



**DeKalb County Department of Planning & Sustainability**

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

Michael Thurmond  
Chief Executive Officer

**Board of Commissioners Hearing Date: May 23, 2024**

**STAFF ANALYSIS**

**Case No.:** SLUP-23-1246661      **Agenda #:** 2023-1154

**Location/Address:** 3823 North Druid Hills Road      **Commission District:** 2      **Super District:** 6  
Decatur, Georgia.

**Parcel ID:** 18 100 04 006

**Request:** For a Special Land Use Permit (SLUP) within the C-1 (Local Commercial) District to use the existing building to create a restaurant with a drive-through configuration.

**Property Owner/Agent:** Nadia Parmar

**Applicant/Agent:** Fariz Morani

**Acreage:** 0.27 acres

**Existing Land Use:** Vacant building.

**Surrounding Properties Adjacent Zoning:** East: C-1 South: NS West: NS North: O-I

**Comprehensive Plan:**      **Town Center (TC)**      **Consistent**       **Inconsistent**

<b>Proposed Building Sq. Ft.:</b> Information not provided	<b>Existing Building Sq. Footage:</b> 2,400 sf
<b>Proposed Lot Coverage:</b> NA	<b>Existing Lot Coverage:</b> NA

**STAFF RECOMMENDATION: (REVISED 03/12/24) DEFERRAL**

The SLUP request for a drive-through urgent care facility was deferred two cycles from the November 16<sup>th</sup> Board of Commissioners Zoning Meeting to allow the applicant sufficient time to provide a site plan which shows substantial compliance with zoning and transportation requirements, and provides adequate pedestrian features which might include but not be limited to providing a 10-foot wide shared path, street trees and/or landscaping along North Druid Hills Road to provide an attractive entrance and hide the drive-through as much as possible,

provision of walk-up menu boards, and/or outdoor patio dining area. Since the November 16<sup>th</sup> Board of Commissioners Zoning Meeting, the applicant has revised the application from a drive-through urgent care facility to a drive-through coffee shop (See attached conceptual elevation). The applicant also submitted a site layout showing the drive-through queuing spaces around the building and a proposed outdoor patio in front of the building (See attached site layout).

The subject site contains a vacant building which was previously operated as a drive-through, dry cleaners. The applicant indicated at the November 2<sup>nd</sup>, 2023 Planning Commission meeting that the existing building will not be demolished and will be completely preserved. To encourage pedestrian activity, the applicant is proposing to construct a covered outdoor patio. The building may be eligible for listing on the National Register of Historic Places due to its 1969 construction date and distinctive architecture type (Mid-Century architecture with a cantilevered, double-butterfly roof). However, it has not been evaluated by an independent consultant. Since the current NS (Neighborhood Shopping) zoning of the property prohibits drive-through facilities, there is a companion request to rezone to the C-1 (Local Commercial) Zoning District, which permits drive-through facilities subject to Special Land Use Permit (SLUP) approval (See Z-23-146698).

The site is located in a Town Center (TC) character area designated by the *DeKalb 2050 Unified Plan* which calls for promoting higher intensity residential and commercial uses which serve several surrounding communities, in order to reduce automobile travel, promote walkability, and increase transit usage (*DeKalb 2050 Unified Plan, Town Center Description, page 33*). While TC Character Areas typically discourage auto-oriented uses, this property is located at the edge of the TC Character Area with frontage/access along a major arterial road (North Druid Hills Road) which may warrant consideration for auto-oriented uses with a combination of pedestrian-oriented features added. The adjacent North Dekalb Mall redevelopment project to the south (see attached) falls within the TC “core” and provides for the high-intensity pedestrian-oriented mix of uses called for by the *DeKalb 2050 Unified Plan*, including several seven-story multi-family buildings, 320,000 square feet of commercial, and pedestrian connectivity via a 10- foot wide multi-use path connecting that project with Sweet Briar Road and Birch Road to the south and west of the subject property (see attached Lulah Hills, formerly known as North DeKalb Mall, Redevelopment Plan). Taken as a whole, it appears that the adjacent redevelopment project to the south and the proposed redevelopment on the subject property *could* be in general compliance with the TC character area goals to provide more intense pedestrian-oriented intense mixed-use development at the core while transitioning down to lower building heights/density at the edges.

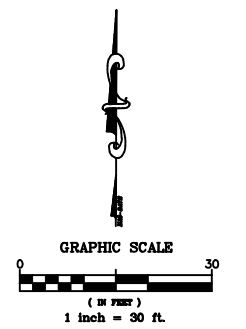
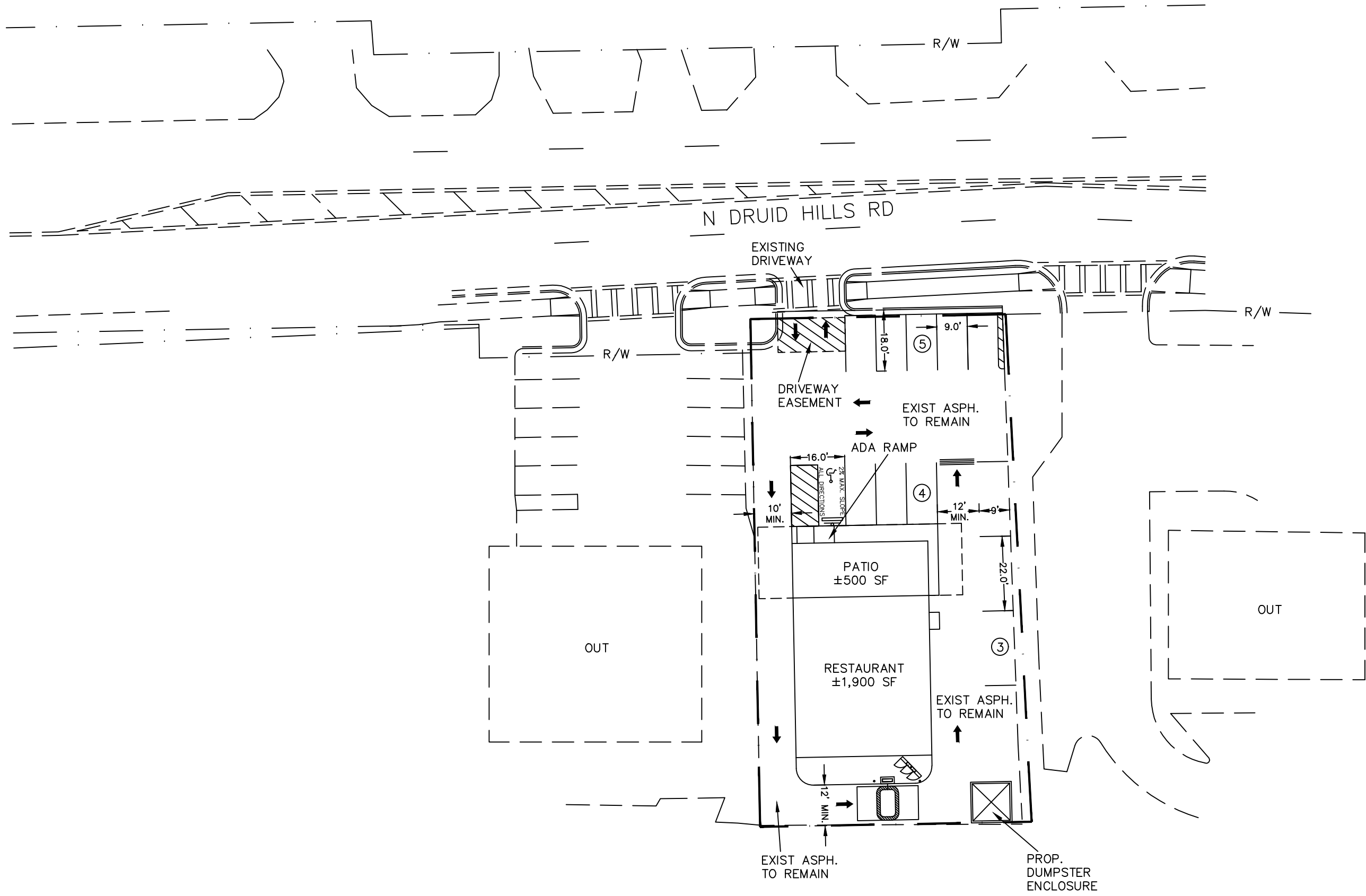
Notwithstanding the potential appropriateness of an auto-oriented land use on the subject property, this site is challenging in that it is a small, legal, non-conforming site (C-1 zoning requires 20,000 square feet of lot area; site only contains 11,761 square feet). The DeKalb County Transportation Division has indicated that one of the existing two driveways should be removed, as well as provision for right-of-way dedication and installation of sidewalks, landscaping improvements, and streetlights (see attached inter-governmental comments).

While review of Section 7.4.6. of the *Zoning Ordinance* would support an approval recommendation, Staff is recommending a *deferral* to allow the applicant time to provide more specific documentation and/or an updated concept plan which substantiates that the applicant can comply with the recommended streetscape condition of

the companion rezone case (See condition #3, case Z-23-1246698) since pedestrian activity is a critical component supporting Staff's recommendation.

**Attachments:**

- 1. Department and Division Comments**
- 2. Application**
- 3. Site Plan**
- 4. Zoning Map and Land Use Map**
- 5. Aerial Photograph/Site Photographs**

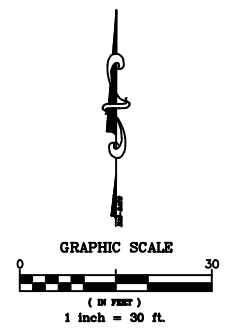
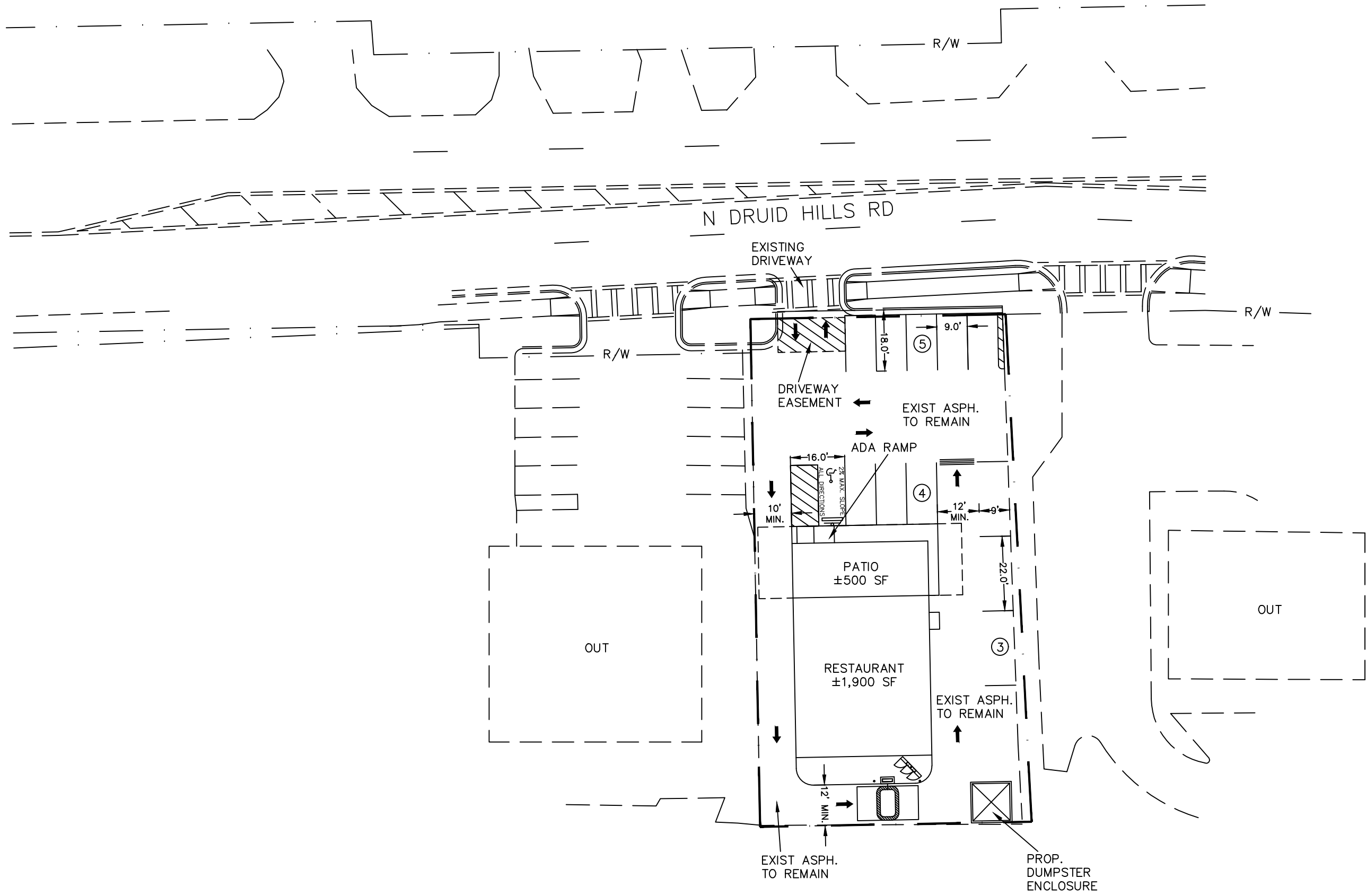


**PROJECT**  
 COFFEE SHOP  
 3823 N DRUID HILLS RD  
 DECATUR, GA 30033

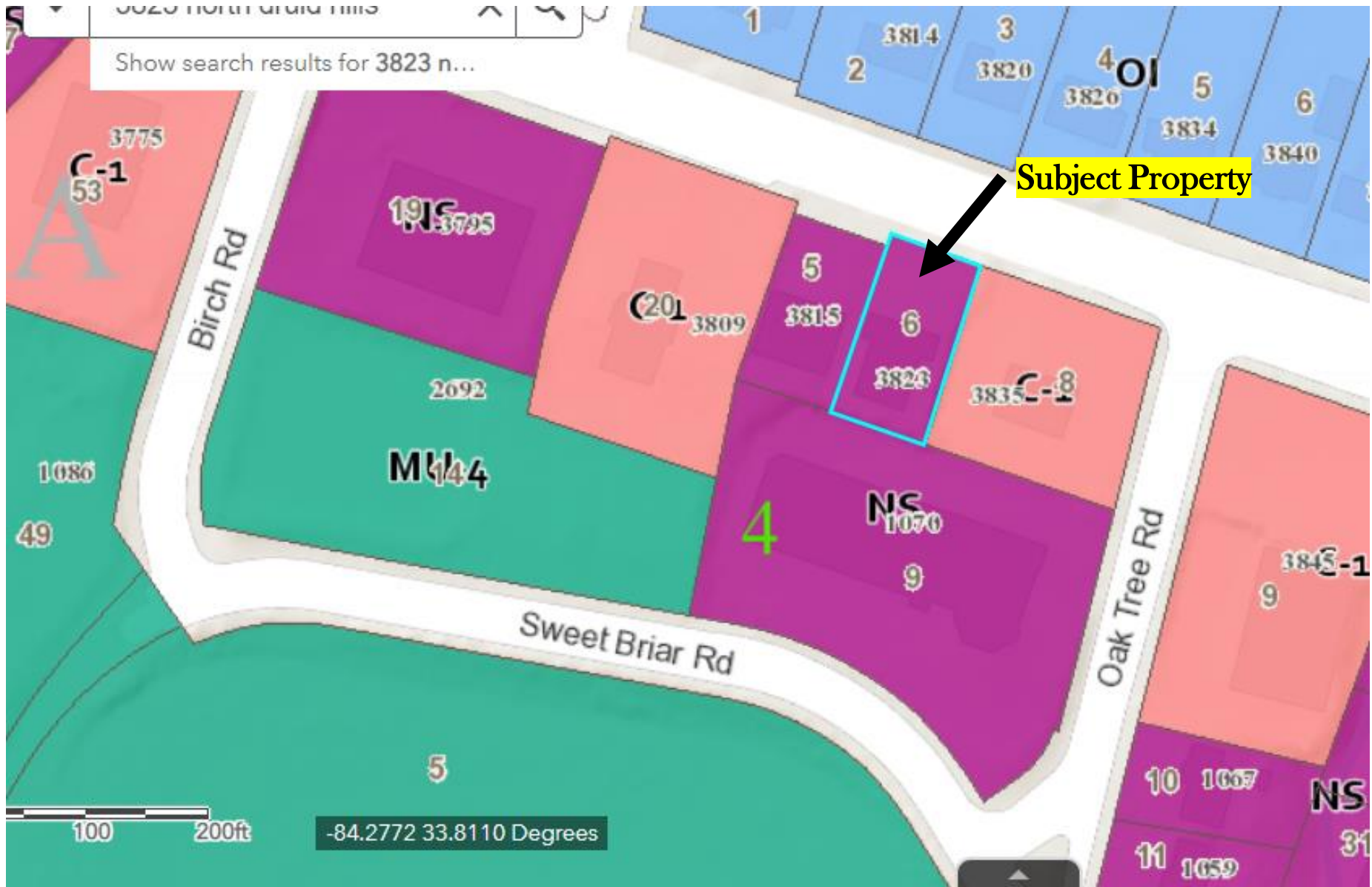
**ENGINEER**  
 SDG ENGINEERING  
 P.O. BOX 680963  
 MARIETTA, GA 30068  
 678-560-4161

**DATE**  
 02-16-24

**DRAWING TITLE**  
 PRELIMINARY  
 SITE PLAN



PROJECT	COFFEE SHOP 3823 N DRUID HILLS RD DECATUR, GA 30033
ENGINEER	SDG ENGINEERING P.O. BOX 680963 MARIETTA, GA 30068 678-560-4161
DATE	02-16-24
DRAWING TITLE	PRELIMINARY SITE PLAN











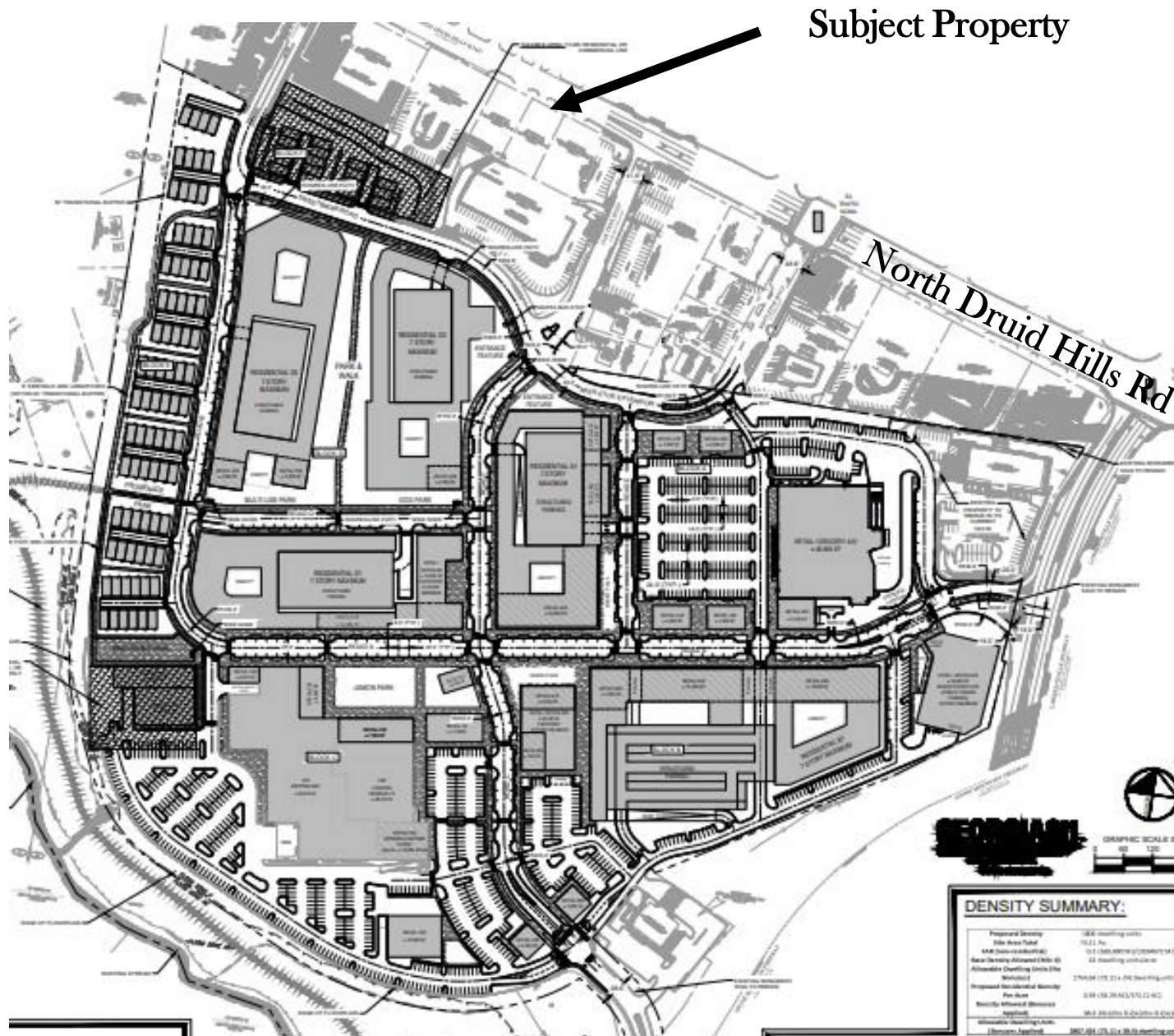
## EXISTING FACILITY with Drive Thru (former dry cleaner)







# North DeKalb Mall Redevelopment Plan



On Jan 10, 2024, at 2:23 PM, Access Loans Fariz <fariz@alfloans.com> wrote:

Hello John.

Happy New year

Yes please accept this request in writing about my intent to change the use of 3823 N Druid Hills from urgent care to drive through coffee use .

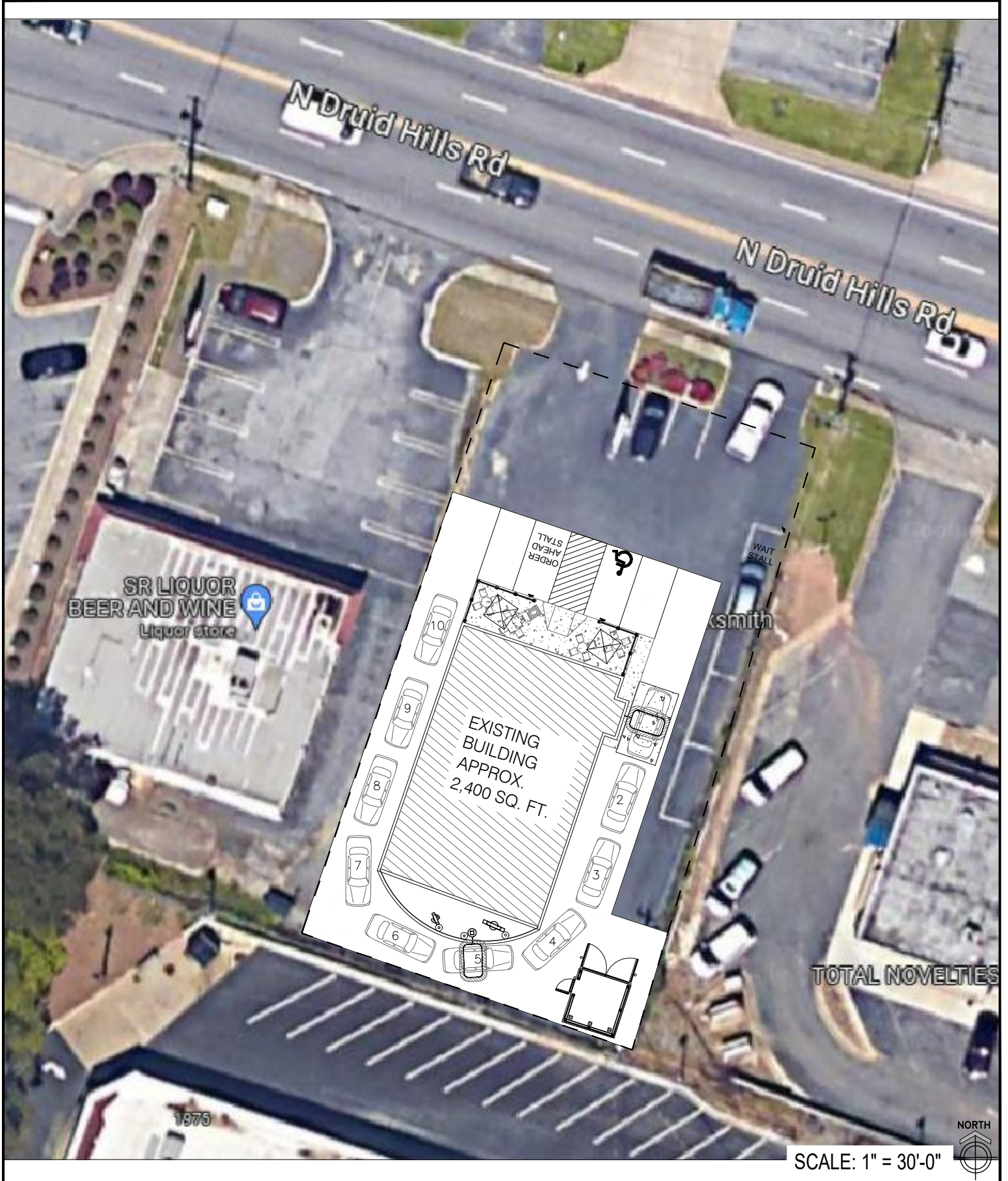
The use for 1726 Church st will stay the same.

Also : please help to put my name 1<sup>st</sup> on calendar for March 21<sup>st</sup> 2024 at 6 PM so I can attend my mosque service at 6:45 PM.

Thank you

Fariz







Proposed Rendering- Caribou Coffee

Decatur GA - 11-30-23





**DEKALB COUNTY  
GOVERNMENT PLANNING  
DEPARTMENT DISTRIBUTION  
FORM**

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

**COMMENTS FORM:  
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: Z-23-1246698 Parcel I.D. #: 18-100-04-006

Address: 3823 N. Druid Hills Rd, Decatur, GA 30033

Adjacent Roadway (s):

(classification) (classification)

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

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

Please provide additional information relating to the following statement.

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

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

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

Signature: Jerry White



**DEKALB COUNTY  
GOVERNMENT PLANNING  
DEPARTMENT DISTRIBUTION  
FORM**

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

**COMMENTS FORM:  
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLUP-23-1246661 Parcel I.D. #s: 18-100-04-006

Address: 3823 N. Druid Hills Rd, Decatur, GA 30033

Adjacent Roadway (s):

(classification) (classification)

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

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

Please provide additional information relating to the following statement.

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

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

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

Signature: Jeany Whit



10/16/2023

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

N9-2023-1154

SLUP-23-1246659 / 15-126-10-023

2536 Snapfinger Road, Decatur, GA 30034

- Septic indicated on surrounding properties.
- Please review general comments.

N10-2023-1153

Z-23-1246660 /15-183-22-007, 15-183-22-035

2569 and 2573 Dusty Lane, Decatur, GA 30032

- Septic indicated on surrounding properties.
- Please review general comments.
- Note properties acreage .37 and .4.

N11-2023-1249

Z-23-1246698 / 18-100-04-006

3823 North Druid Hills Road, Decatur, GA 30033

- Please review general comments.

N12-2023-1154

SLUP-23-1246661 / 18-100-04-006

3823 North Druid Hills Road, Decatur, GA 30033

- Please review general comments.

## OCTOBER 2023 ZONING COMMENTS

- 1. N-1. 1484 and 1520 Columbia Drive.** Columbia Drive is classified as a minor arterial. Requires a 40-foot ROW dedication from centerline or such that all public infrastructure is within ROW, whichever greater. Requires a 10-foot shared path, 5-foot landscape strip between path and back of curb, and streetlights required. Please note that private roads must be constructed to public road standards. They should be 24 feet wide instead of 20 feet wide. I am concerned that people will park along the road and not in the designated parking spots due to distance from spots to lots 2-9. Add no Parking signs on both sides of the interior street from Columbia Drive to end of Lot 17. No parking allowed on Columbia Drive. Needs a spot for turnaround at the security gate if vehicles are not allowed to enter. They cannot back into Columbia Drive should entrance be denied.
- 2. N-2 4822 Covington Hwy.** Covington Hwy is SR 12. GDOT review and permits required. Covington Hwy is classified as a major arterial. ROW dedication of 50 feet from center line or such that all public infrastructure is within ROW, whichever greater. Requires a 10-foot shared path, 5-foot landscape strip between back of curb and path, streetlights required. Required to upgrade traffic signal to provide pedestrian facilities. GDOT signal permit required.
- 3. N-3. 1726 Church St.** Scott Blvd is SR 8 and requires GDOT review and approval prior to permitting. Scott Blvd is classified as a major arterial. Requires: Requires a 50-foot ROW dedication from centerline or such that all public infrastructure is within ROW, whichever greater. A 10-foot shared path, 5-foot landscape strip between back of curb and path, streetlights required. No access allowed directly to Scott Blvd. Church Street is classified at a minor arterial. Requires a 40-foot ROW dedication from centerline or such that all public infrastructure is within ROW, whichever greater. A 10-foot shared path, 5-foot landscape strip between back of curb and path, streetlights required. One right in right out access only along Church Street- prefer no access. Connector street is classified as local. Requires a 27.5-foot ROW dedication from centerline or such that all public infrastructure is within ROW, whichever greater. Requires 5-foot landscape strip between back of curb and sidewalk, 6-foot sidewalk, streetlights required.
- 4. N-4 & N-5 8070 and 8080 Rockbridge Rd.** Rockbridge Road is SR 124. GDOT review and permitting required. Rockbridge Rd is classified as a major arterial. Requires: Requires a 50-foot ROW dedication from centerline or such that all public infrastructure is within ROW, whichever greater. A 10-foot shared use path, 5-foot landscape strip between back of curb and path, streetlights required. Design entrance as a typical right in/right out for driver clarity. South Rockbridge Road is a minor arterial. Requires a 40-foot ROW dedication from centerline or such that all public infrastructure is within ROW, whichever greater. A 10-foot shared path, 5-foot landscape strip between back of curb and path, streetlights required.
- 5. N-6. 2179 Bouldercrest Rd.** Bouldercrest Rd is a classified as a major arterial. Requires a 50-foot ROW dedication from centerline or such that all public infrastructure is within ROW, whichever greater. Requires a 10-foot shared path, add curb and gutter, 5-foot landscape strip between back of curb and path, and streetlights. Verify that each driveway meets minimum intersection and stopping sight distance per AASHTO.
- 6. N-7. 1716 Pleasant Hill Trails and Various Pleasant Hill Road Major Mod** Pleasant Hill Trail is a local road and must be improved as part of this development's frontage. Requires a 27.5-foot ROW dedication from centerline or such that all public infrastructure is within ROW, whichever greater. From the centerline- the road must be improved to be 12 feet wide with curb and gutter, 5-foot landscape strip and a 5-foot sidewalk, streetlights required. Pleasant Hill Road is classified as a minor arterial. Requires a 40-foot ROW dedication

from centerline or such that all public infrastructure is within ROW, whichever greater. From the centerline- the road must be improved to be 12 feet wide with curb and gutter, 10-foot shared path, 5-foot landscape strip between path and back of curb, streetlights required. Both access points must meet minimum sight distance requirements per AASHTO for intersection and stopping sight distance. Pleasant Hill Road has a speed limit of 45 mph. A variance is needed for minimum number of access points per section 14-200 (5) of the land development code. For the Transportation Division to support the variance, a full intersection design with left turn lanes and right turn lanes will be required at Providence Point Dr and the new road. Consider adding traffic calming measures on interior streets to determine driveway placement. (Hard to retrofit townhome communities with traffic calming.) Assuming interior streets will be private based on plan provided. Private streets must be built to public road standards.

7. **N-8. & N-9. 2536 Snapfinger Rd.** I-20 Overlay District Tier 3. Overlay standards take precedent- where silent the zoning and then the land development standards are applied. Snapfinger Road is classified as a major arterial. ROW dedication of 50 feet from center line of Snapfinger Rd or such that all public infrastructure is within ROW, whichever greater. Follow the infrastructure requirements of the overlay district, but at a minimum: The public roads to the east and north require a right of way dedication of 27.5 feet from centerline, five-foot landscape strip from back of curb, 5-foot sidewalk and street lighting.
8. **N-10. 2569 & 73 Dusty Lane.** Dusty Lane is classified as a local road. Required to dedicate 27.5 feet of right of way from centerline or such that all public infrastructure is within right of way, whichever greater. Requires five-foot landscape strip from back of curb to sidewalk, five-foot sidewalk and pedestrian lighting.
9. **N-11 & N-12. 3823 N Druid SLUP.** Eliminate one curb cut on North Druid Hills Rd. North Druid Hills Rd is classified as a major arterial. ROW dedication of 50 feet from center line or such that all public infrastructure is within ROW, whichever greater. Requires a 10-foot shared path, 5-foot landscape strip between back of curb and path, streetlights required. Provide necessary driveway easements/ROW for the Birch Road at North Druid Hills Rd Intersection project. Coordinate with PW- Transportation on easement/ROW.
10. **N-13. 4381 Covington Hwy.** Covington Hwy is SR 12. GDOT review and permits required. Covington Hwy is classified as a major arterial. ROW dedication of 50 feet from center line or such that all public infrastructure is within ROW, whichever greater. Requires a 10-foot shared path, 5-foot landscape strip between back of curb and path, streetlights required.
11. **N-14.** No Comment.





**DEKALB COUNTY  
GOVERNMENT PLANNING  
DEPARTMENT DISTRIBUTION  
FORM**

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

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

Case No.: \_\_\_\_\_ Parcel I.D. #: \_\_\_\_\_

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

**WATER:**

Size of existing water main: \_\_\_\_\_ (adequate/inadequate)

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

**SEWER:**

Outfall Servicing Project: \_\_\_\_\_

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

Water Treatment Facility: \_\_\_\_\_ adequate \_\_\_\_\_ inadequate \_\_\_\_\_

Sewage Capacity: \_\_\_\_\_ (MGPD) Current Flow: \_\_\_\_\_ (MGPD)

**COMMENTS:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: \_\_\_\_\_



## DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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

Recommend denial

---

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.

**Clarification is needed regarding the scope of the renovation of the existing building: (1) is this only for interior renovation, strictly within the footprint of the existing building? Or (2) is the re-development goes beyond the existing building footprint and land disturbance will be involved?**

**If Land Disturbance will be involved, then a conceptual plan showing the proposed changes must be provided for comments.**

**DEVELOPMENT ANALYSIS:**

- Transportation/Access/Row

Depends on response/clarification.

- Storm Water Management

Depends on response/clarification.

- (1) Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control **(those sections have been amended recently, and available in Municode)**, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site. Recommend Low Impact Development features/ Green Infrastructure be included in the proposed site design to protect as much as practicable the state waters and special flood hazard areas.
- (2) The county codes require the hydrology study to model the existing conditions as wooded
- (3) Runoff Reduction Volume shall be provided unless technical justification is provided regarding the unfeasibility. Strongly recommend investigating the site and identify location where RRv can be provided and re-design/revise the layout to comply with the RRv requirement.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area was not in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application.

Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations

- **Landscaping/Tree Preservation**

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

- **Tributary Buffer**

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

- **Fire Safety**

---

---

---



**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO JOHN REID [jreid@dekalbcountyga.gov](mailto:jreid@dekalbcountyga.gov) AND/OR LASONDRA HILL [lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)**

**REZONE  
COMMENTS FORM:  
PUBLIC WORKS ROAD AND DRAINAGE**

**Case No.:** Z-23-1246698

**Parcel I.D. #:** 18-100-04-006

**Address:** 3823 North Druid Hills Road, Decatur, GA 30033

**Drainage Basin:** South Fork Peachtree Creek

**Upstream Drainage Area:** N/A

**Percent of Property in 100-Year Floodplain:** 0%

**Impact on property (flood, erosion, sedimentation) under existing zoning:** There is no known flood impact on the subject property. It is located outside the floodplain in a built-up environment. Erosion and sedimentation activities are not known to affect the property in its present condition.

---

**Required detention facility(s):** To be determined if it triggers the applicable criteria in Sec. 14-40(b)(2) of the County code.

---

**COMMENTS:**

The proposed rezoning would not create any adverse effect on the current MS4 infrastructures.

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





**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO JOHN REID [jreid@dekalbcountyga.gov](mailto:jreid@dekalbcountyga.gov) AND/OR LASONDRA HILL [lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)**

**REZONE  
COMMENTS FORM:  
PUBLIC WORKS ROAD AND DRAINAGE**

**Case No.:** SLUP-23-1246661

**Parcel I.D. #:** 18-100-04-006

**Address:** 3823 North Druid Hills Road, Decatur, GA 30033

**Drainage Basin:** South Fork Peachtree Creek

**Upstream Drainage Area:** N/A

**Percent of Property in 100-Year Floodplain:** 0%

**Impact on property (flood, erosion, sedimentation) under existing zoning:** There is no known flood impact on the subject property. It is located outside the floodplain in a built-up environment. Erosion and sedimentation activities are not known to affect the property in its present condition.

---

**Required detention facility(s):** To be determined if it triggers the applicability criteria in Sec. 14-40(b)(2) of the County code.

---

**COMMENTS:**

The proposed rezoning would not create any adverse effect on the current MS4 infrastructures.

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



DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION
Amendments will not be accepted after 5 working days after the filing deadline.

Date Received: Application No:

APPLICANT NAME: Fariz Morani

Daytime Phone: 404-662-3322 E-Mail: fariz@alfloans.com

Mailing Address: 2929 Turner Hill Road
Lithonia, GA 30038

Owner Name: NADIA PARMAR
(If more than one owner, attach contact information for each owner)

Daytime Phone: 404-579-7468 E-Mail: fariz@alfloans.com

Mailing Address: 2929 Turner Hill Rd
Lithonia, GA 30038

SUBJECT PROPERTY ADDRESS OR LOCATION: 3823 N. DRUID HILLS RD

Decatur DeKalb County, GA 30033

Parcel ID: 18-100-04-006 Acreage or Square Feet: .37 Commission Districts: 2 & 6

Existing Zoning: NS Proposed Special Land Use (SLUP): ACRES REQUEST FOR DRIVE THRU

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

Owner: Agent: X

Signature of Applicant:

X [Handwritten signature]

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

Chief Executive Officer  
Michael Thurmond

Interim Director  
Cedric Hudson

**SPECIAL LAND USE PERMIT (SLUP) APPLICATION CHECKLIST**

**EMAIL COMPLETED PACKET IN ONE (1) PDF to PLANNER**

- 1. Schedule a mandatory **Pre-Application Conference** with Planning & Sustainability staff by appointment. Pre-Application form (to be completed in pre-application meeting). Please email [lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov) for appointment.
- 2. Hold a **Pre-Submittal Community Meeting** with surrounding neighborhood associations and residents. Provide documentation of the meeting (meeting notice and sign in sheets). Letter(s) from homeowners' association(s) may also be provided.
- 3. Submit: **Application - Submit 1 complete, combined PDF version via email or flash drive. Please assemble materials in the following order:**
  - A. Application form** with name and address of applicant and owner, and address of subject property;
  - B. Pre-submittal community meeting notice and sign-in sheet** and other documentation of meeting, if any;
  - C. Letter of application and impact analysis**
    - 1. **Letter of application** identifying a) the proposed zoning classification, b) the reason for the rezoning or special use or modification request, c) the existing and proposed use of the property, d) detailed characteristics of the proposed use (e.g., floor area, height of building(s), number of units, mix of unit types, number of employees, manner and hours of operation), d)(optional) statement of conditions discussed with the neighborhood or community, if any.
    - 2. **Impact analysis** of the anticipated impact of the proposed use and rezoning on the surrounding properties in response to the standards and factors specified in Article 7.3 of the DeKalb County Zoning Ordinance, as attached. If a Major Modification, please include previously approved conditions and Board of Commissioner meeting minutes.
  - D. Authorization Form**, if applicant is not the owner. Must be signed by all owners of the subject property and notarized. Authorization must contain the mailing address and phone number of any applicant or agent who is authorized to represent the owner(s) of the subject property. Please include warranty deed, if property ownership is less than 2 years.
  - E. Campaign disclosure statement** (required by State law).
  - F. Legal boundary survey** of the subject property, (showing boundaries, structures, and improvements), prepared and sealed within the last year by a professional engineer or land surveyor registered in the State of Georgia. *(If survey shows property on opposite sides of a public street right-of-way, file a separate application for each property.)*
  - G. Site Plan**, printed to scale, folded, of any existing and or proposed development/redevelopment. For projects larger than 1 acre, site plan should be at least 1:50 scale. The site plan must include the following
    - a. boundaries of subject property;
    - b. dimensioned access points and vehicular circulation drives;
    - c. location of all existing and proposed buildings, structures, setbacks and parking;
    - d. location of 100-year floodplain and any streams;
    - e. notation of the total acreage or square footage of the subject property;
    - f. landscaping, tree removal and replacement, buffer(s); and
    - g. site plan notes of building square footages, heights, density calculations, lot coverage of impervious surfaces, parking ratios, open space calculations, and other applicable district standards.
  - H. Written Legal Description** of metes and bounds of the subject property (can be printed on site plan or survey).
  - I. Building Form Information.** Elevation (line drawing or rendering), or details of proposed materials, in compliance with Article 5 of the Zoning Ordinance.
  - J. Completed, signed Pre-application Form** (Provided at pre-application meeting.)

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

## DEPARTMENT OF PLANNING & SUSTAINABILITY

---

### IMPACT ANALYSIS

**Criteria: Sec 27-7.4.6** The following criteria shall be considered by the Department of Planning and Sustainability, the Planning Commission and the Board of Commissioners in evaluating and deciding any application for a special land use permit. No application for a special land use permit shall be granted by the Board of Commissioners unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application, and unless the application is in compliance with all applicable regulations in Article 4.

- A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, transitional buffer zones, and all other applicable requirements of the zoning district in which the use is proposed to be located.
- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district, and whether the proposed use will create adverse impacts upon any adjoining land use by reason of traffic volume/congestion, noise, smoke, odor, dust, or vibration generated by the proposed use.
- C. Adequacy of public services, public (or private) facilities, and utilities to serve the proposed use.
- D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area.
- E. Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency.
- F. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner and hours of operation of the proposed use.
- G. Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.
- H. Whether the proposed use is consistent with, advances, conflicts, or detracts from the policies of the comprehensive plan.
- I. Whether there is adequate provision of refuse and service areas.
- J. Whether the length of time for which the special land use permit is granted should be limited in duration.
- K. Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings; and whether the proposed use will create any shadow impact on any adjoining lot or building as a result of the proposed building height.
- L. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.
- M. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.
- N. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, as expressed and evidenced during the review process.



## DEPARTMENT OF PLANNING & SUSTAINABILITY

---

### FILING FEES

At the time of submittal, a filing fee shall accompany each Special Land Use Permit application as follows:

**SPECIAL LAND USE PERMIT \$400.00**

Applications for non-contiguous property (separated by a street) must be filed separately. A separate fee will be charged for each application. Applications deferred “full cycle” do not require additional fees. An application that is withdrawn and later re-filed will be treated as a new case and will require a new fee.

### ADDITIONAL CRITERIA FOR SPECIFIED USES

No application for a special land use permit for the uses specified below shall be granted by the board of commissioners unless it is determined that, in addition to meeting the requirements contained within the zoning district in which such property is located and the criteria contained in section 7.4.6 and complying with applicable regulations in Article 4, satisfactory provisions and arrangements have been made concerning each of the following criteria:

- A. *Telecommunications towers and antennas.* In determining whether to authorize a special land use permit for a telecommunication tower or antenna, the board of commissioners shall comply with and apply the requirements of section 4.2.57.
- B. *Mine, mining operation, gravel pit, quarry, or sand pit.* In determining whether to authorize a special land use permit for a mine, mining operation, gravel pit, quarry, or sand pit, the board of commissioners shall also consider each of the following criteria:
  - 1. Whether the type and volume of traffic associated with such use will cause congestion in the streets and will create noise and vibration along streets used for residential purposes or adjacent to activity centers.
  - 2. Whether the applicant has provided a soil erosion control plan and a reuse or reclamation plan which meets the requirements of DeKalb County and of the Georgia Surface Mining Act, O.C.G.A. § 12-4-70, et seq., as amended, and the Rules of Department of Natural Resources, Chapter 391- 3-3, as amended.
  - 3. Whether or not the applicant meets the requirements of the county’s noise ordinance.
- C. *Child day care facility.* In determining whether to authorize a special land use permit for a child day care facility, the board of commissioners shall also consider each of the following criteria:



## DEPARTMENT OF PLANNING & SUSTAINABILITY

---

1. Whether the proposed off-street parking areas and the proposed outdoor play areas can be adequately screened from adjoining properties so as not to adversely impact any adjoining land use.
  2. Whether there is an adequate and safe location for the dropping off and picking up of children at the child day care facility.
  3. Whether the character of the exterior of the proposed structure will be compatible with the residential character of the buildings in the zoning district in which the child day care facility is proposed to be located, if proposed for a residential zoned district.
- D. Biomedical waste disposal facilities, disposal facilities, landfills, county solid waste disposal facilities, county solid waste landfills, private industry solid waste disposal facilities, solid waste handling facilities, solid waste thermal treatment technology facilities, and disposal facilities for hazardous and/or toxic materials including radioactive materials.
1. In determining whether to authorize a special land use permit for a biomedical waste disposal facility, disposal facility, landfill, county solid waste disposal facility, county solid waste landfill, private industry solid waste disposal facility, solid waste handling facility, solid waste thermal treatment technology facility, or disposal facility for hazardous and/or toxic materials including radioactive materials, the board of commissioners shall also consider each of the following criteria:
    - a. Whether the proposed use does not pose any potential negative impact resulting from air pollution, degradation of soil and/or water quality, noise, odor, or other negative environmental effects.
    - b. Whether the proposed use will not have a significant deleterious effect on use of land and value of existing housing in adjacent and nearby neighborhoods.
    - c. Whether the proposed use will not create a negative traffic impact on any adjacent or nearby residential street(s) resulting from truck and other vehicular traffic associated with the facility.
    - d. Whether the proposed use does not represent an over-concentration of such uses in the area.
  2. An assessment shall be prepared by the DeKalb County sanitation division regarding item 1.d above.



**DEPARTMENT OF PLANNING & SUSTAINABILITY**

---

**LATE NIGHT ESTABLISHMENT OR NIGHTCLUB CHECK LIST**

1. Is the requested SLUP for a new business or an existing business? (Please check only one) New Business \_\_\_\_\_ Existing Business \_\_\_\_\_. If the SLUP is for an existing business, please answer question Nos. 2 - 5.
2. Does this Business have a current Business License? Yes \_\_\_\_\_ No \_\_\_\_\_ If yes, provide a copy of current business license.
3. Has this business ever been operated without a Business License? Yes \_\_\_\_\_ No \_\_\_\_\_  
If yes, how long did the business operate without a business license? \_\_\_\_\_
4. Has this business received a citation for any of the following:
  - a. Life safety violations such as pyrotechnics, overcrowding, inadequate ingress/egress operating beyond the permitted hours of operation.
  - b. Construction (major/minor renovation, alteration and addition) without a valid DeKalb County permit.
  - c. Business closure and renovation without surrendering license to State and County as required by State law.
  - d. Change of business name, ownership, or use without DeKalb County approval.
  - e. No valid Certificate of Occupancy issued by DeKalb County
  - f. Violation of operating hours of the Zoning ordinance or Alcohol Ordinance.
  - g. Lack of proof of residency under DeKalb County. Any person who holds a liquor license in DeKalb County is required under DeKalb County law to be a resident of DeKalb County.
5. If one or more of the citations mentioned in No. 4 have been issued, please provide copies of summons and citations and summary of court decision or resolution.

**Submittal of a fraudulent application is a violation of DeKalb County and State law.**

**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 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

x

\_\_\_\_\_  
Signature of Applicant /Date

Check one: Owner x Agent x

\_\_\_\_\_  
Expiration Date/ Seal

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

**NOTIFICATION LIST FOR SLUP PRE-SUBMITTAL MEETING ON 8/23/23 7:30PM - 3823 N. DRUID HILLS RD (URGENT CARE FACILITY W DRIVE THRU)**

First	Last	Address	City	State	Zip	Email	Affiliation	Comments
CHO CHAE	HWAN	3648 CREEKSTONE DR	NORCROSS	GA	30092		PROPERTY OWNER	MAILED 08/08/23
VU KY	QUY	1842 BELLE MEADE CT	STONE MOUNTAIN	GA	30087		PROPERTY OWNER	MAILED 8/8/23
DOSETAREH	RYAN	1268 ARBORVISTA DR NE	ATLANTA	GA	30029		PROPERTY OWNER	MAILED 8/8/23
WRM REAL ESTATE LLC		3826 N DRUID HILLS RD	DECATUR	GA	30033		PROPERTY OWNER	MAILED 8/8/23
BHINDI BROTHERS GEORGIA LLC		1070 OAKTREE RD	DECATUR	GA	30033		PROPERTY OWNER	MAILED 8/8/23
SAADEH	JANEAH	2775 MT. OLIVE DR	DECATUR	GA	30033		PROPERTY OWNER	MAILED 8/8/23
WILLIAM	JOHNSON	2823 MOUNT OLIVE DR	DECATUR	GA	30033		PROPERTY OWNER	MAILED 8/8/23
FULTON REALTY HOLDING LLC		P.O. BOX 33795	DECATUR	GA	30033		PROPERTY OWNER	MAILED 8/8/23
RKR GROUP IV LLC		2929 TURNER HILL RD STE 2280	LITHONIA	GA	30038		PROPERTY OWNER	MAILED 8/8/23
HUNTER	MARTHA	2783 MOUNT OLIVE DR	DECATUR	GA	30033		PROPERTY OWNER	MAILED 8/8/23
MIDTOWN NATIONAL GROUP LP		9171 TOWNE CENTRE DR STE 33	SAN DIEGO	CA	97122		PROPERTY OWNER	MAILED 8/8/23
CAROL JOYCE	STARR	2918 DUNNINGTON CIR	ATLANTA	GA	30341		PROPERTY OWNER	MAILED 8/8/23
PRINCEWILL ANEKE LLC		1416 GREENRIDGE TRL	LITHONIA	GA	30058		PROPERTY OWNER	MAILED 8/8/23
ALL AMERICAN SPECIALTIES INC		1763 TILLING WAY	BUFORD	GA	30518		PROPERTY OWNER	MAILED 8/8/23
J D HUTCHESON PROPERTIES LLC			STONE MOUNTAIN	GA	30087		PROPERTY OWNER	MAILED 8/8/23
MCNORTH DRUID HILLS LAND LLC		1660 HISTORIC HWY 441 N	CLARKESVILLE	GA	30523		PROPERTY OWNER	MAILED 8/8/23
RAYMOND R	WISE	2784 MOUNT OLIVE DR	DECATUR	GA	30033		PROPERTY OWNER	MAILED 8/8/23
CHADWICK R	WALKER	2789 MOUNT OLIVE DR	DECATUR	GA	30033		PROPERTY OWNER	MAILED 8/8/23
ROOSTER AND PIG AP TRUST		2949 HILLBROOK WAY	DECATUR	GA	30033		PROPERTY OWNER	MAILED 8/8/23
DEKALB COUNTY		1300 COMMERCE DR	DECATUR	GA	30030		PROPERTY OWNER	MAILED 8/8/23
MOHAMMAD HASSAAN	SHAFQAT	1274 HOLLY ST NW	ATLANTA	GA	30318		PROPERTY OWNER	MAILED 8/8/23
A V	RUSSELL	8060 SW 90TH TER	MIAMI	FL	33156		PROPERTY OWNER	MAILED 8/8/23
PAMELA W	TIBBETTS	2803 MOUNT OLIVE DR	DECATUR	GA	30033		PROPERTY OWNER	MAILED 8/8/23
ANTHONY W	FIELDS	3861 N DRUID HILLS RD	DECATUR	GA	30033		PROPERTY OWNER	MAILED 8/8/23
SARA HALL	INGRAM	2755 MOUNT OLIVE DR	DECATUR	GA	30033		PROPERTY OWNER	MAILED 8/8/23
M JANE	SAADEH	2775 MT OLIVE DR	DECATUR	GA	30033		PROPERTY OWNER	MAILED 8/8/23
GEORGE ALEXANDER	SANCHEZ	2817 MOUNT OLIVE DR	DECATUR	GA	30033		PROPERTY OWNER	MAILED 8/8/23
3814 NORTH DRUID HILLS LLC		412 CONVENTRY RD	DECATUR	GA	30033		PROPERTY OWNER	MAILED 8/8/23
SUNNY KIMS CORPORATION		1700 HIGHLAND OAKS WAY	LAWRENCEVILLE	GA	30043		PROPERTY OWNER	MAILED 8/8/23
NDM EDENS LLC		1221 MAIN ST STE 1000	COLUMBIA	SC	29201		PROPERTY OWNER	MAILED 8/8/23
AABIDA	JIVANI	3786 N DRUID HILLS RD	DECATUR	GA	30033		PROPERTY OWNER	MAILED 8/8/23
ROBERT MATTHEW	JANKE	181 AVERY ST	DECATUR	GA	30030		PROPERTY OWNER	MAILED 8/8/23
NDM EDENS LLC		1221 MAIN ST STE 1000	COLUMBIA	SC	29201		PROPERTY OWNER	MAILED 8/8/23
PRINCEWILL ANEKE LLC		1416 GREENRIDGE TRL	LITHONIA	GA	30058		PROPERTY OWNER	MAILED 8/8/23
MALINA CAMILLE J		2020 SHANGILA DR # 301	CLEARWATER	FL	33763		PROPERTY OWNER	MAILED 8/8/23
SHUFANG	CUI	3834 N DRUID HILLS RD	DECATUR	GA	30033		PROPERTY OWNER	MAILED 8/8/23
BHINDI BROTHERS GEORGIA LLC		18508 PIONEER BLVD	ARTESIA	CA	90701		PROPERTY OWNER	MAILED 8/8/23
Benjamin	Bell							
Ted	Daniel						CC2	
Art	Hansen						CC2	
Mary	Hinkel						CC2	
Bruce	MacGregor						CC2	
Tim	Miner						CC2	
Ron	Nawrocki						CC2	
Jim	Smith						CC2	
John	Turner						CC2	
Allen	Venet						CC2	
Ash	Nega	2180 Briarcliff Rd	Atlanta	GA			CC2	
Bill	Floyd	509 North McDonough Street	Decatur	GA	30030		Neighborhood Reg	MAILED 8/8/23
Christopher P.	Morris	1767 Beacon H Ill Blvd	Atlanta	GA	30329		Neighborhood Reg	MAILED 8/8/23
Donald	Reed	1665 Tullie Circle	Atlanta	GA	30329		Neighborhood Reg	MAILED 8/8/23
Jamie	Smith	1599 Clifton Road	Atlanta	GA	30322		Neighborhood Reg	MAILED 8/8/23
John	Turner						Neighborhood Reg	MAILED 8/8/23



**NOTIFICATION LIST FOR SLUP PRE-SUBMITTAL MEETING ON 8/23/23 7:30PM - 3823 N. DRUID HILLS RD (URGENT CARE FACILITY W DRIVE THRU)**

First	Last	Address	City	State	Zip	Email	Affiliation	Comments
Katerina	Taylor	Two Decatur Town Center, 125 Clairemont Avenue, Suite 235	Decatur	GA	30030			
Kyle	Cline	3046 Briarcliff Rd Apt. # 2	Atlanta	GA	30329		Neighborhood Reg	MAILED 8/8/23
Nancy	Wilson	450 North Candler Street	Decatur	GA	30030		Neighborhood Reg	MAILED 8/8/23
S.	Immel	1879 Georgiana Dr	Atlanta	GA	30329		Neighborhood Reg	MAILED 8/8/23
Aaron	Uddin	1903 Branch Bend NE	Atlanta	GA	30345	aaron.uddin@gmail.com	Neighborhood Reg	MAILED 8/8/23
Art	Hansen					artghansen@gmail.com	Neighborhood Reg	EMAILED 8/8/23
Blair	Belton					bbelton@mindspring.com	Neighborhood Reg	EMAILED 8/8/23
Betty	Willis	Emory University, 1599 Clifton Road NE, 5th Floor	Atlanta	GA	30322	betty.willis@emory.edu	Neighborhood Reg	EMAILED 8/8/23
Betty	Blondeau					betty_blondeau@bellsouth.net	Neighborhood Reg	EMAILED 8/8/23
Betty	Blondeau	615 Pinetree Dr	Decatur	GA	30030	bettyblondeau925@gmail.com	Neighborhood Reg	EMAILED 8/8/23
Victoria	Estates					board@victoriaestates.info	Neighborhood Reg	EMAILED 8/8/23
Clannat	Howett	Emory University; Mailstop 1599-001-1AK; 1599 Clifton Road	Atlanta	GA	30322	clannat.howett@emory.edu		
Richard	Maise					crmaise@mindspring.com	Neighborhood Reg	EMAILED 8/8/23
David	Payne	Office of the Executive Vice President, Administration Building, Suite 409, Dowman Drive	Atlanta	GA	30322	david.payne@emory.edu		
Greg	Chilik	119 West Pharr Road	Decatur	GA	30030	gchilik@gmail.com	Neighborhood Reg	EMAILED 8/8/23
Kenna	Gordon	1475 Leafmore Ridge	Decatur	GA	30033	gkenna@comcast.net	Neighborhood Reg	EMAILED 8/8/23
Heather	Shuster	2687 Hawaii Ct	Decatur	GA	30033	Heather@RenewalDesignBuild.com	Neighborhood Reg	EMAILED 8/8/23
Ian	Bogost					ian@bogost.com	Neighborhood Reg	EMAILED 8/8/23
Ian	Bogost	1676 E Clifton Rd NE	Atlanta	GA	30307	ian@bogost.com	Neighborhood Reg	EMAILED 8/8/23
James	Attwood	2230 Lebaron Drive	Atlanta	GA	30345	jamesattwood@gmail.com	Neighborhood Reg	EMAILED 8/8/23
Janet	Lamar-Meeks	1912 Branch Bend	Atlanta	GA	30345	janemeeks@bellsouth.net	Neighborhood Reg	EMAILED 8/8/23
Howard G.	Miner	2635 Welgelia Rd NE	Atlanta	GA	30345	javasea2635@gmail.com	Neighborhood Reg	EMAILED 8/8/23
Jim	Durrett	2028 Continental Drive	Atlanta	GA	30345	jdurrett@buckheadcid.com	Neighborhood Reg	EMAILED 8/8/23
James	Dutro	1641 Council Bluff Dr				jdutro@mindspring.com	Neighborhood Reg	EMAILED 8/8/23
Jeff	Chester	2057 Renault	Atlanta	GA	30345	jeff_chester@hotmail.com	Neighborhood Reg	EMAILED 8/8/23
Kate	Eastburn	1399 Amanda Cir	Decatur	GA	30033	kre737@gmail.com	Neighborhood Reg	EMAILED 8/8/23
Martha	Pacini	958 Castle Falls Drive NE	Atlanta	GA	30329	marthapacini@gmail.com	Neighborhood Reg	EMAILED 8/8/23
Martha	Pacini	958 Castle Falls Drive	Atlanta	GA	30329	marthapacini@gmail.com	Neighborhood Reg	EMAILED 8/8/23
Larry	Diehl					me9461@bellsouth.net	Neighborhood Reg	EMAILED 8/8/23
Larry	Diehl	867 Willivee Dr	Decatur	GA	30033	me9461@bellsouth.net	Neighborhood Reg	EMAILED 8/8/23
Myles	Levelle	3046 Briarcliff Rd NE Unit 16	Atlanta	GA	30329	myles.levelle@gmail.com	Neighborhood Reg	EMAILED 8/8/23
Nikki	VanDerGrinten					nikkivdg@bellsouth.net	Neighborhood Reg	EMAILED 8/8/23
Pat	Thomas					patathomas@patathomas.com	Neighborhood Reg	EMAILED 8/8/23
Art	Hansen	2494 Brookdale Dr NE	Atlanta	GA	30345	president@northbriarcliff.org	Neighborhood Reg	EMAILED 8/8/23
Randy	Roosa	2093 Imperial Drive		GA	30345	randyroosa@att.net	Neighborhood Reg	EMAILED 8/8/23
Renee	Kirilin	960 Schoel Dr	Decatur	GA	30033	reneeKirilin@gmail.com	Neighborhood Reg	EMAILED 8/8/23
Ray	Gilley	Two Decatur Town Center, 125 Clairemont Avenue, Suite 150	Decatur	GA	30030	RGilley@decidedekalb.com		
Susan	Kidd	Office of the President; 141 East College Avenue	Decatur	GA	30030	sakidd@agnesscott.edu	Neighborhood Reg	EMAILED 8/8/23
Janel	Green	3213 Lindmoor Dr.	Decatur	GA	30033	sandersmomma@gmail.com	Neighborhood Reg	EMAILED 8/8/23
Ted	Daniel	1412 Knollwood Terrace	Decatur	GA	30033-1907	tedaniel@mindspring.com	Neighborhood Reg	EMAILED 8/8/23
Tod	Daniel	1412 Knollwood Terrace	Decatur	GA	30033	tedaniel@mindspring.com	Neighborhood Reg	EMAILED 8/8/23
Tom	Woodward	1308 Brookforest Drive NE	Atlanta	GA	30324	twoodward319@gmail.com	Neighborhood Reg	EMAILED 8/8/23
Zachary	Walldorff	482 Ponce de Leon Manor	Atlanta	GA	30307	zachwalldorff@gmail.com	Neighborhood Reg	EMAILED 8/8/23

SAMPLE LETTER FROM NOTIFICATION MAILOUT

## Notice of Special Land Use Application Community Meeting

August 7, 2023

CHO CHAE HWAN  
3648 CREEKSTONE DR  
NORCROSS, GA 30092

Dear CHO CHAE HWAN,

I am planning to apply for a Dekalb County Special Land Use Permit (SLUP) to change the conditions for the property located at 3823 N. Druid Hills Road, Decatur, GA 30033 to allow for a Drive-Thru for a Clinic. Find out more about the project, ask questions, and voice your opinion at the following community meeting:

**Date:** Wednesday, August 23, 2023

Type text here

**Time:** 7:30pm

**Location:** [Link to Zoom Meeting](#)

**Topic:** SLUP - Community Meeting – 3823 N. Druid Hills Rd, Decatur, GA 30033

**Time:** Aug 23, 2023 @ 7:30 PM Eastern Time (US and Canada)

**Meeting ID:** 832 7478 8608

**Passcode:** 6idtmQ

If you have any questions about the meeting, please call 404-662-3322 or e-mail [fariz@alfloans.com]. We look forward to seeing you there (virtually).

Sincerely,



O. Minter  
Meeting Organizer

## Audio file

[audio1247260299\\_3823 N. Druid Hills.m4a](#)

Speaker 1: Fariz Morani (Applicant)

Speaker 2: Lynn Gibbs (Community Member)

Speaker 3: Odessa Minter (meeting organizer)

## Transcript

00:00:02 Speaker 1

All right. Thank you everyone for joining this evening and we appreciate everyone's presence to take time out to join us. So we can kind of give an overview of the property address at 3823 N Druid Hills Rd. Wanted to kind of give an overview of the property.

00:00:22 Speaker 1

What it's existing as at the current moment, what the history of the property is and what we're planning to do. So I have acquired, we I've owned this property on Fariz Morani. I've owned it for 2 1/2 years, used to be an existing facility with a drive through former dry clean.

00:00:39 Speaker 1

It was always been a cleaners for 30-40 years and we basically, uh wanted to kind of come up with a concept that was unique, that was different, but we wanted to kind of do a search to find out what can we do that can bring something better for the community and a use that is not around.

00:00:59 Speaker 1

And there is a use that is not out there. So we have been, uh, doing it or initial meetings we've we are working on.

00:01:09 Speaker 1

A concept for a drive through urgent care facility. This is going to be one of the second locations for this particular tenant. If you can look at the picture of this slide right here kind of gives you an idea of the.

00:01:29 Speaker 1

Slide 14 kind of gives you an idea of what their site currently looks like. They have a location open at Howell Mill.

00:01:37 Speaker 1

Which was opened uh today was a grand opening. So this is a first unique concept. It's like a drive through urgent care where you kind of sit in your car and you're they kind of assess and and do your vitals while you're in your car. And if you need any medicines, your medicines.

00:01:56 Speaker 1

Will be given to you through drive through. However, there is a physician attending physician that is available in the facility that will basically be available to see you in person. If you need to park your car.

00:02:08 Speaker 1

And come inside. As you can see, this is a beautiful facility. It's dressed up very nicely. They've uplifted the property. You've done lot of work.

00:02:15 Speaker 1

We are basically going to use our current drive through. We're going to use our current existing building. But of course the entire building from the inside is gonna get developed to an urgent care facility. So if we can go back to slide 10 or 11, I think 11.

00:02:35 Speaker 1

So if you can take me back to slide 11.

00:02:38 Speaker 1

I can kind of walk them through a little bit, Yep.

00:02:41 Speaker 1

So as you can see, this is what the current facility looks like and we kind of showed you in slide 14 what we are proposing and what we would like to bring here. Uh, some of the biggest benefits that you can see from this kind of facility that will kind of go over to the next slide to show you that we.

00:03:01 Speaker 1

One of the reasons we've received from the local residents, we've seen a lot of with what can we do with minimal impact here. So these are all the pros, uh, the benefits that this can bring to the community.

00:03:14 Speaker 1

It will be Wellness focused. It will reinforce healthcare, it will be in close proximity to the residents.

00:03:19 Speaker 1

Currently on North Druid Hills, as you can see there is not an urgent care in that area up all the way up to Toco Hills. It will offer convenience for minor injuries and illness and it will limit exposure to the residents with illness. So let's say if you're sick and need to quickly get assessed quickly, get medications and you don't want to wait until you get appointments with your primary care provider. Then at that moment you can kind of use the drive through facility and get a quick service. It will bring services close to the residents and it will limit the travel time.

00:03:52 Speaker 1

So moving along, as you can see, where this particular site we're not reinventing the wheels. We're using the existing building. We're using the existing drive through, but entire building will get renovated.

The existing building will get renovated through which we can kind of show in slide 14 of what this nice building would look like so you can flow with all the development that years to come from today.

00:04:18 Speaker 1

Will happen at the mall and kind of bring uh a nice uh site to this to this to this facility. If you have any questions. Uh I can take. I can open now for questions and any queries or any.

00:04:32 Speaker 1

Questions. Uh, where you are to work together with the community as well as with the local City Council with the county to make sure that we work together on uplifting this property and bringing something valuable to the Community.

00:04:46 Speaker 1

So at this point, if anyone has any questions, Lynn Gibbs, Applicant Rep, feel free to open your questions up now.

00:05:16 Speaker 2

Yes, I have a question.

00:05:19 Speaker 2

So if you get permitted to do this, what is your time frame for? Build out to where you have the tenant ready for occupancy.

00:05:29 Speaker 1

So we plan on our uh official application, let's say next month. Let's say the approval process takes a couple of months. Uh, we present once we get the approval, we are looking at a summer of 2024 to open up for business.

00:06:04 Speaker 1

Any other questions?

00:06:09 Speaker 3

The building is pretty.

00:06:11 Speaker 1

Yeah, I think once it's all said and done, it will definitely, definitely bring it nice out because again, there's nothing in that area and.

00:06:18 Speaker 1

Yeah, we'll reinstate the health benefits and.

00:06:21 Speaker 1



I think like I said, the use is great and it will be great to use the existing building to fit something like this over there.

00:06:31 Speaker 1

I guess that's it. Thank you everyone for joining us tonight. You don't have any questions? Uh, I'll hang here for the next minute or two in case if anybody else has any questions. If not, then you know. Thank you so much for taking your time out and being part of this discussion.

00:06:49

Thank you.

00:06:50 Speaker 1

Have a good evening.

00:06:53 Speaker 1

Thank you. Thank you.

00:07:02 Speaker 1

Odessa I guess you can. Uh, stop the recording if you need to. I'll go ahead and end the call now and thank you so much for helping facilitate us and and helping posting it. Thank you for organizing it.

00:07:11

Thank you.

00:07:14 Speaker 3

Thank you. No problem.

00:07:16 Speaker 1

Alrighty, have a good one.

00:07:17 Speaker 3

Alrighty, thanks and I'll send you the recording.

00:07:18 Speaker 1

Bye bye bye bye.

00:07:22 Speaker 1

Please do. Yeah. And I'll send it over to anyone that might need it. Alright. Thanks. Goodnight. Bye bye.

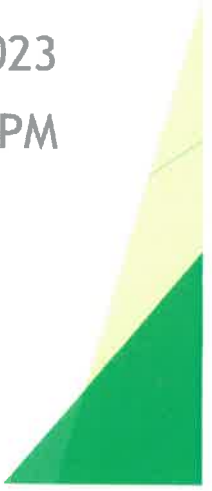
00:07:27

Good night. Good night.



*Proposed URGENT CARE  
with Drive Thru  
SLUP Application  
3823 N. Druid Hills Road*

Fariz Morani  
August 23, 2023  
7:30 PM



# PURPOSE

To inform the residents/community  
of a proposed Urgent Care Health  
Facility with Drive-Thru to be  
located at  
3823 N. Druid Hills Road

# EXISTING FACILITY with Drive Thru (former dry cleaner)



# REASON FOR REQUEST-

*To expand the health options for local residents with minimal impact.*

- ▶ Consistent with “Wellness Focus” of Medline Small Area Plan
- ▶ Re-enforces healthcare needs in close proximity to residents
- ▶ Offers alternatives to expensive Hospital visits
- ▶ Offers convenience for minor injuries and illnesses
- ▶ Limits your exposure to other residents with illnesses
- ▶ Brings services close to residents and limits traveling time



# UTILIZE THE EXISTING BUILDING WITH DRIVE-THRU *(Renovate existing building)*





**DriveThru**  
**URGENT CARE**  
*BY VIRAL SOLUTIONS*

Questions? Suggestions?



# STATEMENT OF INTENT & IMPACT ANALYSIS

And Other Material  
Required by DeKalb County Zoning Ordinance

For the

Special Land Use Permit of Urgent Care Clinic with Drive Through

For

.027 Acres of Land located in  
18-100-04-006

DeKalb County Address: 3823 N. Druid  
Hills

Submitted for Applicant by:

Fariz Morani  
RKR Investment Group  
2929 Turner Hill Road  
Lithonia, GA 30038  
404-579-7468

### I. INTRODUCTION

This Application seeks a Special Land Use Permit ("SLUP") to allow for the renovation of the existing building (dry cleaner with drive through) for an adaptive reuse as an Urgent Care Health Facility with Drive through. The proposed health care drive through is to be located in at 3823 N. Druid Hills Road (Parcel ID 18 100 04 006) (the "Subject Property"). The Subject Property is strategically located on North Druid Hills Road (major commercial corridor) and the Applicant intends to develop a ±0.27-acre tract of land with an Urgent Health Care Clinic with Drive-through and associated parking and site improvements. As a result of the COVID pandemic, healthcare providers have developed a new business model that allows patients to visit a facility and not have to exit their vehicle to receive services. Based on the vitals taken via the car, and if the condition warrants a doctor's visit, the citizen can park the car and see a healthcare professional. It is the Applicant's intent to bring a tenant similar to the one at Howell Mill Road in Atlanta and provide additional health care options to local residents.

The Proposed Development for an urgent care health facility with drive-through is an appropriate use given its zoning and location. The Subject Property is zoned Neighborhood Shopping (NS) district and located within the Town Center activity center character area. The DeKalb County Zoning Code allows the proposed drive-through restaurant in the NS district and in the activity center through the grant of a Special Land Use Permit. The subject parcel has 72.5 linear feet of frontage along North Druid Hills Road. North Druid Hills is a major roadway and carries a significant level of traffic. *Refer to the DeKalb County 2014 Transportation Plan Recommended Functional Classification Map.* This rectangular shaped parcel previously served as a dry cleaner with drive through and the site is oriented to North Druid Hills. The parcel was not considered as part of the North DeKalb Mall redevelopment and there is another parcel that separates this parcel from the mall. The pedestrian oriented mixed use development pattern is better suited to the North DeKalb Mall property and not the out parcels with no connectivity to the larger redevelopment plan. North Druid Hills Road is vehicular oriented and the road is not pedestrian friendly.

The Applicant will be improving the parcel and bring a tenant that can benefit from the existing traffic pattern. Additionally, with the ongoing health issues related to COVID, FLU, shingles, common coddle, pneumonia, pulmonary embolism, tuberculosis, acute asthma and RSV, health care providers are looking for ways to limit contact and exposure of patients to airborne illnesses. The subject parcel will utilize the existing curb cut. There are numerous neighborhoods in the immediate area can make the healthy choice the easy choice. The proposed use will not generate traffic but will provide a service to citizens already in the community and those in need for urgent health care.

The DeKalb County 2050 Comprehensive Plan ("Comp Plan") designates the Subject Property as being within the Town Center character area. The vision of the mixed use activity center is to encourage the redevelopment of large land holdings (under single ownership) to create a pedestrian oriented live work and play environment or destination. The subject site is on the fringe of the redevelopment of North DeKalb but not contiguous to the redevelopment site. Additionally, the subject parcel's access is limited to North Druid Hills. It is also within the Medline LCI study area (Health and Wellness District). The theme of the Medline district is Healthy Economy, Healthy Mind, Healthy Landmark. As a result, the applicant offers an 2

C2Urgent Health Care facility with drive through.



## Statement of Intent & Impact Analysis

The applicant feels that the proposed use is an appropriate use if the small site that previously operated as a drive-through and located on a major arterial (North Druid Hills Road). The proposed use is in close proximity to several neighborhoods and is complemented by the existing traffic flow. A health clinic is consistent with the intent of the wellness district.

The Applicant submits this document as a Statement of Intent with regard to its Application, a preservation of the Applicant's constitutional rights, and a written justification for the proposed SLUP as required by Section 27-7.4.6 of the DeKalb County Zoning Ordinance.

### **I. CRITERIA TO BE APPLIED TO SPECIAL LAND USE PERMITS**

The size of the Subject Property is adequate for the proposed urgent care health facility with drive through. The urgent care facility will be located in the existing building will be renovated to reflect the more contemporary architectural style. The new building will be positioned to allow for all necessary parking, landscape, traffic circulation and the stacking of vehicles.

#### **A. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district.**

The size of the Subject Property is adequate for the proposed urgent care health facility with drive through. The urgent care facility will be located in the existing building will be renovated to reflect the more contemporary architectural style. The new building will be positioned to allow for all necessary parking, landscape, traffic circulation and the stacking of vehicles.

#### **B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district.**

The proposed urgent health care facility with drive through is compatible with adjacent properties and land uses. As noted in the previous paragraphs, the Subject Property is on an existing commercial corridor with similar land uses (Chick-fi-la, McDonald's, Checkers, Zaxbys, Dry Cleaners/Alteration Shop). Again, North Druid Hills is a highly traveled road connecting Decatur and Brookhaven. The Subject Property is entirely surrounded by properties zoned commercially. The proposed use is appropriate given the Subject Property's location and the existing uses in the area.

#### **C. Adequacy of public services, public facilities, and utilities to serve the use contemplated.**

The proposed urgent health care facility with drive through is not anticipated to have any negative impact on public utilities. There are adequate public services, public facilities, and utilities to serve the Proposed Development.

#### **D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area.**

The proposed urgent health care facility with drive-through is located on a parcel with frontage on North Druid Hills. Currently, this road already carry significant traffic. The proposed urgent health care facility with drive-through will not increase traffic but will offer a service to residents in the surrounding neighborhood and commuters. The proposed use plans to utilize the existing curb cut on North Druid Hills. Therefore, there is no anticipated traffic congestion as a result of the proposed use.

## Statement of Intent & Impact Analysis

- E. Whether or not existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use.**

No. The character of the vehicles and volume of traffic generated by the proposed use will be essentially identical to what exists today.

- F. Adequacy of ingress and egress to the Subject Property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency.**

The subject site is situated on a rectangular parcel with an existing curb cut on N. Druid Hills. The layout and design of the urgent health care clinic with drive through is design to adequately accommodate both vehicular and pedestrian visitors. The proposed layout includes easy access for existing automobiles commuting by the site, pedestrians that may live in the adjacent neighborhoods.

- G. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use.**

No, the proposed use will not create such adverse impacts. The Subject Property is surrounded entirely by commercial uses that will not be adversely impacted by the new urgent care health clinic with drive through. Additionally, the drive-through facilities will fully comply with the requirements of Section 27-4.2.3.

- H. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.**

No. Hours of use will mirror those of the similar businesses in the area.

- I. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.**

No. As stated, there is a McDonalds, Checkers, Zaxbys, Chick-Fa-Le and Alteration Shop in close proximity to the subject parcel. The proposed use will not constitute a more intense manner of operation that would adversely impact surrounding properties.

- J. Whether the proposed plan is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.**

As stated in subsection A above, the proposed use will be fully compliant with the NS district regulations.

- K. Whether the proposed use is consistent with the policies of the Comprehensive Plan.**

The Subject Property is designated as being in the "Town Center" (TC) character area and subject to the Medline LCI per the County's Comp Plan. The Medline LCI welcomes health care and wellness connections urant uses as an allowed primary use within the Town Center character area. As

## Statement of Intent & Impact Analysis

envisioned, the policies and vision focus on larger parcels being developed or redeveloped as a planned community. This parcel is facing North Druid Hills with no connection to the North DeKalb Mall site. The proposed urgent care health clinic with drive through is consistent with the wellness theme by offering health care opportunities for the residents in the community and providing an alternative to Emory Health Care. The Proposed Development will improve the area by replacing the out dated dry cleaner with a more contemporary health facility.

- L. Whether the proposed plan provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located.**

No buffer or transitional zones are required for the Subject Property.

- M. Whether there is adequate provision of refuse and service areas.**

The refuse and service areas will remain will be adequate to accommodate the proposed health care facility.

- N. Whether the length of time for which the special land use permit is granted should be limited in duration.**

Because the urgent health care clinic with drive through is suitable for the Subject Property, there is no reason to limit the duration of the requested SLUP.

- O. Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the Subject Property and in relation to the size, scale and massing of the adjacent and nearby lots and buildings.**

The size, scale and massing will be appropriate to the size and scale of the adjacent lots and building.

- P. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.**

The Applicant is not aware of any historic buildings, sites, districts, or archaeological resources on or around the Subject Property.

- Q. Whether the proposed use satisfies the requirements contained within the Supplemental Regulations for such special land use permit.**

Yes. The urgent health care facility will meet the requirements of Zoning Code § 27-4.2.23. Specifically, the drive-through facilities will:

- (a) Not be located within 60 feet of a residentially zoned property as measured from the speaker box;
- (b) Not be located on a property less than 10,000 square feet in area and will meet the stacking requirements of Article VI.
- (c) Provide drive-through lanes and service windows on the side of the building;
- (d) Provide drive-through canopies and structures constructed of the same materials and of the same architectural quality as the primary buildings;
- (e) Meet the requirements for speaker boxes (the speakers are directed away from residential

## Statement of Intent & Impact Analysis

- properties;
- (f) Have lighting which will be directed away from any residential properties (the lighting will comply and there are no nearby residential properties);
  - (g) Provide stacking spaces with a minimum of 10' in width and 25' in length;
  - (h) Provide sufficient stacking spaces for a drive-through establishment (the proposed design provides for 10 stacking spaces, each 10 feet wide and 25 feet long);
    - (1) have a drive-through lane that will not impede on and off-site traffic, cross through off-street parking areas, or create unsafe conditions for pedestrians;
    - (2) provide a marked drive-through lane separated by striping from off-street parking areas;
    - (3) include a bypass lane with a minimum width of 10';
    - (4) be set back at least 5' from all lot lines and right-of-way lines;
    - (5) be cleaned of litter and debris daily, along with the remainder of the property;
    - (6) not be located within 500 feet of an elementary, middle or high school;
    - (7) be operated pursuant to the SLUP requested herein; and
    - (8) use the appropriate distance measurements.

**R. Whether the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height.**

The new boutique coffee shop will not exceed the maximum height and is planned for one story and will not create any negative shadow impacts on any adjoining properties.

**S. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objective of the comprehensive plan.**

The proposed urgent health care facility with drive through will primarily serve the residents in the surrounding community and travelers passing through the area.

We respectfully request the approval of the SLUP for an urgent care health facility with drive through.



Fariz Morani

09/06/23

Date

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: 09/6/23

TO WHOM IT MAY CONCERN:

(I), (WE) NADIA PARMAR  
Name of owners(s) (If more than one owner, attach a separate sheet)

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

**Fariz Morani**

Name of Agent or Representative

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



09/06/2023

Zulekha Ismail X

Nadia

09/06/2023

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner



## LATE NIGHT ESTABLISHMENT OR NIGHTCLUB CHECK LIST

1. Is the requested SLUP for a new business or an existing business? (Please check only one) New Business \_\_\_\_\_ Existing Business \_\_\_\_\_. If the SLUP is for an existing business, please answer question Nos. 2 - 5.
2. Does this Business have a current Business License? Yes \_\_\_\_\_ No \_\_\_\_\_ If yes, provide a copy of current business license.
3. Has this business ever been operated without a Business License? Yes \_\_\_\_\_ No \_\_\_\_\_  
If yes, how long did the business operate without a business license? \_\_\_\_\_
4. Has this business received a citation for any of the following:
  - a. Life safety violations such as pyrotechnics, overcrowding, inadequate ingress/egress operating beyond the permitted hours of operation.
  - b. Construction (major/minor renovation, alteration and addition) without a valid DeKalb County permit.
  - c. Business closure and renovation without surrendering license to State and County as required by State law.
  - d. Change of business name, ownership, or use without DeKalb County approval.
  - e. No valid Certificate of Occupancy issued by DeKalb County
  - f. Violation of operating hours of the Zoning ordinance or Alcohol Ordinance.
  - g. Lack of proof of residency under DeKalb County. Any person who holds a liquor license in DeKalb County is required under DeKalb County law to be a resident of DeKalb County.
5. If one or more of the citations mentioned in No. 4 have been issued, please provide copies of summons and citations and summary of court decision or resolution.

**Submittal of a fraudulent application is a violation of DeKalb County and State law.**

**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 filing 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. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

\_\_\_\_\_  
Notary

\_\_\_\_\_  
Signature of Applicant /Date

Check one: Owner \_\_\_\_\_ Agent \_\_\_\_\_

\_\_\_\_\_  
Expiration Date/ Seal

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



Chief Executive Officer  
Michael Thurmond

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

Interim Director  
Cedric Hudson

**PRE-APPLICATION FORM**

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

**(Required prior to filing application: signed copy of this form must be submitted at filing)**

Applicant Name: Fariz Morani Phone: 404-662-3322 Email: fariz@alfloans.com

Property Address: 3823 North Druid Hills Road,

Tax Parcel ID: 18-100-04-006 Comm. District(s): 2 & 6 Acreage: 0.27

Existing Use: \_\_\_\_\_ Proposed Use: Drive through

Supplemental Regs: \_\_\_\_\_ Overlay District: N/A DRI: \_\_\_\_\_

Rezoning: Yes \_\_\_\_\_ No X

Existing Zoning: NS Proposed Zoning: \_\_\_\_\_ Square Footage/Number of Units: \_\_\_\_\_

Rezoning Request: \_\_\_\_\_

Land Use Plan Amendment: Yes \_\_\_\_\_ No \_\_\_\_\_

Existing Land Use: TC Proposed Land Use: \_\_\_\_\_ Consistent \_\_\_\_\_ Inconsistent \_\_\_\_\_

Special Land Use Permit: Yes \_\_\_\_\_ No \_\_\_\_\_ Article Number(s) 27- \_\_\_\_\_

Special Land Use Request(s): Drive through for a clinic.

**Major Modification:**

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

Review of Site Plan

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

Comments: Applicant will need to meet requirements from Section 5.4.3 Streetscape and Dimensions. Specifically, addressing the sidewalk and landscape strip.  
\_\_\_\_\_  
\_\_\_\_\_

Planner: Andrea Folgherait Date: 09/6/23

FILING FEES

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

## Fw: Recordings - SLUP Pre Submittal Meetings

Access Loans Fariz <fariz@alfloans.com>

Tue 9/5/2023 2:40 PM

To: ANDREW BAKER <aabaker@aol.com>

Cc: Odessa Ngoto <o.minter@outlook.com>

📎 1 attachments (208 KB)

Outlook-bvt5h4dz.png;

---

**From:** Jim Smith <jf1smith@gmail.com>

**Sent:** Tuesday, September 5, 2023 2:36 PM

**To:** Access Loans Fariz <fariz@alfloans.com>

**Subject:** Re: Recordings - SLUP Pre Submittal Meetings

Fariz,

Thank you for the links. My thoughts are as follows:

1726 Church St

- Not a lot (like near zero) folks walk pets or bike down there with all of the traffic and no crossings, so I'm not sure of the value-add of the bike rack and pet water station.
- RI-RO entrances don't really do much to control traffic. I can point to a number around here where folks regularly left turn in and out. Also, if you do put a RI-RO one in on the "connector street", how will eastbound vehicles on Scott access your site ?

3823 N. Druid Hills

- The only real question I have is regarding site prep. When the cleaners at Medlock Road closed and was remodeled into a music store, my understanding was that there were a lot of solvents in the soil underneath the building slab that needed to be remediated. Not an issue with regard to the SLUP application, just a passing thought you might need to be aware of.

Do you have dates yet for your Community Council appearance for either application ?

Regards,

Jim Smith

On Wed, Aug 23, 2023 at 8:34 PM Access Loans Fariz <[fariz@alfloans.com](mailto:fariz@alfloans.com)> wrote:

**1726 Church Street - SLUP Pre Submittal Meeting**

**Audio File:** [audio1554996193\\_1726 Church Street.m4a](#)

**Video File:** [Video\\_1726 Church Street.mp4](#)

Wednesday, August 23, 2023 @ 6:30pm

**Meeting Attendees:**

1. Jim Smith - [jf1smith@gmail.com](mailto:jf1smith@gmail.com)
2. Kate Eastburn - [kre737@gmail.com](mailto:kre737@gmail.com)



**3823 N. Druid Hills Rd - SLUP Pre Submittal Meeting**

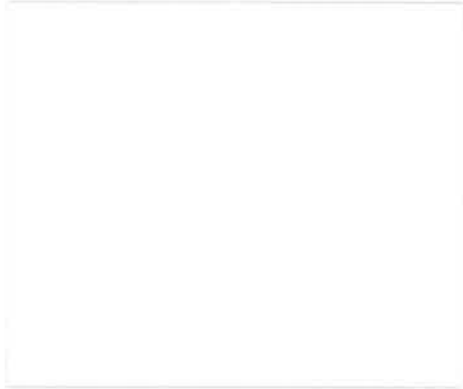
**Audio File:** [audio1247260299\\_3823 N. Druid Hills.m4a](#)

**Video File:** [video1247260299\\_3823 N Druid Hills.mp4](#)

Wednesday, August 23, 2023 @ 7:30pm

**Meeting Attendees:**

1. Lynn Gibbs - (name was not found on the mailout/email lists)



**Access Loans & Financing**

1698 Mountain Industrial Blvd  
Stone Mountain, GA 30083

Fariz Morani

<https://farizmorani.floify.com/apply-now>

[\(404\)-662-3322](tel:(404)662-3322)

[fariz@alfoans.com](mailto:fariz@alfoans.com)

Mortgage Lender & Loan Officer-(GA & TX Based & Licensed)

NMLS ID: 1641305 / Georgia Residential Mortgage Licensee # 57193- Broker

NMLS ID: 1620536 / Georgia Residential Mortgage License # 57087 – MLO