suite 700

2849 Paces Ferry Road

Atlanta, Georgia 30339

mail to: hbvcMev@wblegal.com

Tel: 770-803-3707 (Direct)

Please think about the environment before you print this e-mail.

tie

This message, including attachments, if any, is being sent to you or on behalf of an attorney and is intended exclusively for the individual or entity named in the TO, CC, and/or BCC lines above. This communication may contain information that is CONFIDENTIAL, proprietary, or otherwise subject to attorney-client privilege. If you are not one of the intended recipients, you are an unintended recipient and hereby notified that your receipt of this message is unauthorized and you are not to read, print, copy, use, distribute or disseminate this message in whole or in part, or any attached documentation.

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If you have received this message in error, please immediately delete the message, attachments and any hard drive copies, and notify sender by reply email so that the error may be corrected.

hb

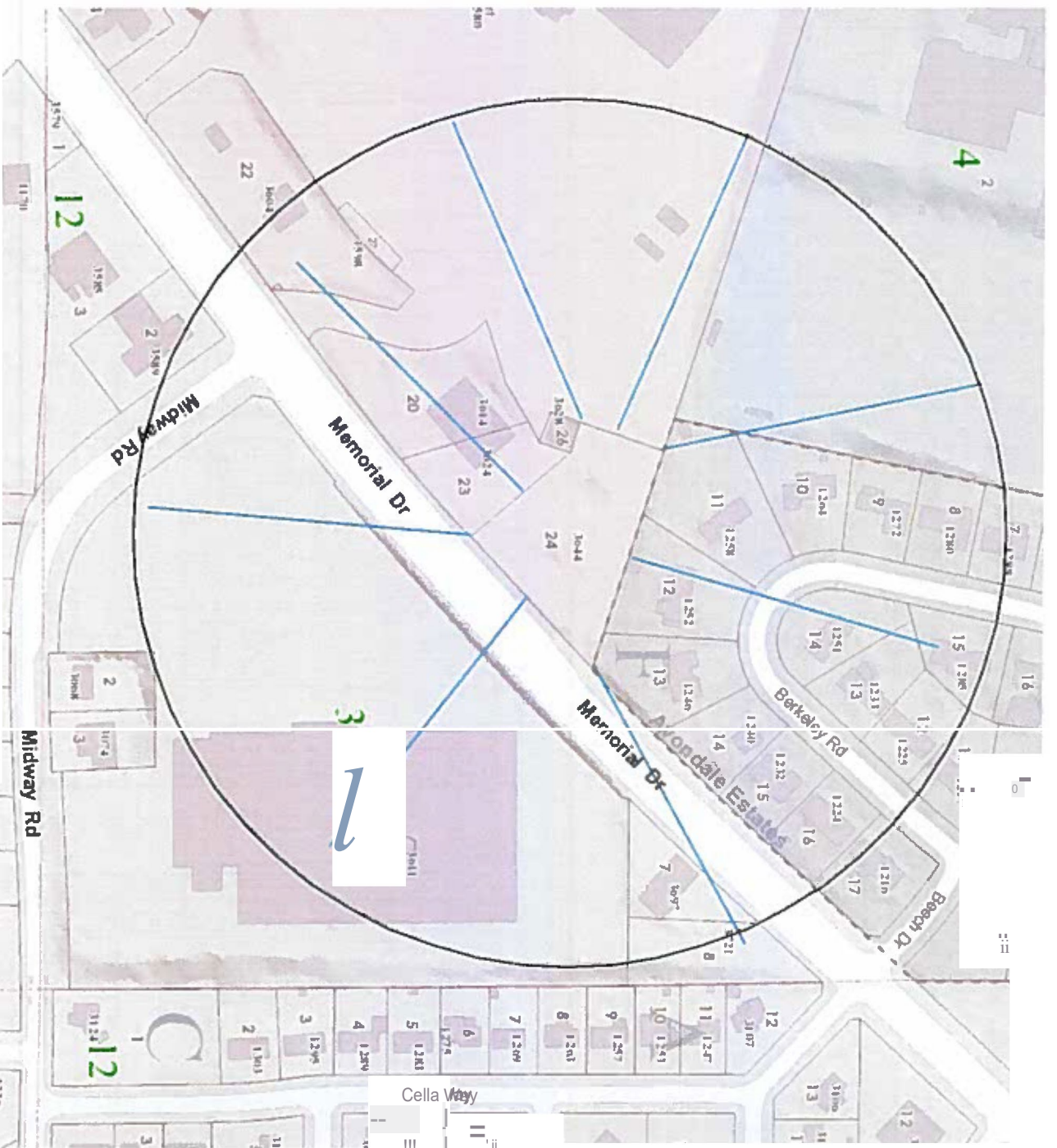
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11/02/21 01:Li6 PM

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10-18 Comm Mtg Notice.pdf

11/02/21 01:6 PM

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Notice of Special Land Use Permit Application Community Meeting

To: [owner name]

We are planning to apply for a Dekalb County Special Land Use Permit to construct and automated Car Wash at 3644 Memorial Drive, Decatur, Georgia 30032. Find out more about the project, ask questions, and voice your opinion at the following community meeting:

Date: October 18, 2021

Time: 6:00 - 6:30

Virtual location:

If you have any questions about the meeting, please call 404-353-7387 or e-mail dbrown@caliber-capital.com. We look forward to seeing you there!

Sincerely,

Dan Brown

hb



hb

CCW Dekalb County Submittal Screenshot.pdf

11/02/21 01:17PM

[Contact Us](#)

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Planning Application Lookup

Here you may choose to search for plan application by plan number, applicant, parcel, or address.

From the search result, you can view plan application details, edit, clone, pay, view reviews, or print application.

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Actions

1245297 Rezoning Street Name Change, Text
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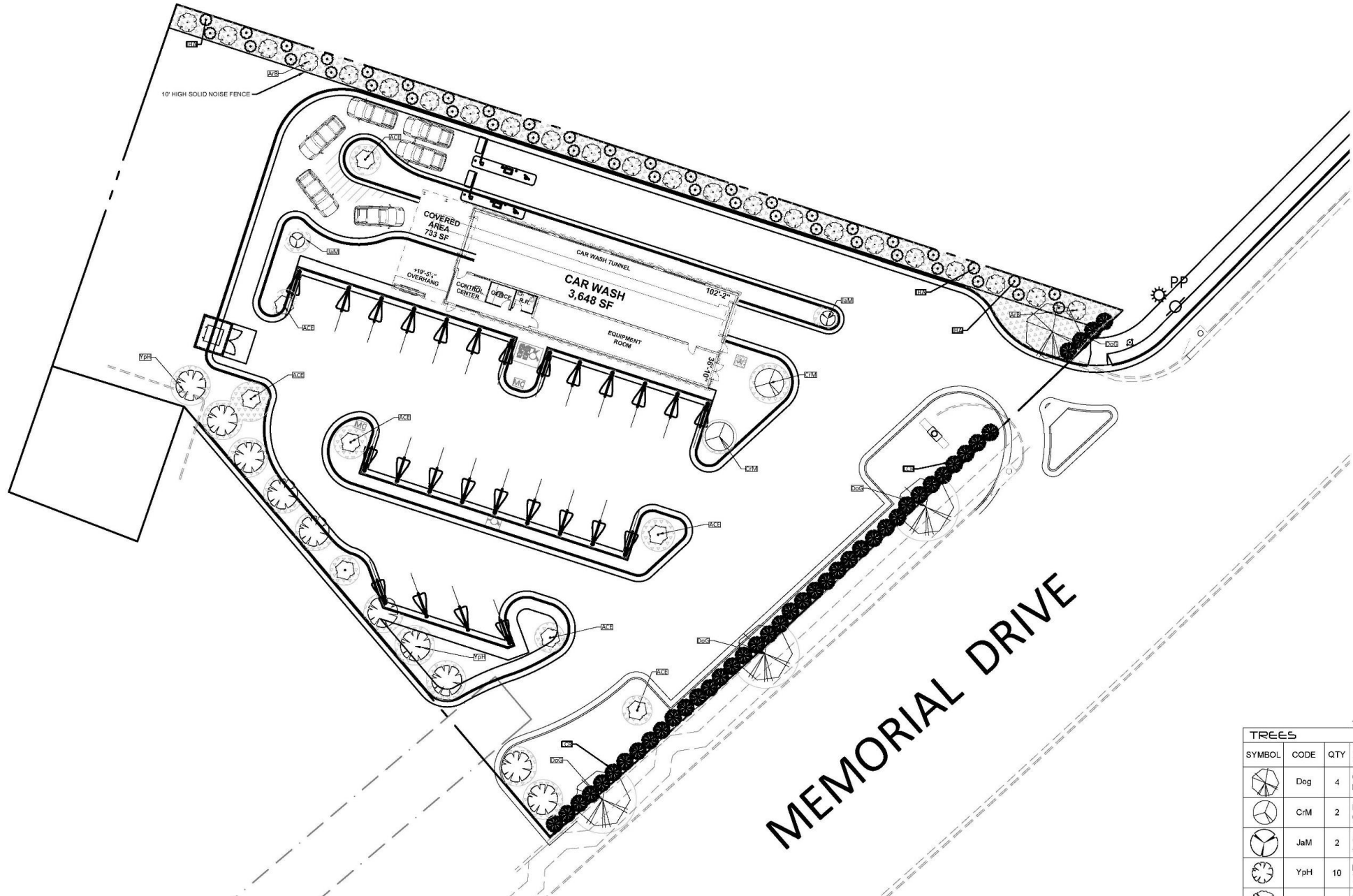
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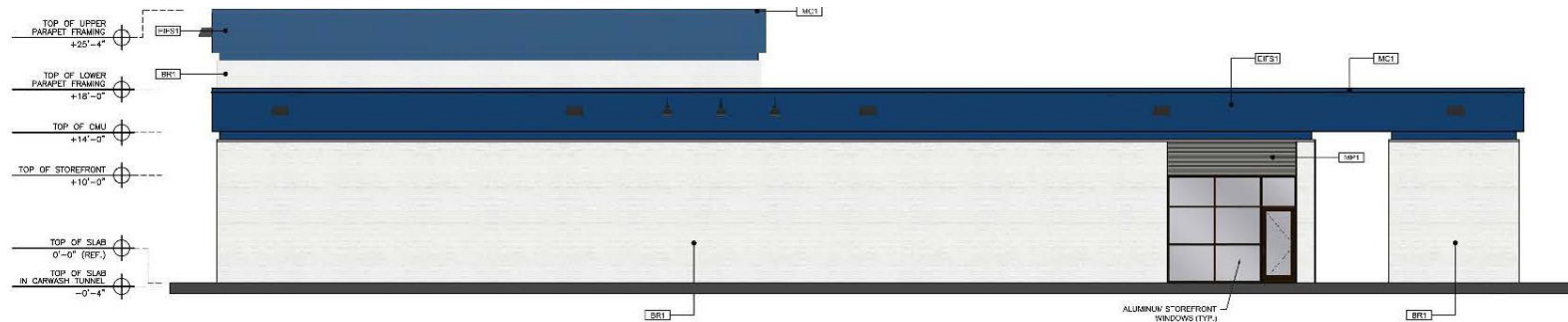
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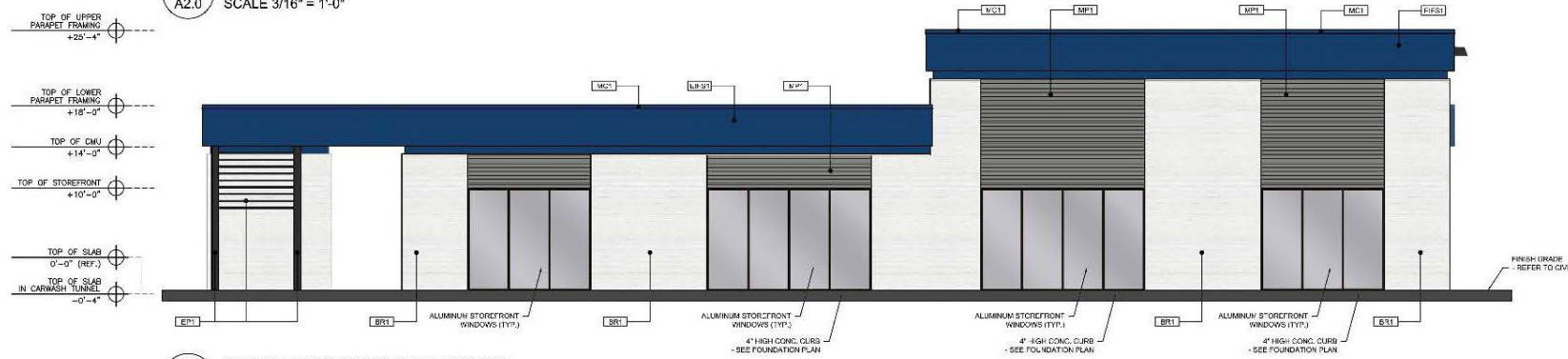
Landscape Plan



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	JaM	2	ACER JAPAI
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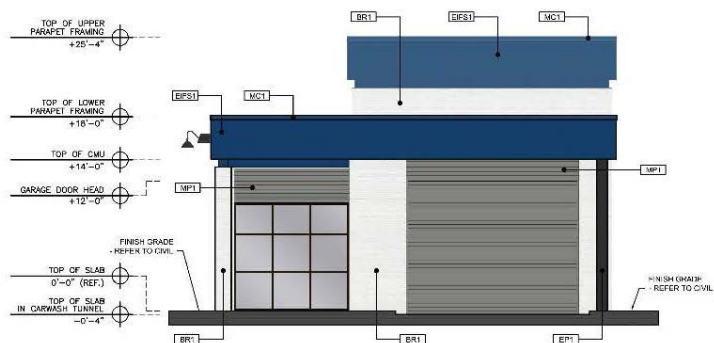


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2 SOUTH (RIGHT SIDE) ELEVATION
 A2.0 SCALE 3/16" = 1'-0"

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BR-L	BRICK VENEER	MODULAR BRICK VENEER PAINTED 'SW 7036 EXTRA WHITE'
MF	MOVING METAL DOOR & FRAM.	PAINTED MATCH 'SW 6777 SPECIAL GRAY'
MC	METAL CORNICE	24 GA KYNOL FINISHED CAP FLASHING W/ STANDING SEAM JOINTS, MATCH 'SW 6277 SPECIAL GRAY'
MP1	HORIZONTAL METAL WALL PANELS	7.2 PANEL BY MFC W/ 11 HIDDEN LAP SOLID FASTENERS; COLOR TO MATCH 'SW 6277 SPECIAL GRAY'
EP	EXTERIOR STRUCTURAL STEEL	PAINTED BLACK
SP	ALUMINUM STOREFRONT	ALUMINUM STOREFRONT; DARK BROWN ANODIZED FINISH*



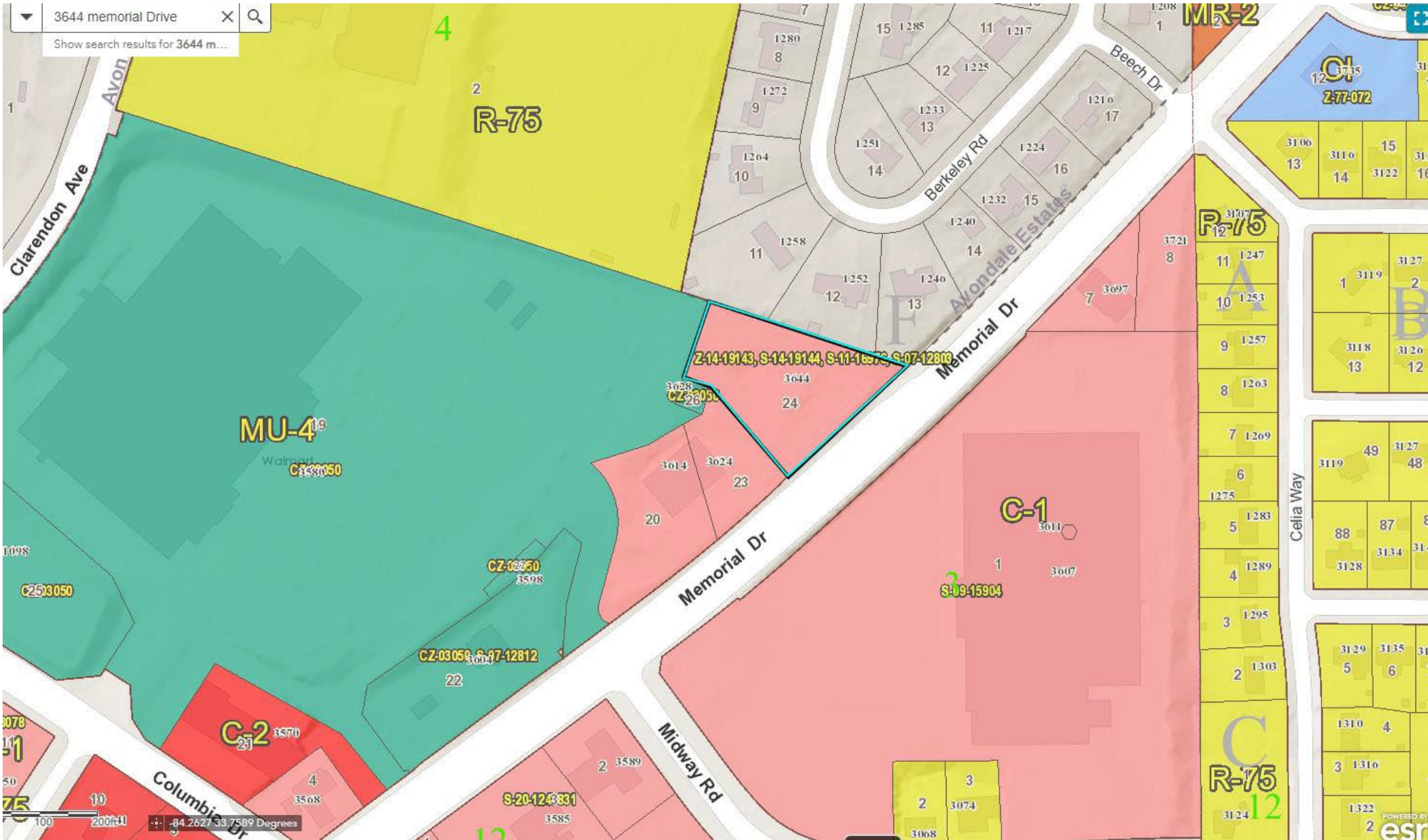
3 WEST (FRONT) ELEVATION
 A2.0 SCALE 3/16" = 1'-0"



4 EAST (REAR) ELEVATION
 A2.0 SCALE 3/16" = 1'-0"

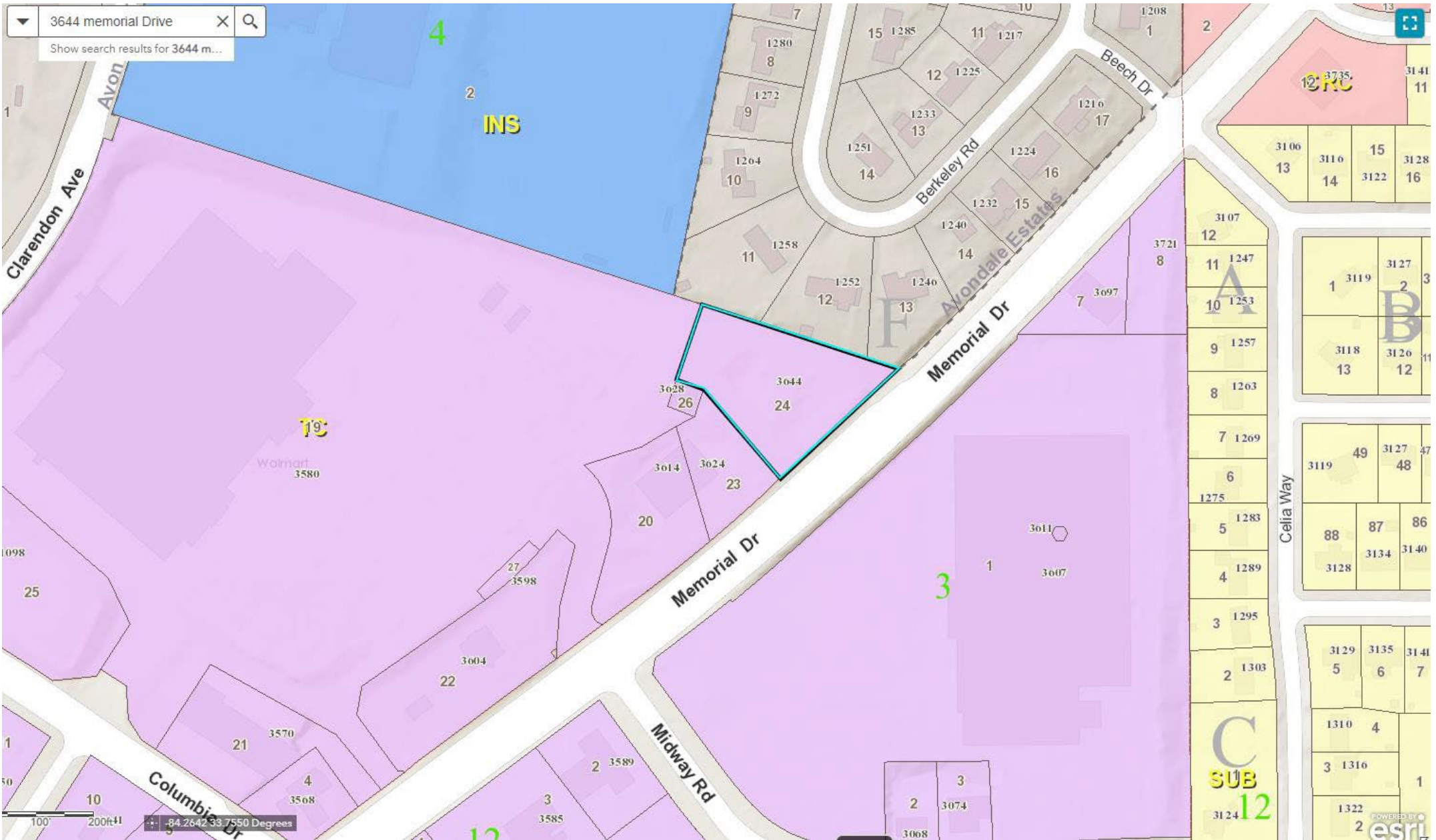
D5 CZ-22-1245320
D6 SLUP-22-1245321

Zoning Map



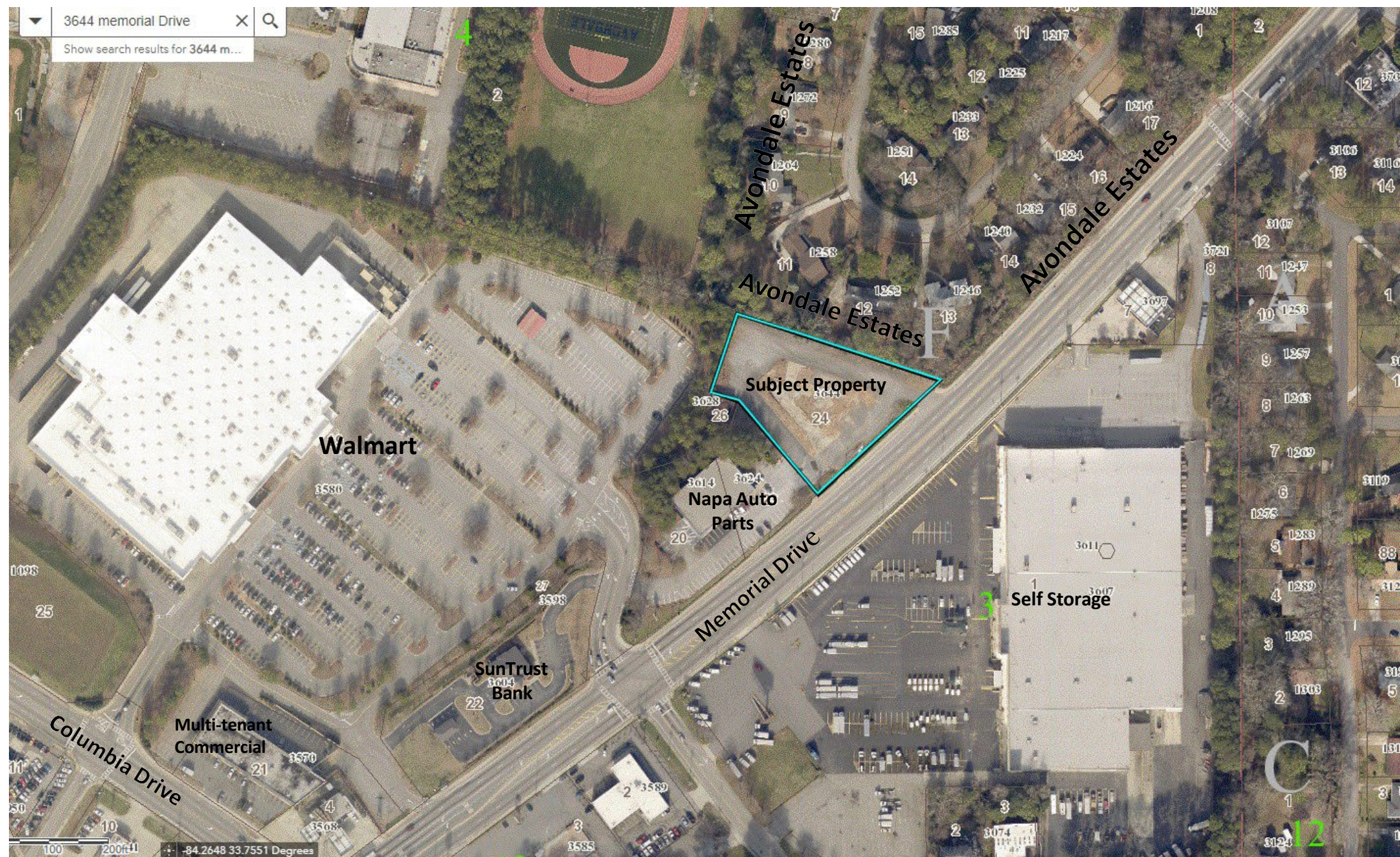
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D6 SLUP-22-1245321

Land Use Map



D5 CZ-22-1245320
D6 SLUP-22-1245321

Aerial View



D5 CZ-22-1245320
D6 SLUP-22-1245321

Site Photos



(left) Subject property, facing north from Memorial Drive.



(right) Subject property, facing northeast towards Avondale Estates.