



PLANNING & ZONING BOARD MEETING AGENDA
TUESDAY, FEBRUARY 17, 2026 - 7:00 PM
736 PARK NORTH BOULEVARD, SUITE 120 ♦ CLARKSTON, GEORGIA 30021
(404) 296-6489 ♦ WWW.CLARKSTONGA.GOV

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF THE AGENDA

4. ELECTION OF OFFICERS

A. Chairperson

B. Vice-Chairperson

5. MEETING MINUTES

A. Approval of the November 18, 2025 Planning & Zoning Board meeting minutes.

B. Approval of the December 16, 2025 Planning & Zoning Board meeting minutes.

PUBLIC HEARING

Any member of the public may address the Planning and Zoning Board, during the time allotted for public hearing. Each attendee will be allowed 3 minutes. If your public comment contains a series of questions, please provide those questions to staff in writing on the Public Comment Card (Staff) prior to the meeting. This will facilitate follow-up by the Board or Staff. The Planning and Zoning Board desires to allow an opportunity for public comment; however, the business of the Board must proceed in an orderly and timely manner.

6. PRESENTATIONS

7. OLD BUSINESS

8. NEW BUSINESS

A. Review and consideration of PLAT2026-001 , a sketch plat for 13 single-family homes at 905, 911, 917, 929, & 935 Mell Avenue (Parcel ID: 18 097 10 048, 047, 046, 059, and 050).

- B. Review and recommendation of CUP2026-001, a Conditional Use Permit (CUP) for a community center at 3688 West Smith Street (Parcel ID: 18 119 01 017).

9. ADJOURNMENT

MINUTES OF A
OF THE PLANNING & ZONING BOARD OF CLARKSTON, GEORGIA
HELD IN PERSON AND BY TELECONFERENCE, ZOOM AUDIO/VIDEO
IN SAID CITY ON TUESDAY, NOVEMBER 18, 2025

NOTE: Items appearing in these minutes are in the order they were discussed, not necessarily in the order they appeared on the agenda.

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF THE AGENDA

A. Approval of the November 18, 2025 Planning & Zoning Board Agenda

Amy Medford moved to approve the November 18, 2025 Planning and Zoning Board Agenda; seconded by Felicia Weinert. Motion passed unanimously.

4. MEETING MINUTES

A. Approval of the September 23, 2025 Meeting Minutes

Amy Medford moved to approve the September 23, 2025 Planning and Zoning Board meeting minutes; seconded by Felicia Weinert. Motion passed unanimously.

B. Approval of the October 21, 2025 Meeting Minutes

Amy Medford moved to approve the October 21, 2025 Planning and Zoning Board meeting minutes; seconded by Felicia Weinert. Motion passed unanimously.

PUBLIC HEARING

Any member of the public may address the Planning and Zoning Board, during the time allotted for public hearing. Each attendee will be allowed 3 minutes. If your public comment contains a series of questions, please provide those questions to staff in writing on the Public Comment Card (Staff) prior to the meeting. This will facilitate follow-up by the Board or Staff. The Planning and Zoning Board desires to allow an opportunity for public comment; however, the business of the Board must proceed in an orderly and timely manner.

5. PRESENTATIONS

6. OLD BUSINESS

A. To make a recommendation on REZ2025-002, applicant James Smith, to rezone 3734 Poplar Drive (Parcel ID: 18 096 13 008) from NR-1 to NR-2.

Richard Edwards presented the applicant's withdrawal request.

Lisa Williams asked for clarification on the applicant re-applying for future zoning applications.

Amy Medford moved to accept the applicant's withdrawal; seconded by Felicia Weinert. Motion passed unanimously.

- B. To make a recommendation on PUD2025-002, applicant James Smith, for a Planned Unit Development (PUD) at 3734 Poplar Drive (Parcel ID: 18 096 13 008) for the construction of six (6) townhouse units.

Amy Medford moved to accept the applicant's withdrawal request; seconded by Lisa Williams. Motion passed unanimously.

7. NEW BUSINESS

- A. Proposed Text Amendments to the City of Clarkston Zoning Ordinance, Appendix A, Article VII to add a definition for Townhomes and amend definitions for Duplex, Triplex, Quadplex, and Multiple Family Dwelling.

Richard Edwards presented the proposed text amendment.

Michele Miserjian recommended adding apartments and condos to the definition of multifamily.

Tim Hall spoke in opposition.

Taylor Brooks asked for clarification on definitions.

Mike Firsowicz spoke in opposition.

Lisa Williams asked if the zoning code included design standards for townhomes.

Felicia Weinert asked for clarification on the proposed definition of townhomes.

Birendra Dhakal asked how the proposed definitions compared to surrounding municipalities.

Amy Medford moved to recommend approval of the text amendment; seconded by Birendra Dhakal. Motion passed unanimously.

- B. Proposed Text Amendments to the City of Clarkston Zoning Ordinance, Appendix A, Article IV to add amend the Use Table to expand the allowance of duplexes, townhomes, and home occupations.

Richard Edwards presented the proposed text amendments.

Lisa Williams asked for clarification on public notifications.

Taylor Brooks spoke in favor of expanding home occupation uses but spoke in opposition to expanding duplex and townhome uses.

Tim Hall spoke in favor of expanding home occupation uses but spoke in opposition to expanding duplex and townhome uses.

Debbie Gathmann spoke in favor of expanding home occupations but recommended reviewing the definition of home occupations.

Brian Medford spoke in favor of the proposed text amendments but recommended better definitions of home occupations.

Rhonda Washburn inquired about home occupation requirements.

Michele Maserjian spoke in opposition of duplexes in NR-2 but supported townhomes in TC and expanding home occupation uses.

Symone Wilson spoke in opposition to changes in NR-2.

Mike Firsowicz spoke in favor of expanding home occupations but spoke in opposition to expanding duplex and townhome uses.

Shogun Khadye spoke in opposition.

Cora Hall spoke in favor of expanding home occupation uses but spoke in opposition to duplexes in NR-2.

Dean Moore spoke in opposition.

Robyn Sands spoke in support of expanding home occupation but spoke in opposition of duplexes in NR-2.

Amy Medford spoke on the future implications of the text amendments as it relates to duplexes and townhomes.

Lisa Williams stated that she was not in favor of expanding uses in the NR-2 zoning district.

Birendra Dhakal asked for clarification on the proposed townhome changes.

Amy Medford asked for clarification on requiring ownership for duplexes and townhomes.

Amy Medford moved to recommend approval of the text amendment with the condition that duplexes would only be allowed with a Conditional Use Permit (CUP); seconded by Birendra Dhakal. Motion passed 3-2 with Lisa Williams and Felicia Weinert voting in opposition.

- C. Proposed Text Amendments to the City of Clarkston Zoning Ordinance, Appendix A, Articles III, Sec. 305 to amend residential zoning district dimensional requirements in the NR-1, NR-2, and NR-3 zoning districts.

Richard Edwards presented the proposed text amendments.

Debbie Gathmann spoke in opposition.

Taylor Brooks spoke in opposition to the 1,400 square foot lot sizes for townhomes.

Tim Hall spoke in opposition.

Mike Firsowicz spoke in opposition.

Jamie Carroll provided further background and reasoning for the proposed text amendments.

Michele Maserjian spoke in opposition.
Rhonda Washburn spoke in opposition.
Symone Wilson spoke in opposition.
Dean Moore spoke in opposition.
Robyn Sands spoke in opposition.
Courtney spoke in opposition.
Cora Hall spoke in opposition.
Lisa Williams asked for clarification on the tabled items from October.
Amy Medford spoke on existing legal, nonconforming lots.
Amy Medford spoke on increasing the minimum lot size for townhomes to 1,950 square feet.
Lisa Williams asked what the city can do to ensure that new townhomes are owner-occupied.

Chuck McFarland moved to recommend approval of the text amendment with the minimum lot size for townhomes being amended to 1,950 square feet; seconded by Amy Medford. Motion passed 4-1 with Lisa Williams voting in opposition.

- D. Proposed Text Amendments to the City of Clarkston Zoning Ordinance, Appendix A, Article III to update development standards for townhomes in the NR-CD, RC, and TC zoning districts.

Richard Edwards presented the proposed text amendments.
Jamie Carroll provided further input on the proposed text amendments.
Debbie Gathmann spoke in opposition to increasing the maximum height standards in TC.
Mike Firsowicz spoke in opposition.
Tim Hall spoke in opposition.
Dean Moore spoke in opposition.
Brian Medford spoke in favor.
Michele Maserjian spoke in opposition to increasing the maximum height standards in TC.
Amy Medford asked for clarification on whether a sub-grade parking structure beneath a building would be considered a full story.
Lisa Williams stated that there is one area of NR-CD that could have a negative effect on surrounding properties.
Birendra Dhakal asked for clarification on the proposed maximum height requirements in the TC zoning district.
Felicia Weinert asked for clarification on existing height requirements in NR-CD.

Chuck McFarlad moved to recommend approval of the text amendment; seconded by Amy Medford. Motion passed unanimously.

- E. *Proposed Text Amendments to the City of Clarkston Zoning Ordinance, Appendix A, Article VI to amend the off-street parking requirements.*

Richard Edwards presented the proposed text amendments.

Michele Maserjian recommended adding additional language on rounding up fractional parking requirements.

Tim Hall spoke in opposition.

Mike Firsowicz spoke in opposition.

Tabby Adair spoke in opposition.

Cora Hall spoke in opposition.

Jamie Carroll provided further clarification on the proposed text amendments.

Erica Barton spoke in opposition.

Brian Medford spoke in favor.

Felicia Weinert asked for clarification on fractional parking requirements.

Lisa Williams asked for clarification on which amendments were directly from the Institute of Transportation Engineer's Parking Generation Manual.

Amy Medford asked the board for thoughts on having a 125% parking maximum.

Chuck McFarland moved to recommend approval with an amendment to require 1.5 parking spaces per unit for townhomes; seconded by Amy Medford. Motion passed unanimously.

- F. Proposed text amendment to the City of Clarkston Zoning Ordinance, Appendix A, Article II to amend the written notice to adjacent and nearby property owners requirements.

Richard Edwards presented the proposed text amendments.

Tabby Adair spoke in opposition.

Robert Adair spoke in opposition.

Mike Firsowicz spoke in opposition.

Cora Hall spoke in opposition.

Michele Maserjian spoke in opposition.

Tim Hall spoke in opposition.

Robyn Sands spoke in opposition.

Brian Medford spoke in opposition.

Amy Medford made a clarification that the text amendment does require receipts and has proof of sending out notices.

Amy Medford asked if there was a way to require different levels of required public notice depending on the type of zoning request.

Lisa Williams stated she was in favor of certified mail notices, if possible.

Birendra Dhakal recommended tabling this item for further information gathering.

Amy Medford moved to defer the text amendment to the December 16, 2025 Planning and Zoning Board meeting to give staff time to consult with the city attorney; seconded by Lisa Williams. Motion passed unanimously.

8. ADJOURNMENT

Lisa Williams moved to adjourn at 10:14 P.M.; seconded by Amy Medford. Motion passed unanimously.

ATTEST:

Richard Edwards
Secretary

Chuck McFarland
Chair

MINUTES OF A
OF THE PLANNING & ZONING BOARD OF CLARKSTON, GEORGIA
HELD IN PERSON AND BY TELECONFERENCE, ZOOM AUDIO/VIDEO
IN SAID CITY ON TUESDAY, DECEMBER 16, 2025

NOTE: Items appearing in these minutes are in the order they were discussed, not necessarily in the order they appeared on the agenda.

1. CALL TO ORDER

Meeting called to order at 7:08pm by Chairman Chuck McFarland

2. ROLL CALL

The following Board members were present: Chairman Chuck McFarland, Amy Medford, Felicia Weinert, and Birendra Dhakal.

3. APPROVAL OF THE AGENDA

A. Approval of the December 16, 2025 Planning & Zoning Board Agenda.

Felicia Weinert motioned to approve the December 16, 2025 Planning & Zoning Board Agenda. The motion was seconded by Amy Medford. Motion passed (4-0)

4. MEETING MINUTES

PUBLIC HEARING

Any member of the public may address the Planning and Zoning Board, during the time allotted for public hearing. Each attendee will be allowed 3 minutes. If your public comment contains a series of questions, please provide those questions to staff in writing on the Public Comment Card (Staff) prior to the meeting. This will facilitate follow-up by the Board or Staff. The Planning and Zoning Board desires to allow an opportunity for public comment; however, the business of the Board must proceed in an orderly and timely manner.

5. PRESENTATIONS

6. OLD BUSINESS

A. Proposed text amendment to the City of Clarkston Zoning Ordinance, Appendix A, Article II to amend the written notice to adjacent and nearby property owners requirements.

Board members discussed the proposed text amendment, and reviewed the staff recommendations.

Amy Medford inquired whether the City could purchase specially colored envelopes labeled with Planning and Zoning information and make them available for purchase by property developers or other applicants. These envelopes would be used to mail required notices to residents who may be impacted by a proposed development.

Felicia Weinert emphasized that the envelopes should be clearly labeled “Planning and Zoning Notice” to ensure residents recognize their importance and do not discard them unintentionally.

Briendra Dhakal inquired about the methods currently used to notify residents, specifically whether outdoor notices are posted in affected areas. Board members confirmed that the notification practices referenced are still in use.

Amy Medford motioned to recommend approval of the proposed text amendment to the City of Clarkston Zoning Ordinance, Appendix A, Article II, amending the written notice requirements for adjacent and nearby property owners, on the condition that specially colored envelopes labeled “Planning and Zoning Notice” be made available for purchase by property developers or other applicants for mailing required notices to affected residents. The motion was seconded by Briendra Dhakal. Motion passed (4-0)

7. NEW BUSINESS

A. Review of the 2026 Planning & Zoning Board meeting calendar.

Chairman Chuck McFarland motioned to approve the 2026 Planning & Zoning Board meeting calendar. The motion was seconded by Amy Medford. Motion passed (4-0)

8. ADJOURNMENT

Felicia Weinart motioned to adjourn the meeting at 7:39pm. The motion was seconded by Amy Medford. Motion passed (4-0)

ATTEST:

Richard Edwards
Secretary

Chuck McFarland
Chairperson

STAFF ANALYSIS AND REPORT

APPLICANT: Megha Ramani – Altair Homes ATL, LLC

LOCATION: 905, 911, 917, 929, and 935 Mell Avenue
(Parcel ID: 18 097 10 048, 047, 046, 059, and 050)

CASE #: PLAT2026-001

ZONING: NR-3: High Density Neighborhood Residential with an approved PUD for 13 single-family homes.

REQUEST: Sketch Plat approval for a single-family residential subdivision.

ZONING/ADJACENT LAND USE:

North	NR-3: High density neighborhood residential
South	NC-1: Low density neighborhood commercial
West	NR-1: Low density neighborhood residential
East	NR-3: High density neighborhood residential

MEETING INFORMATION:
Planning & Zoning Commission: 02/17/2026 – 7:00 P.M

RECOMMENDATION:
Staff recommends approval.

BACKGROUND:

These properties were approved by City Council for a Planned Unit Development for 13 single-family homes on October 7, 2025. This approval included three (3) conditions:

1. The development shall be substantially in compliance with the site plan dated April 10, 2025.
2. The architectural elevations shall be substantially in compliance with the Newberry plan dated November 11, 2024 and the Rosemont plan dated August 8, as submitted as part of this packet.
3. The development shall contain a 5’ landscape strip and 5’ sidewalk, as required in Sec. 540 (a).

These properties total approximately 2.07 acres (89,986 sq. ft.) and are zoned NR-3 with a Planned Unit Development (PUD) – Planned Residential Development for the construction of 13 single-family homes.

The proposed development will start with the demolition of the existing single-family home at 929 Mell Avenue before starting the construction of any new single-family homes.

This development conforms with the applicable regulations of the NR-3 zoning district and the approved PUD standards.

Standards for approval of Sketch Plats; approved Preliminary Plats.

(a) The Planning Commission shall not approve a Sketch Plat unless it is found that:

1) Provisions have been made for a water supply system that is sufficient in terms of quantity, dependability, and quality for purposes of health, emergency, and adequate fire protection for the subdivision proposed;

Water service is to be provided by DeKalb County.

2) If a public sewage system is proposed, adequate provision has been made for such a system and, if other methods of sewage disposal are proposed, that such systems will comply with federal, state, and local laws and regulations;

Sewer service is to be provided by DeKalb County.

3) Adequate areas have been allocated within a subdivision to meet the regulations for the long-term collection, management, and treatment of stormwater;

The preliminary stormwater plan has been reviewed and approved by the City Engineer and appears to meet or exceed the minimum requirements of the code. Further, each building permit submittal will be required to show that each property will properly maintain stormwater runoff.

4) The proposed subdivision is designed to avoid areas of flood plains, watercourses, wetlands, exceptional or specimen trees or woodlands;

There are no streams or flood plains affecting this site.

5) No platting of lots within the subdivision will create any non-conforming lots or increase the nonconformity of existing non-conforming lots on property within or adjacent to the subdivision;

Newly created lots are in compliance with applicable lot standards in the NR-3 Zoning District and the approved PUD requirements.

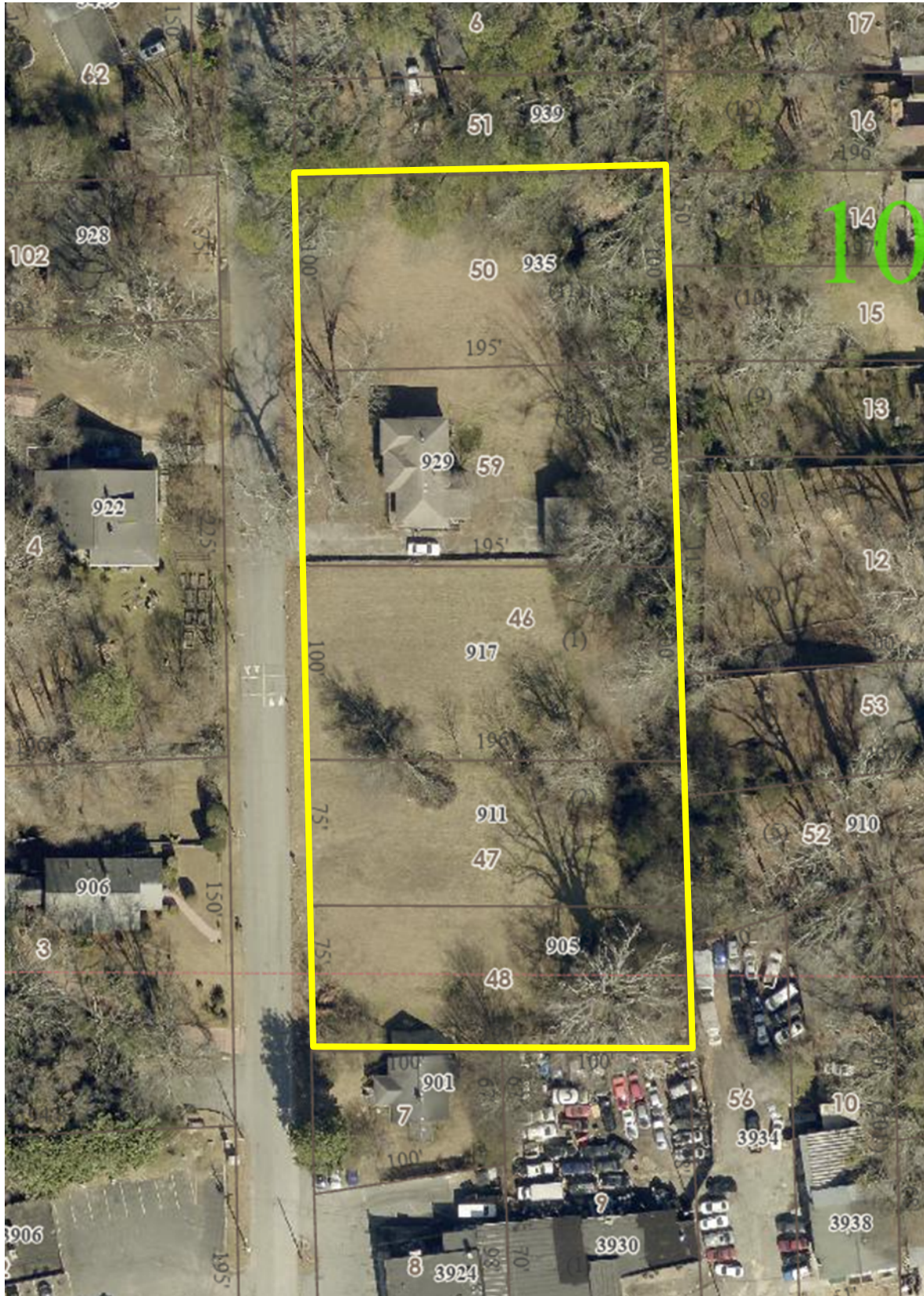
7) The proposed subdivision meets all the requirements of the city’s Code of Ordinances.

Yes, the proposed subdivision appears to meet or exceed all requirements of the city’s Code of Ordinances and the approved PUD requirements.

Recommendation:

Staff has reviewed the request in accordance with the required review criteria and recommends **APPROVAL** of the Sketch Plat for the properties located at 905, 911, 917, 929, and 935 Mell Avenue.

Aerial of the site





CITY of CLARKSTON
SUBDIVISION
(Sketch Plat & Final Plat)
APPLICATION

Form #
200-SUB

I hereby certify that all information provided herein and in the accompanying documents is true and correct.

M. H. [Signature]
Applicant Signature

1/5/2026

Date

Property Owner

Owner's Agent



CITY of CLARKSTON
SUBDIVISION
(Sketch Plat & Final Plat)
APPLICATION

Form #
200-SUB

PROPERTY INFORMATION/OWNER AUTHORIZATION

If more than one parcel is the subject of review, owner-applicant shall complete information for each parcel on additional page attachments; authorized agent-applicants must complete this page for EACH parcel.

PROPERTY # _____ OF _____ TOTAL

PARCEL (PROPERTY) INFORMATION

905, 911, 917, 929, 935 Mell Ave		Clarkston GA	30021
Property Address/Location	Suite/Apt. #	City, State	Zip Code
1809710048, 1809710047, 1809710046, 1809710059,		2.066	
Parcel ID/Property Tax Identification Number	1809710050	Total Acreage	
Vacant land, one parcel has a house		NR3	
Present Use(s)		Present Zoning (Official Zoning Map)	
Single Family Detached Home (under NR3)			
Proposed Use(s)			

PROPERTY OWNER

Altair Homes ATL LLC		Altair Developments LLC	
Owner (Person, Firm, Corporation, or Agency)		Company Name	
[Redacted]		Unit 19973	Atlanta GA
Mailing Address		Suite/Apt. #	City, State
[Redacted]		[Redacted]	30325
Primary Phone #	Alternate Phone #	Fax #	
[Redacted]	[Redacted]	[Redacted]	
Email Address			

PROPERTY OWNER'S AGENT (If applicable; must match applicant contact information on page #1)

Tracy Minich

Name and Company (Owner's Agent or Attorney)

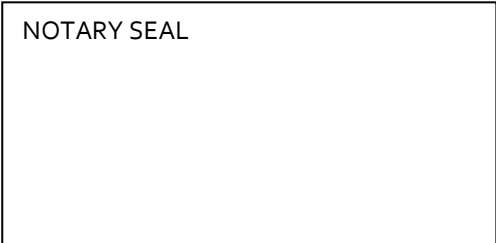
Mailing Address	Suite/Apt. #	City, State	Zip Code
[Redacted]			
Primary Phone #	Alternate Phone #	Fax #	
[Redacted]	[Redacted]	[Redacted]	
Email Address			

AUTHORIZATION FOR AGENT (If applicable)

Owner Signature	Date
<i>Megha Ramani Joshi</i>	1/5/2026
Megha Ramani Joshi	
Print Name	

Subscribed and sworn before me this _____ day of _____, 20_____.

Signature of Notary Public in the State of Georgia



Application Number assigned to this project AP#

SHEET INDEX	
1	COVERSHEET
2	EXISTING CONDITIONS SHEET
3	SITE PLAN

THIS AREA RESERVED FOR RECORDING

APPROVAL PUD2025-001

VICINITY MAP(NOT TO SCALE)

NOTE: NO TRANSITIONAL BUFFERS

NOTE: THERE ARE NO HISTORIC RESOURCES ON THIS LOT.

- A 75' TRIBUTARY BUFFER WILL BE MAINTAINED ON ALL STATE WATERS THAT ARE NOT APPROVED FOR A BUFFER ENCROACHMENT VARIANCE BY CITY OF CLARKSTON OR GEORGIA E.P.D.

NOTES:

- NO PRIVATE COVENANTS AND NO HOMEOWNER'S ASSOCIATION.
- NO BURY PITS EXIST ON PROPERTY
- ABOVE GROUND ELECTRICAL SERVICE.
- WATER PROVIDED BY CITY OF CLARKSTON
- SEWER PROVIDED BY CITY OF CLARKSTON
- CITY OF CLARKSTON IS RESPONSIBLE FOR STORM WATER, BUI INSPECTIONS AND LDP APPROVAL
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIAN WITH THE CORPS OF ENGINEERS' REQUIREMENTS REGARDING WETLANDS.
- RECEIVING WATERS: SOUTH FORK PEACHTREE CREEK

NOTE: LOT IS NOT WITHIN 200 FEET OF A WATER OF THE STATE

CITY OF CLARKSTON
 Mayor: Beverly E. Burtz
 City Council: Debra Johnson, The Mayor; Sherry Linder; Theresia Bell; James Carroll; Susan Hood; Mark Perkins

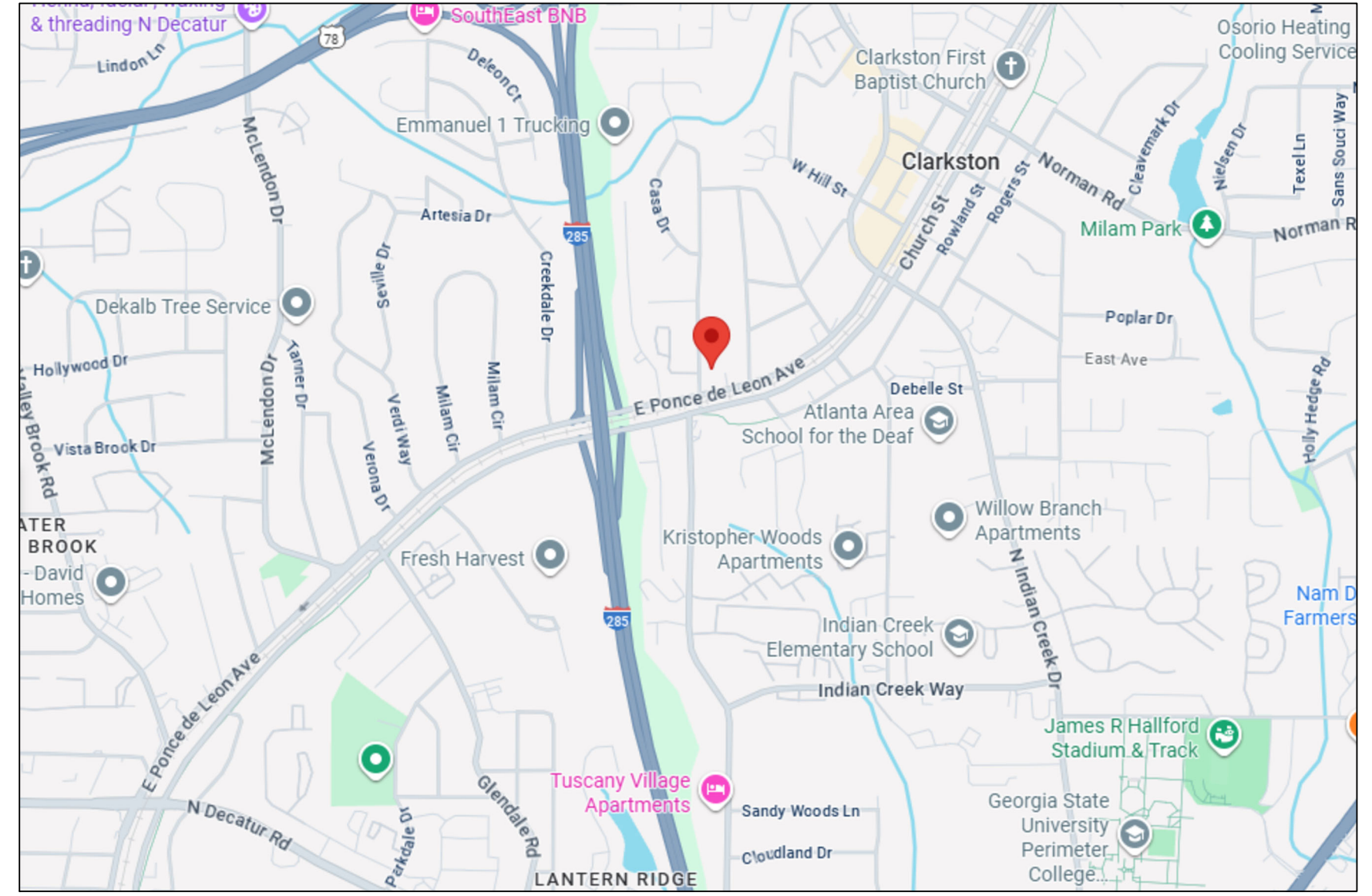
November 17, 2025
 Altair Development ATL, LLC
 Attn: Megha Ramani
 1984 Howell Mill
 Clarkston, GA 30021
 RE: PUD2025-001

Dear Ms. Megha Ramani,
 This letter is to inform you that on October 7, 2025, the City of Clarkston City Council voted to approve your request for a Planned Unit Development consisting of 13 single-family houses at 905 Mell Avenue with the following conditions:
 1. The development shall be substantially in compliance with the site plan dated April 10, 2025.
 2. The architectural elevations shall be substantially in compliance with the Newberry plan dated November 11, 2024 and the Rosemont plan dated August 8, as submitted as part of this packet.
 3. The development shall contain a 5' landscape strip and 5' sidewalk, as required in Sec. 540(a).

Please let me know if you have any questions or concerns regarding your application.

Sincerely,
 Richard Edwards, AICP
 Planning & Economic Development Director
 494-536-1120
 redwards@cityofclarkston.com

City Hall: 736 Park North Boulevard, Suite 120, Clarkston, Georgia 30021
 Phone: (404) 296-6489 • Fax: (404) 296-6480



EXISTING PARCEL TABLE	
929 MELL AVE	
LOT AREA:	87,750 SQFT 2.01 AC
PARCEL ID:	18 097 10 059
IMPERVIOUS:	5,876 SQFT 6.69%

PROPOSED PARCEL TABLE	
905 MELL AVE	
LOT AREA:	5,992 SQFT 0.128 AC
PARCEL ID:	18 097 10 048
IMPERVIOUS:	0 SQFT 0%

PROPOSED PARCEL TABLE	
LOT 7	
LOT AREA:	7,181 SQFT 0.165 AC
PARCEL ID:	TBD
IMPERVIOUS:	0 SQFT 0%

PROPOSED PARCEL TABLE	
LOT 2	
LOT AREA:	7,198 SQFT 0.165 AC
PARCEL ID:	TBD
IMPERVIOUS:	0 SQFT 0%

PROPOSED PARCEL TABLE	
LOT 8	
LOT AREA:	7,213 SQFT 0.166 AC
PARCEL ID:	TBD
IMPERVIOUS:	0 SQFT 0%

PROPOSED PARCEL TABLE	
LOT 3	
LOT AREA:	7,198 SQFT 0.165 AC
PARCEL ID:	TBD
IMPERVIOUS:	0 SQFT 0%

PROPOSED PARCEL TABLE	
LOT 9	
LOT AREA:	7,177 SQFT 0.165 AC
PARCEL ID:	TBD
IMPERVIOUS:	0 SQFT 0%

PROPOSED PARCEL TABLE	
LOT 4	
LOT AREA:	7,198 SQFT 0.165 AC
PARCEL ID:	TBD
IMPERVIOUS:	0 SQFT 0%

PROPOSED PARCEL TABLE	
LOT 10	
LOT AREA:	7,224 SQFT 0.166 AC
PARCEL ID:	TBD
IMPERVIOUS:	0 SQFT 0%

PROPOSED PARCEL TABLE	
LOT 5	
LOT AREA:	7,192 SQFT 0.165 AC
PARCEL ID:	TBD
IMPERVIOUS:	0 SQFT 0%

PROPOSED PARCEL TABLE	
LOT 11	
LOT AREA:	7,218 SQFT 0.166 AC
PARCEL ID:	TBD
IMPERVIOUS:	0 SQFT 0%

PROPOSED PARCEL TABLE	
LOT 6	
LOT AREA:	6,003 SQFT 0.138 AC
PARCEL ID:	TBD
IMPERVIOUS:	0 SQFT 0%

PROPOSED PARCEL TABLE	
LOT 12	
LOT AREA:	7,171 SQFT 0.165 AC
PARCEL ID:	TBD
IMPERVIOUS:	0 SQFT 0%

PROPOSED PARCEL TABLE	
LOT 13	
LOT AREA:	6,015 SQFT 0.138 AC
PARCEL ID:	TBD
IMPERVIOUS:	0 SQFT 0%

ZONING NR-3	
Lot Dimensions (minimum)	
Lot Area (square feet)	5,000
Lot Street Frontage (minimum-FT)	50
Lot Coverage (maximum %)	50%
Building Setback (minimum)	
Front Collector & All other Streets (feet)	15
Side-Interior Building Setbacks (feet)	5
Rear (feet)	15

NOTE: DeKalb GIS requires that all tax parcels have the same exact zoning type & exact ownership as per DeKalb Tax Records for GIS approval.

THIS SKETCH PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF CLARKSTON, ON THIS _____ DAY OF _____.

BY: _____
 PLANNING COMMISSION CHAIRMAN

CITY OF CLARKSTON
 DEKALB COUNTY, GEORGIA

LOT DIVISION-AP#

SCOPE OF WORK: DIVIDING EXISTING PARCEL (PID# 18 097 10 048) INTO SMALLER LOTS

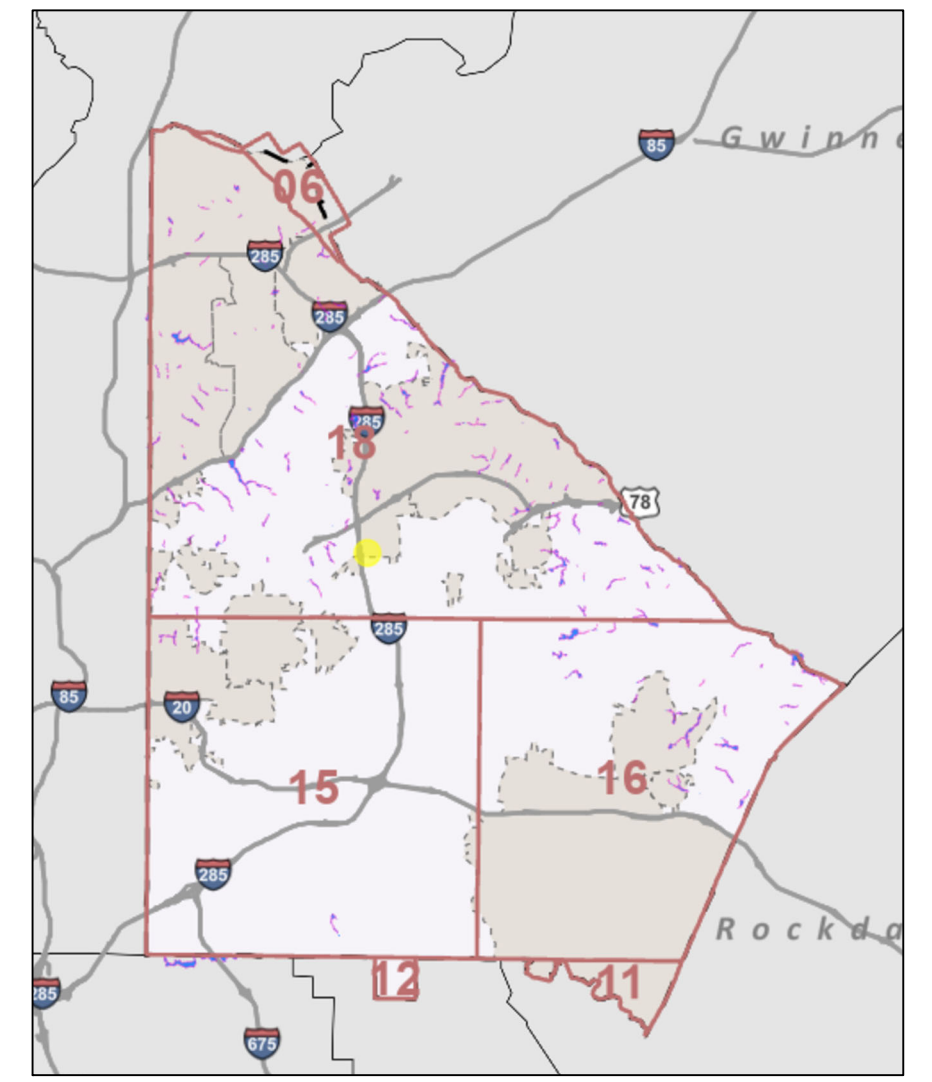
PROJECT TITLE: LOT DIVISION PLAT FOR 905 MELL AVENUE

PARCEL: 18 097 10 048 SITE ADDRESS: 905 MELL AVENUE CLARKSTON, GA, 30021

PROPERTY ADDRESS: 905 MELL AVE, CLARKSTON, GA 30021	COVERAGE: 905 MELL AVENUE		
LOT 4,5,6,7,8 JOLLY STATION SUBDIVISION			
LAND LOT 66 & 97 18th DISTRICT	BY:		
DeKALB COUNTY, GEORGIA	FIELD DATE: 10-22-2025		
CITY OF CLARKSTON	DRAWN DATE: 10-24-2025		
REFERENCE: PLAT BOOK 2, PAGE 78	ALL MATTERS OF TITLE ARE EXCEPTED. NOT TO BE RECORDED NOR USED TO CONVEY PROPERTY.	SURVEY SYSTEMS ATLANTA 660 LAKE DR, SW, SNELLVILLE, GA 30039 COA #LSF000867, JOBORDERSURVEYS@ATLANTA.COM CELL 678-591-6064 ~ OFFICE 404-760-0010	
ZONING: NC-1 & NR-1	THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000+ FEET, AN ANGULAR ERROR OF +/- 1 SECOND PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 30,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.		
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.		OWNER GRACE DENISE RAINEY & JOHN BARRY RAINEY 2117 CHARMOND DR MONROE, GA, 30656	

FEMA
 NATIONAL FLOOD INSURANCE PROGRAM
 FLOOD INSURANCE RATE MAP
 DEKALB COUNTY, GEORGIA
 and Incorporated Areas
 PANEL 86 of 201

VERSION NUMBER: 2.3.3.2
 MAP NUMBER: 13089C0086K
 MAP REVISED: AUGUST 15, 2019



DEKALB COUNTY MAP DOT INDICATES PROPERTY (NOT TO SCALE)

FEMA FLOOD MAP

OWNERS AUTHORIZATION TO GIS:
 I, GRACE DENISE RAINEY, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, WARRANTS THAT I OWN FEE SIMPLE TITLE TO THE PROPERTIES, THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND I DO HEREBY ACKNOWLEDGE AND AUTHORIZE THE LOT DIVISION AS SHOWN HEREON.

OWNER'S NAME: GRACE DENISE RAINEY
 OWNER'S SIGNATURE:

GRACE DENISE RAINEY
 DATE:

OWNERS AUTHORIZATION TO GIS:
 I, JOHN BARRY RAINEY, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, WARRANTS THAT I OWN FEE SIMPLE TITLE TO THE PROPERTIES, THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND I DO HEREBY ACKNOWLEDGE AND AUTHORIZE THE LOT DIVISION AS SHOWN HEREON.

OWNER'S NAME: JOHN BARRY RAINEY
 OWNER'S SIGNATURE:

JOHN BARRY RAINEY
 DATE:

CERTIFICATE OF CONFORMITY

Gerald H. Bernhard, the engineer/surveyor for the Subdivision known as 905 MELL AVE Located in Land Lot 66 & 97 of the 18 District, hereby certify that no lots plotted within the subdivision are non-conforming or will result in any non-conforming lots.

SIGNATURE:
 NAME (PLEASE PRINT): Gerald H. Bernhard
 ADDRESS: 660 Lake Dr
 SNELLVILLE, GA 30039
 CITY, STATE, ZIP:

SURVEYOR'S CERTIFICATION:
 AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENT HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

By: Date: 10/22/2025

GERALD H. BERNHARD
 Printed Name

Surveyor's Acknowledgment

I hereby certify that the plan shown and described hereon is a true and correct survey made on the ground under my supervision, that the monuments have been placed as shown hereon, and is to the accuracy and specifications required by the DeKalb County Development Standards.

Registered Ge. Land Surveyor

GERALD H. BERNHARD
 Printed Name
 10/22/2025
 Date

*** L E G E N D ***

NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
 AKA ALSO KNOWN AS N/F NOW OR FORMERLY
 APD AS PER DEED NAIL NAIL FOUND
 APP AS PER PLAT P PLAT (BOOK/PAGE)
 BSL BUILDING (SETBACK) LINE POB POINT OF BEGINNING
 CP COMPUTED POINT POC POINT OF COMMENCEMENT
 CTP CRIMP TOP PIPE FOUND R RADIUS LENGTH
 OTP OPEN TOP PIPE FOUND R/W RIGHT-OF-WAY
 D DEED (BOOK/PAGE) RBF REINFORCING BAR FOUND
 DW DRIVEWAY (1/2" UNO)
 EP EDGE OF PAVEMENT RBS 1/2" REINFORCING BAR SET
 FFE FINISH FLOOR ELEVATION SW SIDEWALK
 FKA FORMERLY KNOWN AS SSE SANITARY SEWER EASEMENT
 IPF IRON PIN FOUND SSCO SANITARY SEWER CLEANOUT
 L ARC LENGTH SSMH SANITARY SEWER MANHOLE
 LL LAND LOT -X- FENCE LINE
 LLL LAND LOT LINE CB CATCH BASIN
 N NEIGHBOR'S SWCB STORM WATER CATCH BASIN
 ■ WALL

THIS AREA RESERVED FOR RECORDING

ZONING NR-3	
Lot Dimensions (minimum)	
Lot Area (square feet)	5,000
Lot Street Frontage (minimum-FT)	50
Lot Coverage (maximum %)	50%
Building Setback (minimum)	
Front Collector & All other Streets (feet)	15
Side-Interior Building Setbacks (feet)	5
Rear (feet)	15

FLOOD HAZARD STATEMENT

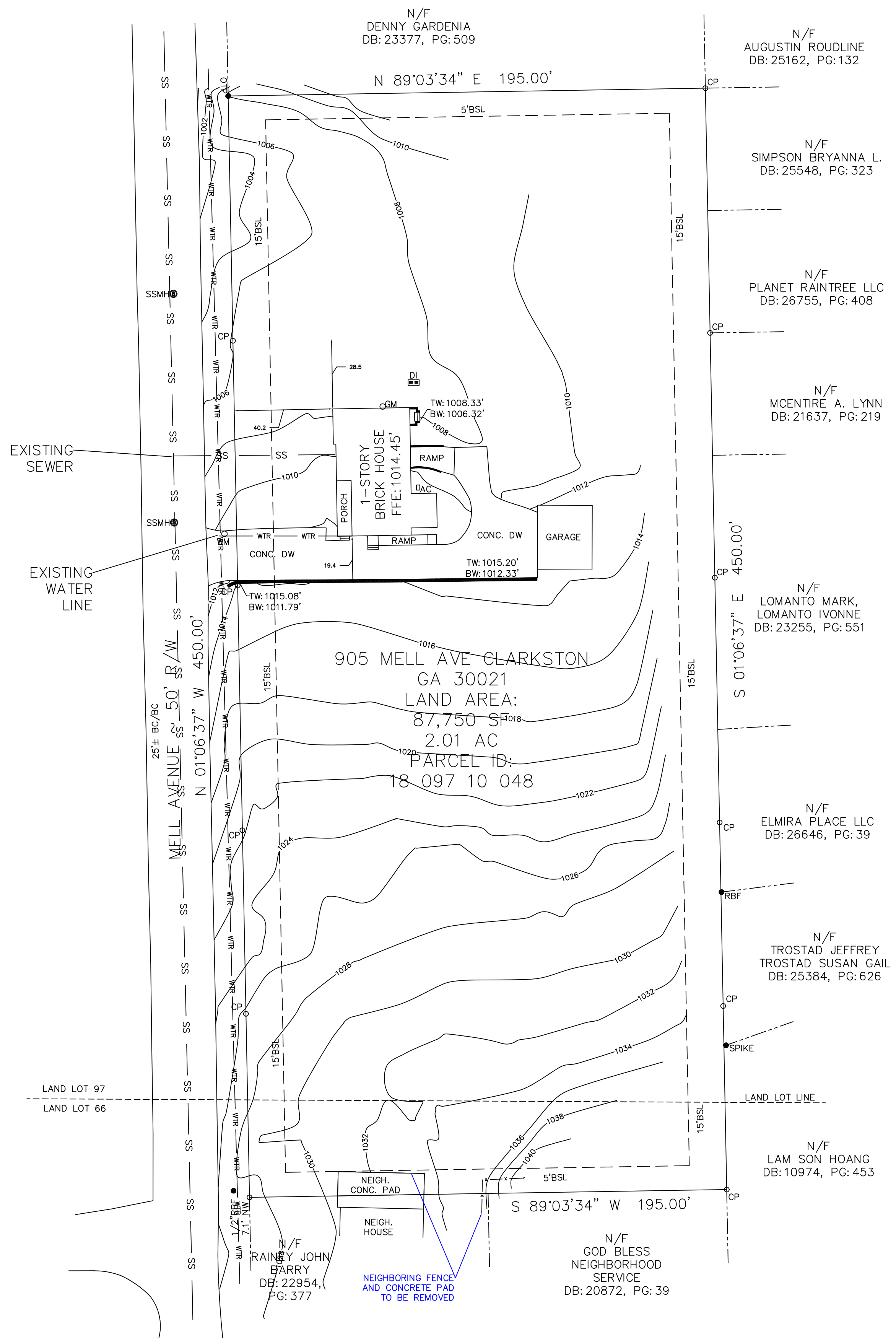
I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PANEL 13089C0086K

EFFECTIVE DATE: 08/15/2019

ZONE 'X'

EXISTING PARCEL TABLE	
929 MELL AVE	
LOT AREA:	87,750 SQFT 2.01 AC
PARCEL ID:	18 097 10 059
IMPERVIOUS:	5,876 SQFT 6.69%



LOT DIVISION-AP#

SCOPE OF WORK: DIVIDING EXISTING PARCEL (PID# 18 097 10 048) INTO SMALLER LOTS

PROJECT TITLE: LOT DIVISION PLAT FOR 905 MELL AVENUE
 PARCEL: 18 097 10 048 SITE ADDRESS: 905 MELL AVENUE
 CLARKSTON, GA, 30021

PROPERTY ADDRESS: 905 MELL AVE, CLARKSTON, GA 30021	EXISTING CONDITIONS PLAT: 905 MELL AVENUE		
LOT 4,5,6,7,8 JOLLY STATION SUBDIVISION	LAND LOT 66 & 97 18th DISTRICT	BY:	
DeKALB COUNTY, GEORGIA	FIELD DATE: 10-22-2025	NH	
CITY OF CLARKSTON	DRAWN DATE: 10-24-2025	AE	
REFERENCE: PLAT BOOK 2, PAGE 78 REFERENCE: DEED BOOK 30897, PAGE 275	ALL MATTERS OF TITLE ARE EXCEPTED; NOT TO BE RECORDED NOR USED TO CONVEY PROPERTY.		
ZONING: NC-1 & NR-1	THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000+ FEET, AN ANGULAR ERROR OF +/- 1 SECOND PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 30,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.		
0 30 SCALE 1" = 30'	THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.		

OWNER
 GRACE DENISE RAINEY &
 JOHN BARRY RAINEY
 2117 CHARMOND DR
 MONROE, GA, 30656

THIS AREA RESERVED FOR RECORDING

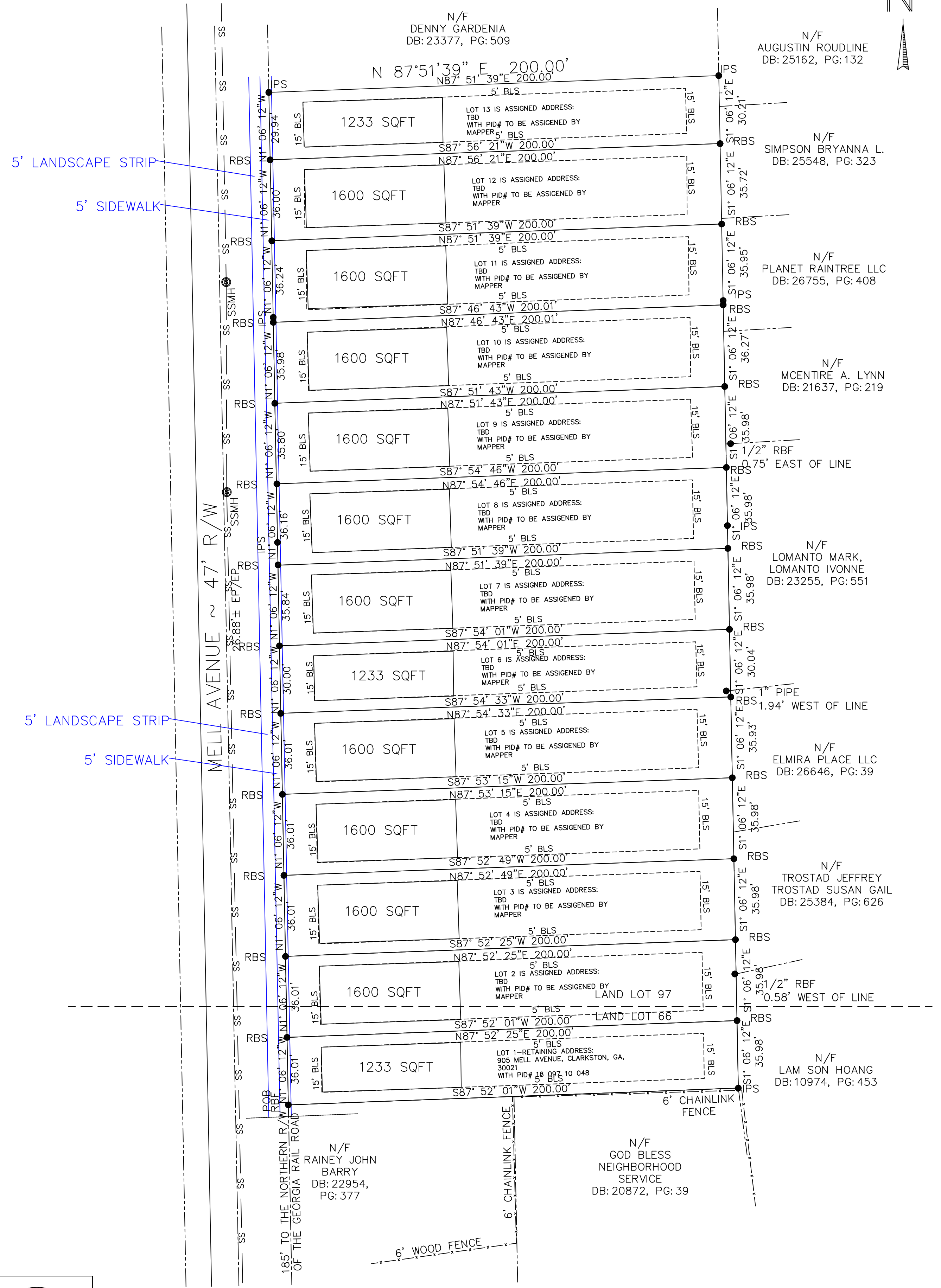
- * LEGEND ***
 NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
 AKA ALSO KNOWN AS N/F NOW OR FORMERLY
 APD AS PER DEED NAIL NAIL FOUND
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 DW DRIVEWAY RBS 1/2" REINFORCING BAR SET
 EP EDGE OF PAVEMENT SW SIDEWALK
 FFE FINISH FLOOR ELEVATION SSE SANITARY SEWER EASEMENT
 FKA FORMERLY KNOWN AS SSCO SANITARY SEWER CLEANOUT
 IPF IRON PIN FOUND SSMH SANITARY SEWER MANHOLE
 L ARC LENGTH -X- FENCE LINE
 LL LAND LOT CB CATCH BASIN
 LLL LAND LOT LINE SWCB STORM WATER CATCH BASIN
 N NEIGHBOR'S WALL

ZONING NR-3	
Lot Dimensions (minimum)	
Lot Area (square feet)	5,000
Lot Street Frontage (minimum-FT)	50
Lot Coverage (maximum %)	50%
Building Setback (minimum)	
Front Collector & All other Streets (feet)	15
Side-Interior Building Setbacks (feet)	5
Rear (feet)	15

FLOOD HAZARD STATEMENT
 I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
 PANEL 13089C0086K EFFECTIVE DATE: 08/15/2019
 ZONE 'X'

PROPOSED PARCEL TABLE	
905 MELL AVE	
LOT AREA:	5,992 SQFT 0.128 AC
PARCEL ID:	18 097 10 048
IMPERVIOUS:	0 SQFT 0%
LOT 2	
LOT AREA:	7,198 SQFT 0.165 AC
PARCEL ID:	TBD
IMPERVIOUS:	0 SQFT 0%
LOT 3	
LOT AREA:	7,198 SQFT 0.165 AC
PARCEL ID:	TBD
IMPERVIOUS:	0 SQFT 0%
LOT 4	
LOT AREA:	7,198 SQFT 0.165 AC
PARCEL ID:	TBD
IMPERVIOUS:	0 SQFT 0%
LOT 5	
LOT AREA:	7,192 SQFT 0.165 AC
PARCEL ID:	TBD
IMPERVIOUS:	0 SQFT 0%
LOT 6	
LOT AREA:	6,003 SQFT 0.138 AC
PARCEL ID:	TBD
IMPERVIOUS:	0 SQFT 0%

PROPOSED PARCEL TABLE	
LOT 7	
LOT AREA:	7,181 SQFT 0.165 AC
PARCEL ID:	TBD
IMPERVIOUS:	0 SQFT 0%
LOT 8	
LOT AREA:	7,213 SQFT 0.166 AC
PARCEL ID:	TBD
IMPERVIOUS:	0 SQFT 0%
LOT 9	
LOT AREA:	7,177 SQFT 0.165 AC
PARCEL ID:	TBD
IMPERVIOUS:	0 SQFT 0%
LOT 10	
LOT AREA:	7,224 SQFT 0.166 AC
PARCEL ID:	TBD
IMPERVIOUS:	0 SQFT 0%
LOT 11	
LOT AREA:	7,218 SQFT 0.166 AC
PARCEL ID:	TBD
IMPERVIOUS:	0 SQFT 0%
LOT 12	
LOT AREA:	7,171 SQFT 0.165 AC
PARCEL ID:	TBD
IMPERVIOUS:	0 SQFT 0%
LOT 13	
LOT AREA:	6,015 SQFT 0.138 AC
PARCEL ID:	TBD
IMPERVIOUS:	0 SQFT 0%



LOT DIVISION-AP#

SCOPE OF WORK: DIVIDING EXISTING PARCEL (PID# 18 097 10 048) INTO SMALLER LOTS
 PROJECT TITLE: LOT DIVISION PLAT FOR 905 MELL AVENUE
 PARCEL: 18 097 10 048 SITE ADDRESS: 905 MELL AVENUE CLARKSTON, GA, 30021

PROPERTY ADDRESS: 905 MELL AVE, CLARKSTON, GA 30021	PROPOSED CONDITIONS PLAT: 905 MELL AVENUE		
LOT 4,5,6,7,8	JOLLY STATION SUBDIVISION	BY: [Signature]	
LAND LOT 66 & 97	18th DISTRICT	DATE: 10-22-2025	NH
DeKALB COUNTY, GEORGIA	FIELD DATE: 10-22-2025	AE	ALL MATTERS OF TITLE ARE EXCEPTED. NOT TO BE RECORDED NOR USED TO CONVEY PROPERTY.
CITY OF CLARKSTON	DRAWN DATE: 10-24-2025	AE	
REFERENCE: PLAT BOOK 2, PAGE 78	REFERENCE: DEED BOOK 30897, PAGE 275	CELL 678-591-6064 ~ OFFICE 404-760-0010	
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000+ FEET, AN ANGULAR ERROR OF +/- 1 SECOND PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 30,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.			
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.			

OWNER
 GRACE DENISE RAINEY &
 JOHN BARRY RAINEY
 2117 CHARMOND DR
 MONROE, GA, 30656

After Recording, Return To:
Matthew Bottoms
Boling Rice LLC
207 Pirkle Ferry Road
Cumming, GA 30040
#82774

Parcel ID: 18 097 10 050; 18 097 10 048; & 18 097 10 059

Address: 905, 929, and 935 Mell Avenue

STATE OF GEORGIA

COUNTY OF FORSYTH

TRUSTEE'S DEED

THIS INDENTURE is made as of the ____ day of _____, 2023, between **G. Denise Rainey and V. Dwight Rainey, as Co-Trustees of the B.E. Rainey Trust Dated April 16, 2008** (hereinafter referred to as “Grantor”) and **Grace Denise Rainey, John Barry Rainey, Victor Dwight Rainey, and Brunson Gary Rainey** (hereinafter referred to as “Grantee”), (“Grantor” and “Grantee” to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

W I T N E S S E T H:

GRANTOR, in consideration of the sum of Ten and No/100 Dollars (\$10. 00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee the following:

See Exhibit “A” attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD, the Land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee, forever in FEE SIMPLE.

AND GRANTOR WILL WARRANT and forever defend the right and title of the above described property unto Grantee and Grantee's heirs and assigns against the claims of all persons whomsoever.

EXECUTED under seal as of the date above.

Signed, sealed and delivered
in the presence of:

Witness

G. Denise Rainey, as Co-Trustee (SEAL)

Notary Public

(SEAL)

Signed, sealed and delivered
in the presence of:

Witness

V. Dwight Rainey, as Co-Trustee (SEAL)

Notary Public

(SEAL)

CERTIFICATE OF TRUST

The undersigned Trustee hereby certifies the following:

1. This Certificate of Trust relates to the B.E. Rainey Trust Dated April 16, 2008, and any amendments thereto (the "Trust") created by trust agreement (the "Trust Agreement") executed by B.E. Rainey, as Grantor, and G. Denise Rainey and V. Dwight Rainey, as Co-Trustees.
2. The name of the Grantor is B.E. Rainey.
3. The name of the original trustees are G. Denise Rainey and V. Dwight Rainey.
4. The name of each trustee empowered to act under the Trust Agreement at the time of execution of this Certificate of Trust is:

Primary Co-Trustees: G. Denise Rainey and V. Dwight Rainey
5. Pursuant to Article IV of the Trust, the Trustees have the power to convey real property owned by the Trust.
6. The undersigned hereby represents that the statements contained in this Certificate of Trust are true and correct, and that there are no other provisions in the Trust Agreement or amendments to it that limit the powers of the Trustees to sell, convey, pledge, mortgage, lease, manage, operate, control, transfer title, divide, convert or allot the trust property, including real and personal property, including but not limited to securities of all kinds.
7. The Trustees have not been removed from the office of Trustee, and at the current time is the only person who have the authority to act as Trustees on behalf of the Trust.
8. This trust has not been revoked, modified, or amended in any manner which would cause the representations in this certification of trust to be incorrect.
9. THIS CERTIFICATION made in accordance with and persons relying upon same are entitled to the protections, rights and immunities contained in OCGA § 53-12-280.

So sworn this _____ day of _____, 2023.

G. Denise Rainey, Co-Trustee

V. Dwight Rainey, Co-Trustee

State of Georgia
County of Forsyth
Signed, sealed, and delivered
in the presence of:

Notary Public (SEAL)

EXHIBIT "A"

Tract 1:

All that tract or parcel of land lying and being in Land Lot 66 and Land Lot 97 of the 18th District of DeKalb County, Georgia, and being Lots 4, 5, 6, 7, and 8, according to plat of Jolly Station Subdivision, recorded in Plat Book 2, Page 78, DeKalb County Records, and being more particularly described as follows:

Beginning on the East side of Mell Avenue, formerly Boulevard, at a point located one hundred eighty-five (185) feet north, as measured along the east side of Mell Avenue, from the northern right-of-way line of Georgia Railroad, which point of beginning is at the northwest corner of Lot 3, said plat; thence running north two hundred fifty (250) feet along the east line of Mell Avenue to the south line of Lot 9, said plat; thence running easterly two hundred (200) feet to the southeast corner of said Lot 9; thence running southerly two hundred fifty (250) feet to the northeast corner of said Lot 3; thence running westerly two hundred (200) feet along the northern line of Lot 3 to the eastern side of Mell Avenue and the point of beginning.

Tract 2:

All that tract or parcel of land lying and being in Land Lot 97 of the 18th District of DeKalb County, Georgia, as shown on Site Plan made for B. E. Rainey, dated September 12, 2000 by Robert M. Buhler, R.L.S. 1403. Beginning at the centerline intersection of East Ponce de Leon with the east right-of-way of Mell Avenue following along the east right-of-way in a northerly direction an approximate distance of 440 feet to a point and the TRUE POINT OF BEGINNING. THENCE in a northerly direction along the east right-of-way of Mell Avenue a distance of 100 feet to a point; THENCE in a easterly direction a distance of 195 feet to a point; thence in a southerly direction a distance of 100 feet to a point; THENCE in a westerly direction a distance of 195 feet to a point being the TRUE POINT OF BEGINNING. SAID PROPERTY CONTAINS 0.45 Acre. Being known as 929 Mell Avenue, Clarkston, Georgia 30021 according to the DeKalb County residential numbering system.

Tract 3:

All that tract and parcel of land lying and being in land lot 97 of the 18th District in DeKalb County as shown on Site Plan made for B. E. Rainey, dated September 12, 2000, by Robert M. Buhler, R.L.S. 1403.

Beginning at the centerline intersection of East Ponce de Leon with the east right-of-way of Mell Avenue following along the east right -of-way in northerly direction an approximate distance of 540 feet to a point and the TRUE POINT OF BEGINNING.

THENCE in a northerly direction along the east right-of-way of Mell Avenue a distance of 100 feet to a point; THENCE in a easterly direction a distance of 195 feet to a point; THENCE in a southerly direction a distance of 100 feet to a point; THENCE in a westerly direction a distance of 195 feet to a point; being the TRUE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 0.45 acre.

STAFF ANALYSIS AND REPORT

APPLICANT: Berhanu “Ben” Nune

LOCATION: 3688 W Smith Street
(Parcel ID: 18 119 01 017)

CASE #: CUP2026-001

ZONING: RC: Residential Commercial

REQUEST: Conditional Use Permit to allow a community center in the RC zoning district.

ZONING/ADJACENT LAND USE:

North	NR-3: Vacant residential
South	NR-3 & NC-2: Single-family homes & Dashen Insurance Office
West	NR-3: Single-family homes
East	RC: Esubalew Tax Office and a vacant commercial building

MEETING INFORMATION:

Planning & Zoning Commission:	02/17/2026 – 7:00 P.M
Mayor & City Council Work Session:	03/31/2026 – 7:00 P.M.
Mayor & City Council Public Hearing:	04/07/2026 – 7:00 P.M.

RECOMMENDATION:
Staff recommends approval with conditions.

BACKGROUND:

This property is 1.38 acres and is currently vacant and wooded. The applicant is requesting a conditional use permit (CUP) to construct a community center with an assembly area consisting of 204 seats.

The proposed development would require 86 parking spaces based on 1 space per 50 square feet of gross floor area where seating is not fixed. The applicant is proposing 75 new parking spaces on the site with 15 existing parking spaces being utilized from the neighboring properties at 4312 and 4320 E Ponce de Leon (EPD) Avenue. The property at 4312 EPD Ave requires six (6) total parking spaces and 4320 EPD Ave requires six (6) total parking spaces for a total of 12 required parking spaces. These two properties have 15 shared parking spaces between the two (2) office uses.

A shared parking agreement will be required prior to the issuance of a Certificate of Occupancy. Table 6.2 in Sec. 608 provides for shared parking space requirements based on day of the week and daytime (6am-5pm) and evening (5pm-1am). The proposed shared parking agreement would be for a total of 90 spaces and would exceed the total required parking for days and times based on Table 6.2.

The following is a breakdown of the shared parking space requirements:

Use	6am-5pm (Weekday)	5pm-1am (Weekday)	6am-5pm (Weekend)	5pm-1am (Weekend)
Office	100% (12 spaces)	10% (2 spaces)	20% (4 spaces)	5% (1 spaces)
Entertainment	50% (43 spaces)	85% (74 spaces)	70% (61 spaces)	100% (86 spaces)
Total Required	55 spaces	76 spaces	65 spaces	87 spaces

The applicant is also proposing to install a deceleration lane to assist with traffic congestion issues along West Smith Street, as required by code. They will also be required to install a 5-foot sidewalk along the entire frontage of the property that would connect to the existing sidewalk along the frontage of 4320 W Smith Street.

Analysis: Pursuant to Section 219(d) of the City of Clarkston Zoning Ordinance, Staff has reviewed the conditional use permit request in accordance with the required review criteria, which are as follows:

1. Would the conditional use be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity or diminish and impair property values within the surrounding neighborhood?

The proposed use would not diminish nor impair property values with the surrounding neighborhood. The proposed development would increase traffic along West Smith Street but the required deceleration lane, inter-parcel connectivity, proposed zoning conditions should help to mitigate the effects to neighboring properties.

2. Would the proposed conditional use increase local or state expenditures in relation to cost of servicing or maintaining neighboring properties?

The proposed use would not increase local or state expenditures in relation to the cost of servicing or maintaining neighboring properties.

3. Would the establishment of the conditional use impede the normal and orderly development of surrounding property for uses predominant in the area?

Staff does not anticipate this use impeding the normal and orderly development of surrounding properties. There are three (3) commercial office buildings to the east and south of the proposed development. The remaining five (5) properties along West Smith Street are existing single-family homes. The properties to the north are vacant, residentially zoned lots but this proposed development would not impede the future development of those lots.

4. Would the location and character of the proposed conditional use be consistent with a desirable pattern of development for the locality in general?

The subject property is located along a corridor characterized by a mix of commercial and residential uses. In terms of scale and function, the proposed community center is most comparable to the commercial uses located near the intersection of W. Smith Street and E. Ponce de Leon Avenue.

The Future Land Use Map in the Comprehensive Plan designates W. Smith Street as Mixed-Use, with the exception of 1210 and 3664 W. Smith Street, which are designated for Traditional Neighborhood Development. The proposed community center is consistent with the Mixed-Use Future Land Use designation, which envisions a mix of residential, commercial, and urban-compatible industrial uses.

Recommendation:

Pursuant to Article II, Division 6 of the City of Clarkston Zoning Ordinance, Staff has reviewed the request in accordance with the required review criteria and recommends **APPROVAL** of the conditional use permit for a community center at 3688 W Smith Street with the following conditions:

1. The development shall be substantially similar to the site plan dated October 23, 2025.
2. The architectural elevations shall be substantially similar to the plans dated October 23, 2025.
3. A 6-foot wooden fence shall be installed along the property lines abutting 3664 W Smith Street and 4324 E Ponce de Leon Avenue to prevent light spillage from vehicles onto residential properties.
4. The developer shall install a minimum 3-foot, continuous row of evergreen shrubs along the parking spaces facing W Smith Street to prevent light spillage from vehicles onto residential properties.
5. The hours of operation shall be limited to 7am to 9pm Sunday through Thursday and 7am to 11pm on Friday and Saturdays.

Aerial of the site





Date Received: 10-23-2025

APPLICANT INFORMATION

APPLICANT NAME: BERHANU NUNE
ADDRESS: [REDACTED], Stone Mountain, GA 300
PHONE: [REDACTED] CELL: _____ FAX: _____
EMAIL ADDRESS: [REDACTED]

OWNER INFORMATION (If different from Applicant)

OWNER NAME: Same
ADDRESS: _____
PHONE: _____ CELL: _____ FAX: _____
EMAIL ADDRESS: _____

PROPERTY INFORMATION (attach legal description)

ADDRESS: 3688 W Smith Street, CLARKSTON, GA 3002
PARCEL ID#: 1811901017 LAND LOT: _____ DISTRICT: _____

CONDITIONAL USE PERMIT REQUEST

CURRENT ZONING: RC CURRENT LAND USE: RC
PROPOSED LAND USE: RC

DESCRIPTION OF USE (ex.: number of employees, details of operation, etc.): small employee about 10 people. Community ce

CERTIFICATION OF OWNERSHIP

I hereby certify that I am the owner of the property shown on the attached plat, described in the attached legal description, and identified as follows: 3688 W. Smith Street, Clarkston, GA 3014

BERHANU NUNE
Type or Print Owner's Name

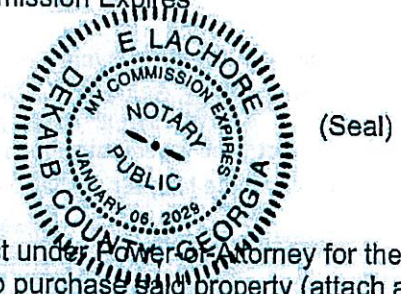
[Signature]
Owner's Signature

11/14/2025
Date

Sworn and subscribed before me this, 14th day of November, 2025

[Signature]
Notary Public

01/06/2029
Commission Expires



POWER OF ATTORNEY (if owner is not the applicant)

Applicant states under oath that: (1) he/she is the executor or Attorney-in-fact under Power of Attorney for the owner (attach a copy of Power-of-Attorney letter); (2) he/she has an option to purchase said property (attach a copy of the contract); or (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease).

Type or Print Owner's Name

Owner's Signature

Date

Sworn and subscribed before me this _____ day of _____, _____

Notary Public

Commission Expires

(Seal)

Type or Print Applicant's Name

Applicant's Signature

Date

Real Estate Transfer Tax \$0.00

Filed and Recorded:
12/10/2021 3:13:29 PM
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

WHEN RECORDED, MAIL TO
4312 E ponce de leon ave
Clarkston, GA 30021

DOCUMENT PREPARED BY: BERHANU NUNE
4312 E PONCE DE LOAN AVE, CLARKSTON, 30021

Property tax parcel id number: 18 119 01 017

Quit Claim Deed
Dated: 12/10/2021

This quitclaim deed is made on 10th day of December, 2021 between Amssale Denbel, Grantors, and Berhanu Nune, GRANTEE, of 3688 W Smith St, Clarkston, GA 30021. *Exhibit "A"*

P. AMSSALE DENBEL (BN)
Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any taxes for the tax year of shall be prorated between the Grantor and Grantee as of this deed.

Signature of Grantor *Amssale*
Name of Grantor AMSSALE DENBEL

Emebet Denbel

EMEBET DENBEL

Signature of witness *Theresa Hailegum*
Signature of witness

Printed name of witness Theresa Hailegum
Printed name of witness

State of Georgia county of DeKalb on 12/10/2021, the Grantor, Amssale Denbel, personally came before me and, being duly sworn, did state and prove that both are the person described in the above document and that they signed the above document in my presence.

[Signature]

Notary Signature

Notary Public,

In and for the county of DeKalb state of Georgia

My commission expires: Feb 2, 2025 Seal



Exhibit "A"

DEED BOOK 23549 Pg 733
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

Legal Description

All that tract or parcel of land lying and being in Land Lot 119 of the 18th District of DeKalb County, Georgia, and as shown on Survey by Ambit Technical Services, dated March 4, 2010, and Labeled as 3688 W Smith St, Clarkston Georgia.

BEGINNING at an Iron pin located on the northeasterly right-of-way of West Smith Road, and the northwesterly right-of-way of East Ponce De Leon Avenue; Running thence, N52°19'55"W, a distance of 185.88' to an Iron pin set and the POINT OF BEGINNING; thence, N52°17'09"W, a distance of 264.66' to an Iron pin set; thence, N39°22'52"E, a distance of 205.63' to an Iron pin found; thence S52°15'57"E, a distance of 258.75' to an Iron pin set; thence, S37°44'03"W, a distance of 205.24' to an Iron pin set and the POINT OF BEGINNING.

Said tract or parcel contains 53,752 Sq. Ft. or 1.23 Acres.

DEED BOOK 29967 Pg 690
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia



Letter of Intent

Response to Preliminary Conditional Use Permit (CUP) Meeting – 3688 West Smith Road, Clarkston, GA (Parcel #1811901017)

Date: December 5, 2025

Richard Edwards
Director of Planning and Economic Development
City of Clarkston
1055 Rowland St, Clarkston, GA 30021
REdwards@cityofclarkston.com | 404-296-6489

Dear Mr. Edwards,

Thank you for the opportunity to participate in the preliminary CUP meeting for the proposed project at 3688 West Smith Road. I appreciate your feedback, Mr. Larry Kaiser, and the City staff.

Please find below clarifications regarding the site analysis and proposed development:

1. Zoning, Site Area & Floor Area Ratio (FAR):

- The existing zoning is RC.
- The owners also own the property on the northeast side of the site (4320 East Ponce DeLeon-Clarkston, Georgia). They will adjust the eastern property line, adding 6,665 sq ft and increasing the total site area to 60,113 sq ft, and allow the 50-foot building setback on the east side of the proposed building to be achieved.
- The Floor Area Ratio is 7.32%. The proposed building footprint is 4,400 sq ft. The proposed square footage (4,400 sq ft.) divided by the total lot square footage (60,113 sq ft.) equals (7.32% lot coverage), well below the maximum allowed.

1

2. Impervious Surface Ratio (ISR):

- ISR is the total impervious surface area (29,916sq ft) divided by the total lot square footage (60,113 sq ft.), which equals 49.7%. The total allowable coverage percentage is 50%.
- The actual impervious lot coverage is 68.2%. The final design will include pervious pavers to meet the 50% requirements. See the site plan.

3. Parking

- A total of 90 parking spaces are shown on the drawings, including 75 new spaces and 15 existing spaces. 86 parking spaces are required. Seven of the existing parking spaces are shared with the adjacent buildings on the east side of the site.





- The property's owners own these buildings (4320 and 4312 East Ponce DeLeon, Clarkston, Georgia). The property owners request approval of a shared parking agreement in accordance with city requirements. See the drawings for additional information.

4. Requests:

- Please clarify the setback requirements and permitted uses for the RC district for this parcel.
- We request consideration for reducing or eliminating the 20-foot buffer along the northern property line, as the adjacent property is unbuildable.
- Advise if additional documentation or studies are required for the formal CUP application.

We look forward to collaborating with the city to ensure the project aligns with zoning standards and community objectives. Please let us know about the next steps or if you need any more information.

Thank you for your attention.

Sincerely,

A handwritten signature in blue ink that reads "Charles E. Bythwood".

Charles E. Bythwood, RA, AIA
President, CEB Architects Plus
982 Chapman Lane
Stone Mountain, GA 30088
404-849-1411



COMMUNITY CENTER

3688 WEST SMITH STREET, GA 30021

City of Clarkston Development in Dekalb County

PROPOSED SITE CONDITIONAL USE PERMIT

COMMUNITY CENTER
 3688 WEST SMITH STREET
 CLARKSTON, GA 30021

COVER SHEET

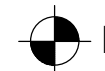


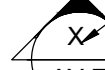



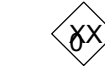
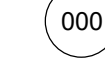
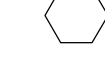
project contacts	drawing index	symbols	vicinity map
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Owner:
 Ben Nune
 4320 East Ponce de Leon Avenue
 Clarkston, GA 30021
 Phone: 678.887.4848
 Email: ben360homes@gmail.com

Architect RA, AIA:
 Charles E. Bythwood
 CEB Architect +
 3590 Covington Hwy.
 Decatur, GA 30032
 Phone: 404.849.1411
 Email: bythwood@aol.com

United Land Surveying:
 Cullen Preston Hardee
 1258 Concord Road, Suite #103
 Smyrna, GA 30080
 Phone: 678.293.5232

A0.0	Cover Sheet
C0.0	Existing Site Survey
SP.1	Proposed Site Conditional Use Plan
SP.2	Proposed Tree Removal Plan
A1.0	Proposed Floor Plan - Fixed Seating
A1.1	Proposed Floor Plan - Table Seating
A2.0	Proposed Elevations - Option 1
A2.1	Proposed Elevations - Option 1
A2.2	Proposed Elevations - Option 2
A2.3	Proposed Elevations - Option 2
A3.0	Building Section - Option 1
A3.1	Building Section - Option 2

ELEVATION MARK	 ELEV 0'
SECTION REFERENCE	 DRAWING NUMBER  SHEET NUMBER
ELEVATION REFERENCE	 DRAWING NUMBER  SHEET NUMBER
DETAIL REFERENCE	 DRAWING NUMBER  SHEET NUMBER
WALL TYPE	
DOOR LABEL	
NOTE LABEL	



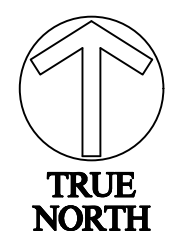
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Project Number	
Date	10/23/2025
Drawn By	BAR
Checked By	CEB

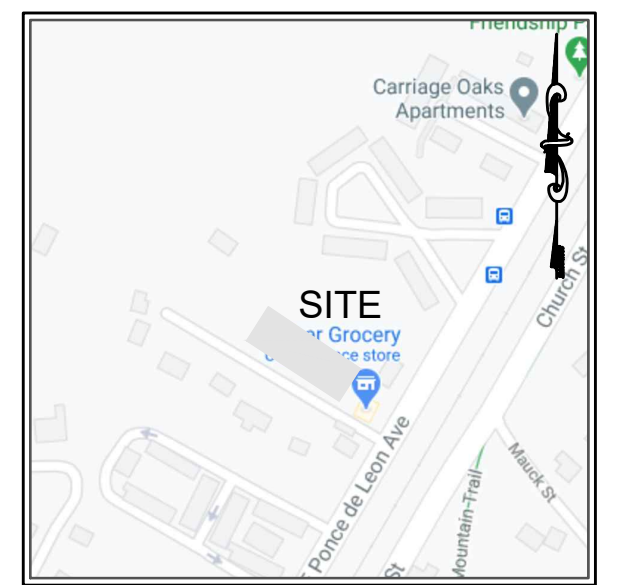
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Scale As indicated



BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR:
BEN NUNE
 LAND LOTS 119 18TH DISTRICT DEKALB COUNTY

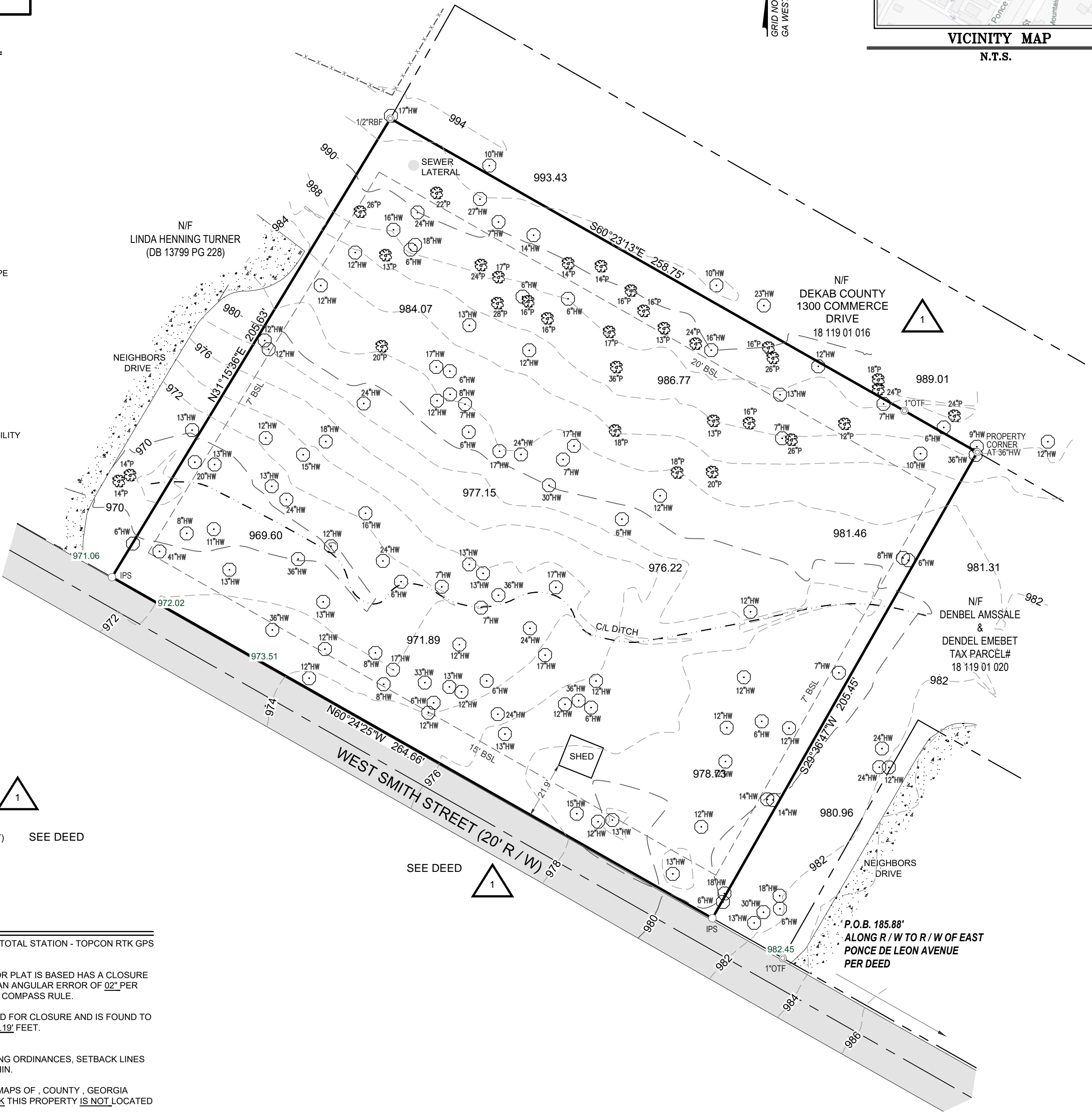
AREA
 53,779.94 sq. ft.
 1.23 acres



RESERVED FOR CLERK OF COURT

LEGEND

DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
LL	LAND LOT
OTP	OPEN TOP PIPE
RB	REBAR
IPF	IRON PIN FOUND
IPS	1/2" REBAR W/C FDC 000995
CTP	CRIMP TOP PIPE
C&G	CURB & GUTTER
R/W	RIGHT OF WAY
N/F	NOW OR FORMERLY
-E-	OVERHEAD POWER LINE
sq ft	SQUARE FOOT
REF	REFERENCE
TBM	TEMPORARY BENCHMARK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
CMP	CORRUGATED METAL PIPE
R	PROPERTY LINE
C	CENTERLINE
ID	IDENTIFICATION
B.S.L.	BUILDING SETBACK LINE
BOC	BACK OF CURB
C	CURVE LABEL
CI	CURB INLET
DE	DRAINAGE EASEMENT
EOP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
L	LINE LABEL
PKS	PK NAIL SET
SSE	SANITARY SEWER EASEMENT
UE	UTILITY EASEMENT
SWMF	STORMWATER MANAGEMENT FACILITY
C/O	SEWER CLEAN OUT
IPF	IRON PIN FOUND
IPF	IRON PIN SET
IPF	CALCULATED POINT
IPF	POWER POLE
IPF	FIRE HYDRANT
IPF	WATER VALVE
IPF	WATER METER
IPF	JUNCTION BOX
IPF	SANITARY SEWER MANHOLE
IPF	DROP INLET
IPF	RAW OR CONC. MONUMENT
IPF	SINGLE WING CATCH BASIN
IPF	DOUBLE WING CATCH BASIN
IPF	CURB INLET
IPF	HEADWALL
IPF	FLARED END SECTION
IPF	GAS METER
IPF	GAS VALVE
IPF	ELECTRIC TRANSFORMER
IPF	TELEPHONE PEDESTAL
IPF	LIGHT POST
IPF	ASPHALT
IPF	CONCRETE



CURRENT ZONING
 ZONED: R-C (CITY OF CLARKSTON DISTRICT) SEE DEED
 MIN. YARD ADJACENT TO PUBLIC STREET
 FRONT YARD: 15 FEET
 SIDE YARD: 7 FEET
 REAR YARD: 20 FEET

- SURVEY NOTES**
- EQUIPMENT USED : TOPCON ROBOTIC D2 TOTAL STATION - TOPCON RTK GPS ROVER.
 - THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
 - THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 46489.19' FEET.
 - THIS PROPERTY IS SUBJECT TO ALL ZONING ORDINANCES, SETBACK LINES AND EASEMENTS OF RECORD LYING WITHIN.
 - AS SHOWN ON FLOOD INSURANCE RATE MAPS OF , COUNTY , GEORGIA COMMUNITY PANEL NUMBER 13067C0078.K THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE.

SURVEYORS CERTIFICATION
 THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

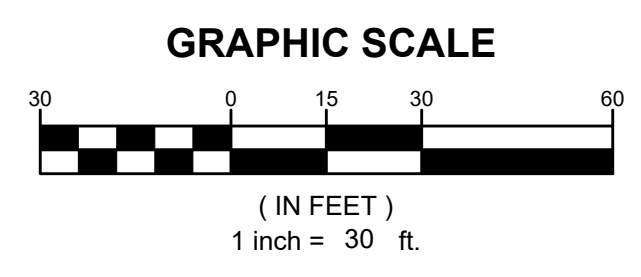
Cullen Preston Hardee
 CULLEN PRESTON HARDEE 3/11/2021
 REGISTERED LAND SURVEYOR #3144, LSF 001321 DATE

PLAT CERTIFICATION NOTICE
 THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-6, 43-15-19, 43-15-22.

CERTIFICATE OF AUTHORIZATION
 NO. LSF001321



ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:

BEN NUNE

SCALE: 1" = 30'	LAND LOT: 119	DISTRICT: 18TH	SECTION: N/A	UNIT: N/A
DATE: 3/11/2021	SUBDIVISION:	LOT:		
FIELD DATE: 3/1/2021	COUNTY: DEKALB	GEORGIA		
LEGAL REFERENCES:	JOB REF: #21-053	UTILITIES PROTECTION CENTER 1-800-292-7411, 770-392-0111 OR DIAL 811		
DEEDS: DB 23549 PG 733				
PLATS: PB -- PG --				

UNITED LAND SURVEYING

PHONE: 678-293-5232
 1258 CONCORD ROAD SUITE #103
 SMYRNA, GEORGIA 30080

RESIDENTIAL & COMMERCIAL
 CERTIFICATE OF AUTHORIZATION
 NO. LSF001321

REVISIONS

1.	
2.	
3.	
4.	

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVYOR NAMING SAID PERSON.

SHEET NUMBER:
C0.0
1 OF 1

COMMUNITY CENTER
 OCCUPANCY: IBC SECTION 303.3 ASSEMBLY A-2 (BANQUET HALL)
 CURRENT ZONING: RC - RESIDENTIAL COMMERCIAL
 TOTAL SEATING OF ASSEMBLY AREA: 204 SEATS
 REQUIRED PARKING:
 1 SPACE PER 25 SQ. FT. OF GROSS AREA OF ASSEMBLY AREA WHERE SEATING IS NOT FIXED
 2,141 SQ. FT. (GROSS AREA)/25 SQ. FT. = 86 REQUIRED SPACES
 TOTAL PARKING PROVIDED: 90 SPACES
 REQUIRED ADA PARKING: 2 SPACES
 PROVIDED ADA PARKING SPACES: 4 SPACES
 THIS PROPERTY IS NOT IN A FEMA DESIGNATED FLOODPLAIN PER FEMA MAP PANEL 13089C 0078K EFF. DATED: 08/15/2019
 THERE ARE NO STATE WATERS ON PROPERTY
 THERE ARE NO WETLANDS ON THIS PROPERTY
 PROPOSED PARKING SPACES
 NEW PARKING SPACES = 75 SPACES
 EXISTING OVERFLOW PARKING = 15 SPACES
 TOTAL SPACES = 90 SPACES

Full, Un-reduced Parking Requirement
 Building Type Minimum Requirement
 Assembly Building 86 spaces
 Office Building 8 spaces
 Total (Unshared) 94 spaces
Shared Parking Demand by Time Period
 Using standard demand factors from ULI/ITE:

Time Period	Office Demand (+8)	Assembly Demand (+86)	Total Demand
Weekday Daytime (9am-5pm)	100% → 8	10% → 9	17
Weekday Evening (5pm-Close)	20% → 2	100% → 86	88
Weekend Peak (Day/Evening)	5% → 1	100% → 86	87

 Peak Demand: Weekday Evening → 88 spaces
Revised Site Plan Summary

Category	Count
Total Parking Spaces	90
Shared Spaces	8
Required (Peak Demand)	88
Surplus	+2

Lot Coverage Ratio Calculation
 Building Lot Coverage: 4,400/ 60,113 sq ft: 7.32 %
 Impervious Lot Coverage: 29,916/ 60,113 sq ft: 49.7 %
 Permeable Lot Coverage: 11,099/ 60,113 sq ft: 18.5% (Pervious Pavers)
 Allowable Lot Coverage: 50%
 Actual Lot Coverage: 68.2% (Gross) - 18.5% (Permeable) = 49.7 %

KEYNOTES

- BIKE RACK LOCATION
- BENCHES

LEGEND

- IMPERVIOUS LOT COVERAGE: 49.7%
- PERVIOUS PAVERS: 18.5%

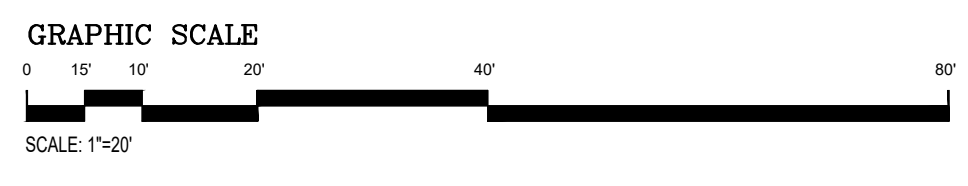
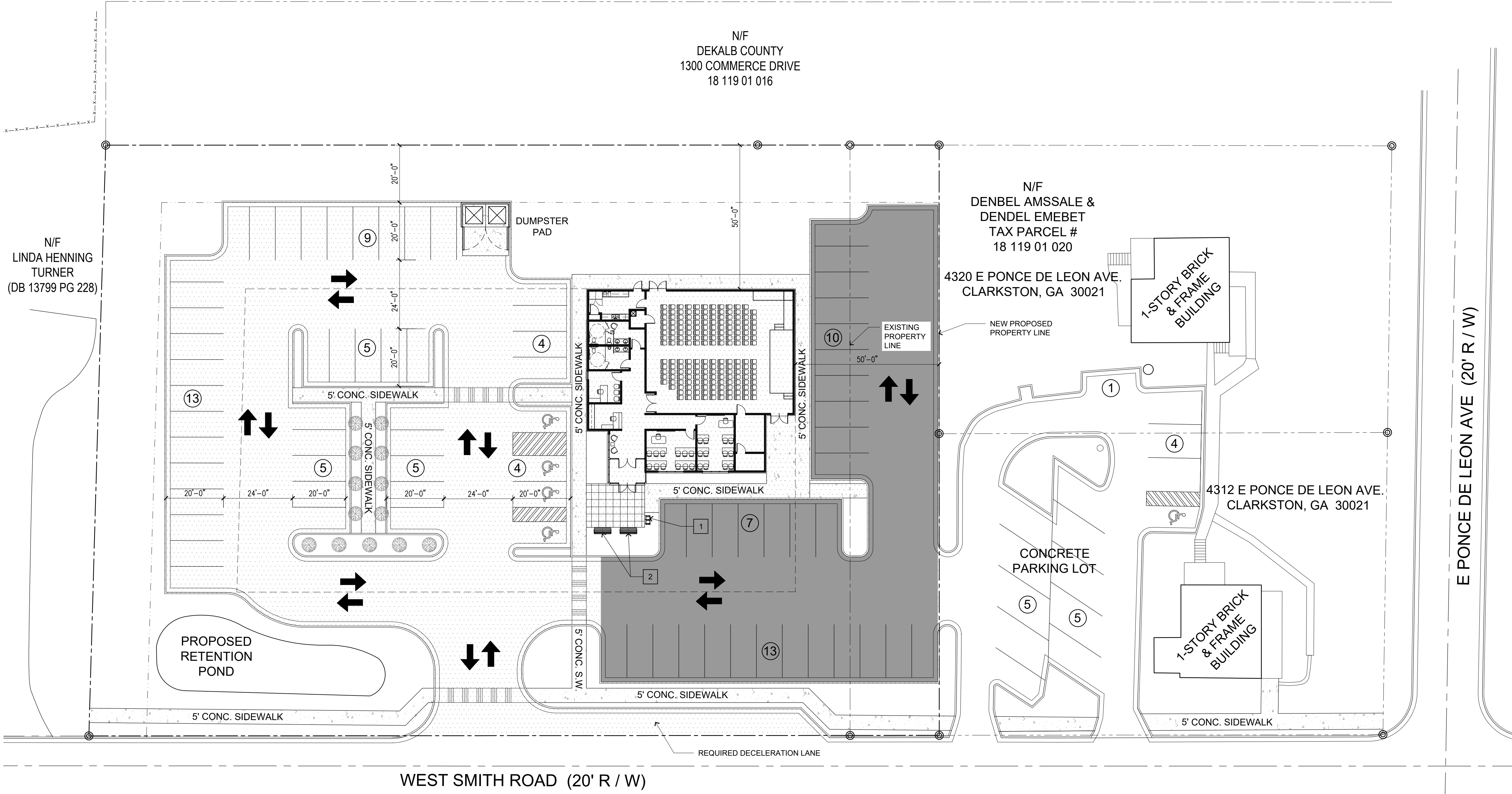
COMMUNITY CENTER
3688 WEST SMITH STREET
CLARKSTON, GA 30021
PROPOSED SITE CONDITIONAL USE PLAN

No.	Description	Date

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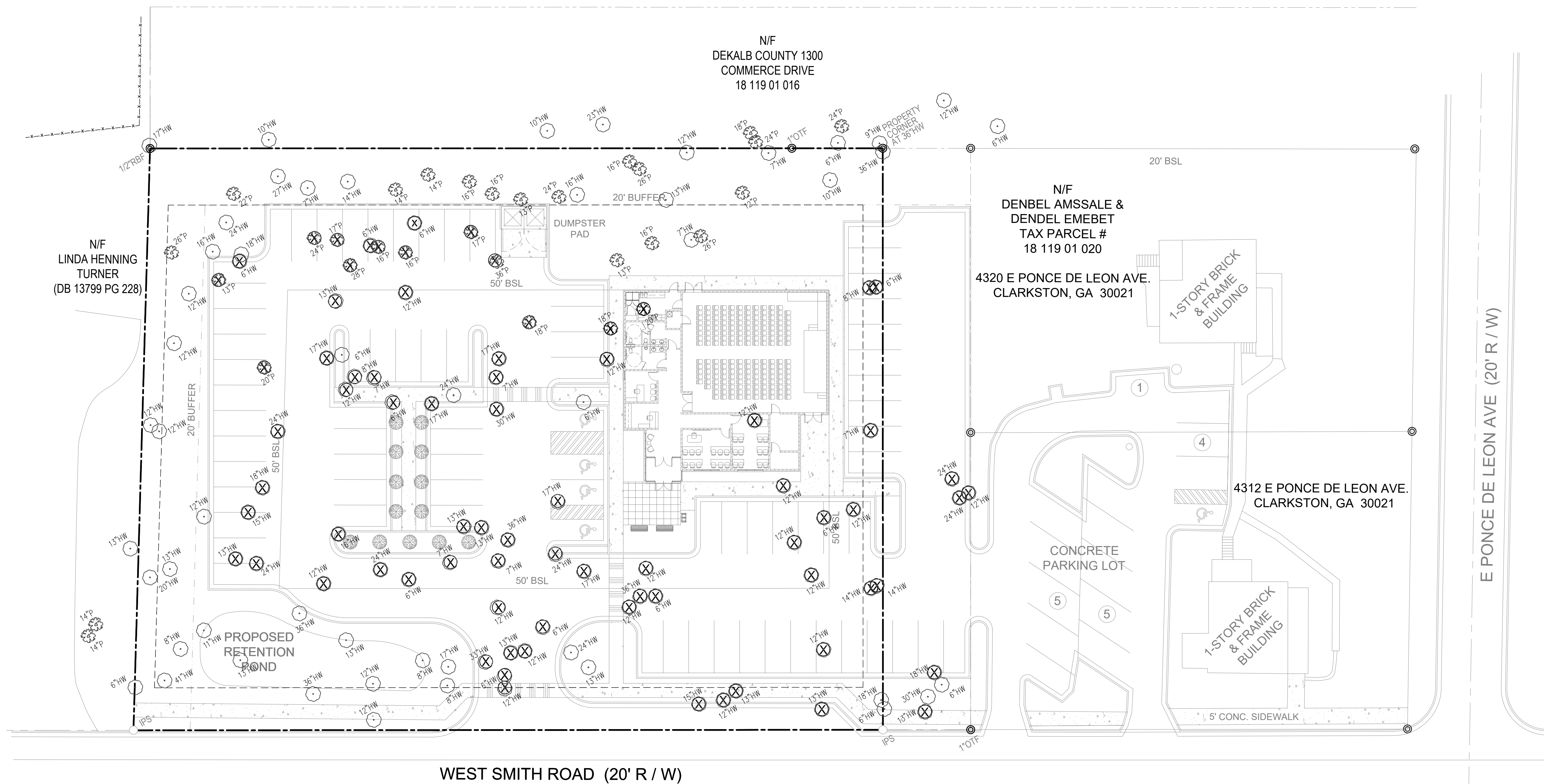
Project Number	
Date	10/23/2025
Drawn By	BAR
Checked By	CEB

SP1.1
 Scale As indicated



**COMMUNITY CENTER
 3688 WEST SMITH STREET
 CLARKSTON, GA 30021**

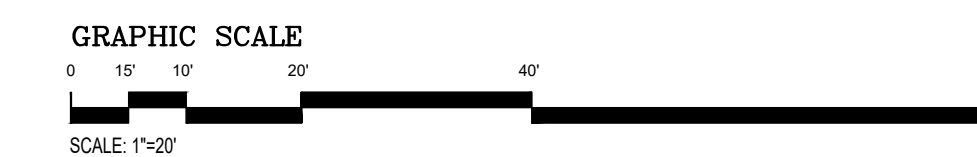
PROPOSED TREE REMOVAL PLAN



LEGEND

(X) INDICATES EXISTING TREES TO BE REMOVED.

NOTE: THIS IS A VERY PRELIMINARY DRAWING WHICH WILL BE USE TO DEVELOP A FINAL TREE DEMOLISH, SAVE, AND RECOMPENSE PLAN FOR THE DISTURBANCE PERMITTING PHASE OF THE PROJECT.



No.	Description	Date

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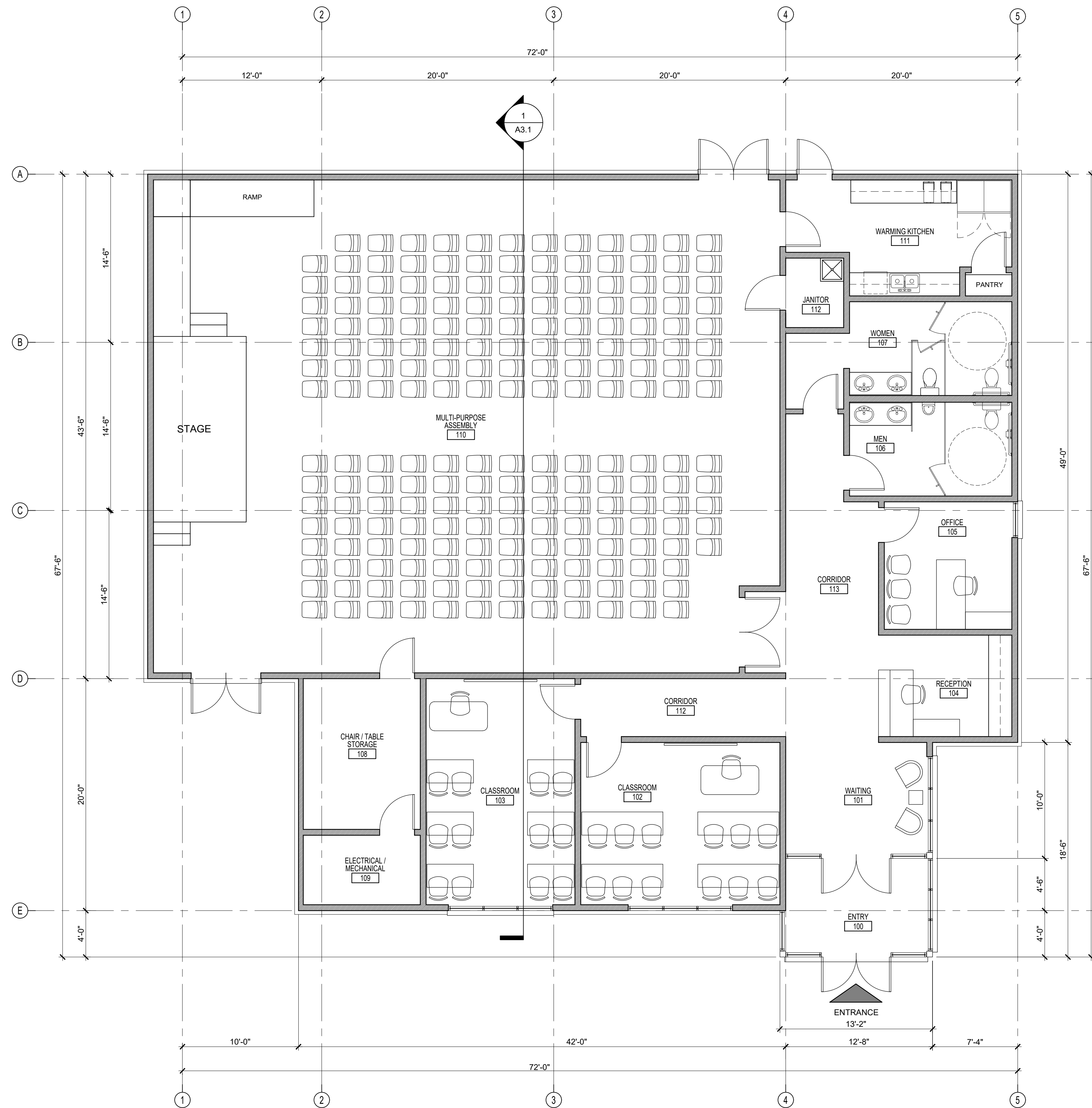
SP1.2
 Scale As indicated

PROPOSED TREE REMOVAL PLAN

SCALE	1
1" = 20'-0"	

COMMUNITY CENTER
 3688 WEST SMITH STREET
 CLARKSTON, GA 30021

PROPOSED FLOOR PLAN - FIXED SEATING



PROJECT INFORMATION
 BUILDING SQUARE FOOTAGE = 4,400 S.F.
 SEATING TOTAL = 204 SEATS

No.	Description	Date

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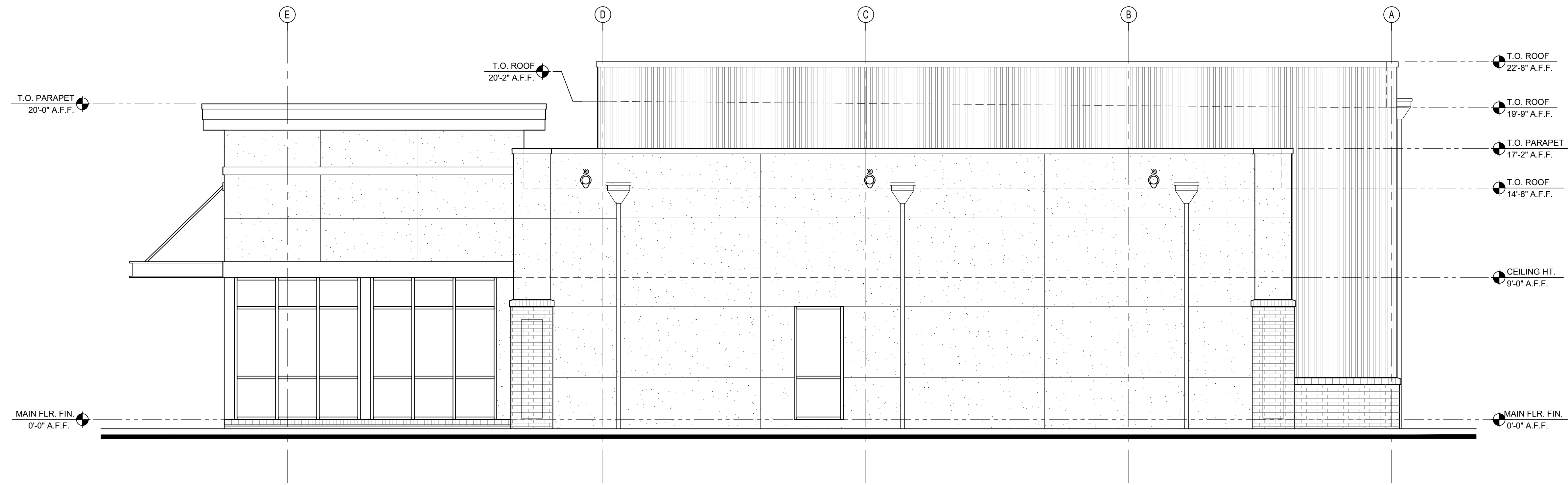
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PROPOSED FLOOR PLAN - FIXED SEATING

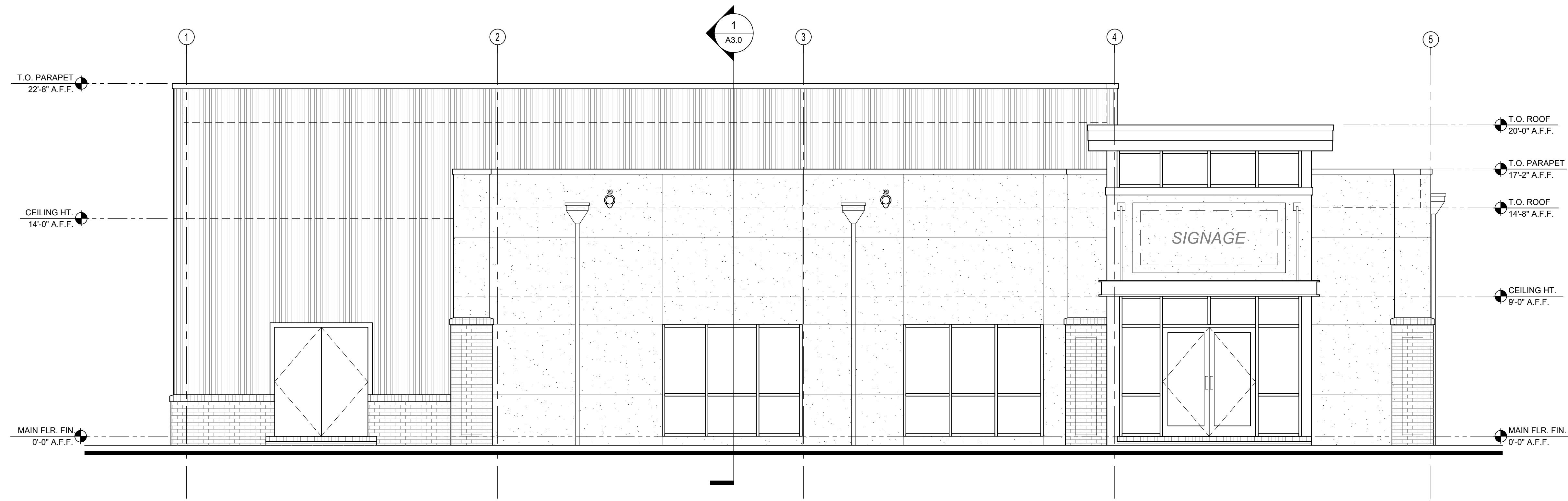
SCALE
 3/16" = 1'-0"

1



RIGHT SIDE ELEVATION - OPTION 1

SCALE	2
1/4" = 1'-0"	



FRONT ELEVATIONS - OPTION 1

SCALE	1
1/4" = 1'-0"	

COMMUNITY CENTER
 3688 WEST SMITH STREET
 CLARKSTON, GA 30021

PROPOSED BUILDING ELEVATIONS - OPTION 1

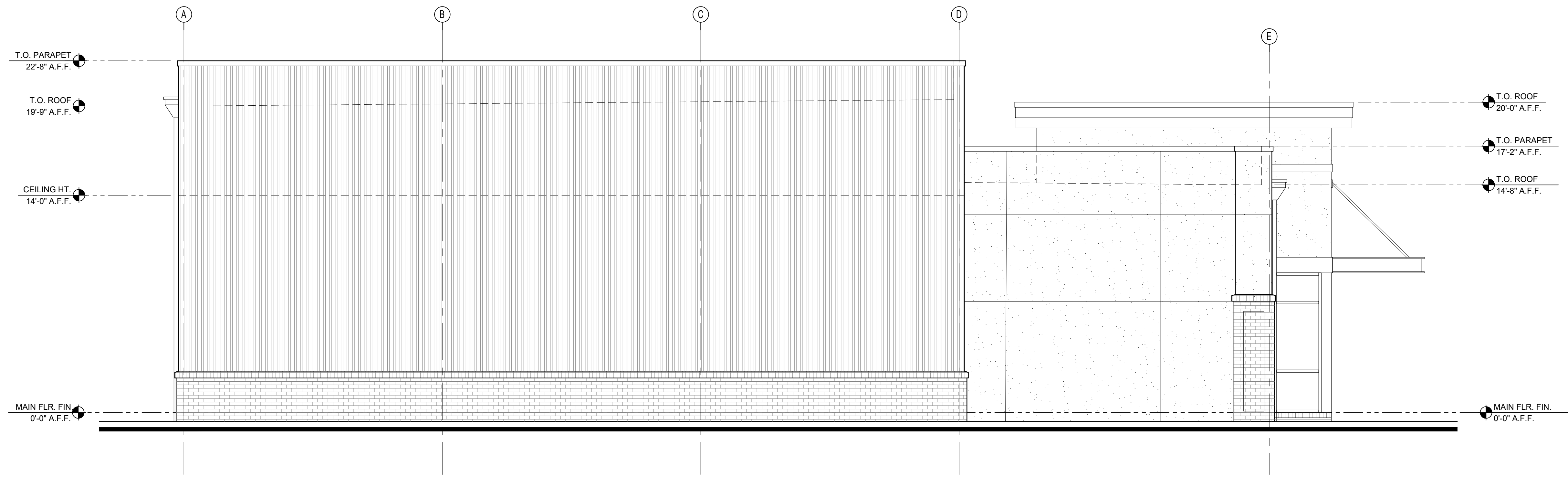
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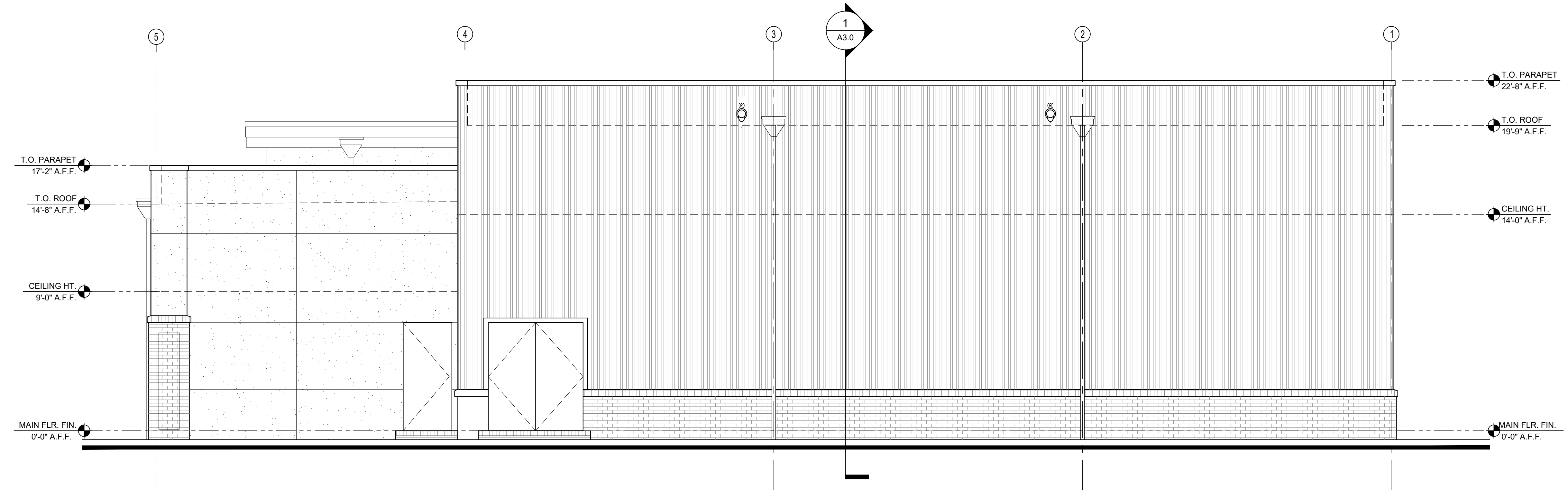
A2.0

Scale As indicated



LEFT SIDE ELEVATION - OPTION 1

SCALE	2
1/4" = 1'-0"	



REAR ELEVATION - OPTION 1

SCALE	1
1/4" = 1'-0"	

COMMUNITY CENTER
 3688 WEST SMITH STREET
 CLARKSTON, GA 30021

PROPOSED BUILDING ELEVATIONS OPTION 1

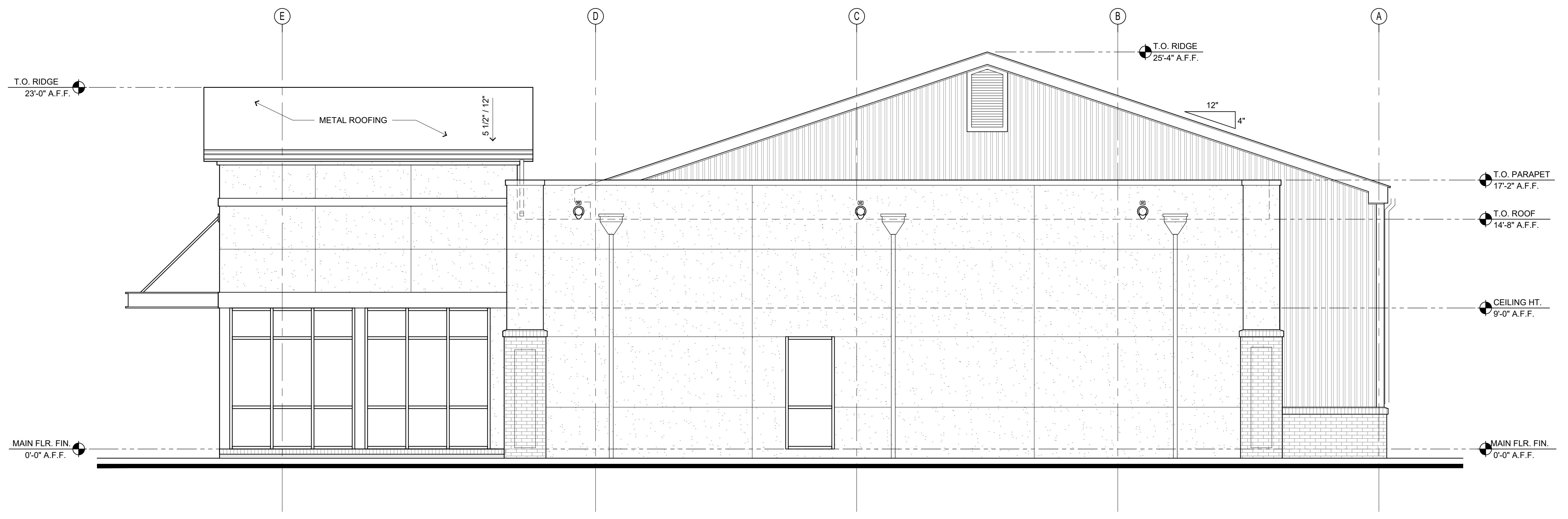
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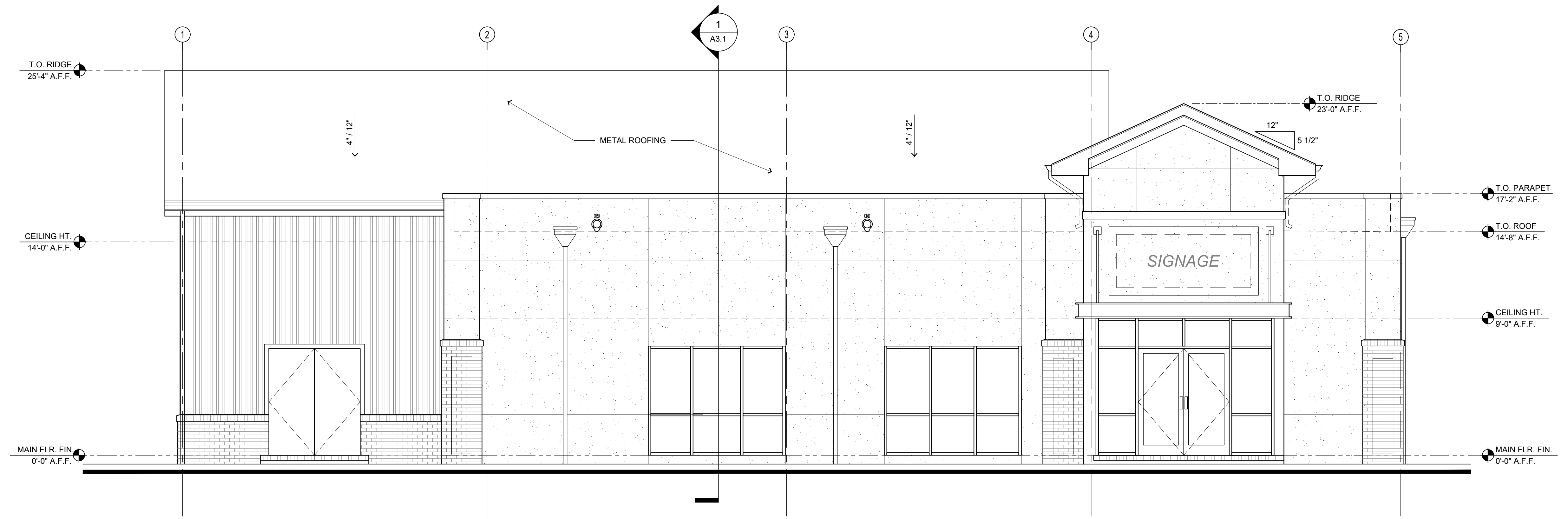
A2.1

Scale As indicated



RIGHT SIDE ELEVATION - OPTION 2

SCALE	2
1/4" = 1'-0"	



FRONT ELEVATIONS - OPTION 2

SCALE	1
1/4" = 1'-0"	

COMMUNITY CENTER
 3688 WEST SMITH STREET
 CLARKSTON, GA 30021
 PROPOSED BUILDING ELEVATIONS - OPTION 2

No.	Description	Date

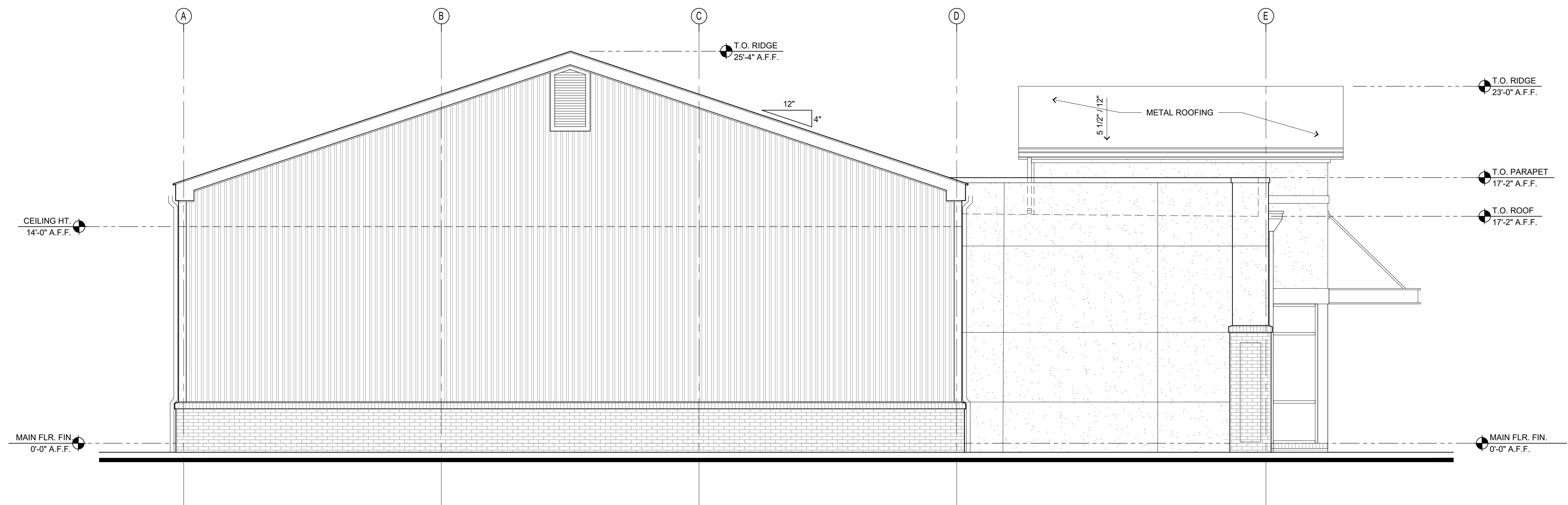
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A2.2
 Scale As indicated

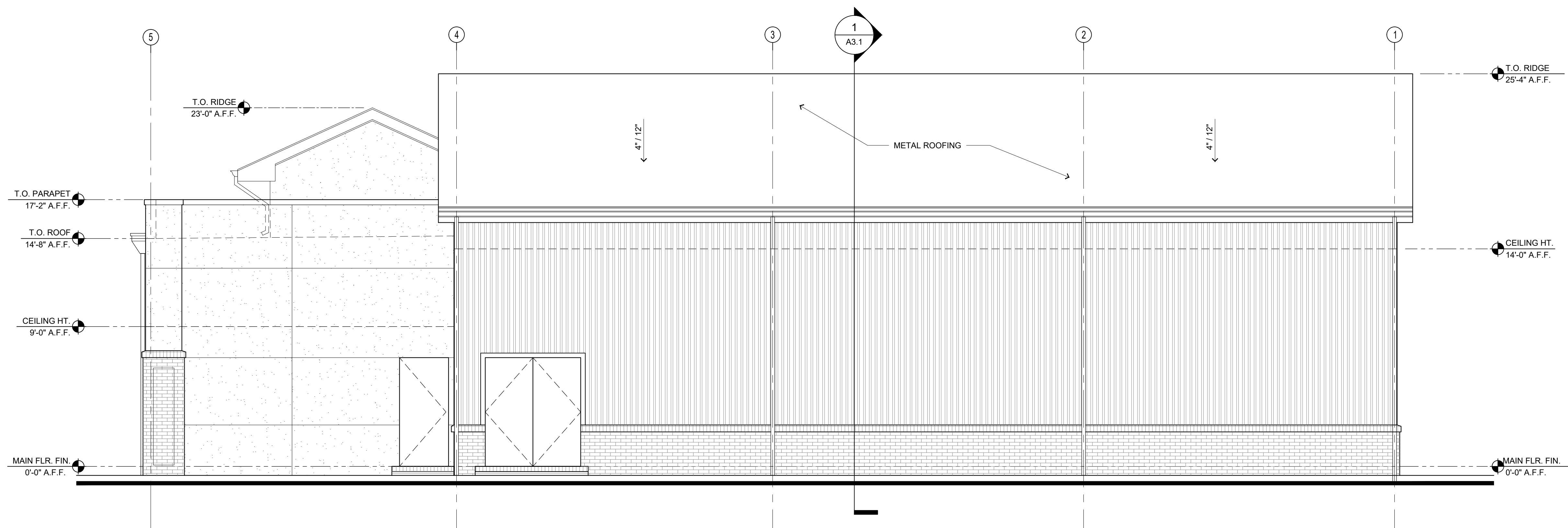
COMMUNITY CENTER
 3688 WEST SMITH STREET
 CLARKSTON, GA 30021

PROPOSED BUILDING ELEVATIONS - OPTION 2



LEFT SIDE ELEVATION - OPTION 2

SCALE
 1/4" = 1'-0" 2



REAR ELEVATION - OPTION 2

SCALE
 1/4" = 1'-0" 1

No.	Description	Date

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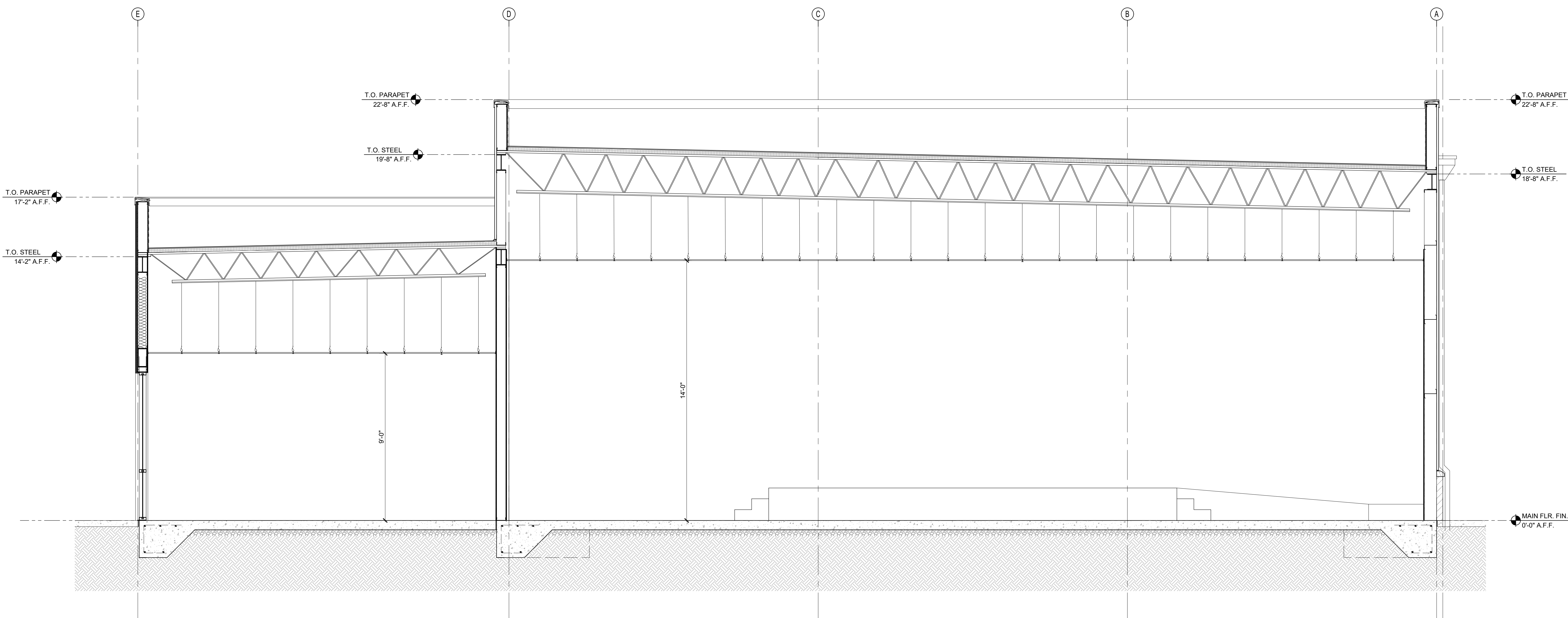
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A2.3

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PROPOSED BUILDING SECTION - OPTION 1



No.	Description	Date

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Project Number	
Date	10/23/2025
Drawn By	BAR
Checked By	CEB

A3.0

Scale As indicated

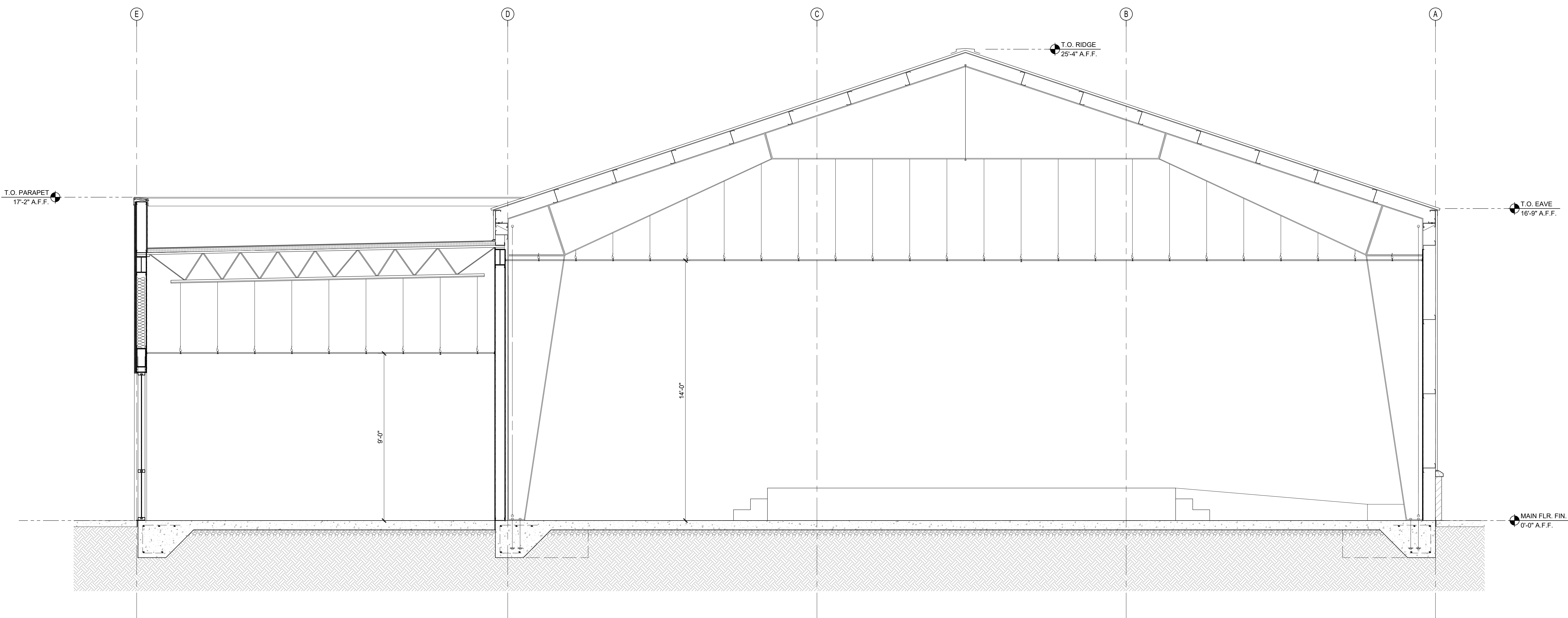
BUILDING SECTION - OPTION 1

SCALE
 3/8" = 1'-0"

1

COMMUNITY CENTER
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PROPOSED BUILDING SECTION - OPTION 2



No.	Description	Date

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Project Number	
Date	10/23/2025
Drawn By	BAR
Checked By	CEB

A3.1

Scale As indicated

BUILDING SECTION - OPTION 2

SCALE
 3/8" = 1'-0"

1

Legal Description

All that tract or parcel of land lying and being in Land Lot 119 of the 18th District of DeKalb County, Georgia, and as shown on Survey by Ambit Technical Services, dated March 4, 2010, and Labeled as 3688 W Smith St, Clarkston Georgia.

BEGINNING at an iron pin located on the northeasterly right-of-way of West Smith Road, and the northwesterly right-of-way of East Ponce De Leon Avenue; Running thence, N52°19'55"W, a distance of 185.88' to an iron pin set and the POINT OF BEGINNING; thence, N52°17'09"W, a distance of 264.66' to an iron pin set; thence, N39°22'52"E, a distance of 205.63' to an iron pin found; thence S52°15'57"E, a distance of 258.75' to an iron pin set; thence, S37°44'03"W, a distance of 205.24' to an iron pin set and the POINT OF BEGINNING.

Said tract or parcel contains 53,752 Sq. Ft. or 1.23 Acres.