



DeKalb County  
GEORGIA

DEPARTMENT OF PLANNING & SUSTAINABILITY

**Rezoning Application to Amend the Official Zoning Map of DeKalb  
County, Georgia**

Date Received: \_\_\_\_\_ Application No: \_\_\_\_\_

Applicant Name: Marc Pilgrim

Applicant E-Mail Address: marc@pilgrimlawfirm.com

Applicant Mailing Address: 3715 Northside Pkwy

Bldg. 100 - Suite 500, Atlanta Georgia 30327

Applicant Daytime Phone: 404-400-3831 Fax: 404-220-9059

Owner Name: Dusty Lane Properties, LLC

If more than one owner, attach list of owners.

Owner Mailing Address: 2569 Dusty Lane, Decatur, Georgia 30032

Owner Daytime Phone: \_\_\_\_\_

Address of Subject Property: 2569 Dusty Lane, Decatur, Georgia 30032

2573 Dusty Lane, Decatur, Georgia

Parcel ID#: 15 183 22 035 & 15 183 22 007

Acreage: .37 & .4 Commission District: 3 & 7

Present Zoning District(s): R-75

Proposed Zoning District: RSM

Present Land Use Designation: TN

Proposed Land Use Designation (if applicable): TN

Chief Executive Officer  
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director  
Cedric Hudson

REZONING APPLICATION CHECKLIST

Email one (1) copy of your application as one (1) PDF file to Planner. Submit application through our online portal  
[www.epermits.dekalbcountyga.gov](http://www.epermits.dekalbcountyga.gov)

You MUST email us that you've submitted the application online. For questions, email: [plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov)

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

### IMPACT ANALYSIS

(Please respond to the following standards and factors on a separate sheet.)

**Section 27-7.3.5. The following standards and factors are found to be relevant to the exercise of the county's zoning powers and shall govern the review of all proposed amendments to the Official Zoning Map:**

- A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.
- B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.
- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
- D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby properties.
- E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.
- F. Whether the zoning proposal will adversely affect historic building, sites, districts, or archaeological resources.
- G. Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
- H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.

## IMPACT ANALYSIS

- A. The zoning proposal is in conformity with the policy and intent of the comprehensive plan because the Character Area TN (Traditional Neighborhood) was designed to allow various zoning categories including R-75 and RSM. In addition, it encourages diverse housing options without disrupting the current neighborhood patterns because no exterior redesign is needed, and the structure has been a member of the community for over 30 years.
- B. The zoning proposal will not have an effect on the cohesion or development of the adjacent properties because of the current design and use. The impact on the neighborhood would be negligible.
- C. The property currently zoned as R-75 with a structure that has a duplex and a functional third unit is unreasonably limiting the full economic use of the property. As a result, the currently zoning condition imposes a limiting burden on the property owner.
- D. The rezoning will have no effect on the usability of the adjacent or nearby property because there will be no change in traffic flow, the designation and use will not require additional redesign of the exterior, and the current building configuration appears as a non-conforming structure for the neighborhood and has been in the neighborhood for more than 30 years.
- E. The existing condition affecting the use of the property that supports the approval of the zoning proposal is that this duplex structure with a convertible basement unit has been in the neighborhood for over 30 years. The current adopted zoning plan would allow this structure to utilize the basement unit as an ADU if the owner resided in the structure, without any approval, therefore the current zoning plan anticipates this type of use under limited circumstance.
- F. The zoning proposal will not have any affect on historic buildings, sites districts or archeological resources
- G. The zoning proposal will not cause excessive burden on the use of the existing streets, transportation facilities, utilities or schools for the following:
  - a. the Dusty Lane has home construction only on one side of the street therefore the increased car traffic would be minimal for two studio units most likely rented to individuals;
  - b. there will be no increased demand on transportation facilities
  - c. no additional utility connections would be necessary and the increase in usage would be negligible
  - d. no anticipated impact on the neighborhood school because the units are designed for an individual renter (Studio configuration)
- H. The zoning proposal will have no impact on the environment or surrounding resources because no exterior construction nor design will be needed.

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-6/A, the following questions must be answered.

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

Yes ☐ No ☒

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

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

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

\_\_\_\_\_  
Notary



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

Check one: Owner ☒ Agent

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

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

**DISCLOSURE OF CAMPAIGN CONTRIBUTION**

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

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

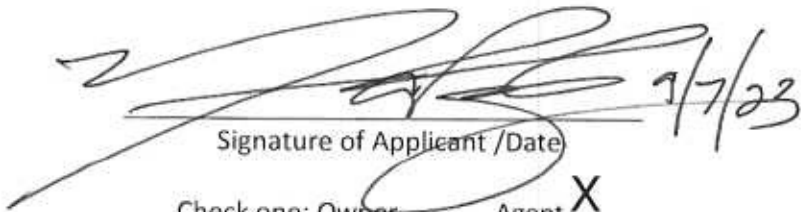
Yes ☐ No ☒ \*

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

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

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

  
\_\_\_\_\_  
Notary

 7/7/23  
\_\_\_\_\_  
Signature of Applicant /Date  
Check one: Owner ☐ Agent ☒



Expiration Date/ Seal

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

DeKalb County

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

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

Date: 9/1/2023

TO WHOM IT MAY CONCERN.

(I) (WE) Dusty Lane Properties, LLC

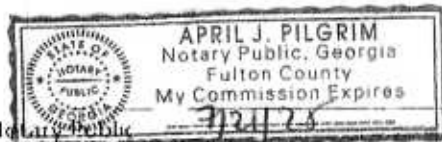
Name of owner(s)

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

Marc A. Pilgrim

Name of Agent or Representative

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



Notary Public

Notary Public

Notary Public

Notary Public

Owner

Owner

Owner

Owner

DEPARTMENT OF PLANNING & SUSTAINABILITY

**FILING FEES**

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

<b><u>Rezoning</u></b>	<b><u>FEE</u></b>
RE, RLG, R-100, R-85, R-75, R-60 MHP, RNC, RSM, MR-1, M-2	\$500.00
HR-1, HR-2, HR-3 MU-1, MU-2, MU-3, MU-4, MU-5 O-L, OD, OIT, NS, C-1, C-2, M, M-2	\$750.00

If the application is a request to rezone to more than one zoning district, the higher fee will apply.

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



# THE PILGRIM LAW FIRM, PC

ATTORNEYS AT LAW

3715 NORTHSIDE PKWY, BLDG. 100 – SUITE 500

ATLANTA, GEORGIA 30327

404-400-3831 OFFICE

404-220-9059 FAX

EMAIL: MARC@PILGRIMLAWFIRM.COM

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September 7, 2023

To Whom It May Concern:

The zoning we are requesting for the properties located at 2569 and 2573 Dusty Lane, Decatur, Georgia. Parcel ID 15 183 22 035 and 15 183 22 007 respectively. The properties are currently zoned R-75 in a Traditional Neighborhood Character Area.

The current structures are zoned as Residential 2 Family (duplexes) and we are petitioning to have both properties re-zoned to Residential 3 Family (triplexes) under a RSM zoning designation. The current structures each consist of two (2) two-bedroom units located on the main floor and a studio unit located in the basement. Each basement unit only has access through an exterior door and the owners would like to utilize those units also.

The property located at parcel ID # 15 183 22 035 is commonly known as 2569-71 Dusty Lane and consists of .37 acres. It is located on a paved street across from a green space. As a result, there is only homes located on one side of the street. The lot has a drive that runs between 2569-71 Dusty Lane and 2573-75 Dusty Lane and circles around the building on the property continuing to the street. In the rear of the building there is 4-5 parking spaces accessible to the driveway. The duplex units' front doors are accessed via the central driveway. The proposed third unit is accessible via a walkway along the driveway to the front facing wall of the unit. Per direction from the code enforcement and planning, the owners installed an exterior window.

The applicate believes that allowing the addition of this studio unit will benefit the neighbor by providing additional affordable housing in the least intrusive way and impact on the neighborhood. Under the current designation as a Traditional Neighborhood a zoning of RSM is permissible and this would be the minimum rezoning designation needed to allow the basement unit to be utilized as a third unit.

Regarding the impact on the neighborhood, the unit has ample parking in the rear of the current unit. The addition of a studio apartment for rental would have little increased impact on the traffic in the neighborhood. Further the fact that there are only homes developed on one side of the street would indicate an ability to absorb any additional traffic from a individual renter. Regarding the structure, there would be no change to the exterior design or footprint. Since the basement studio unit has a preexisting entrance, there would be no need to modify the exterior of the existing structure. Also, although the current structures are uniquely designed and are a deviation from the current single-family builds in the community, they have been in the community for over thirty (30) years.

According to the GIS map information of Dekalb County there are parcels that are designated RSM within .67 miles of the subject properties:

1548 Line Circle, Decatur Georgia  
1554 Line Circle, Decatur, Georgia  
1558 Line Circle, Decatur, Georgia  
1562 Line Circle, Decatur, Georgia

In addition, there is an entire residential subdivision 1.86 miles from the subject property zoned RSM.

Further, there is a parcel located within .75 miles of the subject properties in a R-75 Traditional Neighborhood that has been zoned for a Residential 3 Family (triplex). The address is 1895 Stockton St., Decatur, Georgia 30032 and parcel ID 15 170 09 017.

This document is submitted as an official letter of application as required by this application and as required by the Dekalb County Zoning Ordinance.

Campbell & Brannon, LLC  
5565 Glenridge Connector  
Suite 350  
Atlanta, GA 30342  
File No.: G210060DR  
(Phone No.: (770)396-8535)

STATE OF GEORGIA  
COUNTY OF FULTON  
PARCEL ID NUMBER: 15-183-22-035 and 15-183-22-007

Transfer Tax \$450.00

**LIMITED WARRANTY DEED**

THIS INDENTURE, made on 5th day of January, 2021, between

**Dusty Lane, LLC**

(hereinafter referred to as "Grantor") and

**Dusty Lane Properties, LLC**

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,


See Exhibit A attached hereto and made a part hereof.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee. Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

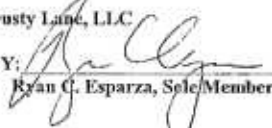
Signed, sealed and delivered in the presence of:

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 6/30/2024  
[Attach Notary Seal]

**Dusty Lane, LLC**

BY:

  
Ryan C. Esparza, Sole Member



**EXHIBIT A**

**2569-2571 DUSTY LANE LEGAL DESCRIPTION:**

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 183 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING LOT 8, BLOCK F, WHITE OAK HILLS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 11, PAGE 51 AND REVISED PLAT RECORDED IN PLAT BOOK 98, PAGE 66, DEKALB COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION. SAID PROPERTY BEING KNOWN AS 2569-2571 DUSTY LANE ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN DEKALB COUNTY, GEORGIA.**

**TAX ID: 15-183-22-035**

**2573-2575 DUSTY LANE LEGAL DESCRIPTION:**

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 183 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING LOT 9, BLOCK F, WHITE OAK HILLS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 11, PAGE 51, DEKALB COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. SAID PROPERTY BEING KNOWN AS 2573-2575 DUSTY LANE ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN DEKALB COUNTY, GEORGIA.**

**TAX ID: 15 183 22 007**



Development Services Center  
178 Sams Street  
Decatur, GA 30030  
[www.dekalbcountyga.gov/planning](http://www.dekalbcountyga.gov/planning)  
404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer  
Michael Thurmond

## DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director  
Cedric Hudson

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

Applicant Name: Marc Pilgrim Phone: 678-281-5505 Email: marc@pilgrimlawfirm.com

Property Address: 2569 & 2573 Dusty Lane, Decatur 30032

Tax Parcel ID: 15 183 22 035 & 007 Comm. District(s): 3 & 7 Acreage: 0.37

Existing Use: \_\_\_\_\_ Proposed Use: Triplex

Supplemental Regs: \_\_\_\_\_ Overlay District: No DRI: \_\_\_\_\_

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

Existing Zoning: R-75 Proposed Zoning: \_\_\_\_\_ Square Footage/Number of Units: \_\_\_\_\_

Rezoning Request: To change the zoning designation to allow triplexes for both properties.

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

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

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

Special Land Use Request(s): \_\_\_\_\_

#### Major Modification:

Existing Case Number(s): N/A

Condition(s) to be modified:

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DeKalb County  
GEORGIA

DEPARTMENT OF PLANNING & SUSTAINABILITY

**WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION**

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

**Review of Site Plan**

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

Comments: Applicant will need to include a site plan of both properties. IT may be recommended to contact Senior Planner, Adam Chappell regarding driveway loop

Planner: Andrea Folgherait, Planner Date: 5/30/2023

**FILING FEES**

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

# THE PILGRIM LAW FIRM, PC

ATTORNEYS AT LAW

3715 NORTHSIDE PKWY, BLDG. 100 – SUITE 500

ATLANTA, GEORGIA 30327

404-400-3831 OFFICE

404-220-9059 FAX

EMAIL: [MARC@PILGRIMLAWFIRM.COM](mailto:MARC@PILGRIMLAWFIRM.COM)

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July 25, 2023

RE: Notice of Proposed Rezoning/Zoning Compliance and Major Modification at 2569, 2573  
Dusty Lane Decatur, Georgia 30032

To: Property Owner:

We would like for you to join our Zoom Video Meeting, August 12, 2023 from 10:00AM to 11:00AM to discuss the Major Modifications for properties to 2569, 2573 Dusty Lane, Decatur, Georgia 30032. Our client, Dusty Lane Properties, LLC is seeking to change conditions for the property to allow the full use of the basement by modifying the zoning designation from duplexes to triplexes. Dusty Lane Properties, LLC is planning to apply for a Dekalb County a proposed Rezoning/Zoning Compliance and Major Modifications for properties to 2569, 2573 Dusty Lane, Decatur, Georgia 30032.

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 the Pilgrim Law Firm, *Marc Pilgrim*, 404-400-3831, or by email [Marc@pilgrimlawfirm.com](mailto:Marc@pilgrimlawfirm.com). Find out more about the project, ask questions, and voice your opinion at the following community meeting.

## **You are invited to a Zoom Meeting.**

Date: August 12, @023

Time: 10:00am – 11:00am

Registration: <https://us02web.zoom.us/join/zoom/register/tZMtee-vqjotGdQCdQulbnQqtu191pH6qyAu>

After registering, you will receive a confirmation email containing information about joining the meeting.

Meeting ID: 870 6674 1730

Password: 031041

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

Sincerely,

Marc A. Pilgrim

## **Zoom Step by Step Instructions**

Go to [Zoom Join website] and Enter the Meeting ID that you have been provided with in the appropriate field and click "JOIN" (the meeting ID will be a 9-digit to 10-digit number)

### **If Joining from a mobile Device**

If you are joining from a mobile device (Android smartphone/tablet, Apple iPhone/iPad) then it will simply prompt you to download the Zoom Cloud Meeting app from the App/Play store.

### **If joining from a computer**

When entering a Zoom meeting for the first time from a computer you may need to download a small application file. This process is easy to complete on all commonly used browsers. Google Chrome should automatically download the file.

Just before Entering the meeting, you will be prompted to enter a display name. This name is simply to identify you in the meeting.

### **Join Audio via Computer**

You will then be prompted on how you wish to join your audio. If you wish to join audio via the telephone, follow the instructions further down, otherwise simply select Join Computer by Audio.

### **Join Audio Via Telephone**

Dial in as using the number provided, however after entering the Meeting ID, you will be prompted to enter your Participant ID/Password. Simply enter this number followed by # and the video audio will then be synchronized.

### **Raising Your Hand**

As the Non-speaker if you wish to ask a question or make a point during the meeting it's good protocol to use the "Raise Hand" facility.

If the tool bar is not showing at the bottom of the Zoom Window, place your cursor over the Zoom Window so it appears and select the "Participants" icon.

A window listing other participants will appear, there is also a "Raise Hand" icon, click the icon to make it known to the Host that you would like to raise your hand.

If you wish to lower your hand, click the "Lower Hand" icon that will have replaced the "Raise Hand" icon.

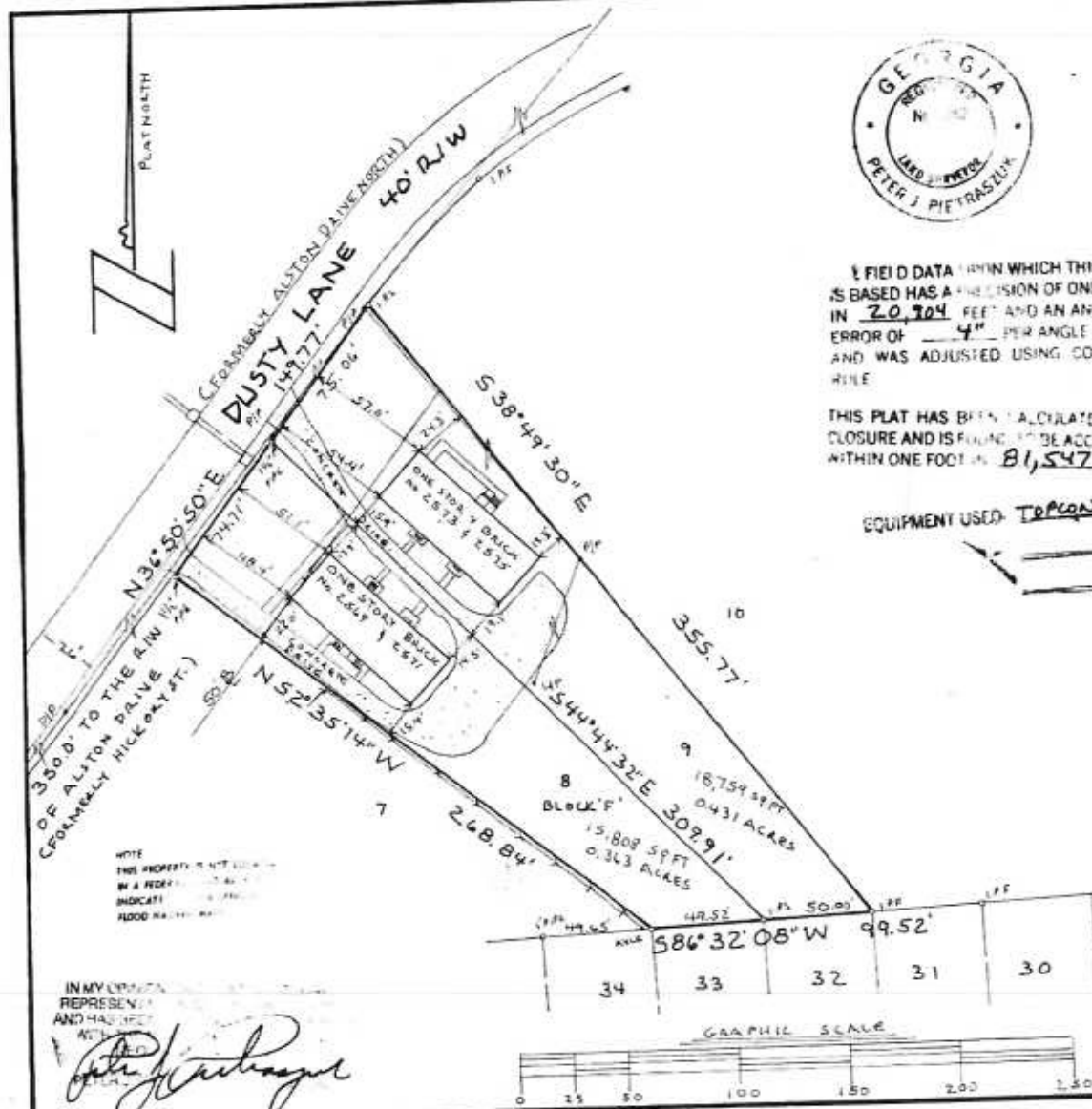
### **Leave Meeting**

To Leave a meeting from Zoom on your desktop, select "End Meeting" then "Leaving Meeting".



# 87066741730\_RegistrationReport

First Name	Last Name	Email	Registration Time	Approval Status
Nettie	Jackson	nettiejackson@me.com	2023-07-26 14:00:47	approved
Peggy	Hobdy	phthompson3@msn.com	2023-07-26 18:42:25	approved
Wayne	Powell	pdk-powell@comcast.net	2023-07-26 22:06:31	approved
Neil & Maureen	Wheeler	harperwheeler47@gmail.com	2023-08-11 11:46:23	approved
Anne	Huff	ahhearn@gmail.com	2023-08-11 15:49:07	approved
Denise	Carter	Dchilders07@gmail.com	2023-08-11 15:51:46	approved
Allison	Hughes	Hogan2001@gmail.com	2023-08-11 15:59:48	approved
Jennifer	Felger	jfelger@gmail.com	2023-08-11 16:46:24	approved
Walker	Hendry	walker@campinnacle.com	2023-08-11 16:51:04	approved
Carlette	Jennings	Carlettejennings@gmail.com	2023-08-11 16:59:40	approved
Cassandra	Outlaw	crhodes923@gmail.com	2023-08-11 18:00:42	approved
Matt	Martin	jmartin319@gmail.com	2023-08-12 09:57:08	approved
Kib	Kibria	kib77@live.com	2023-08-12 09:59:26	approved
iPhone		willkelbaugh@gmail.com	2023-08-12 10:00:36	approved
Cheryl	Owens	cao2826@gmail.com	2023-08-12 10:01:57	approved



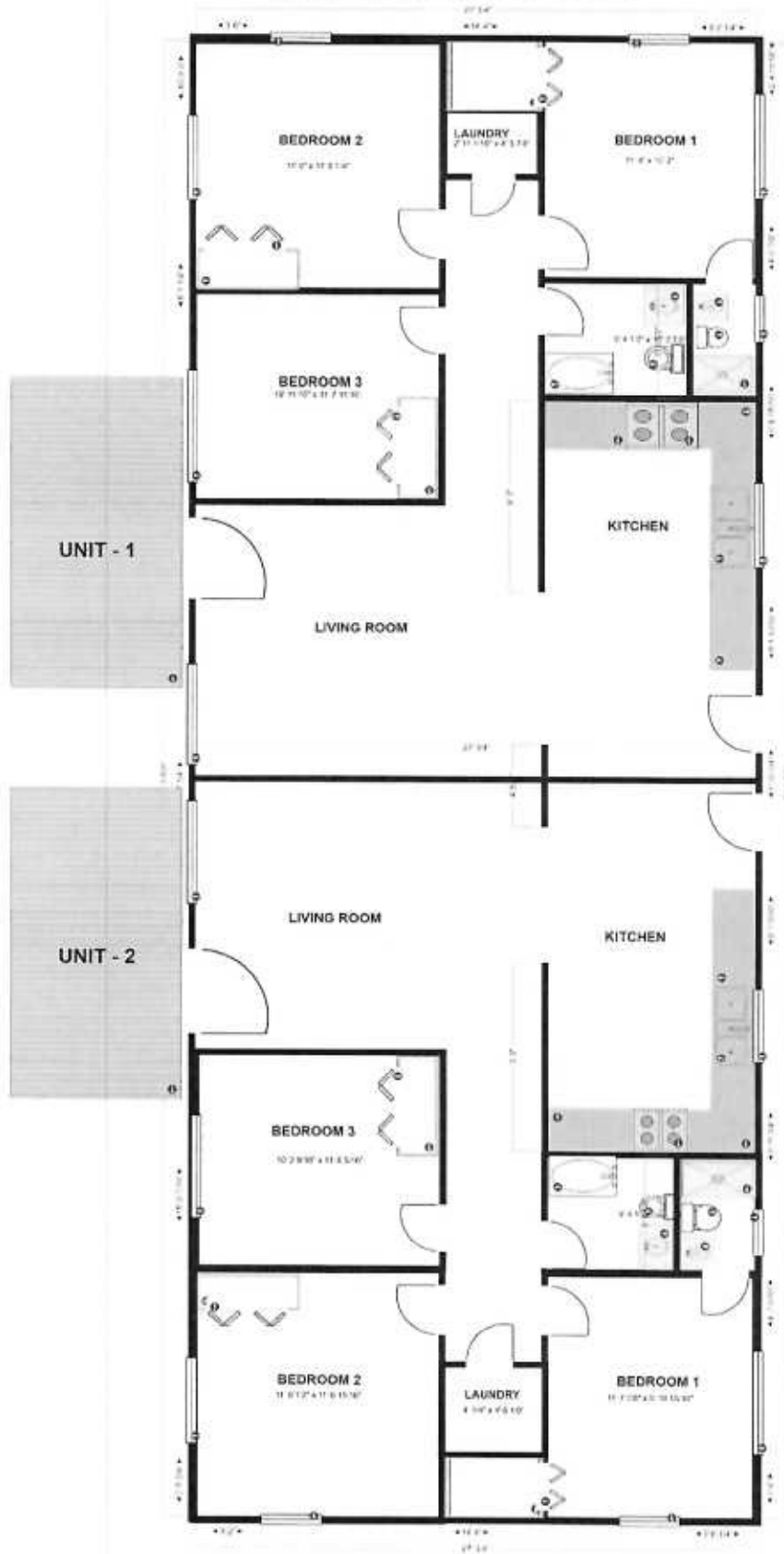
Plat and Record in Plat Book 98 Page 66, 25th day of Nov. 1994 at 11:15 A.M. Campbellville, Ohio.

# SURVEY FOR **TIMOTHY B. FARMER**

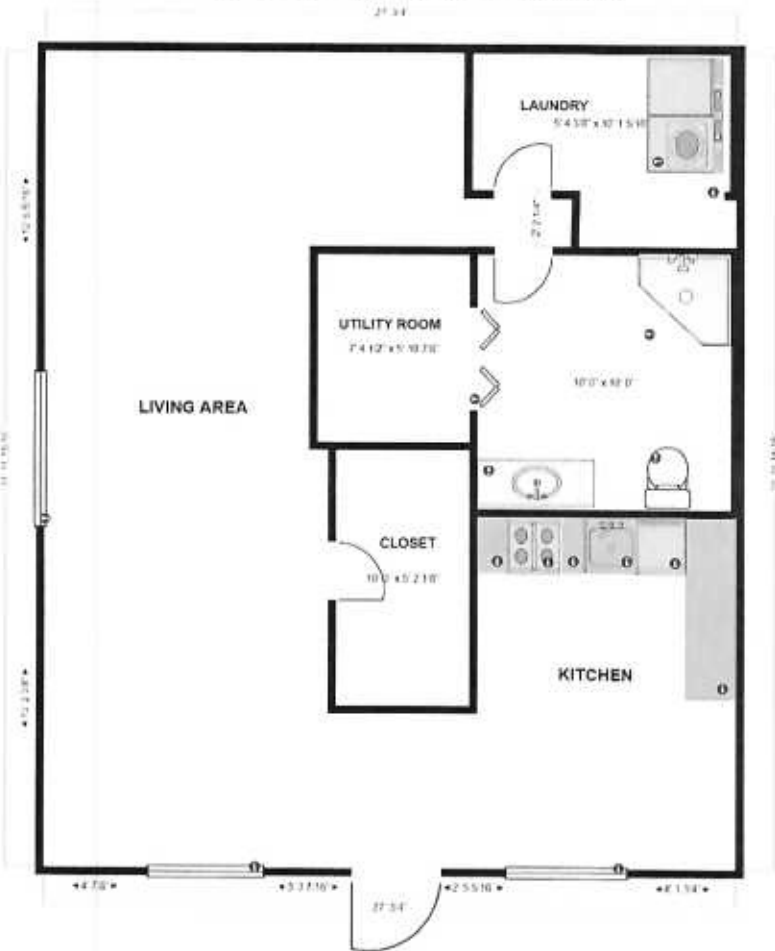
LAND LOT 183 15TH DISTRICT  
LOTS 819 BLK. F WHITE OAK S/D P. 11 PAGE 51  
DEKALB COUNTY GEORGIA  
SCALE: 1"=80' NOVEMBER 18, 1994  
BY  
PETER J. PIETRASZUK R.L.S.  
4536 STELLA DRIVE  
ATLANTA, GA 30327  
404- 843-2097

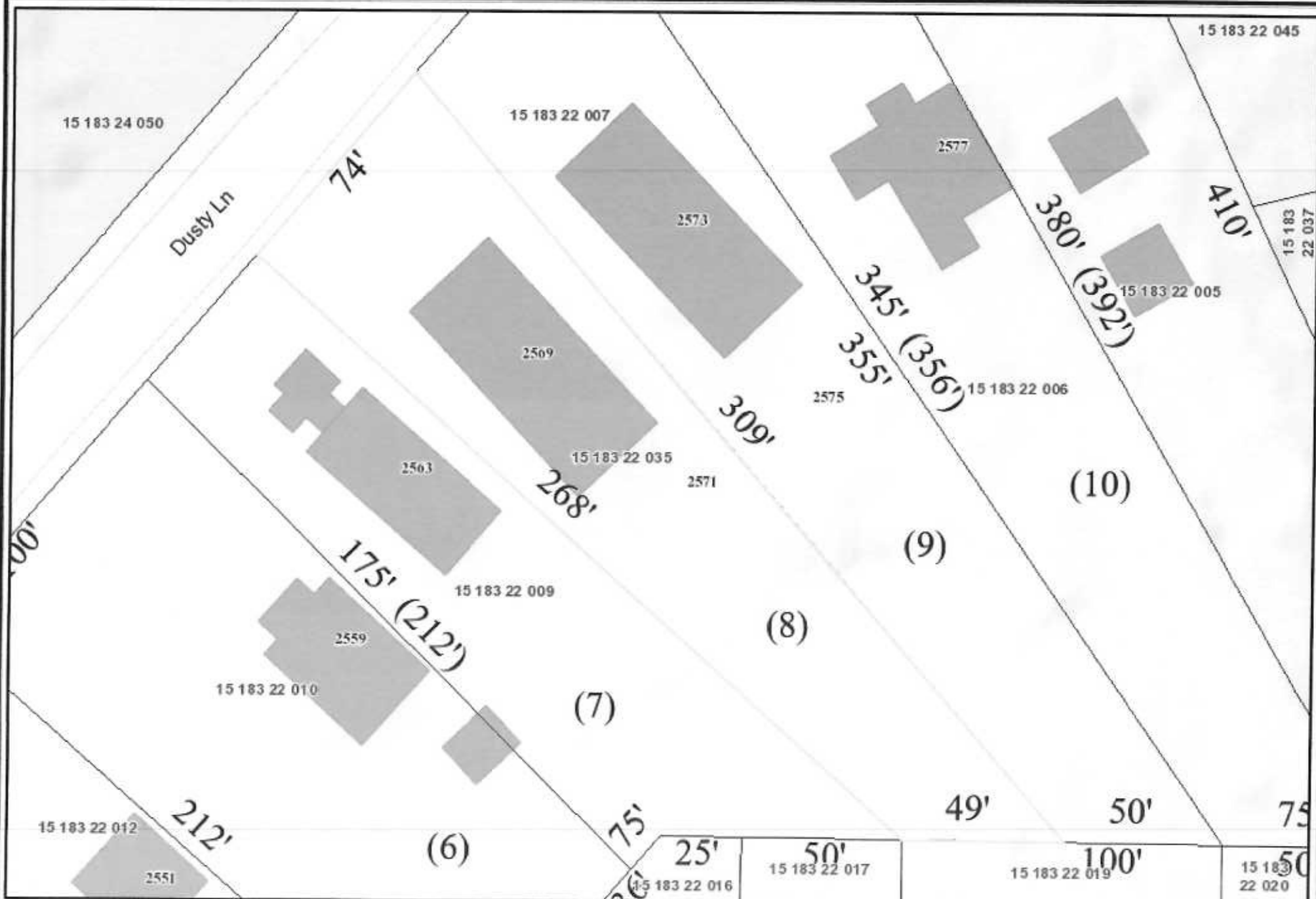


**2569 DUSTY LANE - MAIN FLOOR**



2569 DUSTY LANE - BASEMENT





# DeKalb County Parcel Map



Date Printed: 5/16/2023



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**2573 DUSTY LANE - MAIN FLOOR**



**2573 DUSTY LANE - BASEMENT**

