

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

Date Received: _____ Application No: _____

Applicant Name: _____

Applicant E-Mail Address: _____

Applicant Mailing Address: _____

Applicant Daytime Phone: _____ Fax: _____

Owner Name: _____

If more than one owner, attach list of owners.

Owner Mailing Address: _____

Owner Daytime Phone: _____

Address of Subject Property: _____

Parcel ID#: _____

Acreage: _____ Commission District: _____

Present Zoning District(s): _____

Proposed Zoning District: _____

Present Land Use Designation: _____

Proposed Land Use Designation (if applicable): _____

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

You MUST email us that you've submitted the application online. For questions, email: 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 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 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



Battle Law

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 A REZONING APPLICATION TO ALLOW FOR A ART STUDIO/ EVENT CENTER

Project Title: 5508 Medlock Road

When: February 13, 2024

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

Register in advance for this meeting:

<https://battlelawpc.zoom.us/join>

Meeting ID: 879 6005 5690

Password: 336772

PROPOSED LOCATION(S):

Parcel Number - 18 050 14 002



Battle Law

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

PLEASE
PLACE
STAMP
HERE

«Name»

«Address»

«City», «State» «Zip»



Battle Law

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

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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

MEETING REMINDER & UPDATED NOTICE

Project Title: 558 Medlock Road

When: February 13, 2024

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

Register in advance for this meeting:

<https://battlelawpc.zoom.us/join>

Meeting ID: 879 6005 5690

Password: 336772

PROPOSED LOCATION(S):

Parcel Number - 18 050 14 002



Battle Law

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

PLEASE
PLACE
STAMP
HERE

«Name»

«Address»

«City», «State» «Zip»

558 Medlock 2/13/24 Communtiy Meeting Notice Addresses

NORTH DECATUR PRESBYTERIAN CHURCH INC	611 MEDLOCK RD	DECATUR GA 30033
HASSANALI AMINA	3796 SUTTON PLACE CT	TUCKER GA 30084
SCOTT BOULEVARD PROPERTIES LLC	1404 SCOTT BLVD	DECATUR GA 30030
MARSH SOLOWAY KATHRYN	2477 N DECATUR RD # B4	DECATUR GA 30033
TANAKA KYLE	2477 N DECATUR RD # A4	DECATUR GA 30033
BENEFIELD TRUST PARTNERSHIP LLC	4455 LEONORA DR	TUCKER GA 30084
DIALYSIS CLINIC INC	1633 CHURCH ST # 500	NASHVILLE TN 37203
PROPERTY GROUP HOLDINGS LLC	224 SCOTT BLVD	DECATUR GA 30030
COLLIER RAIKO	2442 VIVIAN CIR	DECATUR GA 30030
EBER MICHAEL L	2434 VIVIAN CIR	DECATUR GA 30030
RUSSELL MATTHEW WINSTON	2477 N DECATUR RD # D1	DECATUR GA 30033
YOU SHAOJIN	3865 RAINFOREST CIR	NORCROSS GA 30092
FERNANDO BENJAMIN A	2400 GREYLOCK PL	DECATUR GA 30030
MOORING PAUL V	2410 GREYLOCK PL	DECATUR GA 30030
HOPE PATRICIA J REVOCABLE LIVING TRUST	2457 VIVIAN CIR	DECATUR GA 30030
ROEDLER KYLE	2477 N DECATUR RD # C5	DECATUR GA 30033
ROSEDALE SANDRA ANNE	1377 DRESDEN DR APT 4127	ATLANTA GA 30319
HALE BLAINE ANDREW	2417 GREYLOCK PL	DECATUR GA 30030
JCORP INCORPORATED	324 BRANDY CREEK RD	LAWRENCEVILLE GA 30046
EPS INVESTMENTS LLC	1451 SCOTT BLVD	DECATUR GA 30030
K INARA INC	2595 LAWRENCEVILLE HWY	DECATUR GA 30033
SUBURBAN PLAZA LLC	P.O. BOX 8050 MS 0550	BENTONVILLE AR 72716
DUNCAN DAVID	2438 VIVIAN CIR	DECATUR GA 30030
STEPHENS-WALKER CHARLITA	2430 VIVIAN CIR	DECATUR GA 30030
MITCHELL LYSTRA R	2477 N DECATUR RD UNIT C3	DECATUR GA 30033
HOLTZ JESSICA ADRIANA	126 KING WILLIAM DR	DALLAS GA 30157
HEARD JENNIFER A	2404 GREYLOCK PL	DECATUR GA 30030
COOPER CRAIG A	2416 GREYLOCK PL	DECATUR GA 30030
FERNANDES ROLAND	2453 VIVIAN CIR	DECATUR GA 30033
null	null	null
GROUNDFLOOR REAL ESTATE 1 LLC	600 PEACHTREE ST NE STE 810	ATLANTA GA 30308
SCOTT BLVD INVESTMENT LLC	4649 CHARDONAY CT	DUNWOODY GA 30338
TAYLOR MILDRED L	2477 N DECATUR RD UNIT A2	DECATUR GA 30033
HOLBROOK ANN	1105 CLAIREMONT AVE UNIT P	DECATUR GA 30030

GREYSTONE DEVELOPMENT LLC	936 N LAKE DR	DECATUR GA 30030
JOHNSON MICHAEL CLEO	2378 GREYLOCK PL	DECATUR GA 30030
EPS INVESTMENTS LLC	1457 SCOTT BLVD	DECATUR GA 30030
MEDLOCK PLAZA LLC	1801 PEACHTREE ST NE STE 340	ATLANTA GA 30309
ARGO PROPERTIES LLC	1576 RANIER FALLS DR	ATLANTA GA 30329
PROTECTIVE TRUST	9089 DAYTON PIKE	SODDY DAISY TN 37379
NORTH DECATUR HOLDINGS LLC	5129 LAKESPRINGS CT	DUNWOODY GA 30338
SCOTT AUTO REPAIR LLC	1462 SCOTT BLVD	DECATUR GA 30030
SWIFT STOP INC	1875 GRAMERCY CT	DUNWOODY GA 30338
CROWE JACKIE T	2477 N DECATUR RD APT B 2	DECATUR GA 30033
R & M 2000 PROPERTIES LLC	1742 MOUNT VERNON RD # 100	ATLANTA GA 30338
COUGHLIN LYNNE FOSTER	2401 GREYLOCK PL	DECATUR GA 30030
LONG JONATHAN S	2390 GREYLOCK PL	DECATUR GA 30030
BENEFIELD TRUST PARTNERSHIP LLC	4455 LENORA DR	TUCKER GA 30084
CONGILEO DEANNA LOUISE	2474 VIVIAN CIR	DECATUR GA 30030
MYERS THOMAS J	2446 VIVIAN CIR	DECATUR GA 30030
SCOTT BOULEVARD PROPERTIES LLC	1404 SCOTT BLVD	DECATUR GA 30030
LENOURICHEL EMMANUELLE	2477 N DECATUR RD A1	DECATUR GA 30033
KFG 2477 DECATUR LLC	1535 MASON MILL RD	ATLANTA GA 30329
2397 GREYLOCK LLC	629 SHERWOOD RD NE	ATLANTA GA 30324
LENGEL MARY T	88 E LAKE DR NE	ATLANTA GA 30317
JCORP INC	1489 SCOTT BLVD	DECATUR GA 30030
HAVICE MATTHEW	2384 GREYLOCK PL	DECATUR GA 30030
BRADNER JOHN J	2396 GREYLOCK PL	DECATUR GA 30030
DEVELOPMENT AUTHORITY OF DEKALB COUNTY	1401 SUNDAY DR STE 109	RALEIGH NC 27607
MAHIKARI OF AMERICA	539 MEDLOCK RD	DECATUR GA 30030
INTOWN DEVELOPMENT LLC	410 7TH ST	ATLANTA GA 30308
AHN KYUNG JUN	2477 N DECATUR RD STE C-2	DECATUR GA 30033
SKIBA ALEXIS M	2477 N DECATUR RD # B1	DECATUR GA 30033
COHEN ROBERT	2411 GREYLOCK PL	DECATUR GA 30030
CRAWFORD STEPHEN SCOTT	2405 GREYLOCK PL	DECATUR GA 30030
HEARD JENNIFER A	2404 GREYLOCK PL	DECATUR GA 30030

558 Medlock Rd Community Meeting 2/13/24 Sign-In Sheet

Name (Original Name)	User Email	Join Time	Leave Time	Duration (Minutes)	Guest
Josh Mahoney	jsm@battlelawpc.com	2/13/2024 17:43	2/13/2024 18:26	43	No
amywilson		2/13/2024 17:46	2/13/2024 18:20	35	Yes
Charlie Hulett		2/13/2024 17:46	2/13/2024 18:28	42	Yes
Dennis		2/13/2024 18:00	2/13/2024 18:19	20	Yes



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STATEMENT OF INTENT

and

Other Material Required by
DeKalb County Zoning Ordinance
For
A Rezoning to
C-1

of

AMY WILSON
c/o Battle Law, P.C.

for

+/- .8 number of acres Acres of Land
Being 558 Medlock Road
Decatur, Georgia and
Parcel No. 18 050 14 021

Submitted for Applicant by:

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



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I. LETTER OF INTENT

Amy Wilson (the “Applicant”) is seeking to rezone +/- 0.8 acres of land being Tax Parcel No. 18 050 14 021 having frontage on 558 Medlock Road (the “Subject Property”) from R-75 to C-1 for the operation of a specialized school for art classes and other arts related activities. The Subject Property has a land use designation of Suburban, and despite being zoned R-75 has been used for commercial businesses for decades.

The Applicant has been operating the Zone of Light Studio at 1202 Zonolite Rd NE, Atlanta, GA for 10 years, and is seeking to relocate to the Subject Property. The business will continue to offer year-round activities, including, but not limited to, art classes, summer art camps for kids, and small art oriented events like birthday parties.

The Subject Property was built in 1963 and has not been used for residential purposes in decades. Additionally, all adjacent properties are zoned either C-1 or OI. The Subject Property does not share any borders with another residentially zoned parcel. Therefore, the proposed rezoning is consistent with the surrounding uses and zoning districts. Finally, the Applicant has received support from multiple community members who welcome the revitalization of the Subject Property and the intended use.

This document serves as a statement of intent, analysis of the criteria under Sec. 7.3.4. of the DeKalb County Zoning Ordinance, and contains notice of constitutional allegations as a reservation of the Applicant’s rights.



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II. IMPACT ANALYSIS

A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.

The proposed zoning change is in conformity with the policy and intent of the Comprehensive Plan. This property is located in a commercial corridor connected to residences, and the proposed use fits within the intention of the plan. Having an arts centered business supports the diverse and healthy neighborhood economy located in the corridor, would fit within the values of the overall plan and the Medline SAP.

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

The property's commercial nature predates DeKalb's zoning controls. It has operated in a location with other businesses dedicated to commercial uses for many years. This property has always been located in the transition from commercial to residential properties providing a medical clinic since 1994. The medical office has been vacant for some time, and this rezoning will allow the Applicant to revitalize the property for a new commercial use.

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

As currently zoned R-75, the entire property would need to be redeveloped and the existing building demolished for a single family residential use, as it is not marketable for a single-family use.

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

All properties adjacent to the Subject Property are commercial in nature. By rezoning, the County will create a consistent line of properties that are zoned properly for the established use. The Subject Property already contains an existing structure that the Applicant intends to maintain which will not create any additional ill effects.



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- 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 Subject Property is currently zoned R-75, despite the historic commercial nature of the existing use. The property has been vacant, which eliminates the ability to continue using Subject Property in the same method. This rezoning will not only align the Zoning Map with the prior use of the Subject Property, but the surrounding developments as well.

- F. Whether the zoning proposal will adversely affect historic building, sites, districts, or archaeological resources.**

The proposed zoning condition will not impact any historic buildings 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.**

Because the Applicant intends to utilize the existing building, no additional burdens would be placed on the streets, transportation facilities, or schools. Additionally, because the intended use is based around planned events and classes, the use eliminates burdens like the constant flow of cars in and out of the former medical clinic located on the property since 1994 until its closure.

- H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.**

The Subject Property is not located near any natural resources besides typical suburban commercial landscaping and greenspaces, and therefore, will not have an adverse impact on the environment.



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III. CONCLUSION

For the foregoing reasons, the Applicant hereby requests that the application for a rezoning from R-75 to C-1 be approved. The Applicant welcomes any questions and feedback from the planning staff.

IV. 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



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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 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 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 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 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.



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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.



Michele L. Battle, Esq.
Attorney for the Applicant

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: 1/24/2024

TO WHOM IT MAY CONCERN:

(I) (WE) Dialysis Clinic Inc

Name of owner(s)

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

Battle Law PC and Amy Wilson

Name of Agent or Representative

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

[Signature]
Notary Public



Notary Public

Notary Public

Notary Public

Dialysis Clinic Inc.

By: [Signature]
Owner

Owner

Owner

Owner

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 X *

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.

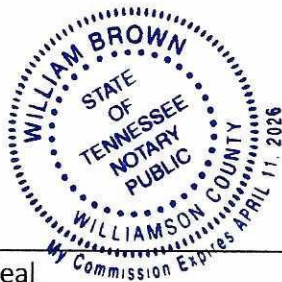
Dialysis Clinic, Inc.

William Brown
Notary

By: B. Sch...
Signature of Applicant /Date

Check one: Owner ☒ Agent ☐

4/11/2026
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.

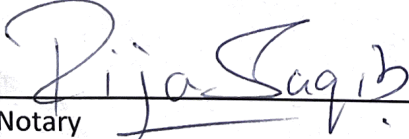
Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?

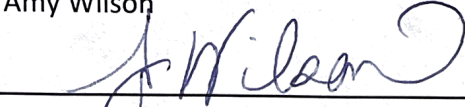
Yes ☐ No ☒ *

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

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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.

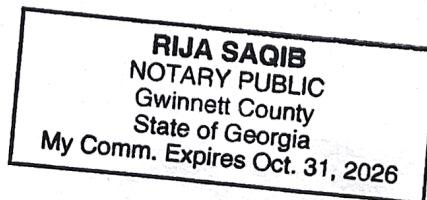
The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.


Notary

Amy Wilson
 2/7/24
Signature of Applicant /Date

Check one: Owner ☐ Agent ☒

Oct 31 - 2026
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.

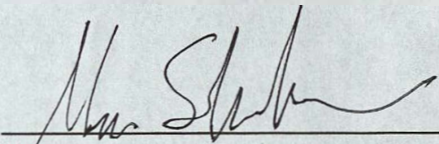
Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?

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 Clerk of the Board of Commissioners, DeKalb County, Georgia 30030.

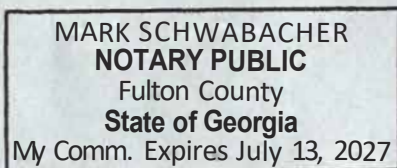


Notary



Signature of Applicant /Date

Check one: Owner Agent



Expiration Date/ Seal

*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 government officials (candidates, officers, or appointees).

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

By: 

Printed Name: _____ Michele Battle

SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.

3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

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5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.

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

ZONING NOTE:

BEFORE DEVELOPMENT OF THIS PROPERTY,
DEVELOPER AND ARCHITECT TO CONFIRM
ZONING DISTRICT, PER ZONING DEPARTMENT.

PROPERTY IS ZONED R-75
UNINCORP. DEKALB
MINIMUM LOT AREA: 10,000 SF
MINIMUM LOT WIDTH STREET FRONTAGE: 75'
MAX. LOT COVERAGE 35%
MAX. BUILDING HEIGHT 35'
BUILDING SETBACK
FRONT: 30.0'
SIDE: 7.5'
REAR: 40'

* LEGEND *

APD AS PER DEED
AE ACCESS EASEMENT
APF AS PER FIELD
AI ANGLE IRON FOUND
APP AS PER PLAT
APR AS PER RECORD
BC BACK OF CURB
BLK BLOCK
BLS BUILDING LINE SETBACK
BRK BRICK
BSMT BASEMENT
CBMT CABLE BOX
C CONCRETE
CB CATCH BASIN
CLF CENTER LINE
CLF CHAIN LINK FENCE
CMP CORRUGATED METAL PIPE
C.O.A. CITY OF ATLANTA
CO SAN SEWER CLEANOUT
COWL CRAWL SPACE
CP CALCULATED POINT
CPT CARPORT
CPT CRIMP TOP PIPE FOUND
CM CASUAL MAP
DE DEED
DE DRAINAGE EASEMENT
DI DRAINAGE INLET
EB ELECTRIC POWER BOX
EM ELECTRIC METER
EP EDGE OF PAVEMENT
FP FENCE POST
FC FENCE CORNER
FH FIRE HYDRANT
FR FRAME
GL GAS LINE
GM GAS METER
GV GAS VALVE
GW GUY WIRE
HDW HEAD WALL
HW HARDWOOD TREE
IPF IRON PIN FOUND
IPS IRON PIN SET
IR IRON ROD FOUND
IV IRRIGATION VALVE
JB JUNCTION BOX
LLS LAND LOT LINE
MAG MAGNETIC READING IP
MGN MAGNOLIA TREE
MH MAN HOLE
MTF METAL FENCE
N N.BORS.
OH OVERHANG
OH OPEN TOP PIPE FOUND
OU OWNERSHIP UNCLER
P PORCH
PC PROPERTY CORNER
PLF PROPERTY LINE
PN PINE TREE
POB POINT OF BEGINNING
PP POWER POLE
PW POWER LINE
P PORCH
(P) PLAT
R RECORD
RBF REINFORCING BAR FOUND
RBS REINFORCING BAR SET
RCP REINFORCED CONC. PIPE
R/W RIGHT-OF-WAY
SN SIGN
SSL SANITARY SEWER LINE
SSE SANITARY SEWER EASEMENT
SP SCREENED PORCH
SW SIDEWALK
TB TOP OF BANK
UE UTILITY EASEMENT
WD WOOD
WDF WOOD FENCE
WDK WOOD DECK
WL WATER LINE
WM WATER METER
WRF WIRE FENCE
WV WATER VALVE
WW WET WEATHER
WY WITH
YI YARD INLET

* SYMBOLS *

STAIRS

* LINE INDICATORS *

INDICATES FENCE LINE

1/2"RBF
OFF PC
0.47'SE

1457
(DB.17974/PG.196)

1479
(DB.15164/PG.619)

N 08°37'46"E
184.38'(F=D)

1489
(DB.21350/PG.352)

N 89°26'53"E
177.53'(F=D)

N 86°52'18"W
199.76'(F=D)

S 01°41'06"W
194.98'(F=D)

TOTAL LAND AREA
35,626.92 SF / 0.818 AC

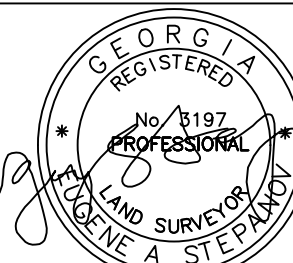
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LOT	BLOCK	BOUNDARY SURVEY PREPARED FOR:	SHEET 1 OF 1
SUBDIVISION	UNIT	AMY WILSON	
LAND LOT 186	17TH DISTRICT	SECTION	
FULTON COUNTY, GEORGIA	DB.8283/PG.696	PB./PG.	
FIELD WORK DATE JAN 29, 2024	PRINTED/SIGNED JAN 31, 2024	PROPERTY ADDRESS:	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 17" x 22"	558 MEDLOCK ROAD	
		DECATUR, GA 30030	

AU
COORD #20240108
DWG #20240108

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

24 LENOX POINTE
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM



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

0 20
SCALE 1" = 20'

SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.

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ZONING NOTE:
BEFORE DEVELOPMENT OF THIS PROPERTY,
DEVELOPER AND ARCHITECT TO CONFIRM
ZONING DISTRICT, PER ZONING DEPARTMENT.

CURRENT PROPERTY IS ZONED R-75
UNINCORP. DEKALB
MINIMUM LOT AREA: 10,000 SF
MINIMUM LOT WIDTH STREET FRONTAGE: 75'
MAX. LOT COVERAGE 35%
MAX. BUILDING HEIGHT 35'
BUILDING SETBACK
FRONT: 30.0'
SIDE: 7.5'
REAR: 40'

PROPOSED ZONING C-1
UNINCORP. DEKALB
MINIMUM LOT AREA: 20,000 SF
MINIMUM LOT WIDTH STREET FRONTAGE: 100'
MAX. LOT COVERAGE 80%
MAX. BUILDING HEIGHT 2 STORY/35'
BUILDING SETBACK
FRONT: MIN 10'/MAX 60'
SIDE: 15'
REAR: 20'
FLOOR AREA: NO MAX
OFFICE PARKING REQUIREMENTS: 1 SPACE PER
500 SF OF FLOOR AREA
18 PARKING SPACES REQUIRED
39 PROVIDED/EXISTING

* LEGEND *

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AE ACCESS EASEMENT
APF AS PER FIELD
AI ANGLE IRON FOUND
APP AS PER PLAT
APR AS PER RECORD
BC BACK OF CURB
BLK BLOCK
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CB CATCH BASIN
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DI DRAINAGE EASEMENT
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EB ELECTRIC POWER BOX
EM ELECTRIC METER
EP EDGE OF PAVEMENT
F FIELD
FP FENCE POST
FC FENCE CORNER
FH FIRE HYDRANT
FR FRAME
GL GAS LINE
GM GAS METER
GV GAS VALVE
GW GUY WIRE
HDW HEAD WALL
HW HARDWOOD TREE
IPF IRON PIN FOUND
IPS IRON PIN SET
IR IRON ROD FOUND
IV IRRIGATION VALVE
JB JUNCTION BOX
JLL LAND LOT LINE
MAG MAGNETIC READING IP
MGN MAGNOLIA TREE
MH MAN HOLE
MTF METAL FENCE
N N.BORS.
OH OVERHANG
OP OPEN TOP PIPE FOUND
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LOT	BLOCK	REZONING PLAT PREPARED FOR:	SHEET 1 OF 1
SUBDIVISION	UNIT	AMY WILSON	
LAND LOT 186	17TH DISTRICT	SECTION	
FULTON COUNTY, GEORGIA	DB.8283/PG.696	PB./PG.	
FIELD WORK DATE JAN 29, 2024	PRINTED/SIGNED JAN 31, 2024	PROPERTY ADDRESS:	
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		DECATUR, GA 30030	

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COORD #20240108
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EXHIBIT "A"

DESCRIPTION OF PROPERTY: All that tract or parcel of land lying and being in Land Lot 50 of the 18th District of DeKalb County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin found located on the westerly right of way of Medlock Road (40 foot r/w) 199.6 feet southerly from a point where the right of way of Medlock Road intersects the right of way of Scott Boulevard (100 foot r/w); running thence southerly along the westerly right of way Medlock Road south $2^{\circ}19'30''$ west a distance of 194.8 feet to an iron pin; running thence north $86^{\circ}27'30''$ west a distance of 199.8 feet to an iron pin; running thence north $9^{\circ}03'$ east a distance of 184.3 feet to an iron pin; running thence $90^{\circ}00'$ east a distance of 178.3 feet to the iron pin located on the westerly right of way of Medlock Road, said iron pin found being the **TRUE POINT OF BEGINNING**; being improved property known as 558 Medlock Road, according to the present system of numbering in DeKalb County, Georgia.

Photos of 558 Medlock













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: Yes _____ No _____

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 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: _____

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, 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