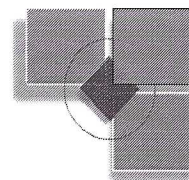




DeKalb County Department of Planning & Sustainability

Lee May
Interim Chief Executive Officer

Andrew A. Baker, AICP
Director



SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing date.

Date Received: _____

Application No.: _____

APPLICANT NAME: Urban Retail, LLC c/o Battle Law, P.C.

Daytime Phone #: 404.601.7616

Fax #: 404.745.0045

Mailing Address: One West Court Square, Decatur, GA 30030

E-mail: mlb@battlelawpc.com

OWNER NAME: Urban Retail, LLC

(If more than one owner, attach contact information for each owner)

Daytime Phone #: 404.630.4761

Fax #: _____

Mailing Address: 880 Indian Trail Road, Suite J. Lilburn, GA 30047

E-mail: usmangandhi@gmail.com

SUBJECT PROPERTY ADDRESS OR LOCATION: 4845 Flat Shoals Parkway

Decatur

, DeKalb County, GA, 30034

District(s): 15

Land Lot(s): 061

Block(s): 03

Parcel(s): 012

Acreage or Square Feet: 0.927

Commission District(s): 3 & 7

Existing Zoning: C-1

Proposed Special Land Use (SLUP): A Special Land Use Permit for Accessory Alcohol Outlet

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

Owner: _____ Agent: X
(Check One)

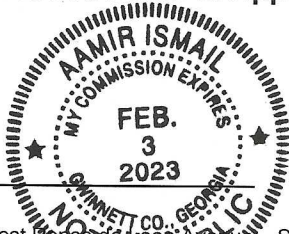
Signature of Applicant: _____

Printed Name of Applicant: _____

Notary Signature and Seal: _____

Amir Ismail

10/27/2020



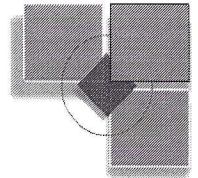
330 West Peachtree Street, Suite 100-500 - Decatur, Georgia - 30030
[voice] 404.371.2132 [Planning Fax] (404) 371-4556 [Development Fax] (404) 371-3007
Web Address <http://www.dekalbcountyga.gov/planning>
Email Address: planninganddevelopment@dekalbcountyga.gov



DeKalb County Department of Planning & Sustainability

Lee May
Interim Chief Executive Officer

Andrew A. Baker, AICP
Director



SPECIAL LAND USE PERMIT APPLICATION AUTHORIZATION

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

Date: 10/27/2020


TO WHOM IT MAY CONCERN:

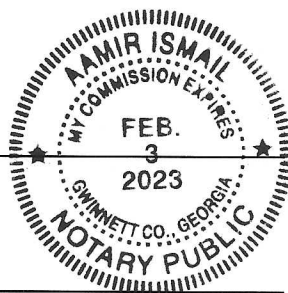
(I) (WE), Urban Retail, LLC
Name of Owner(s)

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

Urban Retail, LLC c/o Battle Law, P.C.
Name of Applicant or Agent

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

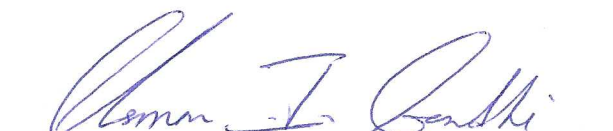

Aamir Ismail
Notary Public
10/27/2020



Notary Public

Notary Public

Notary Public


Owner Usman Gandhi

Owner

Owner

Owner

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

PRE-APPLICATION FORM
REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE
(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: Urban Retail, LLC c/o Battle Law, P.C. Phone: 404.601.7616 Email: mlb@battlelawpc.com

Property Address: 4845 Flat Shoals Parkway, Decatur, GA 30034

Tax Parcel ID: 15 061 03 012 Comm. District(s): 3 & 7 Acreage: 0.927 Acres

Existing Use: Convenience Store w/ Fuel pumps Proposed Use: Convenience Store with Fuel Pumps and Retail

Supplemental Regs: 4.2.28 Overlay District: NO DRI: NO

Rezoning: Yes ☐ No ☒

Existing Zoning: C-1 Proposed Zoning: N/A Square Footage/Number of Units: _____

Rezoning Request: _____

Land Use Plan Amendment: Yes ☐ No ☒

Existing Land Use: NC Proposed Land Use: N/A Consistent ☒ Inconsistent ☐

Special Land Use Permit: Yes ☒ No ☐ Article Number(s) 27- 4, Table 4.1, Sec. 4.2.28

Special Land Use Request(s): Urban Retail, LLC is seeking a Special Land Use Permit for Fuel Pumps and Accessory Alcohol Outlet

Major Modification:

Existing Case Number(s): N/A

Condition(s) to be modified:

N.A.

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: 10/28/20 Review Calendar Dates: ☒ PC: ☐ BOC: ☐
Letter of Intent: ☐ Impact Analysis: ☐ Owner Authorization(s): ☐ Campaign Disclosure: ☐
Zoning Conditions: ☐ Community Council Meeting: ☐ Public Notice, Signs: ☐
Tree Survey, Conservation: ☐ Land Disturbance Permit (LDP): ☐ Sketch Plat: ☐
Bldg. Permits: ☐ Fire Inspection: ☐ Business License: ☐ State License: ☐
Lighting Plan: ☐ Tent Permit: ☐ Submittal Format: NO STAPLES, NO BINDERS PLEASE

Review of Site Plan

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

Comments:

Discussed setting bldg. closer to streets. Existing fuel tanks limit location of bldg; also the concept of a bldg. w/ more than one entrance seems unacceptable to applicant
Planner: Melora Fusman Date: 10/27/20

Filing Fees

REZONING:	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
	RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
	OI, OD, OIT, NS, C1, C2, M, M2	\$750.00

LAND USE MAP AMENDMENT \$500.00

SPECIAL LAND USE PERMIT \$400.00

STATEMENT OF INTENT AND
IMPACT ANALYSIS

and

Other Material Required by
DeKalb County Ordinance
For
A Special Land Use Permit for
Accessory Gas Pumps and Alcohol Outlet

Pursuant to DeKalb County Zoning Ordinance

of

Urban Retail, LLC
c/o Battle Law, P.C.

for

.927 ± acres of land
Located at 4845 Flat Shoals Parkway, Decatur, GA
in Land Lot 15, District 61
DeKalb County, Georgia

Submitted for Applicant by:

Michèle L. Battle, Esq.
Battle Law, P.C.
One West Court Square, Suite 750
Decatur, Georgia 30030
(404) 601-7616 Phone
(404) 745-0045 Facsimile
www.battlelawpc.com

I. STATEMENT OF INTENT

The Applicant, Urban Retail, LLC, is the current owner of the Chevron gas station located at 4845 Flat Shoals Parkway, Decatur, GA (the "Subject Property"). The gas station was built in 1973 and is currently zoned C-1 with a land use designation of Neighborhood Center. The gas station currently has four (4) fueling stations with 8 fuel pumps, and sales beer and wine. In order to upgrade the current facilities at in excess of 60% of the current value of the improvements, the Applicant is seeking to obtain Special Land Use Permits for accessory fuel pumps and beer and wine outlet. The Applicant is proposing to redevelop the existing store by replacing it with a modern one-story building which will include a 4,900 sq. ft. convenience store with a new canopy and fuel (4) fueling stations, and a 3,360 retail unit.

This document is submitted both as a Statement of Intent and Impact Analysis with regard to this Application, a preservation of the Applicant's constitutional rights, and the Impact Analysis. A surveyed plat and conceptual site plan of the Subject Property controlled by the Applicant has been filed contemporaneously with the Application, along with other required materials.

II. IMPACT ANALYSIS

(a) Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located.

The Subject Property is a .927 acre tract of land. The site is adequate for the proposed use. Compliance with all dimensional setback requirements, open space, lot coverage ratios and off-street parking requirements is shown on the submitted site plan, subject to minimal administrative variances for the front and side yards as indicated.

(b) Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district.

The proposed fuel pumps and beer & wine accessory outlet is compatible with the uses in the area. The Subject Property is located within a commercial corridor with a variety of uses. The Subject Property as zoned C-1 unconditional is currently developed with a gas station with fuel pumps and with accessory beer and wine sales.

(c) Adequacy of public services, public facilities, and utilities to serve the proposed use.

There is adequate public services, public facilities and utilities to serve the proposed use. The Subject Property has existing access to public water and sewer.

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

Flat Shoals Parkway is a major arterial road and Flakes Mill Road is a minor arterial road, which is sufficient to handle the existing and anticipated traffic to and from the Subject Property. The Subject Property currently has two access points on each road. The curb cut on Flat Shoals Parkway closest to the intersection of Flakes Mill Road and Flat Shoals Parkway will be removed, as it currently does not meet DeKalb County standards.

(e) Whether existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use.

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

(f) Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive

safety and convenience, traffic flow and control, and access in the event of fire or other emergency.

The proposed redevelopment will have adequate ingress and egress to the Subject Property and to the proposed building and fueling stations. The existing fuel pumps and canopy will be turned 180 degrees in order to provide for better circulation into and within the site. Also, there will be a larger driving aisle between the front door of the store and the fuel pumps, which will allow for easier access for fire and safety to the buildings on site.

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

The proposed use will not create adverse impacts on any adjoining land use through noise, smoke, odor, dust, or vibration generated by the proposed use.

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

Although the facility will be open 24 hours a day and 7 days a week, these hours of operation will not create adverse impacts upon any adjoining land use. All lighting will be downward facing.

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

The proposed use will not create adverse impact on the adjoining land use by reason of manner of use. Again, the Subject Property is located within a commercial corridor, as in an outparcel from the Publix Shopping Center and the Beauty Supply building located behind the Subject Property. separates most of the site from the residential uses to the rear of the Subject Property.

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

The proposed use is consistent with all DeKalb County zoning requirements of the zoning classification.

- (k) *Whether the proposed use is consistent with the policies of the comprehensive plan.*

The Subject Property has a land use designation of Neighborhood Commercial. C-1 is a permitted zoning district in both land use designations. Therefore, the proposed use is consistent with the policies of the comprehensive plan.

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

There are no required buffers that impact the Subject Property.

- (m) *Whether there is adequate provision of refuse and service areas.*

The refuse area will be located as shown on the submitted site plan and enclosed on all four sides. The service area for the pumps is located outside of the canopy and all parking spaces.

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

There should not be a time limit on the duration this special land use permit, if granted. The proposed use is suitable for the current location, and has been in place for in excess of 47 years.

- (o) Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings.*

The size, scale and massing of the proposed developments are appropriate in relation to the size of the Subject Property and in relation to the size, scale and massing of adjacent and nearby lots. Although, the convenience store will be taller than the existing buildings on the Subject Property, the overall look will be a significant upgrade over the current improvements on the Subject Property.

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

To the best of the Applicant's knowledge, the proposed use will not adversely affect historic buildings, sites, districts, or archaeological resources.

- (q) Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.*

The proposed use satisfies the requirements contained within the supplemental regulations for the Applicant's special land use permit. Additionally, the site has secondary access and provides for 3-bathroom stalls in the men's and women's restrooms.

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

The proposed use will not create a negative shadow impact on any adjoining lot or building as a result of the proposed building height.

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

The proposed use is consistent with the needs of the neighborhood and community as a whole and is compatible with the neighborhood. The existing store has been a part of the surrounding community for 47 years. The existing building is in dire need of improvements and will only serve to improve the overall aesthetic look and feel of the commercial intersection. In fact, the existing improvements are the oldest improvements at the corner. The Supplemental Regulations for accessory fuel pumps encourage the redevelopment of existing sites, and this proposed achieves that objective.

III. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Special Land Use Permit Application at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of DeKalb County so that such recommendations or input might be incorporated as conditions of approval of this Application. Please note that the Applicant's Notice of Constitutional Allegations and Preservation of Constitutional Rights has been submitted with this Application and are attached hereto and by this reference incorporated herein.

This 28th day of October, 2020.

Respectfully submitted,



Michèle L. Battle, Esq.
Attorney For Applicant

NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF
CONSTITUTIONAL RIGHTS

The portions of the DeKalb County Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the DeKalb County Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the DeKalb County Board of Commissioners to grant the Special Land Use Permit as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any granting of the Special Land Use Permit subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to grant the Special Land Use Permit in question would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to approve the Special Land Use Permit in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of DeKalb County demanding just and adequate

compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.



PROJECT NOTES:

OVERDEVELOP
Urban sprawl and its

ORION LOGS LLC
2025 Lavista Road,
Tucker, Georgia 30084

Phone: (404) 630-47
Contact: Visions (G)

ENGINEER:

Integrity Engineering
Certificate of Authorship

3615 Braselton Highway
Dacula, Georgia 30019

PHONE: (770) 501-1111
CONTACT: WhyAmI.com

E-MAIL ADDRESS:

Property located at 4
No. 15,081,00,012.

Zoning: C-1

Building Setbacks:
Front: 40 ft., 60 ft.

Front: Other Street
Side Interior Lobby

Reg. 32

Proposed use is Can

Total tract contains 0

Boundary information

Topographical information

Vertical datum for top

Contour interval is on

This property is shown
not located within a

100

CBE

0000	
------	--

000000	OPEN SPACE
000000	OPEN SPACE

LOT COVER	
-----------	--

100%	
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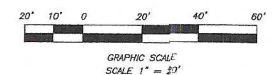
USE	
CONVENIENCE STORE	

WITH GAS PUMPS	
----------------	--

RETAIL	
--------	--

OPEN SPACE AND LOT COVERAGE REQUIREMENTS			
		REQUIRED	PROPOSED
***** ***** *****	OPEN SPACE	10%	20%
	LOT COVERAGE	80% Max Impervious	80%

USE	REQUIRED	TOTAL REQUIRED	TOTAL PROPOSED
CONVENIENCE STORE WITH GAS PUMPS	ONE SPACE PER EACH 800 SQUARE FEET OF GROSS FLOOR AREA.	4,000 / 500 = 8 SPACES	22
RETAIL	ONE SPACE PER EACH 500 SQUARE FEET OF GROSS FLOOR AREA.	2,780 / 500 = 6 SPACES	9
		TOTAL PROPOSED SPACES	31

[illegible]

INTEGRITY
ENGINEERING & DEVELOPMENT SERVICES, INC.
3615 Braselton Highway, Suite 201 Doraville, Ga 30019
(678) 546-0446

**Flat Shoals
Retail**
4845 Flat Shoals Parkway
Decatur, GA, DeKalb County
Tax Parcel #15 061 03 012
Zoned: C-1

DATE
10-15-2020

EDS PROJECT NUMBER:
GAN-1902

MEET TITLE:

S.L.U.P.
PLAN

SHEET
NUMBER

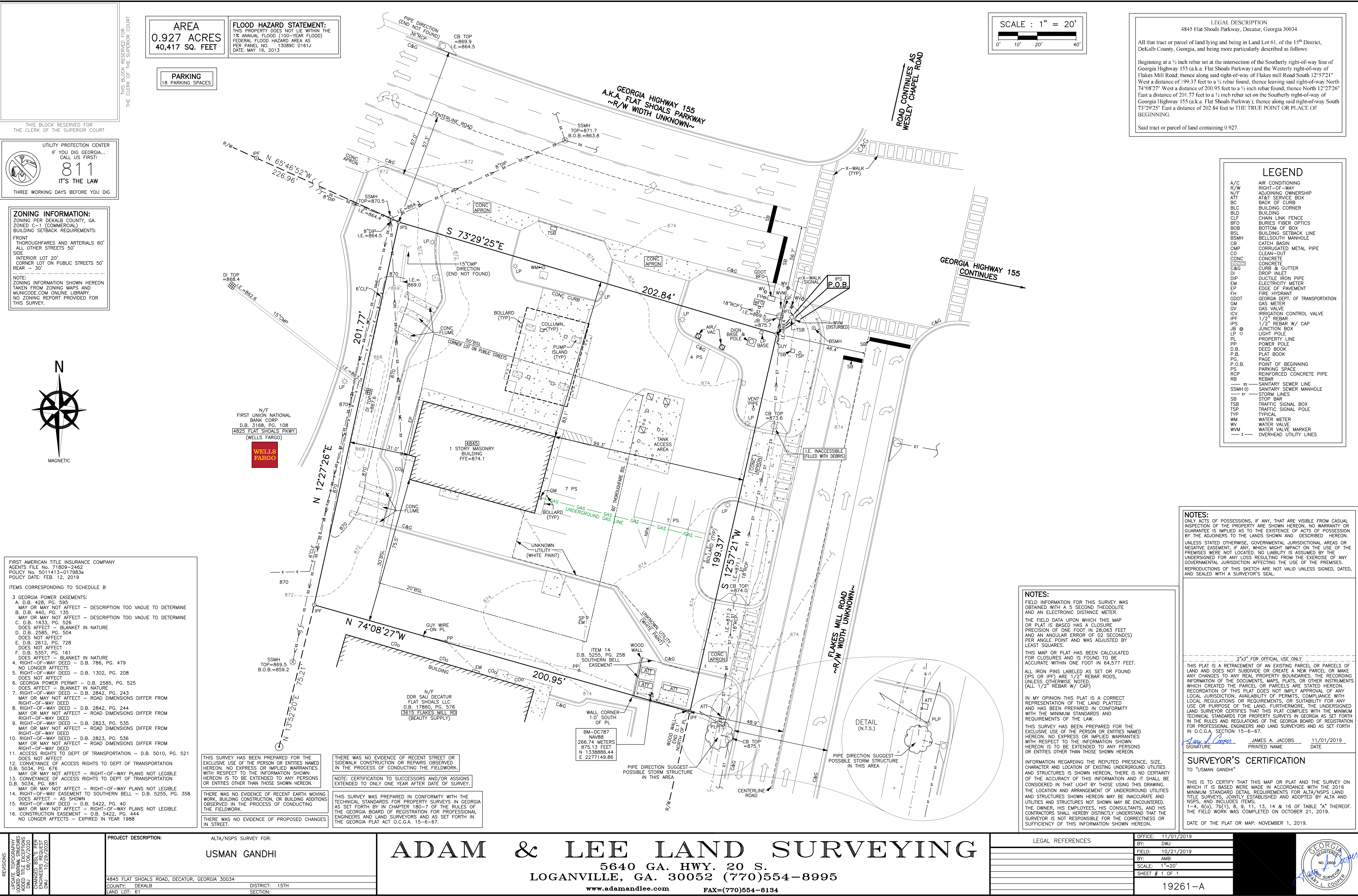


Exhibit "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 61 of the 15th District of DeKalb County, Georgia, and being more particularly described as follows:

BEGINNING at the point formed by the intersection of the southerly right of way line of Flat Shoals Road (55 feet from centerline) and westerly right of way line of Flakes Mill Road (50 feet from centerline); thence South $12^{\circ}57'21''$ west, along the westerly right of way line of Flakes Mill Road, 199.37 feet to an iron pin; thence departing the westerly right of way line of Flakes Mill Road, North $74^{\circ}08'27''$ west, 200.95 feet to an iron pin; thence North $12^{\circ}27'26''$ east, 201.77 feet to a point located on the southerly right of way line of Flat Shoals Road; thence South $73^{\circ}29'25''$ east, along the southerly right of way line of Flat Shoals Road, 202.84 feet to a point and THE POINT OF BEGINNING; being improved property known as 4845 Flat Shoals Parkway, Decatur, Georgia, according to the present system of numbering structures in DeKalb County, Georgia.

The above described property containing 0.928 acres of land and being more particularly shown and delineated on a plat of survey prepared for Main Street Bank, Sang Tag Lee and Ticor Title Insurance Company by Tru-Line Surveying, dated February 27, 2006.

Campaign Contribution Disclosure Statements

CAMPAIGN CONTRIBUTIONS DISCLOSURE STATEMENT

Pursuant to the provisions of 36 O.C.G.A. 67(A), please find below a list of those contributions made by Michele L. Battle or Battle Law, P.C. in the past two years, aggregating \$250.00 or more, to local government officials who will consider this application.

NAME OF GOV'T OFFICIAL	OFFICIAL POSITION	AMOUNT OF CONTRIBUTION
Kathie Gannon	Commissioner	\$350
Mereda Davis Johnson	Commissioner	\$500
Larry Johnson	Commissioner	\$250
Lorraine Cochran-Johnson	Commissioner	\$250

By: 

Printed Name: Michele L. Battle

October 13, 2020

RE: A Rezoning Project at 4845 Flat Shoals Parkway, Decatur, Georgia 30034

Dear Property Owner:

We would like for you to join our Zoom Video Meeting Wednesday, October 28, 2020 from 6:00pm – 7:00pm to discuss a proposed Special Land Use Permit project. My client, Urban Retail, LLC is seeking to get a Special Land Use Permit for Accessory Fuel Pumps and Accessory Beer and Wine outlets in connection with a redevelopment of an existing convenience store for property located at 4845 Flat Shoals Parkway, Decatur, Georgia 30034.

Below are the meeting instructions. There are multiple ways for you to join the meeting, including via your computer, tablet, or cell phone, with or without video. If you are unable to make it, but would like to learn more, please contact our office at (404) 601-7616 ext. 2 or email us at bdc@battlelawpc.com and we'll send you a summary of the meeting.

Zoom Meeting Details

Meeting ID: 886 1911 9218

Password: 214175

Internet: <https://otago.zoom.us/join>

Telephone: (646) 558-8656

Please contact our offices if you have any questions regarding the meeting.

Sincerely,



Michèle L. Battle

URBAN RETAIL LLC
Community Meeting - Mailing Address List
October 28, 2020

Name	Address	City, State, Zip
JOLSON FAMILY TRUST	2791 CRESTON DR	LOS ANGELES CA 90068
PROGRESS ATLANTA LLC	PO BOX 4090	SCOTTSDALE AZ 85261
FREG PARKWAY GRAND ASSOCIATES LLC	4500 CHERRY CREEK DR S STE 550	GLENDALE CO 80246
URBAN RETAIL LLC	3905 LAVISTA RD STE C	TUCKER GA 30084
S J T PROPERTY MANAGEMENT LLC	3662 FLAKES MILL RD STE A	DECATUR GA 30034
MCLAND ONE LLC	1660 HISTORIC OLD HWY 441	CLARKESVILLE GA 30523
NN DECATUR LLC	300 WILMOT	DEERFIELD IL 60015
SCGVI FLAT SHOALS LLC	P.O.BOX 450233	ATLANTA GA 31145
SABATINI ATLANTA ENTERPRISES	3761 WARNER ST	SAN DIEGO CA 92106
DDR SAU DECATUR FLAT SHOALS LLC	3300 ENTERPRISE PKWY	BEACHWOOD OH 44122
GOOD NEWS ENTERPRISES INC	2000 SILVER HILL RD	STONE MOUNTAIN GA 30087
GEORGIA LAND DEVELOPMENT ENTERPRISE LLC	1833 LAWRENCEVILLE HWY	DECATUR GA 30033
THE HUDSON HOLDING COMPANY	4525 FLAT SHOALS PKWY # 402	DECATUR GA 30034
NARAYAN150 LLC	3568 WESLEY CHAPEL RD	DECATUR GA 30034
FLAKES MILL VENTURES LLC	5170 EDGERTON DR	NORCROSS GA 30092
AUTOZONE INC	PO BOX 2198 # 8088	MEMPHIS TN 38101
CRESCENT HOLDINGS AND INVESTMENTS LLC	P O BOX 15333	ATLANTA GA 30333
JONES FREDRICK B	3925 WINTERSWEET DR	DECATUR GA 30034
HUDSON DEVON E	4525 FLAT SHOALS PKWY # 402	DECATUR GA 30034
ALDI INC	P.O. BOX 460049 DEPT 501	HOUSTON TX 77056
HIRAM PROPERTIES INC	4368 SLEEPY HOLLOW CV	LILBURN GA 30047
DEKALB COUNTY	1300 COMMERCE DR	DECATUR GA 30030
DATERCO INC	2021 CROWN DR	SAINT AUGUSTINE FL 32092
DECATUR DT FREESTANDING LLC	201 ALLEN RD # 300	ATLANTA GA 30328
FIRST UNION NATIONAL BANK CORP	PO BOX 2609	CARLSBAD CA 92018
ALTO ASSET COMPANY 1 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746
WAFFLE HOUSE INC	6000 LAKE FORREST DR STE 495	ATLANTA GA 30328
FOSTER GARY L	3999 WINTERSWEET DR	DECATUR GA 30034

GEORGIA LAND DEVELOPMENT ENTERPRISE LLC
B H P INVESTMENT CO
SABATINI ATLANTA ENTERPRISES
ROSENBAUM FAMILY TRUST
DDR SAU DECATUR FLAT SHOALS LLC
DECATUR DT FREESTANDING LLC
B H P INVESTMENT CO
QUEEN ARTHUR
SMITHCO INVESTMENTS LLC
DDR SAU DECATUR FLAT SHOALS LLC
SABATINI ATLANTA ENTERPRISES
PARK CHUL SIK
LARRY ROBINSON REVOCABLE TRUST
MCFLAT SHOALS LAND LLC

1833 LAWRENCEVILLE HWY
PO BOX 82640
3761 WARNER ST
4655 EXECUTIVE DR STE 1000 RE
3300 ENTERPRISE PKWY
201 ALLEN RD # 300
PO BOX 82640
3993 WINTERSWEET DR
1819 STONEY CREEK DR SE
3300 ENTERPRISE PKWY
3761 WARNER ST
2000 SILVER HILL RD
2663 ROVENNA CT
1660 HISTORIC HWY 441C

DECATUR GA 30033
HAPEVILLE GA 30354
SAN DIEGO CA 92106
SAN DIEGO CA 92121
BEACHWOOD OH 44122
ATLANTA GA 30328
HAPEVILLE GA 30354
DECATUR GA 30034
ATLANTA GA 30316
BEACHWOOD OH 44122
SAN DIEGO CA 92106
STONE MOUNTAIN GA 30087
DECATUR GA 30034
CLARKESVILLE GA 30523

THE KLONDIKE CORNER

BEFORE

2019

AFTER



UNIVERSITY AVENUE

BEFORE

2019

AFTER

