



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

[Planning & Sustainability Public Hearings](#)

Planning Commission Hearing Date: July 7, 2026
Board of Commissioners Hearing Date: August 13, 2026

STAFF ANALYSIS

CASE NO.:	Z-26-1248094	File ID #: 2026-0709
Address:	3040 Briarcliff Road, Atlanta, GA 30329	Commission Districts: 2 & 6
Parcel ID(s):	18 196 04 027	
Request:	Rezoning from O-I (Office-Institutional) to C-1 (Local Commercial) to allow a personal services establishment/salon suite facility within an existing multi-tenant office building.	
Property Owner(s):	EHA Investments, Inc.	
Applicant/Agent:	Mohammad Alawneh	
Acreage:	0.45 acre	
Existing Land Use:	Existing multi-tenant office/medical building	
Surrounding Properties:	North: NC (Neighborhood Center) East: NC South: NC West: NC	
Adjacent Zoning:	North: MR-2 East: HR-3 South: R-85 West: O-I	
Existing Land Use:	Neighborhood Center	X Consistent Inconsistent

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS.

The applicant requests rezoning of the subject property from O-I (Office-Institutional) to C-1 (Local Commercial) to allow a salon suite facility within Unit C of the existing multi-tenant office building at 3040 Briarcliff Road. The applicant indicates that Units A and B are currently occupied by medical tenants and will remain in their existing use. Unit C is proposed to be converted into a personal services establishment containing eight private salon suites for licensed cosmetology professionals, including hair care, braiding, makeup, eyebrow, and related beauty services. No new construction, building expansion, or change to the building footprint is proposed. The use is described as appointment-based, with staggered customer visits and hours of operation from Monday through Saturday, 8:00 a.m. to 7:00 p.m.

The subject property is located along the Briarcliff Road/Clairmont Road corridor within a Neighborhood Center character area. The surrounding development pattern includes a mix of office, institutional, commercial, higher-density residential, and neighborhood-serving service uses. The zoning pattern in the immediate area includes O-I, MR-2, HR-3, R-85, and C-2 districts. Given the subject property's frontage on Briarcliff Road, its location near an established commercial and mixed-use corridor, and the continued presence of medical office tenants within the building, the proposed personal services use appears compatible with the surrounding development pattern and consistent with the intent of the Neighborhood Center character area to support neighborhood-serving goods and services.

Staff reviewed the proposed use in relation to the existing O-I zoning and the broader range of uses allowed under the requested C-1 zoning. The proposed salon suite facility appears appropriate in intensity using the County's parking standards as a measurement of intensity. All uses associated with the site require one parking space per 500 square feet for professional office, doctor/dentist office, and retail/personal service uses.

Therefore, the proposed use would not substantially increase the minimum parking demand compared with the existing office/medical baseline. The applicant has also indicated that the site contains approximately 18 surface parking spaces, with additional rear parking available for employees and suite renters. Based on the proposed appointment-based operational model, the existing parking appears sufficient to accommodate the requested personal services use.

C-1 zoning permits a broader range of commercial uses than the proposed salon suite operation. Because this is a shared site with existing office/medical tenants and a limited site area, unrestricted C-1 zoning could allow future uses with higher parking demand, greater traffic turnover, outdoor activity, or other impacts that may not be appropriate for the site. For this reason, Staff recommends conditions limiting the C-1 approval to the proposed personal services use and uses that are less intense to maintain compatibility with O-I office/institutional operations.

Briarcliff Road is classified as a Minor Arterial, and any future land development permit may require compliance with applicable right-of-way, sidewalk, landscape strip, bicycle facility or multi-use path, pedestrian lighting, and sight-distance requirements. Public Health general comments apply, including review requirements for any proposal involving food service, wastewater flow changes, or other regulated uses. Public Works comments indicate no floodplain or wetland impacts were identified, a stormwater system is present near the property, and no impact to existing roads and drainage infrastructure is expected if the rezoning is approved, subject to applicable stormwater management requirements if future development activity triggers review. MARTA coordination may also be required during design due to the property's location along MARTA bus route 46.

Based on review of Section 7.3.5 rezoning criteria, the Neighborhood Center character area, the surrounding zoning and development pattern, and the limited intensity of the proposed appointment-based personal services use, Staff recommends ***“Approval with the following conditions”***:

1. The rezoning shall be limited to the operation of a personal services establishment, barber shop, beauty salon, salon suites, or substantially similar appointment-based personal services use within Unit C of the existing building. Existing and future O-I office, medical office, institutional, and professional office uses otherwise permitted by the Zoning Ordinance may remain on the property.
2. The following C-1 uses shall be prohibited on the subject property: automobile or truck rental or leasing facilities; automobile sales or truck sales; boat sales; trailer or RV salesroom and lot; automobile repair or maintenance; automobile service stations; automobile wash or wax service; retail automobile parts or tire store; fuel pumps; drive-through facilities; convenience stores; grocery stores; alcohol outlet, package store, beer/wine store, liquor store, or accessory alcohol outlet; brewpub; restaurant with or without drive-through service; nightclub or late-night establishment; coliseum, stadium, indoor recreation, special events facility, theater, concert hall, or similar assembly/entertainment use; commercial parking lot or garage; bus or rail terminal; heliport; check cashing establishment; coin laundry; kennel, dog day care, dog grooming, animal hospital, or veterinary clinic; landscape business; mini-warehouse or self-storage facility; plumbing, HVAC, equipment, trade, or contractor establishment; furniture upholstery, home appliance repair, or similar repair use; light malt beverage manufacturer; retail warehouse/wholesale use; small-box discount retail store; shopping center; commercial greenhouse, plant nursery, farm supply store, garden supply store, hardware store, or building materials store.
3. The use shall operate within the existing building only. No building expansion, new principal structure, or exterior site expansion shall be permitted without compliance with all applicable zoning, land development, stormwater, transportation, and building permit requirements.

REZONING APPLICATION**to Amend the Official Zoning Map of DeKalb County, Georgia**Subject Property Address: 3040 Briarcliff Rd - Mohammad Alawneh, ApplicantCity: Atlanta State: GA Zip: _____Parcel ID Number(s): 18 196 04 027Acreage: 0.45 Commission District(s): _____ Super District: 7Existing Zoning District(s): O-I Proposed Zoning District(s): C-1Existing Land Use Designation(s): 353-Office Building - Low Rise - 1-4 Story _____ Proposed Land Use Designation(s): _____ (if applicable)

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

☐ Owner ☒ Agent

Signature



Date

REZONE APPLICATION FEES:**RE, RLG, R-100, R-85, R-75, R-60 MHP, RNC, RSM, MR-1, MR-2 \$500.00****HR-1, HR-2, HR-3 MU-1, MU-2, MU-3, MU-4, \$750.00****MU-5 O-I, OD, OIT, NS, C-1, C-2, M, M-2****DeKalb County does not require payment by wire transfer.
Be aware of scammers and fraudulent emails.**

FROM: Mohammad Alawneh | 3330 Westbrook Rd, suwanee , GA 30024 | **Ph:** [REDACTED] (Please leave a voicemail or text)

DATE: March 2025

OFFICIAL NOTICE OF REZONING APPLICATION

3040 Briarcliff Road, Atlanta, GA 30329

Proposed Rezoning to: C-1 (Local Commercial District)

Dear Property Owner or Interested Party,

You are hereby formally notified that an application has been submitted to rezone the property at 3040 Briarcliff Road, Atlanta, GA 30329 to C-1 (Local Commercial District). This notice is provided to all adjacent and nearby property owners as required by applicable zoning regulations. The proposed rezoning is intended to facilitate future development consistent with the surrounding commercial corridor.

PUBLIC MEETING INFORMATION

Event: Rezoning Public Meeting — April 6th **Date:** Monday, April 6, 2025 **Time:** 7:00 PM – 8:00 PM
(Eastern Time)

Format: Virtual Meeting via Google Meet

Join Link: <https://meet.google.com/bqn-apdx-cnu> **Meeting Code:** bqn-apdx-cnu

YOUR RIGHT TO PARTICIPATE

All property owners, residents, and interested parties are encouraged to attend and provide comments. At the meeting, attendees may ask questions, review application materials, and submit formal comments for the record. Written comments may also be submitted in advance by contacting the applicant directly.

CONTACT INFORMATION

Mohammad Alawneh | 3330 Westbrook Rd, Suwanee, GA 30024 | [REDACTED]
Please leave a voicemail or send a text message — all inquiries will be returned promptly.

This notice has been sent to all adjacent and nearby property owners as required by applicable law. Please retain this notice for your records.

Meeting recording link

1. https://drive.google.com/file/d/1glydUEs4Gr5IyQ35qAtXzuwb6L6IGmmR/view?usp=share_link

Proposed Zoning Classification C-1 (Local Commercial District)

Reason for the Rezoning Request The current OI (Office-Institutional) zoning classification does not permit personal services retail uses such as salon suites by right. I am requesting rezoning to C-1 (Local Commercial) to allow for the operation of a salon suite facility within Unit C of the subject property. This is a neighborhood-serving commercial use consistent with the property's location within the Briarcliff-Clairmont Activity Center, designated as a Neighborhood Center in the DeKalb County Comprehensive Plan. The rezoning will bring the currently vacant unit into productive economic use while remaining compatible with the existing medical tenants in Units A and B, and will align the property with the established commercial character of the Briarcliff/Clairmont Road corridor.

Existing and Proposed Use The subject property is a multi-unit commercial building currently operating under OI zoning. Units A and B are occupied by medical tenants and will remain in their current use. Unit C is currently vacant and is the subject of this rezoning request. I am proposing to convert Unit C into a salon suite facility, a personal services commercial use in which 8 individual, private suites will be leased to independent licensed cosmetology professionals, including hair stylists, nail technicians, estheticians, and related beauty service providers.

Detailed Characteristics of the Proposed Use

The proposed development involves the interior conversion of Unit C of the existing 3,654 square foot, single-story commercial building into 8 private salon suites. No new construction or building additions are proposed. The building footprint, height, and exterior structure will remain unchanged. The only exterior modification planned is the installation of new signage in compliance with DeKalb County sign regulations.

Each suite will operate as an independently licensed business, leased to a licensed cosmetology professional who serves clients by individual appointment. The salon suite model is a low-intensity personal services use — there are no walk-in retail operations, no large gatherings, and no simultaneous high-volume customer traffic. Client visits are staggered throughout the day on an appointment-only basis across the 8 suites.

The facility will be staffed by myself as the business owner and operator, along with 1 to 2 on-site administrators responsible for facility management, suite coordination, and day-to-day operations. The independent suite renters are self-employed licensees and are not employees of the business. Total on-site personnel at any given time is anticipated to range from 3 to 10 individuals, inclusive of myself, administrators, suite renters, and their respective clients.

Hours of operation will be Monday through Saturday, 8:00 AM to 7:00 PM. The appointment-based nature of the business ensures that peak activity is distributed throughout the day rather than concentrated at a single point in time, minimizing any traffic impact on the surrounding corridor.

The property provides approximately 18 surface parking spaces available for client use at the front of the building, with additional parking in the rear of the property designated for employee and suite renter use. This parking configuration is adequate to accommodate the staggered, appointment-driven traffic pattern generated by 8 suites operating simultaneously, and ensures no overflow impact on adjacent properties.

IMPACT ANALYSIS

REZONING APPLICATION — IMPACT ANALYSIS 3040 Briarcliff Road NE, Atlanta, GA 30329 Proposed Rezoning: OI (Office-Institutional) to C-1 (Local Commercial) Proposed Use: Salon Suites — Unit C

Proposed Zoning Classification C-1 (Local Commercial District)

Reason for the Rezoning Request The current OI (Office-Institutional) zoning classification does not permit personal services retail uses such as salon suites by right. I am requesting rezoning to C-1 (Local Commercial) to allow for the operation of a salon suite facility within Unit C of the subject property. This is a neighborhood-serving commercial use consistent with the property's location within the Briarcliff-Clairmont Activity Center, designated as a Neighborhood Center in the DeKalb County Comprehensive Plan. The rezoning will bring the currently vacant unit into productive economic use while remaining compatible with the existing medical tenants in Units A and B, and will align the property with the established commercial character of the Briarcliff/Clairmont Road corridor.

Existing and Proposed Use The subject property is a multi-unit commercial building currently operating under OI zoning. Units A and B are occupied by medical tenants and will remain in their current use. Unit C is currently vacant and is the subject of this rezoning request. I am proposing to convert Unit C into a salon suite facility, a personal services commercial use in which 8 individual, private suites will be leased to independent licensed cosmetology professionals, including hair stylists, nail technicians, estheticians, and related beauty service providers.

Detailed Characteristics of the Proposed Use

The proposed development involves the interior conversion of Unit C of the existing 1100 SQFT , single-story commercial building into 8 private salon suites. No new construction or building additions are proposed. The building footprint, height, and exterior structure will remain unchanged. The only exterior modification planned is the installation of new signage in compliance with DeKalb County sign regulations.

B. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby properties?

Yes. The subject property sits along the Briarcliff/Clairmont Road corridor, one of northern DeKalb County's most active commercial corridors. Adjacent and nearby properties include C-1 and C-2 zoned commercial uses, the Lumen Briarcliff mixed-use development consisting of 264 luxury rental apartment units and 5,400 square feet of ground-level retail and restaurant space, and a variety of retail, medical, and service businesses. The surrounding area is a high-intensity, mixed commercial corridor with easy access to Interstate 85. A salon suite facility is a quiet, low-traffic, appointment-based personal services use that is entirely compatible with and complementary to the existing development pattern. The 264 luxury apartment units directly next door create an immediate, built-in customer base for personal services businesses of this nature. The proposed use is suitable and appropriate for this location.

C. Does the property to be affected by the zoning proposal have a reasonable economic use as currently zoned?

The subject property is currently zoned OI (Office-Institutional). While OI zoning provides a theoretical economic use, Unit C of the building is currently vacant and has been unable to attract or retain tenants under the existing zoning classification. Units A and B remain occupied by medical tenants, demonstrating that the building can support commercial activity, however the OI classification limits the range of uses available for Unit C and has contributed to its prolonged vacancy. The inability to lease Unit C under the current zoning reflects a practical limitation on the property's economic utility. The proposed rezoning to C-1 will expand the permitted use categories available to Unit C, enabling the property owner to put the vacant space into productive economic use as a salon suite facility while the remaining units continue to operate under their existing medical tenancy.

D. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby properties?

No. The proposed salon suite facility is a low-intensity, appointment-based personal services use that operates entirely within the interior of the existing building. There are no proposed exterior changes to the building other than the installation of new signage in compliance with DeKalb County sign regulations. The use generates no noise, odor, late-night activity, heavy vehicle traffic, or other impacts that would negatively affect adjacent or nearby properties. The

Each suite will operate as an independently licensed business, leased to a licensed cosmetology professional who serves clients by individual appointment. The salon suite model is a low-intensity personal services use — there are no walk-in retail operations, no large gatherings, and no simultaneous high-volume customer traffic. Client visits are staggered throughout the day on an appointment-only basis across the 8 suites.

The facility will be staffed by myself as the business owner and operator, along with 1 to 2 on-site administrators responsible for facility management, suite coordination, and day-to-day operations. The independent suite renters are self-employed licensees and are not employees of the business. Total on-site personnel at any given time is anticipated to range from 3 to 10 individuals, inclusive of myself, administrators, suite renters, and their respective clients.

Hours of operation will be Monday through Saturday, 8:00 AM to 7:00 PM. The appointment-based nature of the business ensures that peak activity is distributed throughout the day rather than concentrated at a single point in time, minimizing any traffic impact on the surrounding corridor.

The property provides approximately 18 surface parking spaces available for client use at the front of the building, with additional parking in the rear of the property designated for employee and suite renter use. This parking configuration is adequate to accommodate the staggered, appointment-driven traffic pattern generated by 8 suites operating simultaneously, and ensures no overflow impact on adjacent properties.

SECTION 27-7.3.5 IMPACT ANALYSIS

A. Is the zoning proposal in conformity with the policy and intent of the Comprehensive Plan?

Yes. The subject property is located within the Briarcliff-Clairmont Activity Center, which is designated as a Neighborhood Center in the DeKalb County Comprehensive Plan. The Neighborhood Center designation is intended to serve the local neighborhood's needs for goods and services and explicitly allows uses such as retail, commercial, office, and higher-density housing within a neighborhood focal point. C-1 (Local Commercial) is defined under DeKalb County's zoning ordinance as a district for retail shopping and services designed to serve the needs of groups of neighborhoods, which directly aligns with the Comprehensive Plan's vision for this corridor. The proposed salon suite use is a personal services commercial use that serves the immediate residential and professional population of the surrounding area, including the 264-unit Lumen Briarcliff luxury apartment development directly adjacent to the property. The rezoning request is consistent with both the letter and intent of the Comprehensive Plan.

appointment-only business model ensures that client traffic is staggered throughout the day across 8 suites, preventing any concentrated influx of vehicles or pedestrians at a single point in time. The existing medical tenants in Units A and B will be unaffected, as the salon suite operation in Unit C is compatible with and complementary to medical and professional office uses. The Lumen Briarcliff residential development and surrounding commercial properties will experience no adverse impact from this use.

E. Are there 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?

Yes, and the existing and changing conditions in this corridor strongly support approval. The Briarcliff-Clairmont Activity Center is in the midst of significant and ongoing redevelopment activity. The Lumen Briarcliff mixed-use development directly adjacent to the subject property introduced 264 luxury rental apartment units and ground-level retail and restaurant space to the corridor, generating substantial new demand for neighborhood-serving personal services businesses. The broader North Druid Hills corridor is undergoing a transformation into a healthcare and mixed-use innovation district, with the Executive Park area being redeveloped as a \$1 billion healthcare innovation district and Children's Healthcare of Atlanta developing a \$1.3 billion hospital campus with two new hospital towers, medical offices, and associated clinics nearby. This concentration of residential growth, employment, and medical activity in the surrounding area creates strong and growing demand for personal care services such as those offered by a salon suite facility. Additionally, the Briarcliff/North Druid Hills Tax Allocation District, established in 2007, was created specifically to fund capital improvements and infrastructure investment in this corridor, further demonstrating the County's long-term commitment to the area's commercial revitalization. All of these conditions support approval of the rezoning request.

F. Will the zoning proposal adversely affect historic buildings, sites, districts, or archaeological resources?

No, it will not. The subject property is a single-story commercial office building located within an active commercial corridor. The property is not listed on the National Register of Historic Places, is not located within a designated local historic district, and is not associated with any known archaeological resources. The proposed use involves only interior renovations to convert Unit C into salon suites, with the sole exterior change being the installation of new signage. No demolition, excavation, or ground disturbance is proposed. The proposed rezoning and

associated use will have no adverse effect on any historic buildings, sites, districts, or archaeological resources.

G. Will the zoning proposal result in a use which would or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

No. The proposed salon suite facility is among the lowest traffic-generating commercial uses of its size. The business operates entirely on an appointment-only basis, with client visits staggered across 8 independently operated suites throughout the day. At full capacity, the facility anticipates a total of 3 to 10 individuals on-site at any given time, inclusive of the owner, administrators, suite renters, and their clients. This level of activity generates minimal vehicular trips and is far less intensive than the medical and office uses previously occupying this building. Briarcliff Road is classified as a Minor Arterial roadway already designed and built to handle commercial traffic volumes. The property provides 18 surface parking spaces at the front of the building and additional parking at the rear designated for employees and suite renters, which is more than sufficient for the anticipated demand. The proposed use places no burden on schools, as it is a commercial operation. Utility demand for a salon suite facility, including water and plumbing for cosmetology services, is standard for personal services uses and well within the capacity of the existing commercial building's infrastructure. The proposed use will not cause excessive or burdensome use of any existing streets, transportation facilities, utilities, or schools.

H. Will the zoning proposal adversely impact the environment or surrounding natural resources?

No. The subject property is a fully developed, impervious urban infill site located on a major commercial corridor. The proposed use involves only the interior conversion of an existing vacant commercial unit and does not require any new land disturbance, grading, tree removal, or expansion of impervious surface. There are no known wetlands, floodplains, streams, or environmentally sensitive natural resources on or immediately adjacent to the subject parcel. Cosmetology chemicals used within the salon suites, such as hair color and treatment products, are regulated by the Georgia State Board of Cosmetology and will be disposed of in accordance with all applicable local, state, and federal environmental regulations through the building's existing commercial plumbing and drainage systems. The proposed rezoning and use will have no adverse impact on the environment or surrounding natural resources.

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

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

Date: 04-11-2026

TO WHOM IT MAY CONCERN:

I/WE: EHA INVESTMENTS INC.

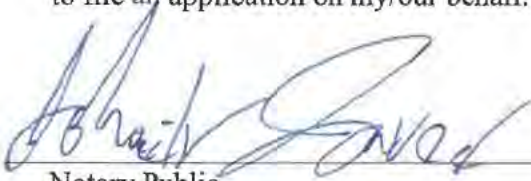
Name of Owner(s)

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

MOHAMMAD-QASSEIM ALAWNEH

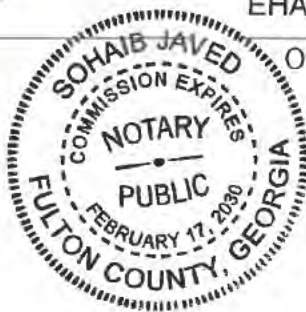

Name of Agent or Representative

to file an application on my/our behalf.


Notary Public

EHA INVESTMENTS INC.

Owner



DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

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

Yes: _____ No: X _____ *

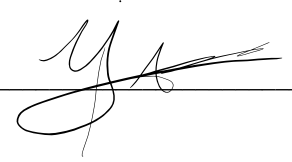
If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

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

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

Notary

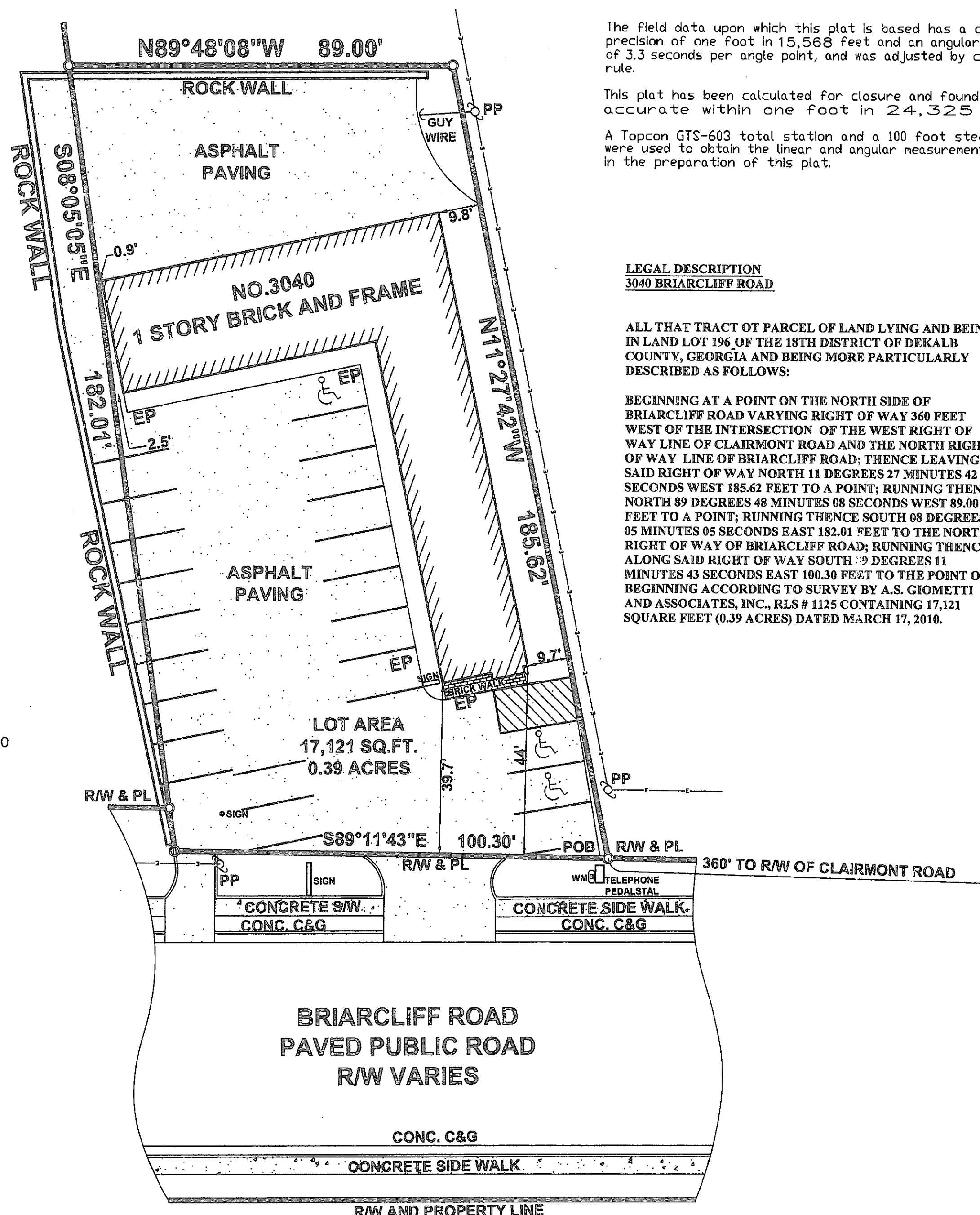
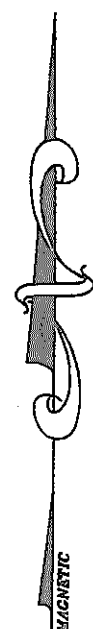
Signature of Applicant /Date



Check one: Owner _____ Agent X _____

Expiration Date/ Seal

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



The field data upon which this plat is based has a closure precision of one foot in 15,568 feet and an angular error of 3.3 seconds per angle point, and was adjusted by compass rule.

This plat has been calculated for closure and found to be accurate within one foot in 24,325 feet

A Topcon GTS-603 total station and a 100 foot steel tape were used to obtain the linear and angular measurements used in the preparation of this plat.

LEGAL DESCRIPTION

3040 BRIARCLIFF ROAD

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 196 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH SIDE OF BRIARCLIFF ROAD VARYING RIGHT OF WAY 360 FEET WEST OF THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF CLAIRMONT ROAD AND THE NORTH RIGHT OF WAY LINE OF BRIARCLIFF ROAD; THENCE LEAVING SAID RIGHT OF WAY NORTH 11 DEGREES 27 MINUTES 42 SECONDS WEST 185.62 FEET TO A POINT; RUNNING THENCE NORTH 89 DEGREES 48 MINUTES 08 SECONDS WEST 89.00 FEET TO A POINT; RUNNING THENCE SOUTH 08 DEGREES 05 MINUTES 05 SECONDS EAST 182.01 FEET TO THE NORTH RIGHT OF WAY OF BRIARCLIFF ROAD; RUNNING THENCE ALONG SAID RIGHT OF WAY SOUTH 09 DEGREES 11 MINUTES 43 SECONDS EAST 100.30 FEET TO THE POINT OF BEGINNING ACCORDING TO SURVEY BY A.S. GIOMETTI AND ASSOCIATES, INC., RLS # 1125 CONTAINING 17,121 SQUARE FEET (0.39 ACRES) DATED MARCH 17, 2010.

REFERENCES

PLAT OF CONDOMINIUM CONVERSION BY
FREELAND SURVEYORS AND ENGINEERS
DATED SEPTEMBER 24, 2004

FLOOD DATA

ACCORDING TO F.I.R.M. COMM. PANEL 13089C 0054H, OF DEKALB COUNTY, THIS PROPERTY IS NOT LOCATED IN FLOOD HAZARD ZONE A, AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN, PANEL DATED MAY 07, 200

A.S. Giometti & Associates, Inc.
Civil Engineers ~ Land Surveyors ~ Land Planners
67 PEACHTREE PARK DRIVE, N.E.
ATLANTA, GEORGIA 30309
(404) 355-8669

GENERAL SURVEY NOTES

- Any graphic depiction of setback lines and other matters of zoning are the surveyor's interpretation of the zoning information furnished. The surveyor offers no certification as to the zoning of the subject property or compliance with zoning regulations for the structures or business on the subject property.
- This survey is prepared for the exclusive use of the entities named in the certification hereon. Said certification does not extend to any unnamed entities without an express recertification by the surveyor naming said entities.
- Above ground visible utilities were obtained from field observations. A.S. Giometti & Associates, Inc. has not researched underground utility locations. Information shown hereon size, type, and location of underground utilities is based on observations location in the field and A.S. Giometti & Associates, Inc. is unable to certify the accuracy or completeness of this information underground. Coordinate with utility companies prior to proceeding with planning design or construction.
- All existing underground utilities shall be located and shall be painted prior to construction.

CALL BEFORE YOU DIG!
UTILITIES PROTECTION CENTER
1 (800) 282 7411 STATEWIDE
ATLANTA (770) 623 - 4344

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

LEGEND		LEGEND	
•	IRON PIN FOUND IFP - PLACED IFP	•	IRON PIPE FOUND
P.O.B.	POINT OF BEGINNING	•	NOTHING FOUND NOTHING SET
PP	POWER POLE	-OHP-	OVERHEAD ELECTRICAL LINE
PT	POWER TRANSFORMER	-UGP-	UNDERGROUND POWER LINE
TP	TELE POLE	-OHT-	OVERHEAD PHONE LINE
FL	FLOOD LIGHT ON POLE	□	TELEPHONE BOX
SM	SANITARY SEWER MANHOLE	⊕	TELE. ON PEDESTAL
DM	STORM DRAINAGE MANHOLE	⊕	SEWER CLEAN OUT
UM	UTILITY MANHOLE	⊕	DRAINAGE JUNCTION BOX
DWCB	DOUBLE WING CATCH BASIN	CB	CATCH BASIN
SWCB	SINGLE WING CATCH BASIN	RCP	REINFORCED CONCRETE PIPE
HW	HEADWALL	CMP	CORRUGATED METAL PIPE
DI	DROP INLET	CI	CURB INLET
WV	WATER VALVE	CI	CAST IRON
PH	PROPOSED HYDRANT	EX	EXISTING FIRE HYDRANT
WM	WATER METER	BC	BACK OF CURB
E.O.P.	EDGE OF PAVEMENT	B.S.L.	BUILDING SET BACK LINE
R/W	RIGHT OF WAY	□	MONUMENT
D.E.	DRAINAGE EASEMENT	SSE	SANITARY SEWER EASEMENT
Cx	CURVE CHART NUMBERS	Lx	LINE CHART NUMBERS
S/D	SUBDIVISION	LA	LAND LOT NUMBER
-D-	PROPERTY FENCE LINE	UGT	UNDERGROUND PHONE LINE
-G-	GAS LINE	TSP	TRAFFIC SIGNAL POLE
GV	GAS VALVE	TS	OVERHEAD TRAFFIC SIGNAL LINE
SL	SUBDIVISION LOT NUMBER	-W-	DOMESTIC WATER LINE
SWCB	SINGLE WING CATCH BASIN	-X-	SILT FENCE LINE
PB	PHONE BOX	-S-	SANITARY SEWER LINE
TFB	TRAFFIC SIGNAL BOX	TSP	TRAFFIC SIGNAL POLE
TF	TRANSFORMER	PB	PHONE BOX



In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

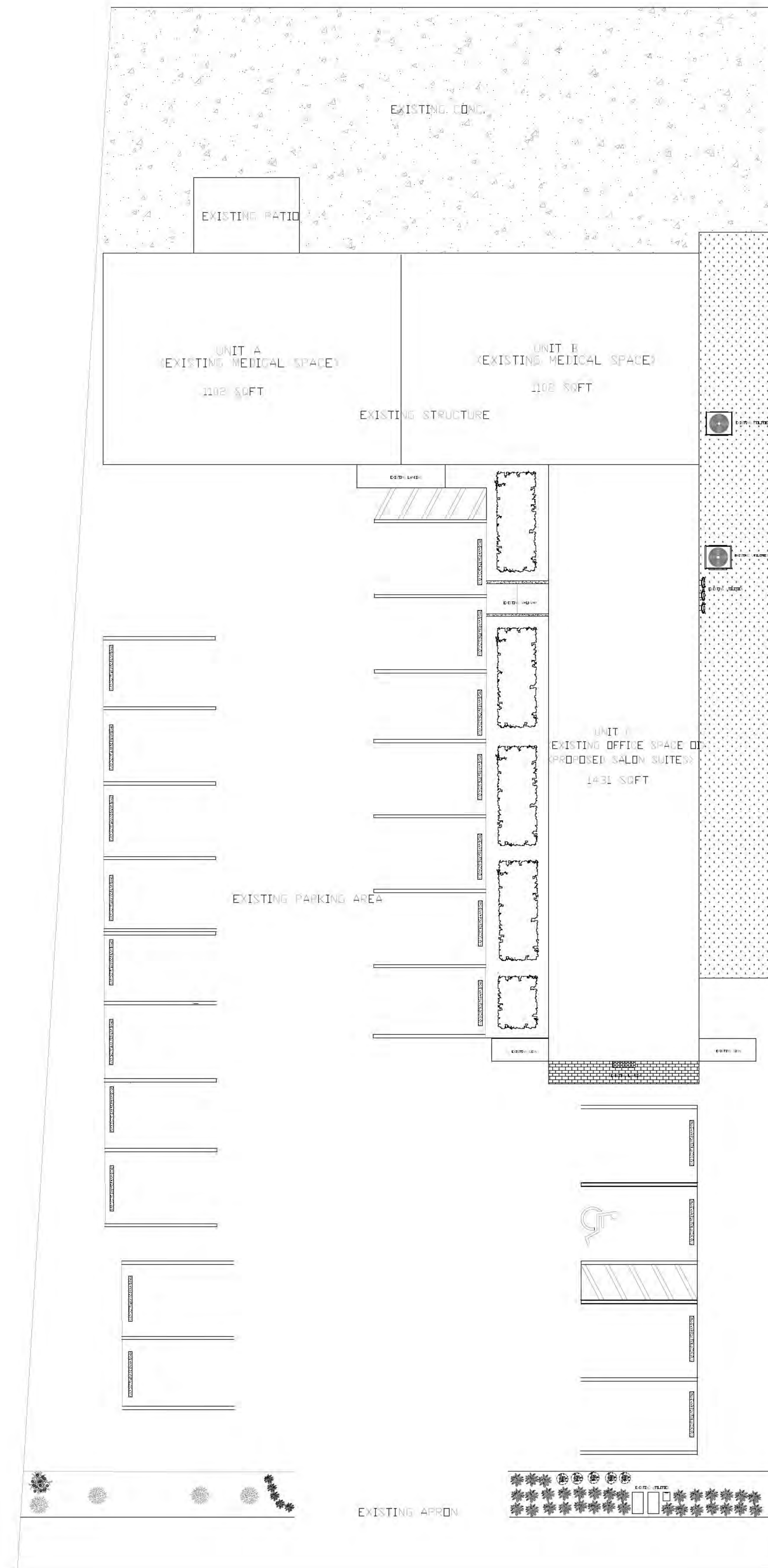
A.S. Giometti
A. S. GIOMETTI, R.L.S. #1125

JOB NO: 2010-020

PETE A. POULOS
EUGENIA J. POULOS
3040 BRIARCLIFF ROAD

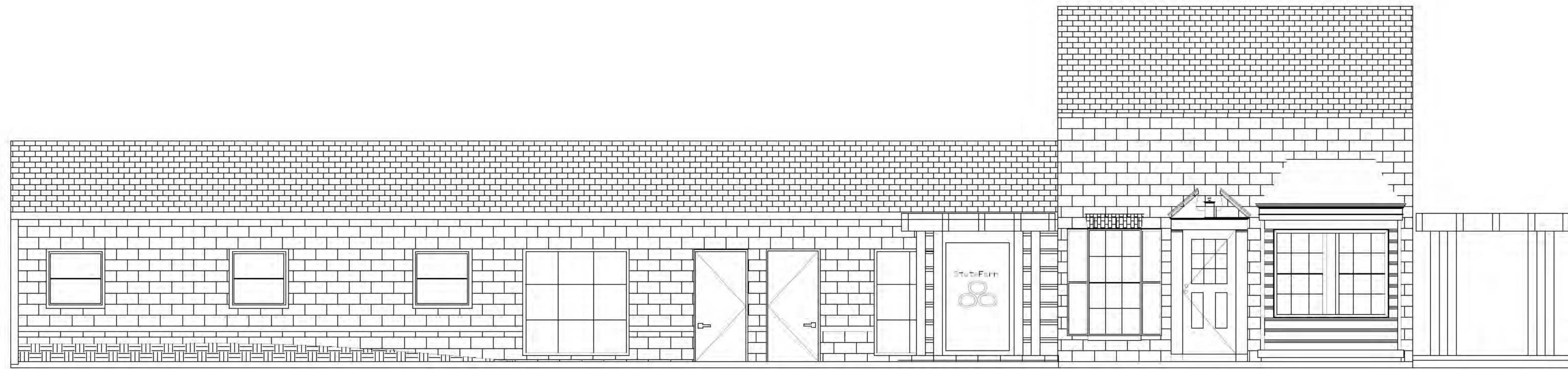
DATE: 03/17/2010	SCALE: 1"=20'	DRAWN BY: RRH
CHECKED BY: ASG	Revised:	Invoice No:
LAND LOT 196	18TH DISTRICT	SECTION
DEKALB COUNTY	GEORGIA	

A.S. Giometti & Assoc., Inc.
ENGINEERS ~ SURVEYORS ~ LANDSCAPE ARCHITECTS
ATLANTA, GEORGIA



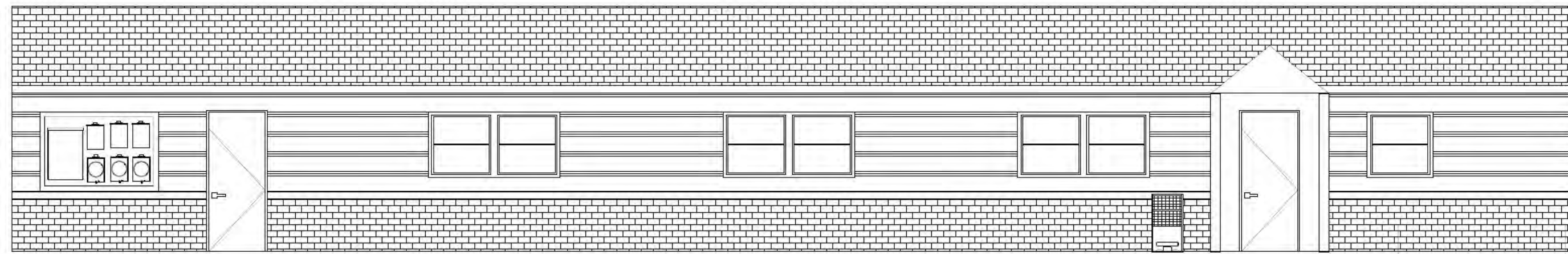
3040 Briarcliff Road Atlanta, GA 30329
Acreage: 0.45
Class: C3
Zoning: OI
Land Use: NC

PROJECT#	
SITE PLAN	
BRIARCLIFF SALON SUITES	
3040 BRIARCLIFF RD. NE ATLANTA, GA 30329	
seal	
seal	
revisions:	
date:	
dwg.	
chkd.	
sheet:	



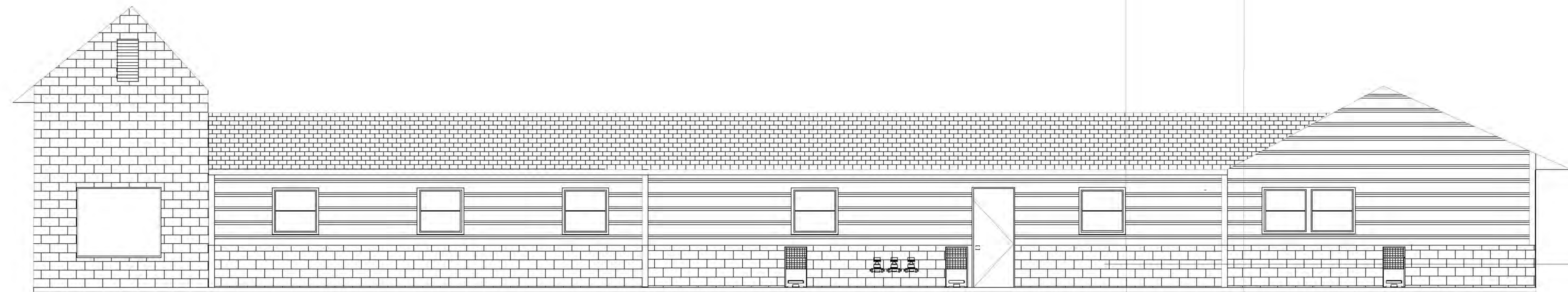
FRONT ELEVATION

SCALE: 1" = 10'



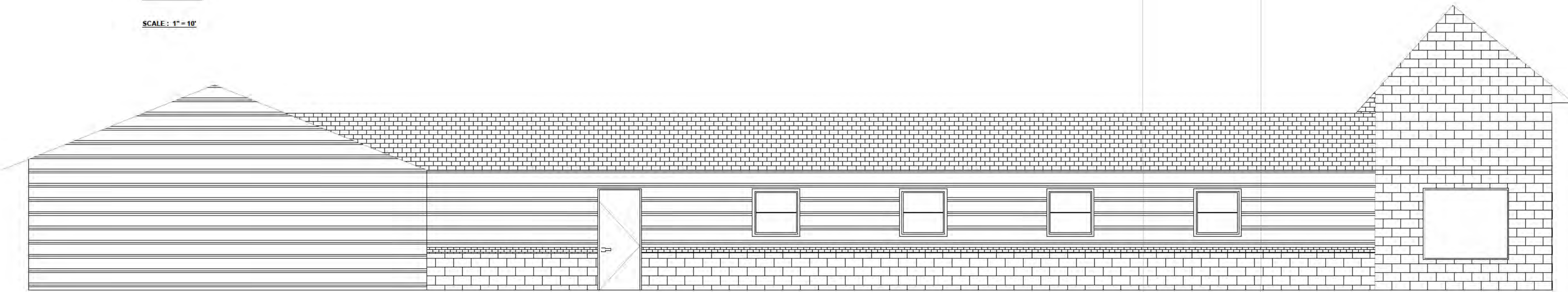
REAR ELEVATION

SCALE: 1" = 10'



WEST ELEVATION

SCALE: 1" = 10'



EAST ELEVATION

SCALE: 1" = 10'

RELEASED FOR CONSTRUCTION

PROJECT#

EXISTING ELEVATION PLAN

BRIARCLIFF SALON SUITES

3040 BRIARCLIFF RD. NE
ATLANTA, GA 30329

Seal

Seal

revisions:

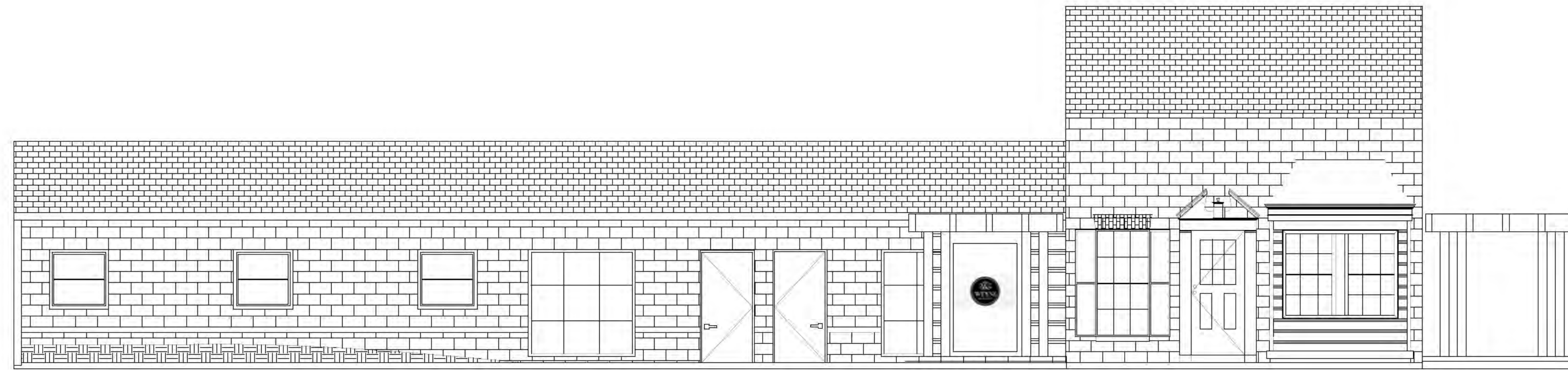
date:

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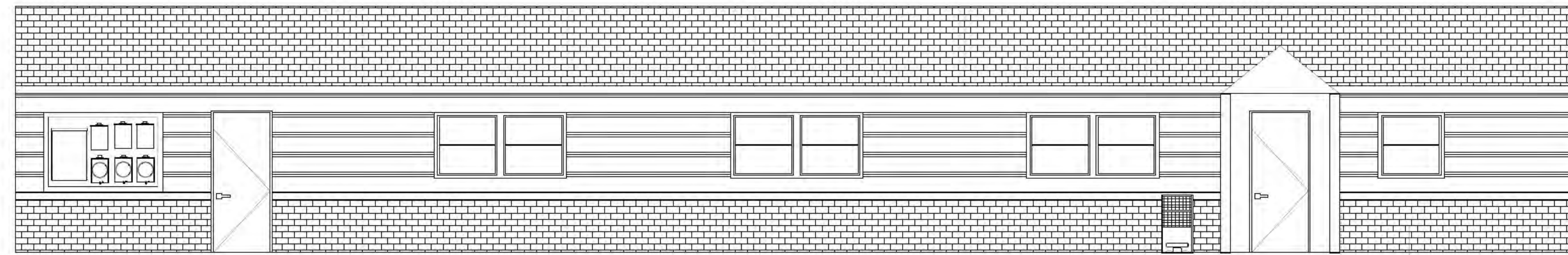
sheet:

A2.0



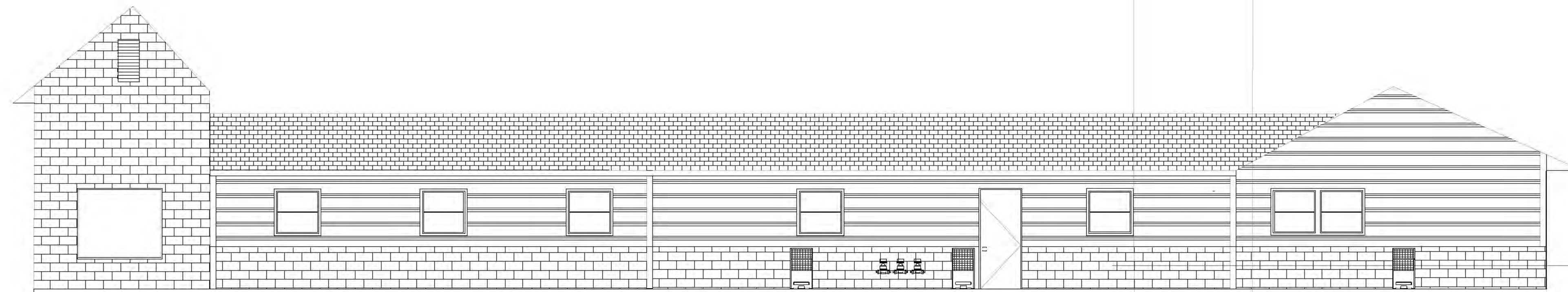
FRONT ELEVATION

SCALE: 1" = 10'



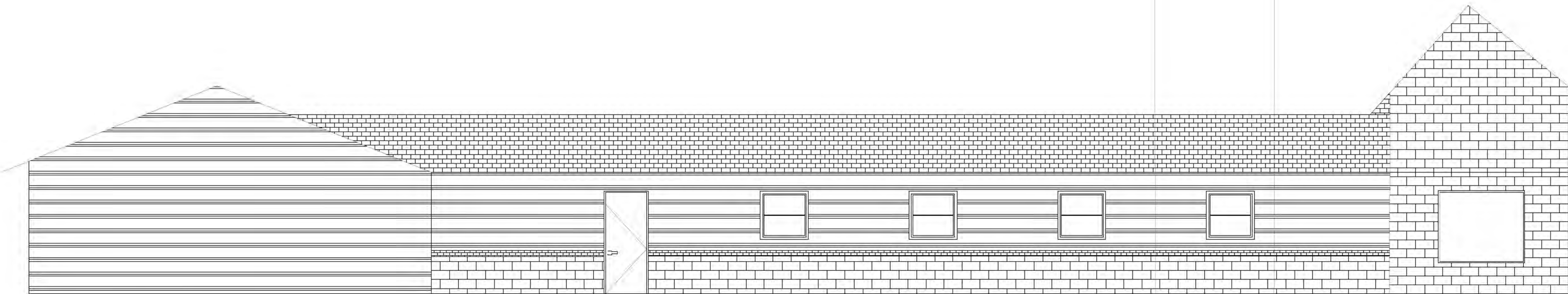
REAR ELEVATION

SCALE: 1" = 10'



WEST ELEVATION

SCALE: 1" = 10'



EAST ELEVATION

SCALE: 1" = 10'

RELEASED FOR CONSTRUCTION

PROJECT#

PROPOSED ELEVATION PLAN

BRIARCLIFF SALON SUITES

3040 BRIARCLIFF RD. NE
ATLANTA, GA 30329

Seal

Seal

revisions:

date:

dwg.

chkd.

sheet:

A2.1

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

PRE-APPLICATION FORM

REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE

(Required prior to filing application. Signed copy of this form must be submitted at filing.)

Applicant(s) Name: Mohammad Alawneh Phone: [REDACTED]

Email: [REDACTED] Commission District(s): _____

Property Address: 3040 Briarcliff Road, Atlanta 30329

Tax Parcel ID: 18 196 04 027 Acreage: 0.45

Existing Use: _____ Proposed Use: Salon suites.

Supplemental Regs: _____ Overlay District: No

☒ Rezoning: Existing Zoning: O-I Proposed Zoning: C-1

DRI: _____ Square Footage/Number of Units: _____

Rezoning Request: Appl notes: Would like to have salon suites in an office building that we own.

Suite services to include Haircare services, including hair cutting, styling, coloring,
and related treatments. Also, a braiding station, makeup and eyebrow shop .

The applicant wants to operate the hair salon as a principle use which requires a rezoning to C-1

Land Use Plan Amendment - Existing Land Use: NC Proposed Land Use: _____ Consistent Inconsistent

Land Use Amendment Request: n/a

Special Land Use Permit Article Number(s) 27- _____

Special Land Use Request(s): n/a

Major Modification - Existing Zoning Conditions: n/a

Major Modification Request: n/a

Condition(s) to be modified: n/a

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: 04.06.2026 w/15-day notice Calendar Dates: CC: 06.09.2026 (Zoom)

PC: 07.07.2026 (Zoom) BOC: 07.23.2026 (In-Person)

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

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

Submittal Format:

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

Site Plan Checklist, if applicable:

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

Possible Variances:

Comments: filing deadline for July agenda cycle is April 13th 2026.

applicant will need to address how proposed use is consistent with the 2050 Comprehensive Plan, the Neighborhood Center Character Area, and compatible with surrounding properties.

May need to provide street trees and sidewalk requirements of Article 5. Show compliance with minimum parking requirements for the remaining

offices on site as well as proposed hair salon--Article 6 requires 1 parking space for every 500 square feet for office use and 1 parking space for

every 500 square feet for personal services.

will need to show compliance with the Briarcliff Road/Clairmont Road Small Area Plan

Planner: John Reid, Sr. Planner

Date: March 20, 2026

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Zoning Comments July 2026

N1. SLUP-26-1248084 (2026-0707) 5395 Covington Highway:

Covington Highway is classified as a Major Arterials, also a Georgia State Route. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: Requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 10-foot multiuse path with pedestrian scale streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N2. Z-26-1248023 (2026-0708) 2570 McAfee Road:

McAfee Road is classified as a Collector. Land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multi-use path. It requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N3. Z-26-1248094 (2026-0709) 3040 Briarcliff Road:

Briarcliff Road is classified as a Minor Arterial. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multi-use path. It requires pedestrian scale streetlights (hefowler@dekalbcountyga.gov). Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N4. SLUP-26-1248091 (2026-0710) 3319 Tarragon Drive:

Tarragon Drive is classified as a local roadway. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. It requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N5. SLUP-26-1248092 (2026-0711) 4293 Hambrick Way:

Hambrick Way is classified as a local roadway. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. It requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N6. SLUP-26-1248093 (2026-0712) 6706 Princeton Park Trail:

Princeton Park Trail is classified as a local roadway. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. It requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).



5/21/2026

To: Mr. John Reid, Senior Planner
From: Ryan Cira, Director, Division of Environmental Health
Cc: Alan Gaines, Deputy Director, Division of Environmental Health
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

5/21/2026

N1-2026-0707

SLUP-26-1248084

5395 Covington Highway, Decatur, GA 30035

- SLUP. See General Comments

N2-2026-0708

Z-26-1248023

2570 McAfee Road, Decatur, GA 30032

- See general comments

N3-2026-0709

Z-26-1248094

3040 Briarcliff Road, Atlanta, Ga 30329

- See general comments.

5/21/2026

N4-2026-0710

SLUP-26-1248091

3319 Tarragon Drive, Decatur, GA 30034

- Child daycare facility. See general comments.

N5-2026-0711

SLUP-26-1248092

4293 Hambrick Way, Stone Mountain, GA 30083

- Personal care home. See general comments.

N6-2026-0712

SLUP-26-1248093

6706 Princeton Park Trail, Lithonia, GA 30058

- Child daycare. See general comments.

LAND DEVELOPMENT ANALYSIS

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

Case # and Parcel: _____

Address: _____

- **Transportation/Access/Row**

- **Stormwater Management**

- **Flood Hazard Area/Wetlands**

- **Landscaping/Tree Preservation**

- **Tributary Buffer**

- **Fire Safety**



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

**REZONE
COMMENTS FORM:**

PUBLIC WORKS ROAD AND DRAINAGE

Case No.: _____ Parcel I.D. #: _____

Address: _____

Drainage Basin: _____

Upstream Drainage Area: _____

Percent of Property in 100-Year Floodplain: _____

Impact on property (flood, erosion, sedimentation) under existing zoning: _____

Required detention facility(s): _____

COMMENTS:

Signature: Akin Akinsola



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

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

Case No.: _____ Parcel I.D. #: _____

Address: _____

WATER:

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

Distance from property to nearest main: _____ Size of line required, if inadequate: _____

SEWER:

Outfall Servicing Project: _____

Is sewer adjacent to property: Yes ____ No ____ If no, distance to nearest line: _____

Water Treatment Facility: _____ adequate ____ inadequate ____

Sewage Capacity: _____ (MGPD) Current Flow: _____ (MGPD)

COMMENTS:

Signature: _____



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: Z-26-1248094 (2026-0709) Parcel I.D. #s: 18 196 04 027

Address: 3040 Briarcliff Road, Atlanta, GA 30329

Adjacent Roadway (s):

(classification) (classification)

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

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

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7th Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS: Did not find any Traffic Concerns at this location.

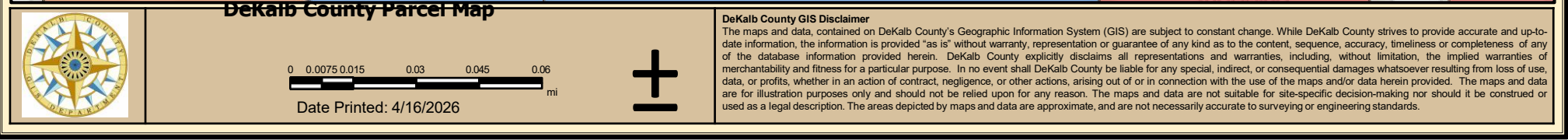
Signature: Rayon Landell

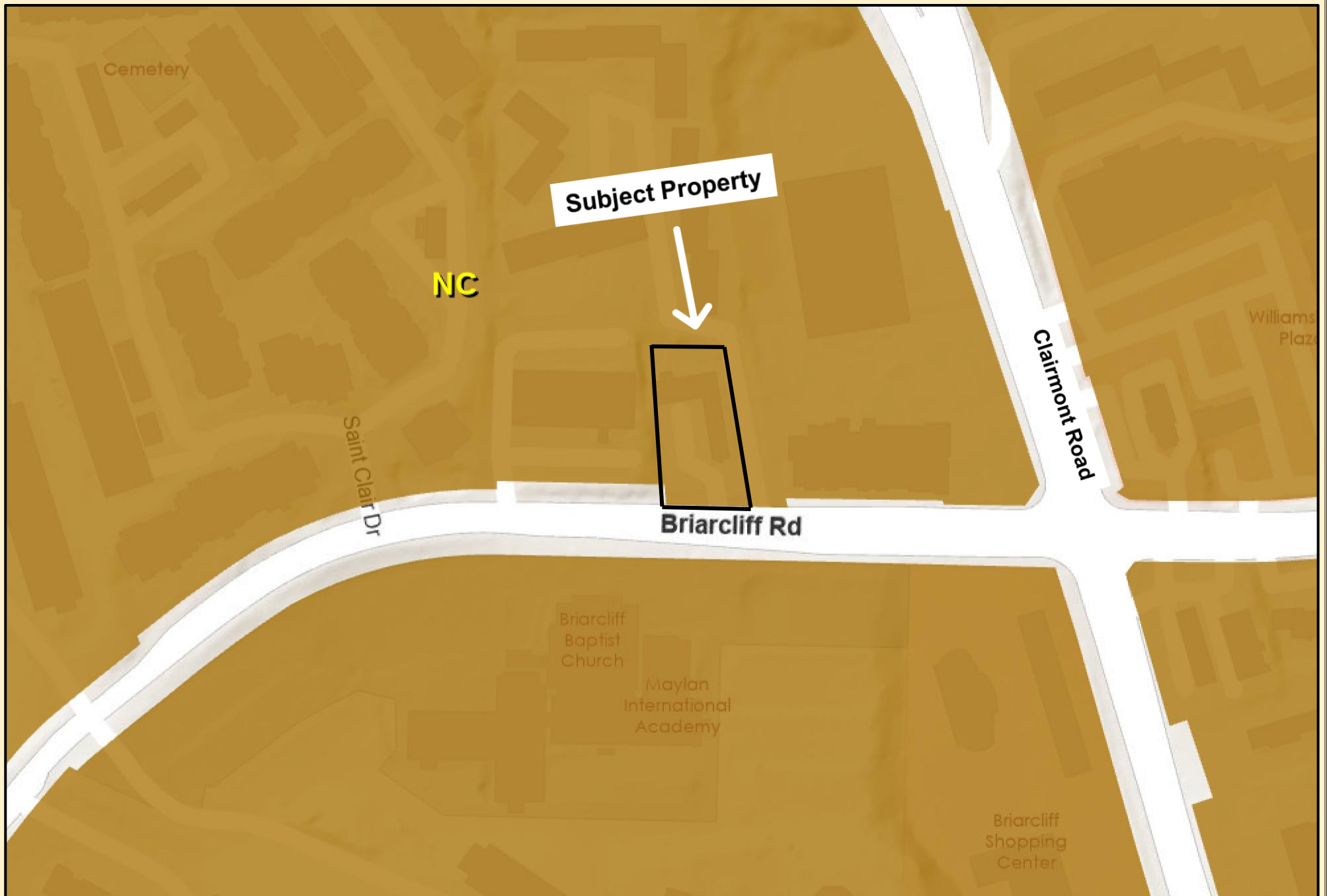


MARTA July 2026 Case Comments

N3. Z-26-1248094 – 3040 Briarcliff Road:

- Developer to coordinate with MARTA during design due to presence along MARTA bus route 46.





Subject Property

NC

Saint Clair Dr

Briarcliff Rd

Clairmont Road

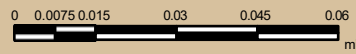
Williams Plaza

Briarcliff Baptist Church

Maylan International Academy

Briarcliff Shopping Center

DeKalb County Parcel Map



Date Printed: 4/16/2026



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The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.



DeKalb County Parcel Map



0 0.0075 0.015 0.03 0.045 0.06
mi

Date Printed: 4/16/2026



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