APPLICATION TO AMEND COMPREHENSIVE LAND USE (FUTURE DEVELOPMENT) MAP PLAN OF DEKALB CONTY, GEORGIA

Application No	Date Received:	
Applicant's Name		E-Mail
Applicant's Mailing Address		
		Fax#
If more than one owner, attach infor		'A"
Owner's Name:		E-Mail
Owner's Mailing Address		
		Fax #
Parcel ID#		Acreage
Commission District		
Present Zoning District	Propos	sed Zoning District
Present Land Use Designation		
Proposed Land Use Designation		
Current Zoning Classification(s)		



Development Services Center 178 Sams Street Decatur, GA 30030 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

LAND USE AMENDMENT APPLICATION CHECKLIST

(Submit 1 printed, collated set of the complete application and a PDF version on a flash drive)

 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 for appointment
 2.	Hold a Pre-Submittal Community Meeting with surrounding neighborhood associations and residents. Provid documentation of the meeting (meeting notice and sign in sheets). Letter(s) from homeowners' association(s) may als be provided.
 3.	Submit Application (Submit 1 printed, collated set and a PDF version on a flash drive. Please assemble materials in th following order.)
- -	 Application form with name and address of applicant and owner, and address of subject property; Pre-submittal community meeting notice and sign-in sheet and other documentation of meeting, if any; Letter of application and impact analysis
-	 Letter of application identifying a) the proposed zoning classification, b) the reason for the rezoning of 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 employee manner and hours of operation), d)(optional) statement of conditions discussed with the neighborhood of community, if any. 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 an notarized. Authorization must contain the mailing address and phone number of any applicant or agent who is authorize 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), prepare and sealed within the last year by a professional engineer or land surveyor registered in the State of Georgia. (If survey show 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 large 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 g. site plan notes of building square footages, heights, density calculations, lot coverage of impervious surfaces, parking ratios, open space calculations, and other applicable district standards.
 -	 Written Legal Description of metes and bounds of the subject property (can be printed on site plan or survey). 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.)



DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zobe answered.	ning Act, OCGA Chapter 36-67A, the following questions must
Have you, the applicant, made \$250.00 or more two years immediately preceding the filling of the	in campaign contribution to a local government official within his application?
Yes *	
If the answer is yes, you must file a disclosure re	port with the governing authority of DeKalb County showing:
 The name and official position of the local made. 	government official to whom the campaign contribution was
The dollar amount and description of each of preceding the filing of this application and the	ampaign contribution made during the two years immediately ne date of each such contribution.
•	fter the application is first filed and must be submitted ers of DeKalb County, 1300 Commerce Drive, Decatur,
	3744 Redan Rd L C
Noton	Ву:
Notary	Printed Name: Title: Signature of Applicant /Date
	Check one: OwnerAgent
Expiration Date/ Seal	

^{*}Notary seal not needed if answer is "no".



DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two vears immediately preceding_the filling 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 Jocal 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 tQ tbR. C.LO.. $\underline{\text{w.d}}$ tQ ttiR.131;w;d c | uimmi.s r;s c | , 13.Q|| C K<e Qr; , ;;;attlX, GA 30030.

Nøtary

MARK SCHWABACHER
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires July 13, 2027

Expiration Date/ Seal

Signature of Applicant /Date

Check one: Owner___ Agent.__ _

^{*}Notary seal not needed if answer is "no".

Campaign Contribution Disclosure Statement Last Updated 11/9/2023

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 Battle, of Battle law, P.C. in the past two years, aggregating \$250.00 or more, to local gt,vel 11111e1 (crffltrals- Wfro wnY CUISicie1-o'ns appi\'tomm.

Name	Position	Amount	Date
Lorraine Cochran-Johnson	Commissioner	\$750.00	6/17/22
Mereda Davis Johnson	Commissioner	\$1,000.00	11/1/23
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			WINDS AND

By:

Printed Name:

;:Micle le Battle



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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:	Phone:	Email:	
Property Address:			
Tax Parcel ID:	Comm. District(s): _	Acreage:	
Existing Use:	Proposed	Use:	
Supplemental Regs:	Overlay District:	DRI:	
Rezoning: Yes No	_		
Existing Zoning:	Proposed Zoning:	_ Square Footage/Number of	Units:
Rezoning Request:			
Land Use Plan Amendment: Y			
Existing Land Use:	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):			
Condition(s) to be modified:			



WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal	Community Meeting:	Review Calendar Dates:	PC:BOC:	
Letter of Inter	nt:Impact Analysis:	Owner Authorization(s):_	Campaign Disclosure:	
Zoning Condi	tions: Communit	ty Council Meeting:	Public Notice, Signs:	
Tree Survey,	Conservation: Lan	d Disturbance Permit (LDP): _	Sketch Plat:	
Bldg. Permits	: Fire Inspection:	Business License:	State License:	
Lighting Plan	: Tent Permit:	_ Submittal Format: NO STA	PLES, NO BINDERS PLEASE	
		Review of Site Plan		
Density:	Density Bonuses: _	Mix of Uses:	Open Space:	
Enhanced Ope	en Space: Setba	cks: front sides	side corner rear	
Lot Size:	Frontage:	Street Widths: Lan	dscape Strips:	
Buffers:	Parking Lot Landscaping	g: Parking - Auto:	Parking - Bicycle:	
Screening:	Streetscapes:	Sidewalks: Fencir	ng/Walls:	
Bldg. Height:	Bldg. Orientation:	Bldg. Separation: B	ldg. Materials:	
Roofs:	Fenestration: Façao	de Design: Garages:	Pedestrian Plan:	
Perimeter Lan	ndscape Strip:			
Possible Varia	ances:			
Comments:				
_				
Planner:	Date	:		
		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 OI, OD, OIT, NS, C1, C2, M, M	, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00 \$750.00	
		<u> </u>	φ <i>13</i> 0.00	
	AP AMENDMENT		\$500.00	
SPECIAL LAN	D USE PERMIT		\$400.00	

STATE.	OF GEORGIA,	
	DERALB COU	inty
THIS INDENT	TURE, made this 19th day of February	
	our Lord One Thousand Nine Hundred and Sixty-five	
between	R. Hall	
of the State of Georgia	and County of DeKalb of	the first part
and Matt	ie P. Hall	
of the State of Georgia	and County of DeRalb of the	second part,
The state of the s	OTHER VALUABLE CONSIDERATION	the sum of
and the second s	d delivery of these presents, the receipt whereof is hereby a	275300
The state of the s	이 없는 사람이 되었다. 그런 사람이 되었다면 하는 사람들이 얼마나 되었다면 되었다. 그리고 있다면 되었다.	
	reyed and by these presents do CS grant, bargain, sell and	
	her heirs and assigns, all that tract	
	20 of the 15th District of DeKalb Cou	HCY!
Georgia, and being more	particularly described as follows:	
Road at a point 399.1 fe corner of the G. J. More northwesterly side of Renorthwesterly 1076.4 fee boundary of the Bailey property 90 feet to an acre tract of property M. D. Shaw; thence sout feet to the point of bed according to a survey by 1950.	on pin on the northwesterly side of eet northeasterly from the southeaster ris property; thence northeasterly all tedan Road 99.6 feet to an iron pin; the et to an iron pin which is on the east property; thence southerly along the iron pin at the northern corner of a sold by Mrs. Effic Williams Burdette theasterly along the Shaw property, I ginning, being two (2) acres, more or y W. F. Harman, Surveyor, dated Febru	ong the hence term Bailey 4.07 to 019.8 less, ary 17,
This deed subject t	to the balance due at the Bank of Tuc	ker.
O HAVE AND TO HOLD the said barr	gained premises, together with all and singular the rights, n	JE 4 CZ (17.0)
	belonging or in any wise appertaining, to the only proper use	The state of the state of
	of the second part, her heirs and assigns, forever, IN P	A STATE OF THE STA
	or the second part,heirs and assigns, forever, IN Pi	The state of the s
	and title to the above described property unto the said party.	The second second second
	gns, against the lawful claims of all persons whomsoever.	of the
		Alexander
	art Y of the first part has hereunto set his	band
and affixedseal, the day	and year above written.	

FED 23



THIS INDENTURE, made this 19th day of February In the year of our Lord One Thousand Nine Hundred and Sixty-five ETROST Reed Hall of the State of Georgia and County of DeKalb of the first part and Mattie P. Hall of the State of Georgia and County of DeKalb of the second part, WITNESSETH: That the said part Y of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION Behavior in hand paid at and before the sealing and delivery of these presents doag grant, bargain, sell and conveyed and by these presents doag grant, bargain, sell and conveyed and by these presents doag grant, bargain, sell and conveyed and by these presents doag grant, bargain, sell and conveyed and by these presents doag grant, bargain, sell and conveyed and by these presents doag grant, bargain, sell and conveyed and by these presents doag grant, bargain, sell and conveyed and by these presents doag grant, bargain, sell and conveyed the sell part of DeKalb County. Georgia, being part of Lot No. 9 of the Subdivision of property of Mrs. W. Scott Williams, according to the plat of survey made by E. Z. Huff, C. E., September, 1937, and being more particularly described as follows: Redan Road one thousand eighty (1080) feet southwesterly from the point where the northwest side of Redan Road intersects the east line of Land Lot 220; thesnoe running southwesterly along the northwest side of Redan Road intersects the east line of the property of Bailey; thence on the long plin turning thence on the cast line of the property of Bailey; thence on the cast line of the property of Bailey; thence on the cast line of the property of Bailey; thence on the cast line of the property of Bailey; thence on the cast income and seven hundred fine (4.07) acres, set the said part Y of the first part, for his before the second part, hard his and assign, forwer, IN YEE SINPLE And the said part Y of the first part, for his bards dates of all persons whomsever. IN WITNESS WHEELEORY, The said part Y of the second part	Same?	STATE OF G	EORGIA,	
THIS INDENTURE, made this 19th day of Redrinary to the year of our Lord One Thousand Nine Hundred and SixLy-five between Ernest Reed Hall of the State of Georgia and County of DeKalb of the first part and Mattie P. Hall of the State of Georgia and County of DeKalb of the second part, WITNESSETH: That the said part Y of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION Debkalds in hand paid at and before the sealing and delivery of these presents, the recept whereof is hereby acknowledged, in hand paid at and before the sealing and delivery of these presents does grant, bergain, sell send convey unto the said part Y of the second part, her hers and sasigna, all that tract or pared of land lying and being in Listid Lto 220 of, the 15th District of DoKalb County, Georgia, being part of Lot No. 9 of the Subdivision of property of Mrs. W. Scott Williams, according to the plat of survey made by 2. 2. Huff, C. E., Saptember, 1937, and being more particularly degraphed as follows: BEGINNING at an iron pin on the northwest side of Redan Road on thousand eighty (1080) feet southwesterly from the point where the northwest side of Redan Road intersects the east line of Land Lot 220; thence running southwesterly along the northwest side of Redan Road one hundred ninety nine and one-tenth dred sixty six and from pin; running themen northwesterly eight hundred sixty six and from pin; running themen contribusesterly eight hundred sixty six and from pin; running themen contribuseterly eight hundred sixty six and from pin; running themen contribuseterly eight hundred sixty six and from pin; running themen contribuseterly eight hundred sixty six and the property of Bailey; Keet to an iron pin on the east line of the property of Bailey; seast line two hundred forty (240) feet; therefore heresterly eight hundred from the point of the property of Bailey; seast line two hundred forty (240) feet; therefore heresterly effect of the point of beginning; containing four and seven hundred		1	DEKALB	
In the year of our Lord One Thousand Nine Hundred and Sixty-Five between Ernest Reed Hall of the State of Georgia and Centry of DeKalb of the first part and Mattie P. Hall of the State of Georgia and Centry of DeKalb of the second part, WITNESSETH: That the said part Y of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION Dekkalbe in hand paid at and before the sealing and delivery of these presents the receipt whereof is hereby acknowledged, had granted, bargained, sold and conveyed and by these presents doug grant, bargain, sell end convey unto the said part. Y of the second part, her hers and sasigns, all that tract or pared of land lying and being in Leund Lto 220 of the 15th Diatrict of DeKalb Country of Mrs. W. Scott Williams, according to the plat of survey made by E. Z. Huff, C. E., September, 1937, and being more particularly described as follows: BEGINNING at an iron pin on the northwest side of Redan Road one thousand sighty (1080) feet southwesterly from the point where the northwest sights (1080) feet southwesterly from the northwest side of Redan Road one hundred ninety is allong the central line of Land Lot 220; thence running thence northwesterly eight hundred sixty six and four-tenths (866.4) feet to an iron pin on the east line of the property of Bailey; thence northwesterly eight hundred sixty six and four-tenths (866.4) feet to an iron pin on the east line of the property of Bailey; thence southeasterly of beginning an ineteen and eight-tenths (1,019.8) feet to the point of beginning nineteen and eight-tenths (1,019.8) feet to the point of beginning hind the said bergained premises, together with all and singular the rights, members and appurtenances thereof, to the said bergained premises, together with all and singular the rights, members and appurtenances thereof, to the first part, for his. TO HAVE AND TO BOLD the said bergained premises, together with all and singular the rights, members and appurtenances thereof, to the first part, for	- Basman)		County
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of the State of Georgia and County of DeKalb of the first part and Mattle P. Hall of the State of Georgia and County of DeKalb of the second part, witnesseth. That the said part Y of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION Beathers. In hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, last. granted, bargained, sold and conveyed and by these presents does grant, bargain, sail and convey into the said part Y of the second part, her hers and sasigns, all that tract or pared of land lying and being in Leind Lto 220 of the 15th District of DeKalb County, Georgia, being part of Lot No. 9 of the Subdivision of property of Mrs. W. Scott Williams, according to the plat of survey made by E. Z. Huff, C. E., Saptember, 1937, and being more particularly described as follows: BEGINNING at an iron pin on the northwest side of Redan Road one thousand eighty (1080) feet southwesterly from the point where the tot 220 meet said of Redan Road intersects the east line of Land Lot 220 meet said of Redan Road intersects the east line of Land Lot 220 meet said of Redan Road one hour southwesterly along the northwest side of Redan Road one human southwesterly along the northwest side of Redan Road one human southwesterly along the east line of the property of Bailey; thence northerly along the east line of the property of Bailey; thence northerly along the east line of the property of Bailey; thence northerly along the east line of the property of Bailey; thence northerly along the east line of the property of Bailey; thence northerly along the east line of the property of Bailey; thence northerly along the east line of the property of Bailey; thence northerly along the east line of the property of Bailey; thence northerly along the east line of the property of Bailey; thence northerly along the east line of the property of Bailey; thence northerly along the east line of the property of the second part, here and	COUNCIA			
of the State of Georgia and County of DeKalb of the first part and Mattie P. Hall of the State of Georgia and County of DeKalb of the second part, witnesserfit that the said part Y of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION Behaviors in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, had granted, bargained, sold and conveyed and by these presents does grant, bargain, sell end convey unto the said part Y of the second part, her part of Lot No. 9 of the Subdivision of property of Mrs. W. Scott Williams, according to the plat of survey made by E. Z. Huff, C. E. September. 1937, and being more particularly described as follows: BEGINNING at an iron pin on the northwest side of Redan Road one thousand eighty (1080) feet southwesterly from the point where the northwest side of Redan Road intersects the east line of Land Lot 220; thence running southwesterly along the northwest and consecutive an iron pin; running thence northwesterly eight hundred sixteet to an iron pin; running thence northwesterly eight hundred sixteet to an iron pin; running thence northwesterly eight hundred sixteet to an iron pin; running thence northwesterly eight hundred sixteet to an iron pin; running thence northwesterly eight hundred sixteet to an iron pin; running thence northwesterly eight hundred sixteet to an iron pin; running thence northwesterly eight hundred sixteet to an iron pin; running thence northwesterly eight hundred sixteet to an iron pin; running thence northwesterly eight hundred sixteet to an iron pin; running thence northwesterly eight hundred sixteet to an iron pin; running thence northwesterly eight hundred sixteet to an iron pin; running thence northwesterly eight hundred sixteet to an iron pin; running thence northwesterly eight hundred sixteet to an iron pin on the southeasterly one thousand ninetteen and eight-tenths (1,019, 1) tence southeasterly one thousand ninetteen and eight-tenths (1,01	between	Ernest Red	Fles he	
of the State of GRONGIA and County of DeKalb of the second part, WITNESSETH: That the said part Y of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION Dehkerse in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, had granted, bargained, sold and conveyed and by these presents do.g. grant, bargain, sell and convey unto the said part Y of the second part, her here and assigns, all that tract or parcel of land lying and being in Land Lto 220 of the 15th District of DeKalb Country. Georgia, being part of Lot No. 9 of the Subdivision of property of Mrs. W. Scott Williams, according to the plat of survey made by E. Z. Huff, C. E., September, 1937, and being more particularly described as follows: Redan Road one thousand eighty (1089) feet southwesterly from the point where the northwest side of Redan Road intersects the east line of Land Lot 220; thence running southwesterly along the nursuwest side of Redan Road one hundred ninety nine and one-tenth class of Land Lot 220; thence running southwesterly along the nursuwest side of Redan Road one hundred ninety nine and one-tenth class of Land Lot 220; thence running southwesterly along the nursuwest side of a Redan Road one hundred ninety nine and one-tenth class of Land Lot 220; thence running southwesterly along the nursuwest side of a Redan Road one hundred ninety nine and one-tenth class of Land Lot 220; thence running southwesterly along the nursuwest side of a Redan Road one hundred ninety nine and one-tenth class of Land Lot 220; thence southers are continued to the land land land one-tenth class of Land Lot 220; thence are running southwesterly along sailey's east line two hundred land. Then conthewesterly along sailey's east line two hundred land land then conthewaterly along sailey's east line two hundred land land land land land land land lan	of the State of	Georgia		
witnesseth: that the said pare Y of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION TEN DOLLARS AND OTHER VALUABLE CONSIDERATION Deblaces in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, had—granted, bargained, sold and conveyed and by these presents does—grant, bargain, self and convey unto the said part Y of the second part, her here and assigns, all that tract or parcel of land lying and being in Land Lto 220 of the Lish District of DeKalb County, .* Georgia, being part of Lot No. 9 of the Subdivision of property of Mrs. W. Scott Williams, according to the plat of survey made by E. Z. Huff, C. E. September, 1937, and being more particularly described as follows: BEGINNING at an iron pin on the northwest side of Redan Road one thousand eighty (1080) feet southwesterly from the point where the northwest side of Redan Road intersects the east line of Land Lot 220; thence running southwesterly along the northwest side of Redan Road one hundred ninety nine and one-tenth (199.1) feet to an iron pin running thence northwesterly eight hundred sixty six and four-tenths (866.4) feet to an iron pin on the cast line of the property of Bailey; thence northwesterly along Done thousant line of the property of Bailey; thence northwesterly along Done thousant line will be a said part in the property of Bailey; thence northwesterly along Done thousant line will be a said part when the second part made seven hundred this (4.07) acres, according to plat of Mr J. our and seven hundredths (4.07) acres, surveyor, dated February 14, 1950. TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the endy proper use, benefit and behoof of the said part Y of the second part, her hers and assigns, against the layful dalms of all persons whomassers and administrators will warrant and for	and	Mattie P	. Hall	of the mat part
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Recorded Feb. 25th, 1965

Ben B Buress Clork



SITE DATA TABLE

JURISDICTION	DEKALB COUNTY, GA	
CURRENT ZONING		O-I
PROPOSED ZONING		MR-1
PARCEL ID	ADDRESS	ACREAGE
15 220 01 026	3744 Redan Road	5.87
TOTAL ACREAGE		5.87
PROPOSED UNITS		74
·		

PARKING CALCULATIONS			
TOTAL REQUIRED	1.75 SPACES PER UNIT	130 SPACES	
STANDARD	9' X 18'	= 4	
ADA	8' X 18'	= 2	
GARAGE / DRIVEWAY	2 SPACES PER UNIT	= 148	
TOTAL SPACES PROVIDED		= 154	

REQUESTED VARIANCES

1. MINIMUM HEATED FLOOR AREA <1,200 SF

2. BUFFER REDUCTIONS

A. REQUIRED: 30' UNDISTURBED PROVIDED: 30' DISTURBED

B. REQUIRED: 30' UNDISTURBED PROVIDED: 30' DISTURBED

GENERAL NOTES

SEWER NOTE:

SEWER WILL BE A GRAVITY LINE AND TIE INTO THE EXISTING SEWER MANHOLE ALONG OAKWOOD MANOR OR REDAN RD.

WATER NOTE:

EXISTING WATER LINE LOCATED ON REDAN RD AND PROVIDED BY DEKALB COUNTY

STREET LIGHT NOTE:

FIXTURES AND ILLUMINATION SHALL COMPLY WITH COUNTY

STANDARDS FEMA NOTE:

NO PORTION OF THIS PROPERTY IS LOCATED IN A FEMA FLOOD PLAIN AS PER FEMA MAP NO. 13089C0088J, DATED MAY 16, 2013

TREE PRESERVATION NOTE

EITHER 120 INCHES (DBH) PER ACRE OR 25% OF EXISTING

SIGNIFICANT TREES PER ACRE OF SUCH SIGNIFICANT TREES, WHICHEVER IS LESS, SHALL BE PRESERVED ON THE SITE

CONSULTANT PROJECT # 23-0604



LEVEL II E&S CERT.#945 EXP. DATE 09-27-23 PLAN STATUS

DATE DESCRIPTION DESIGN DRAWN CHKD

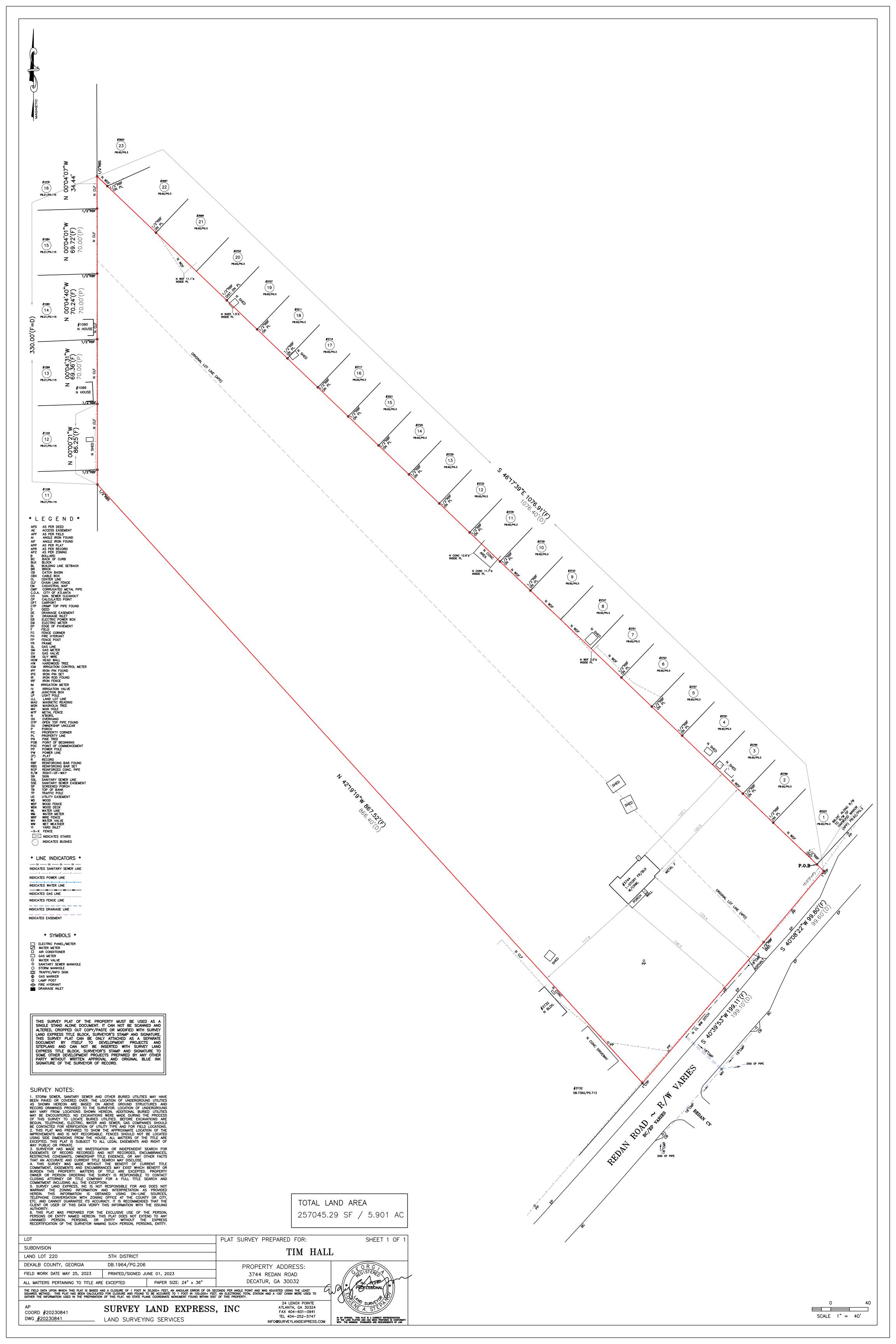
JOB No. 200464-01-001 DATE: December 14, 2023

FILE No.

[/]GRID NORTH

(IN FEET) 1 INCH = 50 FT.

SHEET No.



3744 Redan Rd Community Meeting Addresses

control contro		
STAR 2022 SFR3 BORROWER LP	591 WEST PUTNAM AVE	GREENWICH CT 6830
ANIWODI-EL NEKAYBAW	1146 LONGSHORE DR	DECATUR GA 30032
OSGOOD ANGELA	1074 LONGSHORE DR	DECATUR GA 30032
DISCOVERY ENTERPRISES III LLC	3905 LINDSEY RD NE	MARIETTA GA 30067
WATERS TED W	1050 LONGSHORE DR	DECATUR GA 30032
FKH SFR PROPCO A LP	1850 PARKWAY PL STE 900	MARIETTA GA 30067
VB SIX LLC	3500 PARK CENTER DR STE 100	DAYTON OH 45414
DAWN STEPHANIE	3697 OAKWOOD MNR	DECATUR GA 30032
3689 OAKWOOD MANOR LLC	422 CARTER AVE	ATLANTA GA 30317
SMILANSKI BEN FURMAN	1275 SHILOH RD # 2950	KENNESAW GA 30144
CHARLES LAUREL JAMAL	1111 OAKWOOD MANOR CV	DECATUR GA 30032
SFR XII ATL OWNER 4 LP	4645 HAWTHORNE LN NW	WASHINGTON DC 20016
MORRISON DEBORAH PARKS	1124 OAKWOOD MANOR CT	DECATUR GA 30032
NGUYEN BRUCE	95 COUNTRY CLUB DR	HAYWARD CA 94542
BELIARD MARIE C	1072 CANAL ST	DECATUR GA 30032
SMITH JACKSON	1069 LONGSHORE DR	DECATUR GA 30032
JACKSON LILLIAN M	1159 LONGSHORE DR	DECATUR GA 30032
246 COVINGTON LLC	1575 NORTHSIDE DR NW STE 470	ATLANTA GA 30318
FAVORS GLENDA	1079 CANAL ST	DECATUR GA 30032
BOCKMAN ELIZABETH I	1067 CANAL ST	DECATUR GA 30032
TATUM RAYMOND	1100 DOVE VALLEY RD	DECATUR GA 30032
MUNG THANG	1088 DOVE VALLEY RD	DECATUR GA 30032
SFR XII NM ATL OWNER 1 LP	9200 E HAMPTON DR	CAPITOL HEIGHTS MD 20743
SMITH DAWN P	1213 WINSTON DR	DECATUR GA 30032
SIMMONS SIERRA	1198 WINSTON DR	DECATUR GA 30032
NDONG M	3822 LONDON DR	DECATUR GA 30032
JACOB JOHNEY	3790 LONDON DR	DECATUR GA 30032
GETACHEW YONATAN	3784 LONDON DR	DECATUR GA 30032
HEMPHILL SHELTON C	2491 MILLER OAKS CIR	DECATUR GA 30035
BYRD GLORIA T	1220 WINSTON DR	DECATUR GA 30032
SNG SHAO KUAN	1065 LONGSHORE CV	DECATUR GA 30032
FOUSKEY MICAH	1055 LONGSHORE CV	DECATUR GA 30032
DIM NEAM KHAN	1037 LONGSHORE CV	DECATUR GA 30032
MILAM FAMILY REVOCBALE TRUST	612 LOST KEY DR # 901 B	PENSACOLA FL 32507

MILAM FAMILY REVOCBALE TRUST	612 LOST KEY DR # 901 B	PENSACOLA FL 32507
HALL MATTIE P	648 ELF SCHOOL RD	HAYESVILLE NC 28904
RODGERS ROSALYN Y	3773 OAKWOOD MNR	DECATUR GA 30032
DOESBURG LISA M	3765 OAKWOOD MNR	DECATUR GA 30030
DUPREE MARSHA	3683 OAKWOOD MNR	DECATUR GA 30032
SFR XII ATL OWNER 5 LP	9200 E HAMPTON DR	CAPITOL HEIGHTS MD 20743
SFR XII ATL OWNER 1 LP	3718 OAKWOOD MNR	DECATUR GA 30032
FARRELL JAMES N	3726 OAKWOOD MNR	DECATUR GA 30032
FONGBEMI JOYCE BANKS	1132 OAKWOOD MANOR CT	DECATUR GA 30032
INDIAN CREEK FAMILY DEVELOPMENT LP	1469 S 4TH ST	LOUISVILLE KY 40208
STAR 2021 SFR2 BORROWER LP	591 W PUTNAM AVE	GREENWICH CT 6830
JONES MICHAEL	1136 CANAL ST	DECATUR GA 30032
PATTERSON ESMOND J JR	4618 RIVER RD	ELLENWOOD GA 30294
BRITTIAN LOUISE WATKINS	1084 CANAL ST	DECATUR GA 30032
GROSS PATRICK D	2320 DOREEN CT NE	ATLANTA GA 30345
DUNCAN CYNTHIA D	1139 CANAL ST	DECATUR GA 30032
BERNRICH PROPERTIES LLC	810 MOORINGS CIR	STEVENSVILLE MD 21666
STAR 2021 SRF1 BORROWER LP	591 W PUTNAM AVE	GREENWICH CT 6830
PERKINS JOYCE	1076 DOVE VALLEY RD	DECATUR GA 30032
JACKSON BOBBY JACK	1064 DOVE VALLEY RD	DECATUR GA 30032
OWEN JAMES E	610 KINGSBURY ST	SHELBY NC 28150
SANDTON REAL ESTATE LLC	333 SANDY SPRINGS CIR STE 226	ATLANTA GA 30328
VASANTI INC	2164 FAIRBURN RD	DOUGLASVILLE GA 30135
DEXTER JEANETTE	1227 WINSTON DR	DECATUR GA 30032
CHAPMAN ALLEN LEONARD	1239 WINSTON DR	DECATUR GA 30032
BAKER STREET HOMES LLC	300 MONTGOMERY ST # 350	SAN FRANCISCO CA 94104
CUNNINGHAM III ROBERT L	1188 WINSTON DR	DECATUR GA 30032
GETACHEW YONATAN	3780 LONDON DR	DECATUR GA 30032
BUFFINGTON CHRIS	4085 STILLWATER DR	DULUTH GA 30096
TODD ANDRE M	3797 LONDON DR	DECATUR GA 30032
PARK YOON JOO	4014 BARR CIR	TUCKER GA 30084
WEISSE HERBERT	820 CAMPBELL AVE	MUKILTEO WA 98275
EAGLE MARIANNA Y	1027 LONGSHORE CV	DECATUR GA 30032
NGAO JOSEPH	1028 LONGSHORE CV	DECATUR GA 30032
DISCOVERY ENTERPRISES III LLC	3905 LINDSEY RD NE	MARIETTA GA 30067

SIMMONS AUSTIN	1112 LONGSHORE DR	DECATUR GA 30032
JONES CLIFFORD JR	3716 REDAN RD	DECATUR GA 30032
HALE DARRELL E	8357 SPIVEY RD	JONESBORO GA 30236
PEMAGBI MIATTA M	3717 OAKWOOD MNR	DECATUR GA 30032
WILLIAMS EDDYE G	3715 OAKWOOD MNR	DECATUR GA 30032
HARRIS EVYLON	3700 OAKWOOD MNR	DECATUR GA 30032
BURTON RHONDA T	3328 WOLF CLUB LN	ATLANTA GA 30349
OWENS BARBARA	3750 OAKWOOD MNR	DECATUR GA 30032
LONG ZADIE	3754 OAKWOOD MNR	DECATUR GA 30032
PEACE BAPTIST CHURCH INC	4000 COVINGTON HWY	DECATUR GA 30032
PHILLIPS LAWRENCE P	1124 CANAL ST	DECATUR GA 30032
HINES TYRONE	1118 CANAL ST	DECATUR GA 30032
CLIFTON NICHOLAS	1100 CANAL ST	DECATUR GA 30032
GARDNER MICHAELA C	1113 LONGSHORE DR	DECATUR GA 30032
SPRY ISAAC E	1119 LONGSHORE DR	DECATUR GA 30032
STORY PROPERTY INVESTMENTS LLC	PO BOX 2332	BEAUFORT SC 29901
THOMAS GWENDOLYN	1111 CANAL ST	DECATUR GA 30032
RAWLS KENNETH	1970 CRESCENT MOON DR NE	CONYERS GA 30012
STAR 2021 SFR1 LP	591 W PUTNUM AVE	GREENWICH CT 6830
WATSON SEAN	1146 WINSTON DR	DECATUR GA 30032
MOSQUEDA NANCY SIXTOS	1154 WINSTON DR	DECATUR GA 30032
WHITE NIGEL	211 BALLARD CIR	STOCKBRIDGE GA 30281
SAGE SUN GLOBAL LLC	634 VILLAGE CREEK DR	LILBURN GA 30047
HII MING LANG	3774 LONDON DR	DECATUR GA 30032
WEBSTER LAZZETTA B	3768 LONDON DR	DECATUR GA 30032
SCOTT ELIZABETH D	2531 BRENTFORD PL	DECATUR GA 30032
PORTER BRENDA WELCH	3634 PORTER CT	DECATUR GA 30032
PORTER BRENDA WELCH	3634 PORTER CT	DECATUR GA 30032
JONES HERMAN	1140 LONGSHORE DR	DECATUR GA 30032
SICKMAN AARON	1130 LONGSHORE DR	DECATUR GA 30032
FYR SFR BORROWER LLC	3505 KOGER BLVD 400	DULUTH GA 30096
TUSCANY REALTY INC	325 VICKERY CIR	ROSWELL GA 30075
WILLIAMS RONNIE	3739 OAKWOOD MNR	DECATUR GA 30032
FKH SFR PROPCO A LP	1850 PARKWAY PL STE 900	MARIETTA GA 30067
DAVIES BRENDA	3707 OAKWOOD MNR	DECATUR GA 30032

2017 2 IH BORROWER LP	1717 MAIN ST STE 2000	DALLAS TX 75201
CHERRY LINDA GAIL	1102 OAKWOOD MANOR CV	DECATUR GA 30032
BRISTOW COURTNEY MATTHEW	13302 JEFFERSON SQUARE CT	DECATUR GA 30030
	3762 OAKWOOD MNR	DECATUR GA 30030
THOMAS DOGBAMA JACKSON		
YARBORO MARCIA	1123 OAKWOOD MANOR CT	DECATUR GA 30032
GO BOEN GIM	4027 SIGNAL RDG SW	LILBURN GA 30047
MORE AND CO LLC	492 EMILY DR SW	LILBURN GA 30047
MORASH LEA ROSE	1103 LONGSHORE DR	DECATUR GA 30032
RODRIGUEZ JOEL	1131 LONGSHORE DR	DECATUR GA 30032
MESFIN AZIEB	1141 LONGSHORE DR	DECATUR GA 30032
SANCHEZ JOSE R	1153 LONGSHORE DR	DECATUR GA 30032
JUHAN HELEN M	1063 CANAL ST	DECATUR GA 30032
TYLER MARTIN A	1051 CANAL ST	DECATUR GA 30032
PELLEGRINI LARRY	1041 CANAL ST	DECATUR GA 30032
STARKS MALACHI	PO BOX 372606	DECATUR GA 30037
COBURN JOSH S	1118 DOVE VALLEY RD	DECATUR GA 30032
WARD TERRELL	1137 WINSTON DR	DECATUR GA 30032
HUFF WILLIAM TYREE	1153 WINSTON DR	DECATUR GA 30032
AISHA MASSA	1525 NEW HOPE RD	LAWRENCEVILLE GA 30045
VALSHA INVESTMENTS LLC	6874 WYNPINE PT	STONE MOUNTAIN GA 30087
SMITH NIGEL	3800 LONDON DR	DECATUR GA 30032
BOLTON CARTOSHA	3796 LONDON DR	DECATUR GA 30032
REDAN VILLAGE PARTNERS LLC	1904 MONROE DR NE STE 235	ATLANTA GA 30324
PORTER BRENDA WELCH	3634 PORTER CT	DECATUR GA 30032
PORTER FRED	3672 PORTER CT	DECATUR GA 30032
CRUMP JEREMY	1062 LONGSHORE CV	DECATUR GA 30032
DUROJAIYE MUYIDEEN	1070 LONGSHORE CV	DECATUR GA 30032
PFIN II F LLC	6300 POWERS FERRY RD STE 600 142	ATLANTA GA 30339
DROBNIC DARYL L	1152 LONGSHORE DR	DECATUR GA 30032
STAR 2021 SFR1 BORROWER LP	591 W PUTNAM AVE	GREENWICH CT 6830
KECK KRISTINA GRACE	1056 LONGSHORE DR	DECATUR GA 30032
EBO DENA M	3753 OAKWOOD MNR	DECATUR GA 30032
CARTER LORETTA D	3747 OAKWOOD MNR	DECATUR GA 30032
HENDERSON ANGELIA R	3693 OAKWOOD MNR	DECATUR GA 30032
MITCHELL KENNETH L	5632 BRENSTON LN	ELLENWOOD GA 30294

THOMAS STEPHON ODELL	1113 OAKWOOD MANOR CV	DECATUR GA 30032
GODFREY BRENDA	1107 OAKWOOD MANOR CV	DECATUR GA 30032
WILSON NIKKI KAI	3316 S COBB DR UNIT 163	SMYRNA GA 30080
TOH TEPLAH K	1120 OAKWOOD MANOR CT	DECATUR GA 30032
NGUYEN BRUCE	95 COUNTRY CLUB DR	HAYWARD CA 94542
DURBAN LLC	3139 BOLDMERE TRL SE	SMYRNA GA 30080
FOSTER JACQUELINE YVETTE	1066 CANAL ST	DECATUR GA 30032
1077 LONGSHORE DRIVE LLC	505 BLUE RIDGE TER	CANTON GA 30114
YEUNG WILFRED	728 BRUSHWOOD CT	SOMERSET NJ 8873
BAITEY CELESTE	1083 CANAL ST	DECATUR GA 30032
SCHNEIDER JEFFREY	1073 CANAL ST	DECATUR GA 30032
DOVE VALLEY ROAD SANCTUARY	4426 HUGH HOWELL RD STE 200	TUCKER GA 30084
HILL FINESS	1094 DOVE VALLEY RD	DECATUR GA 30032
YANCEY MICHAEL A SR	1177 WINSTON DR	DECATUR GA 30032
KHIEV RICHARD	1207 WINSTON DR	DECATUR GA 30032
JACKSON JUAREZ	425 PAYTON CT	STOCKBRIDGE GA 30281
CERBERUS SFR HOLDINGS II LP	1850 PARKWAY PL STE 900	MARIETTA GA 30067
SMITH SAMEERAH	3792 LONDON DR	DECATUR GA 30032
K55 DESIGN CONSULTANT LLC	229 CHEMIN DE VIE	ATLANTA GA 30342
HEMPHILL SHELTON C JR	2491 MILLER OAKS CIR	DECATUR GA 30035
VILLANUEVA GERALDYN M	1238 WINSTON DR	DECATUR GA 30032
POWELL PRODUCTIONS LLC	5579 CHAMBLEE DUNWOODY RD B504	ATLANTA GA 30338
KENRIDGE NMF LLC	2 ENTERPRISE DR STE 406	SHELTON CT 6484
PORTER JEAN E	1056 PORTER RD	DECATUR GA 30032
BAKER ANDREW	1061 LONGSHORE CV	DECATUR GA 30032
SMITH CHRISTOPHER A	1043 LONGSHORE CV	DECATUR GA 30032
DOHERTY ADEWOLE	1124 LONGSHORE DR	DECATUR GA 30032
DE PASQUALE ROSARIO	1084 LONGSHORE DR	DECATUR GA 30032
MILAM FAMILY REVOCBALE TRUST	612 LOST KEY DR # 901 B	PENSACOLA FL 32507
SCOTT EARNESTINE	3761 OAKWOOD MNR	DECATUR GA 30032
SHAW MONICA	3735 OAKWOOD MNR	DECATUR GA 30032
BETHEA AMON	3711 OAKWOOD MNR	DECATUR GA 30032
NEAL DAMON L	3692 OAKWOOD MNR	DECATUR GA 30032
ARESTEGUI MARIA SOLEDAD	3722 OAKWOOD MNR	DECATUR GA 30032
VAZQUEZ IVAN MONTALVO	1103 OAKWOOD MANOR CV	DECATUR GA 30032

TALON ASSETS LLC	675 SEMINOLE AVE STE 301	ATLANTA GA 30307
SRMZ 2 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN TX 78746
NGUYEN BRUCE	95 COUNTRY CLUB DR	HAYWARD CA 94542
REDWINE PROPERTY MANAGEMENT IN	2282 WENDER DR	TUCKER GA 30084
LASATER W LYNNETTE	1130 CANAL ST	DECATUR GA 30032
CAO QIN	2 GROSVENOR PL	GREAT NECK NY 11021
HOUSLEY LYNNE P	1083 LONGSHORE DR	DECATUR GA 30032
BOLLEY LINDA K	1147 LONGSHORE DR	DECATUR GA 30032
STAR 2021 SFR1 BORROWER LP	591 W PUTNUM AVE	GREENWICH CT 6830
GRAHAM AUBREY	1107 CANAL ST	DECATUR GA 30032
PENN JOHN H	1047 CANAL ST	DECATUR GA 30032
SONG ABRAHAM KYU	1124 DOVE VALLEY RD	DECATUR GA 30032
STONE RONNIE	1082 DOVE VALLEY RD	DECATUR GA 30032
COLLINS TREVOR	1065 DOVE VALLEY RD	DECATUR GA 30032
DOVE VALLEY HOLDINGS LLC	P O BOX 2456	DECATUR GA 30031
N AND R BUSINESS ENTERPRISES	1925 MASON MILL RD	DECATUR GA 30033
SFR XII ATL OWNER 2 LP	4645 HAWTHORNE LN	WASHINGTON DC 20016
HILLMAN MARION L	1219 WINSTON DR	DECATUR GA 30032
FYR SFR BORROWER LLC	3505 KOGER BLVD 400	DULUTH GA 30096
SANTIAGO JUAN JAVIER NIEVES	1184 WINSTON DR	DECATUR GA 30032
RODRIGUEZ JOSE	3606 VINYARD WAY	LAWRENCEVILLE GA 30044
CAMPBELL NANCY J	3794 LONDON DR	DECATUR GA 30032
BARNES ANJEL C	3778 LONDON DR	DECATUR GA 30032
EJ CAPITAL PARTNERS LLC	1416 AVENUE LCK	BROOKLYN NY 11230
REDAN VILLAGE PARTNERS LLC	1904 MONROE DR NE STE 235	ATLANTA GA 30324
TMF AVONDALE HOLDINGS LLC	603 E BROADWAY ST	PROSPER TX 75078
PORTER FRED	3672 PORTER CT	DECATUR GA 30032
BUSBY TAMECA	1066 LONGSHORE CV	DECATUR GA 30032
UAP NGO PUM	1031 LONGSHORE CV	DECATUR GA 30032
JAUDON JASON ALLEN	1108 LONGSHORE DR	DECATUR GA 30032
REYES HILARIO	1102 LONGSHORE DR	DECATUR GA 30032
INDIAN CREEK FAMILY DEVELOPMENT LP	545 S 3RD ST	LOUISVILLE KY 40202
MILAM FAMILY REVOCBALE TRUST	612 LOST KEY DR # 901 B	PENSACOLA FL 32507
HASHIM ABOUD MOHAMED S	3725 OAKWOOD MNR	DECATUR GA 30032
KING JAMES E	3721 OAKWOOD MNR	DECATUR GA 30032

ICM CED LD	E0 C DIV/ED DD CTE 4E0	TEMPE 47.05304
ICM SFR LP	58 S RIVER DR STE 150	TEMPE AZ 85281
ALLEN RANDY	3710 OAKWOOD MNR	DECATUR GA 30032
ELLIS REFINANCE PORTFOLIO LLC	1165 KINGSTON DR NE	ATLANTA GA 30345
FERRER OMAR	3758 OAKWOOD MNR	DECATUR GA 30032
WESTCHESTER REDAN COVE LLC	1904 MONROE DR NE STE 235	ATLANTA GA 30324
PEACHCREST MANAGEMENT LLC	4477 SIMS CT	TUCKER GA 30084
ANIS JOSIE L	1106 CANAL ST	DECATUR GA 30032
THURNTON-MURRAY DONNA M	1109 LONGSHORE DR	DECATUR GA 30032
KENNEDY ANDY R	1125 LONGSHORE DR	DECATUR GA 30032
SFR XII NM ATL OWNER 1 LP	9200 E HAMPTON DR	CAPITOL HEIGHTS MD 20743
TDH HOLDINGS LLC	1163 SPRINGDALE RD NE	ATLANTA GA 30306
BURKE KRISTOPHER ARTHUR	1058 DOVE VALLEY RD	DECATUR GA 30032
NA REAL ESTATE INVESTMENTS LLC	4935 N PEACHTREE RD	DUNWOODY GA 30338
WILLIAMS KENNETH K	1166 WINSTON DR	DECATUR GA 30032
SINCLAIR DEBBIE ANN	3629 RIVER RIDGE CT	DECATUR GA 30034
BROWN MARY H	3810 LONDON DR	DECATUR GA 30032
NIPPER JR SAMUEL	3151 KITTERY DR	SNELLVILLE GA 30039
ROGALA ANDREW	3772 LONDON DR	DECATUR GA 30032
G E ADAN LLC	3851 HOLCOMB BRIDGE RD STE 300	NORCROSS GA 30092
VASQUEZ JORGE	436 JEFFERSON RIVER RD	ATHENS GA 30607
VALERA TANYA E	1044 LONGSHORE CV	DECATUR GA 30032
JIROUSCHEK ANTHONY	1050 LONGSHORE CV	DECATUR GA 30032
HILL SANYSHA D	1032 LONGSHORE CV	DECATUR GA 30032
NGUNGRU ANTHONY M	3710 LOREN DR	DECATUR GA 30032
BUCHANAN BARTON III	1096 LONGSHORE DR	DECATUR GA 30032
HALE DARRELL E	8357 SPIVEY RD	JONESBORO GA 30236
WILLIAMS GEINA M	3769 OAKWOOD MNR	DECATUR GA 30032
MAUNG THAN HTAY	3743 OAKWOOD MNR	DECATUR GA 30032
HALPER JASON	2401 AVENUE X	BROOKLYN NY 11235
RUSHIN ADRIENNE S	3703 OAKWOOD MNR	DECATUR GA 30032
HAMILTON LEROY	3680 OAKWOOD MNR	DECATUR GA 30032
HOOKS BRIDGET L	3714 OAKWOOD MNR	DECATUR GA 30032
ARIHI ANDRE CLOPHIA	3730 IVY CIR	CONYERS GA 30013
MCMILLON SIBYL	1106 OAKWOOD MANOR CV	DECATUR GA 30032
MANN MARILYN M	1127 OAKWOOD MANOR CT	DECATUR GA 30032

DAVIS STANLEY L	1128 OAKWOOD MANOR CT	DECATUR GA 30032
LO MICHAEL	4027 SIGNAL RDG SW	LILBURN GA 30047
REDAN VILLAGE PARTNERS LLC	1904 MONROE DR NE STE 235	ATLANTA GA 30324
HOWARD BOBBIE MOORE	1142 CANAL ST	DECATUR GA 30032
ARRINGTON WANDA	570 WADLEY COLEMAN LAKE RD	SWAINSBORO GA 30401
SFR XII ATL OWNER 3 LP	9200 E HAMPTON DR	CAPITOL HEIGHTS MD 20743
SANCHEZ DARIO B	1137 LONGSHORE DR	DECATUR GA 30032
BRANDON DOREEN	1133 CANAL ST	DECATUR GA 30032
ALEXANDER CALVIN	1095 CANAL ST	DECATUR GA 30032
BROWN FRANCENIA S	3364 VERACRUZ WAY	DECATUR GA 30034
KPM HOLDINGS LLC	2517 MELLVILLE AVE	DECATUR GA 30032
BRINKER AIMEE M	1070 DOVE VALLEY RD	DECATUR GA 30032
N AND R BUSINESS ENTERPRISES	1925 MASON MILL RD	DECATUR GA 30033
RANDALL CANDACE	1161 WINSTON DR	DECATUR GA 30032
URIBE MARTHA JULIANA	5805 STATE BRIDGE RD BOX G 434	JOHNS CREEK GA 30097
WELLS DENEEN	1172 WINSTON DR	DECATUR GA 30032
PENNY JUNE STEVENSON	2339 MORGAN HILL DR	DACULA GA 30019
HEGWOOD III FRED	6933 SCARLET RIDGE DR	BRENTWOOD TN 37027
SRAN PROPERTIES LLC	28 QUEENS CT	LAKEWOOD NJ 8701
WATKINS JAMES E	4968 LINSCOTT PL APT 1	LOS ANGELES CA 90016
COFER TABITHA A	1056 LONGSHORE CV	DECATUR GA 30032
KIMMONS MICHAEL	1024 LONGSHORE CV	DECATUR GA 30032



3562 Habersham at Northlake, Bldg. J, Ste 100 Tucker, Georgia 30084

Zoom Instructions:

Go to https://battlelawpc.zoom.us/join and Enter the Meeting ID that you have been provided with in the appropriate field and click "Join". To join by phone, please dial (646) 558-8656. If you are unable to attend or would like to learn more about the proposed project, please call our office at the number below.

We encourage you to come out and participate!

For More Information Contact Jordan Battle at: Phone: 404-601-7616 ext. 8 Fax: 404-745-0045 Email: jeb@battlelawpc.com COMMUNITY MEETING TO DISCUSS REZONING FROM R75 TO MR-1 AND A LAND USE AMENDMENT FROM SUBURBAN TO CRC FOR A 61 UNIT TOWNHOME HOME COMMUNITY.

Project Title: 3744 Redan Road

When: December 13th, 2023

Time: 6:00 PM Eastern (US and Canada)

Register in advance for this meeting:

https://battlelawpc.zoom.us/join

Meeting ID: 864 6141 7000

Password: 851487

PROPOSED LOCATION(S):

Parcel Number - 15 220 01 026





3562 Habersham at Northlake, Bldg. J, Ste 100 Tucker, Georgia 30084

> «Name» «Address» «City», «State» «Zip»



STATEMENT OF INTENT

and

Other Material Required by the
Dekalb Zoning Ordinance
For
rom R-75 to MR-1 and Future Land Use Amendment from

A Rezoning from R-75 to MR-1 and Future Land Use Amendment from SUB to CRC to Allow for Rental Townhomes

of

3744 Redan Road, LLC. c/o Battle Law, P.C.

for

+/-5.87 Acres of Land
Being 3744 Redan Road
Dekalb, Georgia and
Parcel No. 15 220 01 026

Submitted for Applicant by:

Joshua Mahoney, Esq.
Battle Law, P.C.
Habersham at Northlake, Building J, Suite 100
Tucker, Georgia 300384
(404) 601-7616 Phone
(404) 745-0045 Facsimile
jsm@battlelawpc.com



I. LETTER OF INTENT

3744 Redan Road, LLC. (the "Applicant") is seeking to develop on +/- 5.87 acres of land being Tax Parcel No. 15 220 01 026 having frontage on 3744 Redan Road (the "Subject Property") with rental townhomes. The Applicant is seeking a rezoning from R-75 to MR-1 and a future land use amendment from SUB to CRC of the Subject Property to allow for rental townhomes.

This document serves as a statement of intent, analysis of the criteria under the DeKalb County Zoning Ordinance and contains notice of constitutional allegations as a reservation of the Applicant's rights.

II. DEKALB REZONING CRITERIA

A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan;

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 property or properties;

The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The zoning proposal calls for seventy-four (74) single-family attached townhomes. To achieve this, the applicant proposes a future land use amendment from Suburban to Commercial Redevelopment Corridor and a rezoning from R-75 to MR-1. This exact request was just approved for property two parcels west of the Subject Property at the corner of Redan Road and Longshore Drive where that property owner will be constructing single-family attached townhomes. Furthermore, there are apartments across Redan Road in the Redan Cove development and in the Sunrise View Apartment development. There are townhomes off London Drive in the rear of a residential development across Redan Road as well. So, the proposed townhomes will fit in with the development that already exists in the area.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

The property to be affected by the zoning proposal does not have a reasonable economic use as currently zoned.

D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property or properties;

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties. The surrounding properties are either already developed or development is underway.



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;

The property to the west of the Subject Property has received a future land use amendment and rezoning for exactly what the Applicant is requesting. The previously approved application sets a precedent for this area and lends supporting grounds for approval of this zoning proposal.

F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources;

The zoning proposal will not adversely affect historic buildings, sites, districts, or archaeological resources. The Subject Property is not in a historic district and the Applicant is not aware of any archaeological resources on the site.

G. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools; and

The zoning proposal will not result in a use which will or could cause an 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.

The zoning proposal will not adversely impact the environment or surrounding natural resources. While the development will require grading and clearing, the development will not impact the environment anymore than necessary.

III. DEKALB FUTURE LAND USE AMENDMENT CRITERIA

A. Whether the proposed land use change will permit uses that are suitable in consideration of the use and development of adjacent and nearby property or properties;

The proposed land use change will permit uses that are suitable in consideration of the use and development of adjacent and nearby properties. The zoning proposal calls for seventy-four (74) single-family attached townhomes. To achieve this, the applicant proposes a future land use amendment from Suburban to Commercial Redevelopment Corridor and a rezoning from R-75 to MR-1. This exact request was just approved for property two parcels west of the Subject Property at the corner of Redan Road and Longshore Drive where that property owner will be constructing single-family attached townhomes. Furthermore, there are apartments across Redan Road in the Redan Cove development and in the Sunrise View Apartment development. There are townhomes off London Drive in the rear of a residential development across Redan Road as well. So, the proposed townhomes will fit in with the development that already exists in the area.



B. Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property or properties;

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties. The surrounding properties are either already developed or development is underway.

C. Whether the proposed land use change will result in uses which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;

The zoning proposal will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

D. Whether the amendment is consistent with the written policies in the comprehensive plan text and any applicable small area studies.

The zoning proposal is in conformity with the policy and intent of the comprehensive plan.

E. Whether there are potential impacts on property or properties in an adjoining governmental jurisdiction, in cases of proposed changes near county or municipal boundary lines;

There are no potential impacts on properties in an adjoining governmental jurisdiction. The Subject Property is not near the County line.

F. Whether there are other existing or changing conditions affecting the use and development of the affected land areas which support either approval or denial of the proposed land use change;

The property to the west of the Subject Property has received a future land use amendment and rezoning for exactly what the Applicant is requesting. The previously approved application sets a precedent for this area and lends supporting grounds for approval of this zoning proposal.

G. Whether there will be an impact on historic buildings, sites, districts, or archaeological resources resulting from the proposed change.

The zoning proposal will not adversely affect historic buildings, sites, districts, or archaeological resources. The Subject Property is not in a historic district and the Applicant is not aware of any archaeological resources on the site.

IV. CONCLUSION



For the foregoing reasons, the Applicant hereby requests that the applications for a rezoning and future land use amendment be approved. The Applicant welcomes any questions and feedback from the planning staff.

V. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The portions of the Dekalb 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 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 Board of Commissioners to amend the land use and/or rezone the Subject Property to the classification 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 Rezoning and Future Land Use Amendment of the Property 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 allow the land use amendment and/or rezoning in questions 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 allow the land use amendment and rezoning 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 land use designation and/or 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 land use designation and/or 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.

Joshua Mahoney, Esq. Attorney for the Applicant







