

From: [Ryan Jones](#)
To: [Bragg, Rachel L.](#); [White, Brandon L.](#); [Reid, John](#)
Cc: [Stroud, M. Ashley](#); [Jordan Gill](#); [Shreve, Mark A.](#); ron@viralsolutionsga.com; ben@viralsolutionsga.com; coxton@viralsolutionsga.com
Subject: 1799 & 1805 Clairmont Deferral
Date: Monday, May 2, 2022 4:23:05 PM

Rachel, Brandon and John,

It might be late notice, but we'd like to defer our agenda items until the next PC meeting if possible. Is this something we can do in this fashion, or do we still need to attend the meeting and ask for a deferral?

Please advise and I appreciate all your time.

Thanks,
Ryan Jones
Hayes James

Sent from my iPhone 11 Pro on AT&T

From: William Acree <billyacree@gmail.com>
Sent: Sunday, May 1, 2022 10:29 PM
To: Plansustain <plansustain@dekalbcountyga.gov>
Subject: Opposition to Rezoning of Parcels 1799 and 1805 Clairmont Road

5/1/2022

Dear Planning Commissioners,

We write to express our opposition to the development of a drive-through urgent care facility proposed by Viral Solutions for parcels 1799 and 1805 Clairmont Road. Their application to rezone from OI to NS (Z-22-1245545), special land use permits (SLUP-22-1245550), and proposed site plan are inconsistent with the 2035 DeKalb County Comprehensive Plan. If approved, it is our understanding that additional applications will be made for variances which, if approved, will further impact the adjacent and surrounding communities.

The request to rezone from an OI district, which is designed to provide services within walking distance of residents and, thus, reduce vehicular dependence, to NS, a district concept designed for shopping centers with access by vehicles, is being sought only to support their business model as a drive-through urgent care facility. Additionally, rezoning from OI to NS would allow for future development that is incongruent with the adjacent residential communities.

The business model as explained is based on patients remaining in their vehicles to receive both diagnosis and treatment. The proposed plan by Viral Solutions provides only one exam room within the building in the event any of their estimated 40-50 patients, per 12-hour operating day, need an examination that cannot be performed through a vehicle window.

We also are concerned about the proposed plan to reduce both buffers, portions set aside for open spaces and/visual screening, and undisturbed buffers, the protected portions of vegetation and trees, contiguous to the adjacent residential communities.

We believe this development is inappropriate for the size and location of these two parcels. Other relevant concerns include the fact there is no southbound left turn lane planned, which poses potential safety issues for both turning and oncoming traffic, as well as pedestrians; that idling vehicles will create pollution, noise and general disturbance to neighbors; that the area already has an oversaturated market for urgent/immediate care facilities and minute clinics within a five-mile radius; and, finally, that it fails to meet the criteria established in Supplemental Regulations of Zoning Ordinance: Section 27-874; Section 27-863; and Section 27-873.

We strongly urge you to deny the application by Hayes | James, on behalf of Viral Solutions, to rezone these parcels from OI to NS and to deny their application for a Special Land Use Permit (SLUP).

Sincerely,

William Acree

1005 Emory Parc Place

Decatur, GA 30033

From: Santiago Arboleda <santiago_arboleda@hotmail.com>

Sent: Monday, May 2, 2022 5:11 PM

To: Plansustain <plansustain@dekalbcountyga.gov>

Subject: Please forward to all Planning Commissioners

May 2nd, 2022

Dear Planning Commission:

We write to express our opposition to the development of a drive-through urgent care facility proposed by **Viral Solutions** for parcels **1799 and 1805 Clairmont Road**. Their application to rezone from **OI** to **NS** (Z-22-1245545), special land use permits (SLUP-22-1245550), and proposed site plan are inconsistent with the *2035 DeKalb County Comprehensive Plan*. If approved, it is our understanding that additional applications will be made for variances which, if approved, will further impact the adjacent and surrounding communities.

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We strongly urge you to deny the application by **Hayes | James**, on behalf of **Viral Solutions**, to rezone these parcels from **OI** to **NS** and to deny their application for a Special Land Use Permit (SLUP).

Sincerely,

Santiago Arboleda

2015 Mason Mill Rd.

Decatur, GA 30033

From: Joseph Bihlmier <jmbihlmier@gmail.com>
Sent: Monday, May 2, 2022 11:51 AM
To: Plansustain <plansustain@dekalbcountyga.gov>
Subject: Please forward to the planning Commission

May 2nd, 2022

Dear Planning Commission:

I write to express our opposition to the development of a drive-through urgent care facility proposed by **Viral Solutions** for parcels **1799 and 1805 Clairmont Road**. Their application to rezone from **OI** to **NS** (Z-22-1245545), special land use permits (SLUP-22-1245550), and proposed site plan are inconsistent with the *2035 DeKalb County Comprehensive Plan*. If approved, it is our understanding that additional applications will be made for variances which, if approved, will further impact the adjacent and surrounding communities.

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I am also concerned about the proposed plan to reduce both buffers, portions set aside for open spaces and/visual screening, and undisturbed buffers, the protected portions of vegetation and trees, contiguous to the adjacent residential communities.

I believe this development is inappropriate for the size and location of these two parcels. Other relevant concerns include the fact there is no southbound left turn lane planned, which poses potential safety issues for both turning and oncoming traffic, as well as pedestrians; that idling vehicles will create pollution, noise and general disturbance to neighbors; that the area already has an oversaturated market for urgent/immediate care facilities and minute clinics within a five-mile radius; and, finally, that it fails to meet the criteria established in Supplemental Regulations of Zoning Ordinance: Section 27-874; Section 27-863; and Section 27-873.

We strongly urge you to deny the application by **Hayes | James**, on behalf of **Viral Solutions**, to rezone these parcels from **OI** to **NS** and to deny their application for a Special Land Use Permit (SLUP).

Sincerely,

Joseph Bihlmier

2011 Mason Mill Road

Decatur, GA 30033

From: Bloomsmith, Mollie <mabloom@emory.edu>
Sent: Monday, May 2, 2022 5:16 PM
To: Plansustain <plansustain@dekalbcountyga.gov>
Subject: opposition to Viral Solutions proposal

Please forward this all Planning Commissioners.

May 2, 2022

Dear Planning Commission:

I am writing to express my opposition to the development of a drive-through urgent care facility proposed by **Viral Solutions** for parcels **1799 and 1805 Clairmont Road**. Their application to rezone from **OI** to **NS** (Z-22-1245545), special land use permits (SLUP-22-1245550), and proposed site plan are inconsistent with the *2035 DeKalb County Comprehensive Plan*. If approved, it is my understanding that additional applications will be made for variances which, if approved, will further impact the adjacent and surrounding communities.

I am most concerned about the proposed plan to reduce both buffers, portions set aside for open spaces and/visual screening, and undisturbed buffers, the protected portions of vegetation and trees, contiguous to the adjacent residential communities.

I believe this development is inappropriate for the size and location of these two parcels and that it will cause further traffic problems in this congested area. There is no southbound left turn lane planned, which poses potential safety issues for both turning and oncoming traffic, as well as pedestrians. Idling vehicles will create pollution, noise and general disturbance to nearby neighbors.

At a meeting to discuss this a few weeks ago, 70 neighbors gathered to show their opposition and that indicates the level of concern. I urge you to deny the application by **Hayes | James**, on behalf of **Viral Solutions**, to rezone these parcels from **OI** to **NS** and to deny their application for a Special Land Use Permit (SLUP).

I am concerned and I vote.

Sincerely,

Mollie Bloomsmith
1963 Mason Mill Rd
Decatur, GA 30033

From: jwmbowers@gmail.com <jwmbowers@gmail.com>
Sent: Monday, May 2, 2022 4:42 PM
To: Plansustain <plansustain@dekalbcountyga.gov>
Cc: Rader, Jeff <jrader@dekalbcountyga.gov>
Subject: Rezoning Opposition 1799 & 1805 Clairmont Road

Please forward to the Planning Commission Members

Dear Planning Commission:

We write to express our opposition to the development of a drive-through urgent care facility proposed by **Viral Solutions** for parcels **1799 and 1805 Clairmont Road**. Their application to rezone from **OI** to **NS** (Z-22-1245545), special land use permits (SLUP-22-1245550), and proposed site plan are inconsistent with the *2035 DeKalb County Comprehensive Plan*. If approved, it is our understanding that additional applications will be made for variances which, if approved, will further impact the adjacent and surrounding communities.

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We are also concerned about the proposed plan to reduce both buffers, portions set aside for open spaces and/visual screening, and undisturbed buffers, the protected portions of vegetation and trees, contiguous to the adjacent residential communities.

We believe this development is inappropriate for the size and location of these two parcels. Other relevant concerns include the fact there is no southbound left turn lane planned, which poses potential safety issues for both turning and oncoming traffic, as well as pedestrians; that idling vehicles will create pollution, noise and general disturbance to neighbors; that the area already has an oversaturated market for urgent/immediate care facilities and minute clinics within a five-mile radius; and, finally, that it fails to meet the criteria established in Supplemental Regulations of Zoning Ordinance: Section 27-874; Section 27-863; and Section 27-873.

We strongly urge you to deny the application by **Hayes | James**, on behalf of **Viral Solutions**, to rezone these parcels from **OI** to **NS** and to deny their application for a Special Land Use Permit (SLUP).

Sincerely,

James Bowers
1974 Mason Mill Rd
Decatur, GA 30033

From: tom.brinks@comcast.net <tom.brinks@comcast.net>

Sent: Tuesday, May 3, 2022 3:55 PM

To: Plansustain <plansustain@dekalbcountyga.gov>

Subject: Agenda Items N4 & N5: Rezoning at 1799 Clairmont Rd, Decatur, GA 30033 - VOITE NO!

Importance: High

Note: Please forward this email to all Planning Commissioners

5/3/22

Dear Planning Commission:

We write to express our opposition to the development of a drive-through urgent care facility proposed by **Viral Solutions** for parcels **1799 and 1805 Clairmont Road**. Their application to rezone from **OI** to **NS** (Z-22-1245545), special land use permits (SLUP-22-1245550), and proposed site plan are inconsistent with the *2035 DeKalb County Comprehensive Plan*. If approved, it is our understanding that additional applications will be made for variances which, if approved, will further impact the adjacent and surrounding communities.

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We are also concerned about the proposed plan to reduce both buffers, portions set aside for open spaces and/visual screening, and undisturbed buffers, the protected portions of vegetation and trees, contiguous to the adjacent residential communities.

We believe this development is inappropriate for the size and location of these two parcels. Other relevant concerns include the fact there is no southbound left turn lane planned, which poses potential safety issues for both turning and oncoming traffic, as well as pedestrians; that idling vehicles will create pollution, noise and general disturbance to neighbors; that the area already has an oversaturated market for urgent/immediate care facilities and minute clinics within a five-mile radius; and, finally, that it fails to meet the criteria established in Supplemental Regulations of Zoning Ordinance: Section 27-874; Section 27-863; and Section 27-873.

We strongly urge you to deny the application by **Hayes | James**, on behalf of **Viral Solutions**, to rezone these parcels from **OI** to **NS** and to deny their application for a Special Land Use Permit (SLUP).

Sincerely,

Tom & Sandy Brinks

905 Manor Parc Dr.

Decatur, GA 30033

From: Peggy Brockington <peggy.brockington@gmail.com>
Sent: Tuesday, May 3, 2022 10:39 AM
To: Plansustain <plansustain@dekalbcountyga.gov>
Subject: Opposition to Viral Solutions' Rezoning and Special Land Use Permits

May 2, 2022

Dear Planning Commission:

We write to express our opposition to the development of a drive-through urgent care facility proposed by **Viral Solutions** for parcels **1799 and 1805 Clairmont Road**. Their application to rezone from **OI** to **NS** (Z-22-1245545), special land use permits (SLUP-22-1245550), and proposed site plan are inconsistent with the *2035 DeKalb County Comprehensive Plan*. If approved, it is our understanding that additional applications will be made for variances which, if approved, will further impact the adjacent and surrounding communities.

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We are also concerned about the proposed plan to reduce both buffers, portions set aside for open spaces and/visual screening, and undisturbed buffers, the protected portions of vegetation and trees, contiguous to the adjacent residential communities.

We believe this development is inappropriate for the size and location of these two parcels. Other relevant concerns include the fact there is no southbound left turn lane planned, which poses potential safety issues for both turning and oncoming traffic, as well as pedestrians; that idling vehicles will create pollution, noise and general disturbance to neighbors; that the area already has an oversaturated market for urgent/immediate care facilities and minute clinics within a five-mile radius; and, finally, that it fails to meet the criteria established in Supplemental Regulations of Zoning Ordinance: Section 27-874; Section 27-863; and Section 27-873.

We strongly urge you to deny the application by **Hayes | James**, on behalf of **Viral Solutions**, to rezone these parcels from **OI** to **NS** and to deny their application for a Special Land Use Permit (SLUP).

Sincerely,

Mary M. (Peggy) and Paul Brockington, 904 Manor Parc Drive, Decatur GA 30033

Peggy Brockington

peggy.brockington@gmail.com

404-395-3954

From: Kevin C. <kevcar34@gmail.com>
Sent: Monday, May 2, 2022 9:46 AM
To: Plansustain <plansustain@dekalbcountyga.gov>
Subject: Development of parcels 1799 & 1805 Clairmont Rd

May 2, 2022

Please forward to all Planning Commissioners

Dear Planning Commission:

We write to express our opposition to the development of a drive-through urgent care facility proposed by **Viral Solutions** for parcels **1799 and 1805 Clairmont Road**. Their application to rezone from **OI** to **NS** (Z-22-1245545), special land use permits (SLUP-22-1245550), and proposed site plan are inconsistent with the *2035 DeKalb County Comprehensive Plan*. If approved, it is our understanding that additional applications will be made for variances which, if approved, will further impact the adjacent and surrounding communities.

The request to rezone from an **OI** district, which is designed to provide services within walking distance of residents and, thus, reduce vehicular dependence, to **NS**, a district concept designed for shopping centers with access by vehicles, is being sought only to support their business model as a drive-through urgent care facility. Additionally, rezoning from **OI** to **NS** would allow for future development that is incongruent with the adjacent residential communities.

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We are also concerned about the proposed plan to reduce both buffers, portions set aside for open spaces and/visual screening, and undisturbed buffers, the protected portions of vegetation and trees, contiguous to the adjacent residential communities.

We believe this development is inappropriate for the size and location of these two parcels. Other relevant concerns include the fact there is no southbound left turn lane planned, which poses potential safety issues for both turning and oncoming traffic, as well as pedestrians; that idling vehicles will create pollution, noise and general disturbance to neighbors; that the area already has an oversaturated market for urgent/immediate care facilities and minute clinics within a five-mile radius; and, finally, that it fails to meet the criteria established in Supplemental Regulations of Zoning Ordinance: Section 27-874; Section 27-863; and Section 27-873.

We strongly urge you to deny the application by **Hayes | James**, on behalf of **Viral Solutions**, to rezone these parcels from **OI** to **NS** and to deny their application for a Special Land Use Permit (SLUP).

Sincerely,

Kevin Carpenter
1966 Mason Mill Rd, Decatur GA 30033

From: Matt Collins <mbcollins2@gmail.com>
Sent: Sunday, May 1, 2022 11:20 AM
To: Plansustain <plansustain@dekalbcountyga.gov>
Subject: Opposition to Rezoning of Parcels 1799 and 1805 Clairmont Road

Please forward this email to all planning commissioners.

Dear Planning Commissioners,

We write to express our opposition to the development of a drive-through urgent care facility proposed by Viral Solutions for parcels 1799 and 1805 Clairmont Road. Their application to rezone from OI to NS (Z-22-1245545), special land use permits (SLUP-22-1245550), and proposed site plan are inconsistent with the 2035 DeKalb County Comprehensive Plan. If approved, it is our understanding that additional applications will be made for variances which, if approved, will further impact the adjacent and surrounding communities.

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We strongly urge you to deny the application by Hayes | James, on behalf of Viral Solutions, to rezone these parcels from OI to NS and to deny their application for a Special Land Use Permit (SLUP).

Sincerely,
Matt and Claire Collins
1003 Emory Parc Pl, Decatur, GA 30033

--

Matt Collins
(205) 765-7913

From: CJ <cjkordana@yahoo.com>

Sent: Friday, April 29, 2022 10:40 PM

To: Plansustain <plansustain@dekalbcountyga.gov>

Subject: Opposition to 1799 and 1805 Clairmont Road development

- Please forward the below to all Planning Commissioners

04/29/2022

Dear Planning Commission:

We write to express our opposition to the development of a drive-through urgent care facility proposed by **Viral Solutions** for parcels **1799 and 1805 Clairmont Road**. Their application to rezone from **OI** to **NS** (Z-22-1245545), special land use permits (SLUP-22-1245550), and proposed site plan are inconsistent with the *2035 DeKalb County Comprehensive Plan*. If approved, it is our understanding that additional applications will be made for variances which, if approved, will further impact the adjacent and surrounding communities.

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We strongly urge you to deny the application by **Hayes | James**, on behalf of **Viral Solutions**, to rezone these parcels from **OI** to **NS** and to deny their application for a Special Land Use Permit (SLUP).

Sincerely,

CJ Czerniawski

2071 Mason Mill Rd

Decatur, GA 30033

From: SUE Donaldson <skd@comcast.net>
Sent: Friday, April 29, 2022 1:34 PM
To: Plansustain <plansustain@dekalbcountyga.gov>
Subject: Proposed rezoning 1799 and 1805 Clairmont Road

May 1, 2022

Dear Planning Commissioner Tess Snipes - Chairman :

I write to express my opposition to the development of a drive-through urgent care facility proposed by **Viral Solutions** for parcels **1799 and 1805 Clairmont Road**. Their application to rezone from **OI** to **NS** (Z-22-1245545), special land use permits (SLUP-22-1245550), and proposed site plan are inconsistent with the *2035 DeKalb County Comprehensive Plan*. If approved, it is our understanding that additional applications will be made for variances which, if approved, will further impact the adjacent and surrounding communities.

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I am also concerned about the proposed plan to reduce both buffers, portions set aside for open spaces and/visual screening, and undisturbed buffers, the protected portions of vegetation and trees, contiguous to the adjacent residential communities.

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I strongly urge you to deny the application by **Hayes | James**, on behalf of **Viral Solutions**, to rezone these parcels from **OI** to **NS** and to deny their application for a Special Land Use Permit (SLUP).

Sincerely,

Sue K. Donaldson

2007 Mason Mill Road

Decatur, GA 30033

From: Kathleen Everett <kathleeneverett@bellsouth.net>
Sent: Friday, April 29, 2022 1:07 PM
To: Plansustain <plansustain@dekalbcountyga.gov>
Subject: Please forward to Planning Commissioner Tess Snipes

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

April 29, 2022

Dear Planning Commissioner Snipes:

We write to express our opposition to the development of a drive-through urgent care facility proposed by **Viral Solutions** for parcels **1799 and 1805 Clairmont Road**. Their application to rezone from **OI** to **NS** (Z-22-1245545), special land use permits (SLUP-22-1245550), and proposed site plan are inconsistent with the *2035 DeKalb County Comprehensive Plan*. If approved, it is our understanding that additional applications will be made for variances which, if approved, will further impact the adjacent and surrounding communities.

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We strongly urge you to deny the application by **Hayes | James**, on behalf of **Viral Solutions**, to rezone these parcels from **OI** to **NS** and to deny their application for a Special Land Use Permit (SLUP).

Sincerely,

Kathleen and Ron Everett

909 Manor Parc Drive
Decatur GA 30033

From: Lisa Fagan <monaleesa555@gmail.com>
Sent: Friday, April 29, 2022 10:28 AM
To: Plansustain <plansustain@dekalbcountyga.gov>
Subject: Opposition to Rezoning of Parcels 1799 and 1805 Clairmont Road

April 29, 2022

Dear Commissioner Snipes:

I/we write to express our opposition to the development of a drive-through urgent care facility proposed by Viral Solutions for parcels 1799 and 1805 Clairmont Road. Their application to rezone from OI to NS (Z-22-1245545), special land use permits (SLUP-22-1245550), and proposed site plan are inconsistent with the 2035 DeKalb County Comprehensive Plan. If approved, it is my/our understanding that additional applications will be made for variances that, if approved, will further impact the adjacent and surrounding communities.

The request to rezone from an OI district, which is designed to provide services within walking distance of residents and, thus, reduce vehicular dependence, to NS, a district concept designed for shopping centers with access by vehicles, is being sought only to support their business model as a drive-through urgent care facility. Additionally, rezoning from OI to NS would allow for future development that is incongruent with the adjacent residential communities.

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I/we also are concerned about the proposed plan to reduce both buffers, portions set aside for open spaces and/or visual screening, and undisturbed buffers, the protected portions of vegetation and trees, contiguous to the adjacent residential communities.

I/we believe this development is inappropriate for the size and location of these two parcels.

Other relevant concerns include the fact there is no southbound left turn lane planned, which poses potential safety issues for both turning and oncoming traffic,

as well as pedestrians; that idling vehicles will create pollution, noise, and general disturbance to neighbors; that the area already has an oversaturated market for urgent/immediate care facilities and minute clinics within a five-mile radius; and, finally, that it fails to meet the criteria established in Supplemental Regulations of Zoning Ordinance: Section 27-874; Section 27-863; and Section 27-873.

I/we strongly urge you to deny the application by Hayes | James, on behalf of Viral Solutions, to rezone these parcels from OI to NS and to deny their application for a Special Land Use Permit (SLUP).

Sincerely,

Edward and Lisa Fagan
1019 Emory Parc Place, Decatur, GA 30033

From: Stephanie Flint <swalkerflint@comcast.net>
Sent: Saturday, April 30, 2022 12:58 AM
To: Plansustain <plansustain@dekalbcountyga.gov>
Subject: Opposition to Urgent Care/Viral Solutions 1799 & 1805 Clairmont Rd.

April 30,2022

Dear Planning Commission:

We write to express our opposition to the development of a drive-through urgent care facility proposed by **Viral Solutions** for parcels **1799 and 1805 Clairmont Road**. Their application to rezone from **OI to NS** (Z-22-1245545), special land use permits (SLUP-22-1245550), and proposed site plan are inconsistent with the *2035 DeKalb County Comprehensive Plan*. If approved, it is our understanding that additional applications will be made for variances which, if approved, will further impact the adjacent and surrounding communities.

The request to rezone from an **OI** district, which is designed to provide services within walking distance of residents and, thus, reduce vehicular dependence, to **NS**, a district concept designed for shopping centers with access by vehicles, is being sought only to support their business model as a drive-through urgent care facility. Additionally, rezoning from **OI** to **NS** would allow for future development that is incongruent with the adjacent residential communities.

The business model as explained is based on patients remaining in their vehicles to receive both diagnosis and treatment. The proposed plan by Viral Solutions provides only one exam room within the building in the event any of their estimated 40-50 patients, per 12-hour operating day, need an examination that cannot be performed through a vehicle window.

We are also concerned about the proposed plan to reduce both buffers, portions set aside for open spaces and/visual screening, and undisturbed buffers, the protected portions of vegetation and trees, contiguous to the adjacent residential communities.

We believe this development is inappropriate for the size and location of these two parcels. Other relevant concerns include the fact there is no southbound left turn lane planned, which poses potential safety issues for both turning and oncoming traffic, as well as pedestrians; that idling vehicles will create pollution, noise and general disturbance to neighbors; that the area already has an oversaturated market for urgent/immediate care facilities and minute clinics within a five-mile radius; and, finally, that it fails to meet the criteria established in Supplemental Regulations of Zoning Ordinance: Section 27-874; Section 27-863; and Section 27-873.

We strongly urge you to deny the application by **Hayes | James**, on behalf of **Viral Solutions**, to rezone these parcels from **OI** to **NS** and to deny their application for a Special Land Use Permit (SLUP).

Sincerely,

Stephanie Flint

2026 Mason Mill Road

Decatur, GA 30033

From: Patricia Fonts <pnfonts@aol.com>

Sent: Monday, May 2, 2022 5:53 PM

To: Plansustain <plansustain@dekalbcountyga.gov>

Subject: Viral Solutions Proposed Plan for 1799 and 1805 Clairmont Road

I live at 963 EMORY PARC Way and this proposed development will be directly in front of our townhouses (and my front door) with an inadequate transitional buffer.

Clairmont Road has very heavy traffic and this will only add to the problem for those of us who live in this area. I feel there are many concerns regarding the traffic that this venture will create.

We also have an urgent care across the street and many medical facilities close by.

The proposed development cannot be adequately built on the given property

The proposal has unacceptable and un-mitigated impacts on adjacent residential property (Emory Parc Place)

This use and this site plan are highly inappropriate for this property.

I urge you to reject Viral Solutions proposed plan for this site.

Thank you for your consideration on this matter.

Patricia Fonts

From: Jincy Futrell <jjincyfutrell@yahoo.com>
Sent: Saturday, April 30, 2022 3:14 PM
To: Plansustain <plansustain@dekalbcountyga.gov>
Subject: Please forward to all Planning Commissioners

04.30.2022

Dear Planning Commission:

We write to express our opposition to the development of a drive-through urgent care facility proposed by **Viral Solutions** for parcels **1799 and 1805 Clairmont Road**. Their application to rezone from **OI** to **NS** (Z-22-1245545), special land use permits (SLUP-22-1245550), and proposed site plan are inconsistent with the *2035 DeKalb County Comprehensive Plan*. If approved, it is our understanding that additional applications will be made for variances which, if approved, will further impact the adjacent and surrounding communities.

The request to rezone from an **OI** district, which is designed to provide services within walking distance of residents and, thus, reduce vehicular dependence, to **NS**, a district concept designed for shopping centers with access by vehicles, is being sought only to support their business model as a drive-through urgent care facility. Additionally, rezoning from **OI** to **NS** would allow for future development that is incongruent with the adjacent residential communities.

The business model as explained is based on patients remaining in their vehicles to receive both diagnosis and treatment. The proposed plan by Viral Solutions provides only one exam room within the building in the event any of their estimated 40-50 patients, per 12-hour operating day, need an examination that cannot be performed through a vehicle window.

We are also concerned about the proposed plan to reduce both buffers, portions set aside for open spaces and/visual screening, and undisturbed buffers, the protected portions of vegetation and trees, contiguous to the adjacent residential communities.

We believe this development is inappropriate for the size and location of these two parcels. Other relevant concerns include the fact there is no southbound left turn lane planned, which poses potential safety issues for both turning and oncoming traffic, as well as pedestrians; that idling vehicles will create pollution, noise and general disturbance to neighbors; that the area already has an oversaturated market for urgent/immediate care facilities and minute clinics within a five-mile radius; and, finally, that it fails to meet the criteria established in Supplemental Regulations of Zoning Ordinance: Section 27-874; Section 27-863; and Section 27-873.

We strongly urge you to deny the application by **Hayes | James**, on behalf of **Viral Solutions**, to rezone these parcels from **OI** to **NS** and to deny their application for a Special Land Use Permit (SLUP).

Sincerely,

Preston and Jincy Futrell

1036 Parc Lane West

Decatur, GA 30033

From: shelmsinatl <shelmsinatl@bellsouth.net>
Sent: Sunday, May 1, 2022 2:26 PM
To: Plansustain <plansustain@dekalbcountyga.gov>
Subject: Opposition to Viral Solutions Proposal

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

May 1, 2022

Dear Planning Commissioners:

We write to express our opposition to the development of a drive-through urgent care facility proposed by Viral Solutions for parcels 1799 and 1805 Clairmont Road. Their application to rezone from OI to NS (Z-22-1245545), special land use permits (SLUP-22-1245550), and proposed site plan are inconsistent with the 2035 DeKalb County Comprehensive Plan. If approved, it is our understanding that additional applications will be made for variances which, if approved, will further impact the adjacent and surrounding communities. The request to rezone from an OI district, which is designed to provide services within walking distance of residents and, thus, reduce vehicular dependence, to NS, a district concept designed for shopping centers with access by vehicles, is being sought only to support their business model as a drive-through urgent care facility. Additionally, rezoning from OI to NS would allow for future development that is incongruent with the adjacent residential communities. The business model as explained is based on patients remaining in their vehicles to receive both diagnosis and treatment. The proposed plan by Viral Solutions provides only one exam room within the building in the event any of their estimated 40-50 patients, per 12-hour operating day, need an examination that cannot be performed through a vehicle window. I/we also are concerned about the proposed plan to reduce both buffers, portions set aside for open spaces and/visual screening, and undisturbed buffers, the protected portions of vegetation and trees, contiguous to the adjacent residential communities. We believe this development is inappropriate for the size and location of these two parcels. Other relevant concerns include the fact there is no southbound left turn lane planned, which poses potential safety issues for both turning and oncoming traffic, as well as pedestrians; that idling vehicles will create pollution, noise and general disturbance to neighbors; that the area already has an oversaturated market for urgent/immediate care facilities and minute clinics within a five-mile radius; and, finally, that it fails to meet the criteria established in Supplemental Regulations of Zoning Ordinance: Section 27-874; Section 27-863; and Section 27-873. We strongly urge you to deny the application by Hayes | James, on behalf of Viral Solutions, to rezone these parcels from OI to NS and to deny their application for a Special Land Use Permit (SLUP).

Sincerely,

Scott Helms & Jeff Watanabe
1038 Emory Parc Place
Decatur, Georgia 30033

From: Fumie Hussen <fumie.hussen@gmail.com>
Sent: Saturday, April 30, 2022 4:47 PM
To: Plansustain <plansustain@dekalbcountyga.gov>
Subject: Opposition to Rezoning of Parcels 1799 and 1805 Clairmont Road

Please send this e-mail to all the planning commissioners.

Dear Planning Commissioners:

We write to express our opposition to the development of a drive-through urgent care facility proposed by Viral Solutions for parcels 1799 and 1805 Clairmont Road. Their application to rezone from OI to NS (Z-22-1245545), special land use permits (SLUP-22-1245550), and proposed site plan are inconsistent with the 2035 DeKalb County Comprehensive Plan. If approved, it is my/our understanding that additional applications will be made for variances which, if approved, will further impact the adjacent and surrounding communities.

The request to rezone from an OI district, which is designed to provide services within walking distance of residents and, thus, reduce vehicular dependence, to NS, a district concept designed for shopping centers with access by vehicles, is being sought only to support their business model as a drive-through urgent care facility. Additionally, rezoning from OI to NS would allow for future development that is incongruent with the adjacent residential communities.

The business model as explained is based on patients remaining in their vehicles to receive both diagnosis and treatment. The proposed plan by Viral Solutions provides only one exam room within the building in the event any of their estimated 40-50 patients, per 12-hour operating day, need an examination that cannot be performed through a vehicle window.

We also are concerned about the proposed plan to reduce both buffers, portions set aside for open spaces and/visual screening, and undisturbed buffers, the protected portions of vegetation and trees, contiguous to the adjacent residential communities.

We believe this development is inappropriate for the size and location of these two parcels. Other relevant concerns include the fact there is no southbound left turn lane planned, which poses potential safety issues for both turning and oncoming traffic, as well as pedestrians; that idling vehicles will create pollution, noise and general disturbance to neighbors; that the area already has an oversaturated market for urgent/immediate care facilities and minute clinics within a five-mile radius; and, finally, that it fails to meet the criteria established in Supplemental Regulations of Zoning Ordinance: Section 27-874; Section 27-863; and Section 27-873.

We strongly urge you to deny the application by Hayes | James, on behalf of Viral Solutions, to rezone these parcels from OI to NS and to deny their application for a Special Land Use Permit (SLUP).

Sincerely,

Ahmed and Fumie Hussen

1018 Emory Parc Place
Decatur, GA 30033

From: Timothy Lash <lashtl@gmail.com>

Sent: Monday, May 2, 2022 10:56 AM

To: Plansustain <plansustain@dekalbcountyga.gov>

Subject: 5/3 meeting re: OI to NS (Z-22-1245545), special land use permits (SLUP-22-1245550)

Dear Planning Commission:

I write to express my opposition to the development of a drive-through urgent care facility proposed by Viral Solutions for parcels 1799 and 1805 Clairmont Road. Their application to rezone from OI to NS (Z-22-1245545), special land use permits (SLUP-22-1245550), and proposed site plan are inconsistent with the 2035 DeKalb County Comprehensive Plan. If approved, it is our understanding that additional applications will be made for variances which, if approved, will adversely impact the adjacent and surrounding communities.

The request to rezone from an OI district, which is designed to provide services within walking distance of residents and, thus, reduce vehicular dependence, to NS, a district concept designed for shopping centers with access by vehicles, is being sought only to support their business model as a drive-through urgent care facility. It will reduce the quality of walkable services within distance of the adjacent neighborhoods. Additionally, rezoning from OI to NS would allow for future development that is incongruent with the adjacent residential communities. There is already an urgent care facility with walk-in services directly across the street from the proposed site plan, so the neighborhoods walk-in urgent care needs are already well-served.

The business model as explained is based on patients remaining in their vehicles to receive both diagnosis and treatment. The proposed plan by Viral Solutions provides only one exam room within the building in the event any of their estimated 40-50 patients, per 12-hour operating day, need an examination that cannot be performed through a vehicle window. Forty to fifty idling vehicles waiting for medical care will add substantial noise and air pollution to our adjacent neighborhood during their proposed twelve hour day, or even over an eight hour day.

We are also concerned about the proposed plan to substantially narrow both buffers, portions set aside for open spaces and/visual screening, and undisturbed buffers, the protected portions of vegetation and trees, contiguous to the adjacent residential communities. These buffers are meant to protect neighborhoods from the very noise, pollution, and visual landscapes that will clearly develop if this drive-through clinic is sited as proposed.

This development is inappropriate for the size and location of these two parcels. Other relevant concerns include the fact there is no southbound left turn lane planned, which poses potential safety issues for both turning and oncoming traffic, as well as pedestrians; that idling vehicles will create pollution, noise and general disturbance to neighbors; that the area already has an oversaturated market for urgent/immediate care facilities and minute clinics within a five-mile radius; and, finally, that it fails to meet the criteria established in Supplemental Regulations of Zoning Ordinance: Section 27-874; Section 27-863; and Section 27-873.

I strongly urge you to deny the application by Hayes | James, on behalf of Viral Solutions, to rezone these parcels from OI to NS and to deny their application for a Special Land Use Permit (SLUP).

Please forward this message to all Planning Commissioners.

Sincerely,

Timothy L. Lash
2075 Mason Mill Rd
Decatur, GA 30033

From: Roberto Ioriatti <roberto.ioriatti@yahoo.it>
Sent: Monday, May 2, 2022 5:18 PM
To: Plansustain <plansustain@dekalbcountyga.gov>
Subject: REZONING OPPOSITION - please forward this note to all Planning Commissioners

Please forward this note to all Planning Commissioners

05/02/2022

Dear Planning Commission:

We write to express our opposition to the development of a drive-through urgent care facility proposed by **Viral Solutions** for parcels **1799 and 1805 Clairmont Road**. Their application to rezone from **OI** to **NS** (Z-22-1245545), special land use permits (SLUP-22-1245550), and proposed site plan are inconsistent with the *2035 DeKalb County Comprehensive Plan*. If approved, it is our understanding that additional applications will be made for variances which, if approved, will further impact the adjacent and surrounding communities.

The request to rezone from an **OI** district, which is designed to provide services within walking distance of residents and, thus, reduce vehicular dependence, to **NS**, a district concept designed for shopping centers with access by vehicles, is being sought only to support their business model as a drive-through urgent care facility. Additionally, rezoning from **OI** to **NS** would allow for future development that is incongruent with the adjacent residential communities.

The business model as explained is based on patients remaining in their vehicles to receive both diagnosis and treatment. The proposed plan by Viral Solutions provides only one exam room within the building in the event any of their estimated 40-50 patients, per 12-hour operating day, need an examination that cannot be performed through a vehicle window.

We are also concerned about the proposed plan to reduce both buffers, portions set aside for open spaces and/visual screening, and undisturbed buffers, the protected portions of vegetation and trees, contiguous to the adjacent residential communities.

We believe this development is inappropriate for the size and location of these two parcels. Other relevant concerns include the fact there is no southbound left turn lane planned, which poses potential safety issues for both turning and oncoming traffic, as well as pedestrians; that idling vehicles will create pollution, noise and general disturbance to neighbors; that the area already has an oversaturated market for urgent/immediate care facilities and minute clinics within a five-mile radius; and, finally, that it fails to meet the criteria established in Supplemental Regulations of Zoning Ordinance: Section 27-874; Section 27-863; and Section 27-873.

We strongly urge you to deny the application by **Hayes | James**, on behalf of **Viral Solutions**, to rezone these parcels from **OI** to **NS** and to deny their application for a Special Land Use Permit (SLUP).

Sincerely,

Roberto Ioriatti

1028 Parc Ln W

Decatur, GA 30033

From: Michael Malison <michael.malison@gmail.com>
Sent: Friday, April 29, 2022 8:26 PM
To: Plansustain <plansustain@dekalbcountyga.gov>
Subject: Please forward to all Commissioners

April 29, 2022

Dear Planning Commission:

We write to express our opposition to the development of a drive-through urgent care facility proposed by **Viral Solutions** for parcels **1799 and 1805 Clairmont Road**. Their application to rezone from **OI** to **NS** (Z-22-1245545), special land use permits (SLUP-22-1245550), and proposed site plan are inconsistent with the *2035 DeKalb County Comprehensive Plan*. If approved, it is our understanding that additional applications will be made for variances which, if approved, will further impact the adjacent and surrounding communities.

The request to rezone from an **OI** district, which is designed to provide services within walking distance of residents and, thus, reduce vehicular dependence, to **NS**, a district concept designed for shopping centers with access by vehicles, is being sought only to support their business model as a drive-through urgent care facility. Additionally, rezoning from **OI** to **NS** would allow for future development that is incongruent with the adjacent residential communities.

The business model as explained is based on patients remaining in their vehicles to receive both diagnosis and treatment. The proposed plan by Viral Solutions provides only one exam room within the building in the event any of their estimated 40-50 patients, per 12-hour operating day, need an examination that cannot be performed through a vehicle window.

We are also concerned about the proposed plan to reduce both buffers, portions set aside for open spaces and/visual screening, and undisturbed buffers, the protected portions of vegetation and trees, contiguous to the adjacent residential communities.

We believe this development is inappropriate for the size and location of these two parcels. Other relevant concerns include the fact there is no southbound left turn lane planned, which poses potential safety issues for both turning and oncoming traffic, as well as pedestrians; that idling vehicles will create pollution, noise and general disturbance to neighbors; that the area already has an oversaturated market for urgent/immediate care facilities and minute clinics within a five-mile radius; and, finally, that it fails to meet the criteria established in Supplemental Regulations of Zoning Ordinance: Section 27-874; Section 27-863; and Section 27-873.

We strongly urge you to deny the application by **Hayes | James**, on behalf of **Viral Solutions**, to rezone these parcels from **OI** to **NS** and to deny their application for a Special Land Use Permit (SLUP).

Sincerely,

Michael D. Malison, M.D.

942 Manor Parc Drive

Decatur, GA 30033

From: Charles Martin <indianlord@me.com>

Sent: Friday, April 29, 2022 2:53 PM

To: Plansustain <plansustain@dekalbcountyga.gov>

Subject: Viral Solutions rezonong request

Dear Planning Commissioners Snipes, Blaszyk, Atkins, Moore, Osler, McCoy, Johnson, Patton, and West:

I disagree with the opposition of the Emory Parc Manor HOA. I asked them to tell you that their view is not held by all residents, but have not seen any disclosure that the neighborhood has not voted on it. I do not believe the planned use will necessarily adversely impact our neighborhood so long as adequate steps are taken to shield neighbors from light and noise from vehicles, surface water runoff, and the like.

The Claremont corridor is heavily developed, and the proposed use fits in with numerous other providers of medical services. I have no opinion as to physical suitability of the parcel or traffic safety aspects of the proposal, but merely believe a land owner should be able to use property if the use does not harm neighbors. I can't see an adverse impact solely from the provision of drive-through medical services, especially when emergency medical services are being provided across Claremont at the VA.

Sincerely,

Charles Martin

2018 Mason Mill Rd.

Decatur, Ga. 30033

From: Kathy Nickerson <kmnickerson@hotmail.com>
Sent: Sunday, May 1, 2022 1:54 PM
To: Plansustain <plansustain@dekalbcountyga.gov>
Subject: Deny Rezoning for Viral Solutions - Clairmont Road

Dear Planning Commission:

Below is the statement our organization has drafted to oppose the Viral Solutions request for rezoning. We firmly agree with the points made by this statement.

We are to express our opposition to the development of a drive-through urgent care facility proposed by **Viral Solutions** for parcels **1799 and 1805 Clairmont Road**. Their application to rezone from **OI** to **NS** (Z-22-1245545), special land use permits (SLUP-22-1245550), and proposed site plan are inconsistent with the *2035 DeKalb County Comprehensive Plan*. If approved, it is our understanding that additional applications will be made for variances which, if approved, will further impact the adjacent and surrounding communities.

The request to rezone from an **OI** district, which is designed to provide services within walking distance of residents and, thus, reduce vehicular dependence, to **NS**, a district concept designed for shopping centers with access by vehicles, is being sought only to support their business model as a drive-through urgent care facility. Additionally, rezoning from **OI** to **NS** would allow for future development that is incongruent with the adjacent residential communities.

The business model as explained is based on patients remaining in their vehicles to receive both diagnosis and treatment. The proposed plan by Viral Solutions provides only one exam room within the building in the event any of their estimated 40-50 patients, per 12-hour operating day, need an examination that cannot be performed through a vehicle window.

We are also concerned about the proposed plan to reduce both buffers, portions set aside for open spaces and/visual screening, and undisturbed buffers, the protected portions of vegetation and trees, contiguous to the adjacent residential communities.

We believe this development is inappropriate for the size and location of these two parcels. Other relevant concerns include the fact there is no southbound left turn lane planned, which poses potential safety issues for both turning and oncoming traffic, as well as pedestrians; that idling vehicles will create pollution, noise and general disturbance to neighbors; that the area already has an oversaturated market for urgent/immediate care facilities and minute clinics within a five-mile radius; and, finally, that it fails to meet the criteria established in Supplemental Regulations of Zoning Ordinance: Section 27-874; Section 27-863; and Section 27-873.

We strongly urge you to deny the application by **Hayes | James**, on behalf of **Viral Solutions**, to rezone these parcels from **OI** to **NS** and to deny their application for a Special Land Use Permit (SLUP).

Sincerely,

Kathy and John Nickerson

1999 Mason Mill Road

Decatur, GA 30033

Sent from my iPad

From: Mimi Nusbaum <mimi190@hotmail.com>
Sent: Sunday, May 1, 2022 11:29 AM
To: Plansustain <plansustain@dekalbcountyga.gov>
Subject: Rezoning of 1788 and 1805 Clairmont Rd.

May 1, 2022

Dear Planning Commission:

We write to express our opposition to the development of a drive-through urgent care facility proposed by **Viral Solutions** for parcels **1799 and 1805 Clairmont Road**. Their application to rezone from **OI** to **NS** (Z-22-1245545), special land use permits (SLUP-22-1245550), and proposed site plan are inconsistent with the *2035 DeKalb County Comprehensive Plan*. If approved, it is our understanding that additional applications will be made for variances which, if approved, will further impact the adjacent and surrounding communities.

The request to rezone from an **OI** district, which is designed to provide services within walking distance of residents and, thus, reduce vehicular dependence, to **NS**, a district concept designed for shopping centers with access by vehicles, is being sought only to support their business model as a drive-through urgent care facility. Additionally, rezoning from **OI** to **NS** would allow for future development that is incongruent with the adjacent residential communities.

The business model as explained is based on patients remaining in their vehicles to receive both diagnosis and treatment. The proposed plan by Viral Solutions provides only one exam room within the building in the event any of their estimated 40-50 patients, per 12-hour operating day, need an examination that cannot be performed through a vehicle window.

We are also concerned about the proposed plan to reduce both buffers, portions set aside for open spaces and/visual screening, and undisturbed buffers, the protected portions of vegetation and trees, contiguous to the adjacent residential communities.

We believe this development is inappropriate for the size and location of these two parcels. Other relevant concerns include the fact there is no southbound left turn lane planned, which poses potential safety issues for both turning and oncoming traffic, as well as pedestrians; that idling vehicles will create pollution, noise and general disturbance to neighbors; that the area already has an oversaturated market for urgent/immediate care facilities and minute clinics within a five-mile radius; and, finally, that it fails to meet the criteria established in Supplemental Regulations of Zoning Ordinance: Section 27-874; Section 27-863; and Section 27-873.

We strongly urge you to deny the application by **Hayes | James**, on behalf of **Viral Solutions**, to rezone these parcels from **OI** to **NS** and to deny their application for a Special Land Use Permit (SLUP).

Sincerely,

Dr. Robert and Mimi Nusbaum

2055 Mason Mill Rd.

From: markpallansch@comcast.net <markpallansch@comcast.net>

Sent: Monday, May 2, 2022 3:26 PM

To: Plansustain <plansustain@dekalbcountyga.gov>

Subject: Opposition to Rezoning of Parcels 1799 and 1805 Clairmont Road

May 2, 2022

Dear Commissioner Blaszyk:

I am writing to express my opposition to the development of a drive-through urgent care facility proposed by Viral Solutions for parcels 1799 and 1805 Clairmont Road. Their application to rezone from OI to NS (Z-22-1245545), special land use permits (SLUP-22-1245550), and proposed site plan are inconsistent with the 2035 DeKalb County Comprehensive Plan. If approved, it is my/our understanding that additional applications will be made for variances which, if approved, will further impact the adjacent and surrounding communities.

The request to rezone from an OI district, which is designed to provide services within walking distance of residents and, thus, reduce vehicular dependence, to NS, a district concept designed for shopping centers with access by vehicles, is being sought only to support their business model as a drive-through urgent care facility. Additionally, rezoning from OI to NS would allow for future development that is incongruent with the adjacent residential communities.

The business model as explained is based on patients remaining in their vehicles to receive both diagnosis and treatment. The proposed plan by Viral Solutions provides only one exam room within the building in the event any of their estimated 40-50 patients, per 12-hour operating day, need an examination that cannot be performed through a vehicle window.

I also am concerned about the proposed plan to reduce both buffers, portions set aside for open spaces and/visual screening, and undisturbed buffers, the protected portions of vegetation and trees, contiguous to the adjacent residential communities.

I believe this development is inappropriate for the size and location of these two parcels. Other relevant concerns include the fact there is no southbound left turn lane planned, which poses potential safety issues for both turning and oncoming traffic, as well as pedestrians; that idling vehicles will create pollution, noise and general disturbance to neighbors; that the area already has an oversaturated market for urgent/immediate care facilities and minute clinics within a five-mile radius; and, finally, that it fails to meet the criteria established in Supplemental Regulations of Zoning Ordinance: Section 27-874; Section 27-863; and Section 27-873.

I strongly urge you to deny the application by Hayes | James, on behalf of Viral Solutions, to rezone these parcels from OI to NS and to deny their application for a Special Land Use Permit (SLUP).

Sincerely,

Mark A Pallansch
1047 Emory Parc Place, Decatur

From: Thomas Pantino <tpantino6@gmail.com>

Sent: Friday, April 29, 2022 2:46 PM

To: Plansustain <plansustain@dekalbcountyga.gov>

Subject: Opposition to Rezoning of Parcels 1799 and 1805 Clairmont Road

We write to express our opposition to the development of a drive-through urgent care facility proposed by Viral Solutions for parcels 1799 and 1805 Clairmont Road. Their application to rezone from OI to NS (Z-22-1245545), special land use permits (SLUP-22-1245550), and proposed site plan are inconsistent with the 2035 DeKalb County Comprehensive Plan. If approved, it is our understanding that additional applications will be made for variances which, if approved, will further impact the adjacent and surrounding communities.

The request to rezone from an OI district, which is designed to provide services within walking distance of residents and, thus, reduce vehicular dependence, to NS, a district concept designed for shopping centers with access by vehicles, is being sought only to support their business model as a drive-through urgent care facility. Additionally, rezoning from OI to NS would allow for future development that is incongruent with the adjacent residential communities.

The business model as explained is based on patients remaining in their vehicles to receive both diagnosis and treatment. The proposed plan by Viral Solutions provides only one exam room within the building in the event any of their estimated 40-50 patients, per 12-hour operating day, need an examination that cannot be performed through a vehicle window. We also are concerned about the proposed plan to reduce both buffers, portions set aside for open spaces and/visual screening, and undisturbed buffers, the protected portions of vegetation and trees, contiguous to the adjacent residential communities.

We believe this development is inappropriate for the size and location of these two parcels. Other relevant concerns include the fact there is no southbound left turn lane planned, which poses potential safety issues for both turning and oncoming traffic, as well as pedestrians; that idling vehicles will create pollution, noise and general disturbance to neighbors; that the area already has an oversaturated market for urgent/immediate care facilities and minute clinics within a five-mile radius; and, finally, that it fails to meet the criteria established in Supplemental Regulations of Zoning Ordinance: Section 27-874; Section 27-863; and Section 27-873.

We strongly urge you to deny the application by Hayes | James, on behalf of Viral Solutions, to rezone these parcels from OI to NS and to deny their application for a Special Land Use Permit (SLUP).

Sincerely,

Thom and Betsy Pantino
979 Emory Parc Place
Decatur, Ga 30033

From: DAWN SCHAKETT <wordofhand@aol.com>

Sent: Friday, April 29, 2022 11:06 PM

To: Plansustain <plansustain@dekalbcountyga.gov>

Subject: Opposition to proposed urgent care facility on 1799 and 1805 Clairmont Rd

Please **forward this to all Planning Commissioners! Thank you!**

April 29, 2022

Dear Planning Commission:

We write to express our opposition to the development of a drive-through urgent care facility proposed by **Viral Solutions** for parcels **1799 and 1805 Clairmont Road**. Their application to rezone from **OI** to **NS** (Z-22-1245545), special land use permits (SLUP-22-1245550), and proposed site plan are inconsistent with the *2035 DeKalb County Comprehensive Plan*. If approved, it is our understanding that additional applications will be made for variances which, if approved, will further impact the adjacent and surrounding communities.

The request to rezone from an **OI** district, which is designed to provide services within walking distance of residents and, thus, reduce vehicular dependence, to **NS**, a district concept designed for shopping centers with access by vehicles, is being sought only to support their business model as a drive-through urgent care facility. Additionally, rezoning from **OI** to **NS** would allow for future development that is incongruent with the adjacent residential communities.

The business model as explained is based on patients remaining in their vehicles to receive both diagnosis and treatment. The proposed plan by Viral Solutions provides only one exam room within the building in the event any of their estimated 40-50 patients, per 12-hour operating day, need an examination that cannot be performed through a vehicle window.

We are also concerned about the proposed plan to reduce both buffers, portions set aside for open spaces and/visual screening, and undisturbed buffers, the protected portions of vegetation and trees, contiguous to the adjacent residential communities.

We believe this development is inappropriate for the size and location of these two parcels. Other relevant concerns include the fact there is no southbound left turn lane planned, which poses potential safety issues for both turning and oncoming traffic, as well as pedestrians; that idling vehicles will create pollution, noise and general disturbance to neighbors; that the area already has an oversaturated market for urgent/immediate care facilities and minute clinics within a five-mile radius; and, finally, that it fails to meet the criteria established in Supplemental Regulations of Zoning Ordinance: Section 27-874; Section 27-863; and Section 27-873.

We strongly urge you to deny the application by **Hayes | James**, on behalf of **Viral Solutions**, to rezone these parcels from **OI** to **NS** and to deny their application for a Special Land Use Permit (SLUP).

Sincerely,

Dawn Schakett

958 Manor Parc Drive

Decatur, GA 30033

From: Veeral Shah <veeral.shah@icloud.com>

Sent: Friday, April 29, 2022 9:31 AM

To: Plansustain <plansustain@dekalbcountyga.gov>

Cc: Kinita Shah <kinu17@gmail.com>

Subject: Opposition to Rezoning of Parcels 1799 and 1805 Clairmont Road

4/29/2021

Dear Commissioners:

I write to express our opposition to the development of a drive-through urgent care facility proposed by Viral Solutions for parcels 1799 and 1805 Clairmont Road. Their application to rezone from OI to NS (Z-22-1245545), special land use permits (SLUP-22-1245550), and proposed site plan are inconsistent with the 2035 DeKalb County Comprehensive Plan. If approved, it is my/our understanding that additional applications will be made for variances which, if approved, will further impact the adjacent and surrounding communities.

The request to rezone from an OI district, which is designed to provide services within walking distance of residents and, thus, reduce vehicular dependence, to NS, a district concept designed for shopping centers with access by vehicles, is being sought only to support their business model as a drive-through urgent care facility. Additionally, rezoning from OI to NS would allow for future development that is incongruent with the adjacent residential communities.

The business model as explained is based on patients remaining in their vehicles to receive both diagnosis and treatment. The proposed plan by Viral Solutions provides only one exam room within the building in the event any of their estimated 40-50 patients, per 12-hour operating day, need an examination that cannot be performed through a vehicle window.

I/we also are concerned about the proposed plan to reduce both buffers, portions set aside for open spaces and/visual screening, and undisturbed buffers, the protected portions of vegetation and trees, contiguous to the adjacent residential communities.

I/we believe this development is inappropriate for the size and location of these two parcels. Other relevant concerns include the fact there is no southbound left turn lane planned, which poses potential safety issues for both turning and oncoming traffic, as well as pedestrians; that idling vehicles will create pollution, noise and general disturbance to neighbors; that the area already has an oversaturated market for urgent/immediate care facilities and minute clinics within a five-mile radius; and, finally, that it fails to meet the criteria established in Supplemental Regulations of Zoning Ordinance: Section 27-874; Section 27-863; and Section 27-873.

I strongly urge you to deny the application by Hayes | James, on behalf of Viral Solutions, to rezone these parcels from OI to NS and to deny their application for a Special Land Use Permit (SLUP).

Regards,

Veeral Shah
1039 Emory Parc Place
Decatur, GA 30033

From: Rahim <rshariff@gmail.com>
Sent: Friday, April 29, 2022 8:03 PM
To: Plansustain <plansustain@dekalbcountyga.gov>
Subject: Opposition for urgent care facility Clairmont

Dear Planning Commission:

We write to express our opposition to the development of a drive-through urgent care facility proposed by **Viral Solutions** for parcels **1799 and 1805 Clairmont Road**. Their application to rezone from **OI** to **NS** (Z-22-1245545), special land use permits (SLUP-22-1245550), and proposed site plan are inconsistent with the *2035 DeKalb County Comprehensive Plan*. If approved, it is our understanding that additional applications will be made for variances which, if approved, will further impact the adjacent and surrounding communities.

The request to rezone from an **OI** district, which is designed to provide services within walking distance of residents and, thus, reduce vehicular dependence, to **NS**, a district concept designed for shopping centers with access by vehicles, is being sought only to support their business model as a drive-through urgent care facility. Additionally, rezoning from **OI** to **NS** would allow for future development that is incongruent with the adjacent residential communities.

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We are also concerned about the proposed plan to reduce both buffers, portions set aside for open spaces and/visual screening, and undisturbed buffers, the protected portions of vegetation and trees, contiguous to the adjacent residential communities.

We believe this development is inappropriate for the size and location of these two parcels. Other relevant concerns include the fact there is no southbound left turn lane planned, which poses potential safety issues for both turning and oncoming traffic, as well as pedestrians; that idling vehicles will create pollution, noise and general disturbance to neighbors; that the area already has an oversaturated market for urgent/immediate care facilities and minute clinics within a five-mile radius; and, finally, that it fails to meet the criteria established in Supplemental Regulations of Zoning Ordinance: Section 27-874; Section 27-863; and Section 27-873.

We strongly urge you to deny the application by **Hayes | James**, on behalf of **Viral Solutions**, to rezone these parcels from **OI** to **NS** and to deny their application for a Special Land Use Permit (SLUP).

Sincerely,

Rahim Shariff

2014 Mason Mill Rd

From: Marvin Tingler <marvin.tingler@gmail.com>
Sent: Monday, May 2, 2022 9:05 PM
To: Plansustain <plansustain@dekalbcountyga.gov>
Subject: Opposition to Rezoning parcels 1799 and 1805

Date: 5/2/2022

Dear Planning Commissioner:

Please forward to all board members.

We write to express our opposition to the development of a drive-through urgent care facility proposed by **Viral Solutions** for parcels **1799 and 1805 Clairmont Road**. Their application to rezone from **OI** to **NS** (Z-22-1245545), special land use permits (SLUP-22-1245550), and proposed site plan are inconsistent with the *2035 DeKalb County Comprehensive Plan*. If approved, it is our understanding that additional applications will be made for variances which, if approved, will further impact the adjacent and surrounding communities.

The request to rezone from an **OI** district, which is designed to provide services within walking distance of residents and, thus, reduce vehicular dependence, to **NS**, a district concept designed for shopping centers with access by vehicles, is being sought only to support their business model as a drive-through urgent care facility. Additionally, rezoning from **OI** to **NS** would allow for future development that is incongruent with the adjacent residential communities.

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We are also concerned about the proposed plan to reduce both buffers, portions set aside for open spaces and/visual screening, and undisturbed buffers, the protected portions of vegetation and trees, contiguous to the adjacent residential communities.

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We strongly urge you to deny the application by **Hayes | James**, on behalf of **Viral Solutions**, to rezone these parcels from **OI** to **NS** and to deny their application for a Special Land Use Permit (SLUP).

Sincerely,

Marvin Tingler & Trisha Hedden

2027 Mason Mill Rd.

Decatur, GA 30033

From: Jennifer Victor <jvictor@thevictorfirm.com>
Sent: Friday, April 29, 2022 4:50 PM
To: Plansustain <plansustain@dekalbcountyga.gov>
Subject: Rezoing on Clairmont Road near Mason Mill

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

April 29, 2022

Dear Planning Commissioner Atkins, et al:

We write to express our opposition to the development of a drive-through urgent care facility proposed by **Viral Solutions** for parcels **1799 and 1805 Clairmont Road**. Their application to rezone from **OI** to **NS** (Z-22-1245545), special land use permits (SLUP-22-1245550), and proposed site plan are inconsistent with the *2035 DeKalb County Comprehensive Plan*. If approved, it is our understanding that additional applications will be made for variances which, if approved, will further impact the adjacent and surrounding communities.

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We are also concerned about the proposed plan to reduce both buffers, portions set aside for open spaces and/visual screening, and undisturbed buffers, the protected portions of vegetation and trees, contiguous to the adjacent residential communities.

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We strongly urge you to deny the application by **Hayes | James**, on behalf of **Viral Solutions**, to rezone these parcels from **OI** to **NS** and to deny their application for a Special Land Use Permit (SLUP).

Sincerely,

Jennifer and William Victor
1031 Parc Lane East
Decatur, GA 30033

Jennifer Boyens Victor
The Victor Firm LLC
404-644-8933
jvictor@thevictorfirm.com

From: kwood9009@gmail.com <kwood9009@gmail.com>
Sent: Sunday, May 1, 2022 8:11 AM
To: Plansustain <plansustain@dekalbcountyga.gov>
Cc: eyankee94@gmail.com
Subject: Opposition to Rezoning of Parcels 1799 and 1805 Clairmont Road
Importance: High

May 1, 2022

Dear Planning Commissioners,

We write to express our opposition to the development of a drive-through urgent care facility proposed by Viral Solutions for parcels 1799 and 1805 Clairmont Road. Their application to rezone from OI to NS (Z-22-1245545), special land use permits (SLUP-22-1245550), and proposed site plan are inconsistent with the 2035 DeKalb County Comprehensive Plan. If approved, it is my/our understanding that additional applications will be made for variances which, if approved, will further impact the adjacent and surrounding communities.

The request to rezone from an OI district, which is designed to provide services within walking distance of residents and, thus, reduce vehicular dependence, to NS, a district concept designed for shopping centers with access by vehicles, is being sought only to support their business model as a drive-through urgent care facility. Additionally, rezoning from OI to NS would allow for future development that is incongruent with the adjacent residential communities.

The business model as explained is based on patients remaining in their vehicles to receive both diagnosis and treatment. The proposed plan by Viral Solutions provides only one exam room within the building in the event any of their estimated 40-50 patients, per 12-hour operating day, need an examination that cannot be performed through a vehicle window.

We also are concerned about the proposed plan to reduce both buffers, portions set aside for open spaces and/visual screening, and undisturbed buffers, the protected portions of vegetation and trees, contiguous to the adjacent residential communities.

We believe this development is inappropriate for the size and location of these two parcels. Other relevant concerns include the fact there is no southbound left turn lane planned, which poses potential safety issues for both turning and oncoming traffic, as well as pedestrians; that idling vehicles will create pollution, noise and general disturbance to neighbors; that the area already has an oversaturated market for urgent/immediate care facilities and minute clinics within a five-mile radius; and, finally, that it fails to meet the criteria established in Supplemental Regulations of Zoning Ordinance: Section 27-874; Section 27-863; and Section 27-873.

We strongly urge you to deny the application by Hayes | James, on behalf of Viral Solutions, to rezone these parcels from OI to NS and to deny their application for a Special Land Use Permit (SLUP).

Please forward my email to all the Planning Commissioners.

Sincerely,
Kevin P. Wood & Ellen T. Yankee
1046 Emory Parc Place
Decatur, GA 30033

JOHN H. KOON
985 EMORY PARC PLACE
DECATUR, GA 30033

May 2, 2022

Re: **Z-22-1245545 2022-1472**
18-103-03-017, 18-103-03-018
1799 CLAIRMONT RD, DECATUR, GA 30033

SLUP-22-1245550 2022-1473 Commission District 02 Super District 06
18-103-03-017, 18-103-03-018
1799 CLAIRMONT RD, DECATUR, GA 30033

Dear Commissioners:

My wife, Junith, and I are writing to express our opposition to the development of a drive-through urgent care facility proposed by Viral Solutions for parcels 1799 and 1805 Clairmont Road. Their application to rezone from OI to NS (Z-22-1245545), special land use permits (SLUP-22-1245550), and proposed site plan are inconsistent with the 2035 DeKalb County Comprehensive Plan. If approved, it is my/our understanding that additional applications will be made for variances which, if approved, will further impact the adjacent and surrounding communities.

The request to rezone from an OI district, which is designed to provide services within walking distance of residents and, thus, reduce vehicular dependence, to NS, a district concept designed for shopping centers with access by vehicles, is being sought only to support their business model as a drive-through urgent care facility. Additionally, rezoning from OI to NS would allow for future development that is incongruent with the adjacent residential communities.

The business model as explained is based on patients remaining in their vehicles to receive both diagnosis and treatment. The proposed plan by Viral Solutions provides only one exam room within the building in the event any of their estimated 40-50 patients, per 12-hour operating day, need an examination that cannot be performed through a vehicle window. We also are concerned about the proposed plan to reduce both buffers, portions set aside for open spaces and/visual screening, and undisturbed buffers, the protected portions of vegetation and trees, contiguous to the adjacent residential communities.

We believe this development is inappropriate for the size and location of these two parcels. Other relevant concerns include the fact there is no southbound left turn lane planned, which poses potential safety issues for both turning and oncoming traffic, as well as pedestrians; that idling vehicles will create pollution, noise and general disturbance to neighbors; that the area already has an oversaturated market for urgent/immediate care facilities and minute clinics within a five-mile radius; and, finally, that it fails to meet the criteria established in Supplemental Regulations of Zoning Ordinance: Section 27-874; Section 27-863; and Section 27-873.

As a civil engineer, I also have concerns about the impacts of the proposed project on traffic in the vicinity of this property on Clairmont Road. While I am not a traffic engineering specialist, I am educated as a civil engineer. I hold an appointment as a Professor of Practice in the Civil and Environmental Engineering school at Georgia Tech. It appears to me that the entries and exits from the subject property are on a complicated and very busy part of Clairmont Road and that vehicle traffic into and out of the proposed facility will add noticeably to problems along this

section of Clairemont. Approaching from the south, vehicles are coming up a hill, toward a traffic light, and with multiple exits into small businesses. Vehicles will easily become confused as to which exit they must take to enter the drive-thru health care facility. There is no room for an exit lane, so this will add to the congestion all along this section of Clairemont.

Approaching from the north, traffic wanting to enter the proposed facility will need to make a left turn across an oncoming left turn lane and two busy lanes of oncoming traffic to gain entrance to the facility. This entrance will presumably be a very short distance south of the traffic light at Mason Mill which will add to the confusion and congestion. These vehicles will not have the benefit of a center turn lane in which they might seek short-term refuge and a chance to reorient themselves before turning across the oncoming left turn lane and the two additional lanes of oncoming traffic.

If you decide to consider this ill-conceived proposal further, I urge you to have a traffic study of the area conducted before making a decision. I will be glad to connect you with traffic specialists in the Civil and Environmental Engineering school at Georgia Tech that could help you with such an analysis.

My wife and I strongly urge you to deny the application by Hayes | James, on behalf of Viral Solutions, to rezone these parcels from OI to NS and to deny their application for a Special Land Use Permit (SLUP).

Sincerely,



John H. Koon, Ph.D., P.E.

Junith S. Koon

Remarks Before the DeKalb County Planning Commission: May 3, 2022
Colleen Cousineau | 1031 Emory Parc Place, Decatur 30033

My thanks to the Planning Commissioners and staff for the opportunity to speak, and for your efforts on behalf of the citizens of DeKalb County to carefully review applications that have long-lasting impacts on all our communities.

My name is Colleen Cousineau and I represent The Villas of Emory Parc and Emory Parc Manor, two communities directly impacted by this development. Mr. John Kisner, one of our neighbors who lives directly behind the 1805 property, will follow my remarks. I hope also that both Dr. Ashpole, who owns an adjacent business, and Mary Hinkle from Thompson Park, will be recognized to speak in support of our opposition.

At the conclusion of our remarks, I respectfully ask that those present be allowed to raise their hands to be counted in support of our collective opposition.

We recognize, at some point, these parcels will be developed, and we are not in opposition to their development. However, whatever is proposed must meet established requirements and be in concert with the 2035 Comprehensive Plan. The application submitted by **Hayes | James** on behalf of **Viral Solutions** cannot meet the criteria.

We oppose the development of a drive-through urgent care facility proposed for parcels **1799 and 1805 Clairmont Road**. The application to rezone from **OI** to **NS**, special land use permits, and proposed site plan is inconsistent with the *2035 DeKalb County Comprehensive Plan* which emphasizes the inclusion of the community's vision for the future.

If the zoning application is approved, Viral Solutions will need to make additional applications for variances which, if also approved, would further impact the adjacent and surrounding communities.

The request to rezone from an **OI** district to an **NS** district is being sought only to support the business model as a drive-through urgent care facility.

Additionally, rezoning these parcels from **OI** to **NS** would set a precedent for future development that is incongruent with the adjacent residential communities.

We believe this development is inappropriate for the size and location of these two parcels.

Other relevant concerns include the fact there is no southbound left-turn lane planned, which poses potential safety issues for both turning and oncoming traffic, as well as for pedestrians; that idling vehicles will create pollution, noise and general disturbance to neighbors; that the area already has an oversaturated market for urgent/immediate care facilities and minute clinics within a five-mile radius; and, finally, that it fails to meet the criteria established in Supplemental Regulations of Zoning Ordinance: Section 27-874; Section 27-863; and Section 27-873.

Viral Solutions' business model is vehicle-centric and demonstrates no intent to reduce vehicular dependency. The public street on which the development is proposed does not have sufficient traffic carrying capacity and will unduly increase traffic and create congestion in the area.

The proposed use would be inconsistent and incompatible with the needs of the neighborhood and community, as a whole, and would be in conflict with the overall objectives of the *2035 Comprehensive Plan*.

The business model, as explained, is based on patients remaining in their vehicles to receive both diagnosis and treatment. The proposed plan provides only one exam room within the building in the event any of their estimated 40-50 patients, per 12-hour operating day, require further care.

The concept of drive-through healthcare for an array of urgent care needs ranging from urinary tract infections, to broken bones, wounds in need of suturing, intestinal maladies requiring sampling, etc. simply cannot be done through the window of a vehicle, thus requiring access to multiple, indoor exam rooms, waiting areas, and administrative offices, all of which will require substantial parking.

A proposed healthcare facility that designates **TBD** on their application as their escape clause for figuring out how it will operate suggests a future of unknowns for this site and for our communities.

We strongly urge you to deny the application by **Hayes | James**, on behalf of **Viral Solutions**, to rezone these parcels from **OI** to **NS** and to deny their application for a Special Land Use Permit.

Now Mr. Kisner has additional comments.

From: [Plansustain](#)
To: [Kiran Maddu](#)
Cc: [White, Brandon L.](#)
Subject: RE: Rezoning Opposition Mason Mill Community
Date: Tuesday, May 3, 2022 6:55:33 AM

Your email is being forwarded to the Planning Commission and the Planning Manager, Mr. Brandon White.

To submit your comments to the BOC prior to their 5/26/2022 5:30 p.m. hearing, please email:

PublicHearing@dekalbcountyga.gov

Thank you.

From: Kiran Maddu <drkiranrad@gmail.com>
Sent: Monday, May 2, 2022 6:03 PM
To: Plansustain <plansustain@dekalbcountyga.gov>
Subject: Rezoning Opposition Mason Mill Community
Date: May 2, 2022

Dear Planning Commission:

We write to express our opposition to the development of a drive-through urgent care facility proposed by **Viral Solutions** for parcels **1799 and 1805 Clairmont Road**. Their application to rezone from **OI** to **NS** (Z-22-1245545), special land use permits (SLUP-22-1245550), and proposed site plan are inconsistent with the *2035 DeKalb County Comprehensive Plan*. If approved, it is our understanding that additional applications will be made for variances which, if approved, will further impact the adjacent and surrounding communities.

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We are also concerned about the proposed plan to reduce both buffers, portions set aside for open spaces and/visual screening, and undisturbed buffers, the protected portions of vegetation and trees, contiguous to the adjacent residential communities.

We believe this development is inappropriate for the size and location of these two parcels. Other relevant concerns include the fact there is no southbound left turn lane planned, which poses potential safety issues for both turning and oncoming traffic, as well as pedestrians; that idling vehicles will create pollution, noise and general disturbance to neighbors; that the area already has an oversaturated market for urgent/immediate care facilities and minute clinics within a five-mile radius; and, finally, that it fails to meet the criteria established in Supplemental Regulations of Zoning Ordinance: Section 27-874; Section 27-863; and Section 27-873.

We strongly urge you to deny the application by **Hayes | James**, on behalf of **Viral Solutions**, to rezone these parcels from **OI** to **NS** and to deny their application for a Special Land Use Permit (SLUP).

Sincerely,

Kiran Kumar Maddu

Address: 1979 Maso Mill Rd

Decatur GA 30033

May 2, 2022

Dear Planning Commissioners,

I'm writing to express my opposition to the development of a drive-through urgent care facility proposed by Viral Solutions for parcels 1799 and 1805 Clairmont Road. Their application to rezone from OI to NS (Z-22-1245545), special land use permits (SLUP-22-1245550), and proposed site plan are inconsistent with the 2035 DeKalb County Comprehensive Plan. If approved, it is my understanding that additional applications will be made for variances which, if approved, will further impact the adjacent and surrounding communities.

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I strongly urge you to deny the application by Hayes | James, on behalf of Viral Solutions, to rezone these parcels from OI to NS and to deny their application for a Special Land Use Permit (SLUP).

Sincerely,

Leah Hall

Leah Hall

961 Emory Parc Way

Decatur, GA 30033

May 2, 2022

Dear Planning Commissioners,

I'm writing to express my opposition to the development of a drive-through urgent care facility proposed by Viral Solutions for parcels 1799 and 1805 Clairmont Road. Their application to rezone from OI to NS (Z-22-1245545), special land use permits (SLUP-22-1245550), and proposed site plan are inconsistent with the 2035 DeKalb County Comprehensive Plan. If approved, it is my understanding that additional applications will be made for variances which, if approved, will further impact the adjacent and surrounding communities.

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I strongly urge you to deny the application by Hayes | James, on behalf of Viral Solutions, to rezone these parcels from OI to NS and to deny their application for a Special Land Use Permit (SLUP).

Sincerely,



Jeffrey A. Mielcarz

961 Emory Parc Way

Decatur, GA 30033