

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): COMMISSION DISTRICT 03 SUPER DISTRICT 07

Application of Rosalie Ezekiel for a Special Land Use Permit (SLUP) to operate a private school in R-75 (Residential Medium Lot-75) zoning district, at 2135 Shamrock Drive.

PETITION NO: N3-2024-0363 SLUP-24-1246906

PROPOSED USE: Private school.

LOCATION: 2135 Shamrock Drive, Decatur, Georgia 30032

PARCEL NO. : 15-154-01-095

INFO. CONTACT: Adam Chappell, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Rosalie Ezekiel for a Special Land Use Permit (SLUP) to operate a private school in R-75 (Residential Medium Lot-75) zoning district.

RECOMMENDATION:

COMMUNITY COUNCIL: (April 10, 2024) Approval.

PLANNING COMMISSION: (May 2, 2024) Pending.

PLANNING STAFF: Approval with conditions.

STAFF ANALYSIS: The applicant, Rosalie Ezekiel (on behalf of Global Village Project Inc), is requesting a Special Land Use Permit (SLUP) to establish a private school, as is required in an R-75 (Residential Medium Lot-75) Zoning District. Per State regulations, the closest equivalent for the proposal would be a private middle school. The subject property was developed with three (3) buildings and site improvements in the early 1960s. Evidence suggests that the buildings on-site have been used as a place of worship and/or private school since their initial construction. The most recently established use on the property was a place of worship with a school as an accessory use. At the time of this SLUP request, no major site improvements are proposed. The application states repaving and reorganization of the parking area as a future phase of development, which would likely require a Land Development Permit (LDP). There are some existing nonconforming features of the site (setbacks and lot coverage, for example) that may require variances in the future upon application for an LDP; however, the only proposed work that would result in association with this current SLUP request are for the repair and replacement of the existing structures. Based on the submitted information, the existing buildings will house administrative offices, a theater, a library, classrooms, and a cafeteria for exclusive use by teachers, other staff, and/or students. The proposed hours of operation will be from 8:00 am to 5:00 pm, exclusively on weekdays. At the time of this analysis, a minimum of 40 students are expected and capacity is not expected to exceed 100 students in the future. The entirety of the student population will be transported to the site via bus; no drop-off or pick-up from parents or guardians is anticipated. The existing parking area will be used exclusively for teachers or other staff. No concerns have been identified by Planning Staff or other departmental agencies, and there has been no significant opposition to the proposal from neighborhood residents or from Community Council members. The intensity of the use and property would be less intense than a public school in comparison, and is not expected to have significant noise, traffic, or otherwise adverse effects on the existing neighborhood. The proposed use is compatible with the Suburban (SUB) Character Area of the *DeKalb County 2050 Unified Plan* and meets the

criteria of Section 7.4.6. of the *Zoning Ordinance*. Therefore, it is the recommendation of the Planning and Sustainability Department that this request for a Special Land Use Permit be “Approved with the attached conditions”.

PLANNING COMMISSION VOTE: (May 2, 2024) Pending.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (April 10, 2024) Approval 13-0-0.

SLUP-24-1246906 (2024-0363)
Recommended Conditions – May 2024
2135 Shamrock Drive

1. This Special Land Use Permit (SLUP) shall be non-transferable to any future operator or property owner.

DeKalb County Department of Planning & Sustainability

**178 Sams Street,
Decatur, GA 30030**

(404) 371-2155 / www.dekalbcountyga.gov/planning

**Planning Commission Hearing Date: Thursday, May 2, 2024
Board of Commissioners Hearing Date: Thursday, May 23, 2024**

STAFF ANALYSIS

Case No.:	SLUP-24-1246906	Agenda #: 2024-0363
Location/Address:	2135 Shamrock Drive Decatur, GA 30032	Commission District: 03 Super District: 07
Parcel ID(s):	15-154-01-095	
Request:	Request for a Special Land Use Permit (SLUP) to operate a private school in an R-75 (Residential Medium Lot-75) Zoning District.	
Property Owner(s):	Global Village Project Inc	
Applicant/Agent:	Rosalie Ezekiel for Global Village Project Inc	
Acreage:	3.25	
Existing Land Use:	Place of worship	
Surrounding Properties:	North: R-75 East: R-75 South: R-75 West: R-75	
Comprehensive Plan:	Suburban (SUB) Consistent <input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/>	

Staff Recommendation: APPROVAL WITH CONDITIONS

The applicant, Rosalie Ezekiel (on behalf of Global Village Project Inc), is requesting a Special Land Use Permit (SLUP) to establish a private school, as is required in an R-75 (Residential Medium Lot-75) Zoning District. Per State regulations, the closest equivalent for the proposal would be a private middle school.

The subject property was developed with three (3) buildings and site improvements in the early 1960s. Evidence suggests that the buildings on-site have been used as a place of worship and/or private school since their initial construction. The most recently established use on the property was a place of worship with a school as an accessory use.

At the time of this SLUP request, no major site improvements are proposed. The application states repaving and reorganization of the parking area as a future phase of development, which would likely require a Land Development Permit (LDP). There are some existing nonconforming features of the site (setbacks and lot coverage, for example) that may require variances in the future upon application for an LDP; however, the only proposed work that would result in association with this current SLUP request are for the repair and replacement of the existing structures.

Based on the submitted information, the existing buildings will house administrative offices, a theater, a library, classrooms, and a cafeteria for exclusive use by teachers, other staff, and/or students. The proposed hours of operation will be from 8:00 am to 5:00 pm, exclusively on weekdays.

At the time of this analysis, a minimum of 40 students are expected and capacity is not expected to exceed 100 students in the future. The entirety of the student population will be transported to the site via bus; no drop-off or pick-up from parents or guardians is anticipated. The existing parking area will be used exclusively for teachers or other staff.

No concerns have been identified by Planning Staff or other departmental agencies, and there has been no significant opposition to the proposal from neighborhood residents or from Community Council members. The intensity of the use and property would be less intense than a public school in comparison, and is not expected to have significant noise, traffic, or otherwise adverse effects on the existing neighborhood. The proposed use is compatible with the Suburban (SUB) Character Area of the *DeKalb County 2050 Unified Plan* and meets the criteria of Section 7.4.6. of the *Zoning Ordinance*. Therefore, it is the recommendation of the Planning and Sustainability Department that this request for a Special Land Use Permit be granted *Approval with Conditions*.

SLUP-24-1246906 (2024-0363)

Staff Recommended Conditions

2135 Shamrock Drive

Decatur, GA 30032

04/22/2024

1. This Special Land Use Permit (SLUP) shall be non-transferable to any future operator or property owner.

Zoning Comments – May 2024

N1. 15-193-09-024. No on-street parking allowed on South Hairston Road or Lost Colony Drive as part of the SLUP comments. IF a Land Development Permits is required for this project- please see infrastructure requirements in Zoning Code 5.4.3 and Land Development Code 14-190. South Hairston Road is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip (with at least 5 feet between the back of curb and the sidewalk/path) 6 foot sidewalk with 4 foot bike lanes OR (preferred) 10 foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. (hefowler@dekalbcountyga.gov) Lost Colony Drive is classified as a local road. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). No poles may remain within the limits of the path/sidewalk on either street.

N2. 16-102-03-014. No comment on SLUP

N3. 15-154-01-095. No Comment on SLUP. Shamrock Drive and Kennard Lane are both classified as local roads. IF a Land Development Permit is required for this project- please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). No poles may remain within the limits of the path/sidewalk on either street.

N4. 18-028-03-003 No comment on SLUP. IF a Land Development Permits is required for this project- please see infrastructure requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Mountain Harbor is classified as a local road. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). No poles may remain within the limits of the path/sidewalk.

N5. 18-050-14-021. For SLUP: add concrete island to protect the power pole in front of 558. IF a Land Development Permits is required for this project- please see infrastructure requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Medlock Road is classified as a local road. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). No poles may remain within the limits of the path/sidewalk.

N6. 15-021-01-015 & 15-021-01-016. In Overlay District. Where overlay is silent- the Zoning Code and Land Development Codes are applied. All interior neighborhood streets are to be private. Existing house driveway must be discussed further. Intentions of this structure unknown at this time. Bouldercrest Rd is classified as a major arterial Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip (with at least 5 feet between the back of curb and the sidewalk/path) 6 foot sidewalk with 4 foot bike lanes OR (preferred) 10 foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. (hefowler@dekalbcountyga.gov) Cedar Grove Road is classified as a minor arterial. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with 6 foot sidewalk with 4 foot bike lanes OR (preferred) 10 foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. (hefowler@dekalbcountyga.gov)

N7. 16-094-01-074, 16-094-01-075, 16-094-01-076. No Comment on SLUP. IF a Land Development Permits is required for this project- please see infrastructure requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Paul Road is classified as a local road. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N8 & 9. 3901 Durham Park Road. Applicant is required complete all items in the Atlanta Regional Commission's Attachment A in the Notice of Decision, once approved, in addition to requirements of the Zoning Code, Land Development Code and PW-Transportation Division. Durham Park Road is classified as a local road. However, a 10-foot multiuse path will be required along the frontage due to the direct multimodal connection to the MARTA station. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip between the back of curb and the 10-foot multiuse path. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). Coordination with the GDOT Major Mobility Investment Program (MMIP) I-285 Managed Lane Project is required. (Tim W. Matthews, State Express Lanes Administrator, TMatthews@dot.ga.gov or Xavier James at xjames@dot.goa.gov.) MARTA is required to construct a multi-use path, at least 10 feet in width, through the property to connect Durham Park Road to Redan Road.



04/03/2024

To: Mr. John Reid, Senior Planner
From: Ryan Cira, Environmental Health Manager
Cc: Alan Gaines, Technical Services Manager
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation. Recommendation: Provide trash can with liner at each bus stop with bench and monitor for proper removal of waste.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

4/1/2024

N.1

2024-0361 / SLUP-24-1246747 15-193-09-024

1584 S Hairston Road, Stone Mountain, GA 30088

Amendment

- Review general comments
- DeKalb County Public Health prohibits use of on-site sewage disposal systems for child or adult day care facilities with more than six (6) clients.

N.2

2024-0362 /SLUP-1246895 16-102-03-014

6168 Marbut Road, Lithonia, GA 30058

Amendment

- Please review general comments.
- DeKalb County Public Health prohibits use of on-site sewage disposal systems for child or adult day care facilities with more than six (6) clients.
- Note: There are indications of septic installed on several surrounding properties.

N.3

2040-0363 SLUP-24-12446906 15-154-01-095

2135 Shamrock Drive, Decatur, GA 30032

Amendment

- Please review general comments.
- Note: There are indications of septic installed on several surrounding properties.



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

- **Storm Water Management**

- **Flood Hazard Area/Wetlands**

- **Landscaping/Tree Preservation**

- **Tributary Buffer**

- **Fire Safety**



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

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**COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER**

Case No.: _____ Parcel I.D. #: _____

Address: _____

WATER:

Size of existing water main: _____ (adequate/inadequate)

Distance from property to nearest main: _____ Size of line required, if inadequate: _____

SEWER:

Outfall Servicing Project: _____

Is sewer adjacent to property: Yes ____ No ____ If no, distance to nearest line: _____

Water Treatment Facility: _____ adequate ____ inadequate ____

Sewage Capacity: _____ (MGPD) Current Flow: _____ (MGPD)

COMMENTS:

Signature: _____



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

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**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLUP-24-1246906 Parcel I.D. #: 15-154-01-095
Address: 2135 Shamrock Drive, Decatur GA, 30032

Adjacent Roadway (s):

Kennard Lane

(classification) (classification)

Capacity (TPD) _____
Latest Count (TPD) _____
Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____
Existing right of way width _____
Proposed number of traffic lanes _____
Proposed right of way width _____

Capacity (TPD) _____
Latest Count (TPD) _____
Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____
Existing right of way width _____
Proposed number of traffic lanes _____
Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7th Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS:

No Traffic Engineering concerns at this time.

Signature: _____



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

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**REZONE
COMMENTS FORM:**

PUBLIC WORKS ROAD AND DRAINAGE

Case No.: _____ Parcel I.D. #: _____

Address: _____

Drainage Basin: _____

Upstream Drainage Area: _____

Percent of Property in 100-Year Floodplain: _____

Impact on property (flood, erosion, sedimentation) under existing zoning: _____

Required detention facility(s): _____

COMMENTS:

Signature: Akin A. Akinsola



DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

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

Date Received: 02/23/24 Application No: 1246906

APPLICANT NAME: Rosalie Ezekiel

Daytime Phone: 404-788-2135 E-Mail: rosalie@ezekielarchitects.com

Mailing Address: 153 Greenwood Place, Decatur, GA 30030

Owner Name: Global Village Project, Elizabeth Elango
(If more than one owner, attach contact information for each owner)

Daytime Phone: 404-371-0107 E-Mail: elizabethelango@globalvillageproject.org

Mailing Address: 205 Sycamore Street, Decatur, GA 30030

SUBJECT PROPERTY ADDRESS OR LOCATION: 2135 Shamrock Drive, Decatur, GA 30032

15 154 01 095 DeKalb County, GA 3&7

Parcel ID: 15 154 01 095 Acreage or Square Feet: 3.233 acres Commission Districts: 3&7

Existing Zoning: R75 Proposed Special Land Use (SLUP): School

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

Owner: EE
[Signature] Agent: RE

Signature of Applicant:

Rosalie Ezekiel

New MEET THE NEIGHBORS!



2135 SHAMROCK DRIVE

Hello Neighbor,

In case you are wondering what is happening to the old school building in the neighborhood, we'd like to introduce ourselves.

Global Village Project is a school for refugee girls. We are a 15-year old accredited middle school that welcomes refugee girls from all over the world whose education has been interrupted by war and displacement. When they arrive in the U.S., we provide them a foundational education—English language, STEAM, mentoring...—that prepares them for high school in the U.S.

www.globalvillageproject.org



WHAT TO EXPECT



We purchased the building in October 2023 and over the next 14 months we will be undertaking extensive renovations of it. We ask for your patience and understanding for any noise and disruptions we may cause. We will try to be good neighbors and keep these to a minimum.

Once complete, we expect to move in around the spring of 2025 and begin school in the fall of 2025. We expect that at our maximum, the school will enroll 100 girls each year.

HAVE QUESTIONS?

We hope we can count on your partnership and support as we begin this exciting project. We encourage you to learn more about our school at the website listed and to consider volunteering at the school when it opens in the future.

In the meantime, if you have any questions or comments, please contact:

Mr. Crispin Wilondja,
Student & Community Engagement Manager
cwilondja@globalvillageproject.org
Tel: 617-331-3392





To whom it may concern,

On February 2, 2024, all addresses listed below were mailed the Community Meeting Notice Letter from Global Village Project.

All residences within a 500 foot radius of 2135 Shamrock Drive, Decatur, GA 30032 were hand delivered the letter and a flyer (both attached to the application materials).

The Community Meeting Notice signs were posted along the streets of the property, visible from the street.

For any questions or concerns, please contact us at:

404-371-0107

elizabethelango@globalvillageproject.org

hmorgan@globalvillageproject.org

Thank you,
Holly Morgan

Hassan	Ali	3496 Midway	Decatur	GA	30032
Lips	Erik	1307 Crescent Wood Lane	Decatur	GA	30032
Freeman	James		Decatur	GA	30034
Frank	Leanne	3141 Bonway Dr	Decatur	GA	30032
McGannon	Monica	1305 Crescentwood Lane			
Akins	Pat	3347 Beech Dr	Decatur	GA	30032
Berlinsky	Samantha	1301 Crescentwood Lane	Decatur	GA	30032
Zimmerman	Annie	1361 Skyhaven Road SE	Atlanta	GA	30316
Jordan	Alberta		Decatur	GA	30034
Barnes, AIA	Vernell	3826 Loyola Court	Decatur	GA	30034
Pace	Brenda	2638 Glenvalley Drive	Decatur	GA	30032
Berry	Elfreda				
Bond	Beth	1491 Deerwood Drive	Decatur	GA	30034



Jackson	Brenda		Decatur	GA	30034
Dennis	Christine	1987 Joseph Court	Decatur	GA	30032
Sanders	Christopher	2724 Wesley Chapel Road #360909	Decatur	GA	30036
Bonino	Doninck	4125 Milton Parkway	Alpharetta	GA	30055
Locks	Danita	1211 Crescentwood Lane	Decatur	GA	
Arnold	Sandra	4296 Cedar Valley Court	Conley	GA	30328
Mustafa	Laurel		Decatur	GA	30034
Stewart	Erica	2902 Cedar Trace Drive	Ellenwood	GA	30294
Schwartz	Eric		Atlanta	GA	30316
Golley	Frank	3392 Midway Rd	Decatur	GA	30032
Preston	Judy	2305 Bailey St			
Carter	Rachel		Atlanta	GA	
Buie-Brown	Jacquelyn		Decatur	GA	30034
Gross	Joel	4140 Bonsal Rd	Conley	GA	
Banks	Kenneth	4116 Marquette Court	Decatur	GA	30034
Linn	Jeff	1361 Skyhaven Road SE	Atlanta	GA	30316
Funk	Melanie	3392 Midway Rd	Decatur	GA	30032
Kirkwood	Michael	415 Sugarmill Oaks Avenue	Atlanta	GA	30316
Evans	John	3011 Rainbow Drive, Suite 180A	Decatur	GA	30034
Washington	Norma	3268 Harbor View Court	Decatur	GA	30034
Jackson	Nettie	3714 Valpariso Circle	Decatur	GA	30034
Coleman	Michael		Decatur	GA	30034
Club	Parkview Civic				
Craig	Pat	3830 Brookview Point	Decatur	GA	30034



Hodby	Peggy	2791 Treadway Drive	Decatur	GA	30034
Culp	Patricia				
Hardy	Teresa		Decatur	GA	30034
Barber	Rachel	3675 Radcliff Boulevard	Decatur	GA	30034
Barrow	Rachel	3355 Beech Dr	Decatur	GA	30032
Roberts	Regenia	1896 Cedar Walk Lane	Conley	GA	30288
Cable	Rigel	1274 Skyhaven Road SE	Atlanta	GA	30316
Roark	Rob	1775 Continental Way	Atlanta	GA	30316
Smith	Samuel	2440 Parkland Drive	Decatur	GA	30032
Houston	S B		Decatur	GA	30034
Stephens	Sandra	1289 Crescentwood Lane	Decatur	GA	30032
Pringle	Willie	2722 Pleasant Wood Drive	Decatur	GA	30034
Travis	Tommy	2836 Reveille Circle	Atlanta	ga	30316
Stewart	Willie J.	2902 Cedar Trace	Ellenwood	GA	30294
Toliver	Marvin	2310 Springside Way	Decatur	GA	30032
Jackson	Gloria	2712 Neptune PL	Decatur	GA	30034
Simmons	Khristine	1507 Snapfinger Rd	Decatur	GA	30032
Laue	Larry	1787 Derrill Dr	Decatur	GA	30032
Alsobrook	Tersa	3887 River Ridge Court	Decatur	GA	30034
Oh Mi	Sook	2670 Churchwell Ln	Duluth	GA	30097
Wilson Doris	Anita	PO Box 244	Pinelake	GA	30072
Johnson Stewart	Tamara AnneJeanette	2149 Kilarney Rd	Decatur	GA	30032



Mizell Living Trust		3441 Spring Side Dr	Decatur	GA	30032
Compound Property Group LLC		PO Box 466	Scottsdale	GA	30079
Dukes	Jennifer	1176 Crooked Creek Rd	Lithonia	GA	30058
Childs	Demetrice	2157 Green Forrest Dr	Decatur	GA	30032

2135 Shamrock Drive
SLATON JIMMY L
2208 GREEN FORREST DR
DECATUR GA 30032

2135 Shamrock Drive
AKRIDGE RICHARDSON PAULINE
2110 BARBARA LN
DECATUR GA 30032

2135 Shamrock Drive
I ONE HOME INC
200 ASHFORD CTR N STE 196
ATLANTA GA 30338

2135 Shamrock Drive
SCOTT JAMES M JR
2193 SHAMROCK DR
DECATUR GA 30032

2135 Shamrock Drive
HELMS ANITA
2138 BARBARA LN
DECATUR GA 30032

2135 Shamrock Drive
HUGHES ROMALDO C
2160 GREEN FORREST DR
DECATUR GA 30032

2135 Shamrock Drive
BIGBY WILLIE J
2209 KILARNEY RD
DECATUR GA 30032

2135 Shamrock Drive
CODY LAMAR
3374 GLENWOOD RD
DECATUR GA 30032

2135 Shamrock Drive
CURRY REATHHEL W
4112 TATTERSHALL DR
DECATUR GA 30034

2135 Shamrock Drive
MOORE ANGELA
2221 KILARNEY RD
DECATUR GA 30032

2135 Shamrock Drive
BANKS BARBARA BELLE
2082 SHAMROCK DR
DECATUR GA 30032

2135 Shamrock Drive
PETERS MOZELL
2169 GREEN FORREST DR
DECATUR GA 30032

2135 Shamrock Drive
HUNTER CHERYL A
3250 SHAMROCK CT
DECATUR GA 30032

2135 Shamrock Drive
FYR SFR BORROWER LLC
3505 KOGER BLVD STE 400
DULUTH GA 30096

2135 Shamrock Drive
CLEMONS CHINIQUA M
2129 GREEN FORREST DR
DECATUR GA 30032

2135 Shamrock Drive
WILSON WILLIE E
2124 SHAMROCK DR
DECATUR GA 30032

2135 Shamrock Drive
CLARK WANAADA SHAE
2215 SHAMROCK DR
DECATUR GA 30032

2135 Shamrock Drive
WILLBANKS MARJORIE L
151 PO BOX 151
AVONDALE ESTATES GA 30002

2135 Shamrock Drive
VINCES ANNA
1273 THOMAS RD
DECATUR GA 30030

2135 Shamrock Drive
HARPER HATTIE H
4610 WILL LEE PL SW
ATLANTA GA 30349

2135 Shamrock Drive
STAR 2021 SFR2 BORROWER LP
591 W PUTNAM AVE
GREENWICH CT 6830

2135 Shamrock Drive
JACKSON NAPALEON
2133 GREEN FOREST DR
DECATUR GA 30032

2135 Shamrock Drive
WHITE IVA LEE HER ESTATE PERS REP AND
SE PO BOX 1052
FLORIDA FL 32669

2135 Shamrock Drive
GIVENS TERRY
2144 BARBARA LN
DECATUR GA 30032

2135 Shamrock Drive
OLONE KATHERINE TAYLOR
2123 GREEN FORREST DR
DECATUR GA 30032

2135 Shamrock Drive
HEATH ANDERSON L
2152 SHAMROCK DR
DECATUR GA 30032

2135 Shamrock Drive
ANDERSON FRANCES
2088 SHAMROCK DR
DECATUR GA 30032

2135 Shamrock Drive
SFR XII ATL OWNER 4 LP
4645 HAWTHORNE LN
WASHINGTON DC 20016

2135 Shamrock Drive
JOHNSON SHARON C
3243 SHAMROCK CT
DECATUR GA 30032

2135 Shamrock Drive
REALAND ENTERPRISES 401K
P O BOX 370247
DECATUR GA 30037

2135 Shamrock Drive
FINCH GLENDA B
2168 BARBARA LN
DECATUR GA 30032

2135 Shamrock Drive
ADAMS HARMON
2139 GREEN FORREST DR
DECATUR GA 30032

2135 Shamrock Drive
PRICE RAFAEL D
838 SHADOW LAKE DR
LITHONIA GA 30058

2135 Shamrock Drive
PUTTERMAN DANIEL MARK
6008 GROSVENOR LN
BETHESDA MD 20814

2135 Shamrock Drive
FOSTER MILTON
2077 GREEN FORREST DR
DECATUR GA 30032

2135 Shamrock Drive
SOLER RAMOS ANGEL D
2136 GREEN FORREST DR
DECATUR GA 30032

2135 Shamrock Drive
IYER MEHA SUNDARI
2185 SHAMROCK DR
DECATUR GA 30032

2135 Shamrock Drive
SMALLS MITCHELL A III
2307 STERLING RIDGE RD
DECATUR GA 30032

2135 Shamrock Drive
HOME SFR BORROWER IV LLC
PO BOX 4090
SCOTTSDALE AZ 85261

2135 Shamrock Drive
SFR XII ATL OWNER 4 LP
4645 HAWTHORNE LN
WASHINGTON DC 20016

2135 Shamrock Drive
WORN DOOR 2156 LLC
2461 FONTAINE CIR
DECATUR GA 30032

2135 Shamrock Drive
RYALS GARY AKA RYALS GARY C
2180 BARBARA LN
DECATUR GA 30032

2135 Shamrock Drive
JOHNSON SHARON C
3249 SHAMROCK CT
DECATUR GA 30032

2135 Shamrock Drive
SYLVESTER MALCOLM ANTHONY
2076 SHAMROCK DR
DECATUR GA 30032

2135 Shamrock Drive
COUNTRYSIDE SOUTH INC
1286 PLYMOUTH DR SW
LILBURN GA 30047

2135 Shamrock Drive
CREIGHTON MUWAKKIL CURLISHA A
3244 SHAMROCK CT
DECATUR GA 30032

2135 Shamrock Drive
HAMPTON BESSIE
2211 SHAMROCK DR
DECATUR GA 30032

2135 Shamrock Drive
COLLINS FREDDIE L JR
2101 GREEN FORREST DR
DECATUR GA 30032

2135 Shamrock Drive
SHACKELFORD JAMES GARNER
1011 W CANYON CREEK CT
WATKINSVILLE GA 30677

2135 Shamrock Drive
FARLEY JERRY C
2197 KILARNEY RD
DECATUR GA 30032

2135 Shamrock Drive
SMALLS MITCHELL
2307 STERLING RIDGE RD
DECATUR GA 30032

2135 Shamrock Drive
SMITH COREY LAMONT
2380 RAMBLING WAY
LITHONIA GA 30058

2135 Shamrock Drive
FARLEY NICHOLAS G
2202 SHAMROCK DR
DECATUR GA 30032

2135 Shamrock Drive
CONEY HERSCHEL
2162 BARBARA LN
DECATUR GA 30032

2135 Shamrock Drive
LAFRANQUE LENORE MARVA
3181 KENNARD LN
DECATUR GA 30032

2135 Shamrock Drive
SCHUMAN LLC
3500 S DUPONT HWY
DOVER DE 19901

2135 Shamrock Drive
LACKEY MARY C
3172 KENNARD LN
DECATUR GA 30032

2135 Shamrock Drive
HBR HOME BUILDERS LLC
4300 OAKVALE LN
KENNESAW GA 30152

2135 Shamrock Drive
THOMAS JOHN H
3275 IRISH LN
DECATUR GA 30032

2135 Shamrock Drive
TAYLOR ROBERT JOHN
2526 COLUMBIA DR
DECATUR GA 30034

2135 Shamrock Drive
OH MI SOOK
2670 CHURCHWELL LN
DULUTH GA 30097

2135 Shamrock Drive
WILSON DORIS ANITA
PO BOX 244
PINELAKE GA 30072

2135 Shamrock Drive
JOHNSON STEWART TAMARA ANNJEANETTE
2149 KILARNEY RD
DECATUR GA 30032

2135 Shamrock Drive
MIZELL LIVING TRUST
3441 SPRING SIDE DR
DECATUR GA 30032

2135 Shamrock Drive
COMPOUND PROPERTY GROUP LLC
P O BOX 466
SCOTSDALE GA 30079

2135 Shamrock Drive
DUKES JENNIFER Y
1176 CROOKED CREEK RD
LITHONIA GA 30058

2135 Shamrock Drive
CHILDS DEMETRICE T
2157 GREEN FORREST DR
DECATUR GA 30032

2135 Shamrock Drive
TUDOR CORBIN
2154 GREEN FORREST DR
DECATUR GA 30032

2135 Shamrock Drive
JONES MICHAEL
2203 KILARNEY RD
DECATUR GA 30032

2135 Shamrock Drive
RS RENTAL I LLC
1955 S VAL VISTA DR STE 126
MESA AZ 85204

2135 Shamrock Drive
JOHNSON ELLAMARIE
2168 GREEN FORREST DR
DECATUR GA 30032

2135 Shamrock Drive
GUIDE FINANCIAL ONE LLC
2772 CARAWAY ST
TUCKER GA 30084

2135 Shamrock Drive
GORBACHOV DANIEL
2132 BARBARA LN
DECATUR GA 30032

2135 Shamrock Drive
GLADNEY VERNON JR
2187 GREEN FORREST DR
DECATUR GA 30032

2135 Shamrock Drive
JOHNSON DONALD
3283 IRISH LN
DECATUR GA 30032

2135 Shamrock Drive
NATALE RYAN A
3246 IRISH LN
DECATUR GA 30032

2135 Shamrock Drive
COLEMAN JAMES C JR
2199 GREEN FORREST DR
DECATUR GA 30032

2135 Shamrock Drive
WILLIAMS FRANKLIN CHRISTOPHER
2130 GREEN FORREST DR
DECATUR GA 30032

2135 Shamrock Drive
POWELL MILLICENT P
3272 IRISH LN
DECATUR GA 30032

2135 Shamrock Drive
BELL LOUIS B
2093 GREEN FORREST DR
DECATUR GA 30032

2135 Shamrock Drive
FLETCHER DON
1204 LEE WHATLEY DR
LITHONIA GA 30058

2135 Shamrock Drive
GLENN JESSE JR
2155 KILARNEY RD
DECATUR GA 30032

2135 Shamrock Drive
STAR 2021 SFR1 BORROWER LP
591 W PUTNAM AVE
GREENWICH CT 6830

2135 Shamrock Drive
RAMEY CALVIN
3173 KENNARD LN
DECATUR GA 30032

2135 Shamrock Drive
KAZULA FAMILY TRUST
305 DODD LN
ALPHARETTA GA 30005

2135 Shamrock Drive
WEST ROBERT JR
2184 GREEN FORREST DR
DECATUR GA 30032

2135 Shamrock Drive
CESTARO GEOFFREY
2117 GREEN FORREST DR
DECATUR GA 30032

2135 Shamrock Drive
WATSON ANDREW
2179 KILARNEY RD
DECATUR GA 30032

2135 Shamrock Drive
LEWIS ELVIS T JR
2190 GREEN FORREST DR
DECATUR GA 30032

2135 Shamrock Drive
PAUL KARL
2105 GREEN FORREST DR
DECATUR GA 30032

2135 Shamrock Drive
ALEXANDER BUSBICE MATTHEW
2199 SHAMROCK DR
DECATUR GA 30032

2135 Shamrock Drive
MORRIS JAMES
2122 BARBARA LN
DECATUR GA 30032

2135 Shamrock Drive
GUTHRIE BETTY JEAN
2143 KILARNEY RD
DECATUR GA 30032

2135 Shamrock Drive
SANFORD KATHY
2128 BARBARA LN
DECATUR GA 30032

2135 Shamrock Drive
MALCOLM TROY O
2185 KILARNEY RD
DECATUR GA 30032

2135 Shamrock Drive
MR. FIXER UPPER LLC
574 RIDGE PARK DR
MONTGOMERY AL 36117

2135 Shamrock Drive
JONES ROSLYN
2190 SHAMROCK DR
DECATUR GA 30032

2135 Shamrock Drive
BANKSTON ROBERT L
3254 IRISH LN
DECATUR GA 30032

2135 Shamrock Drive
JOHNSON SHARON C
3243 SHAMROCK CT
DECATUR GA 30032

2135 Shamrock Drive
SESSION TOMMY L
3262 IRISH LN
DECATUR GA 30032

2135 Shamrock Drive
MAHDI KARIMAH AHMED
3253 IRISH LN
DECATUR GA 30032

2135 Shamrock Drive
MILLS SHEILA FAYE
2161 KILARNEY RD
DECATUR GA 30032

2135 Shamrock Drive
DEKALB BOARD OF EDUCATION
1701 MOUNTAIN INDUSTRIAL BLVD
STONE MOUNTAIN GA 30083

2135 Shamrock Drive
STAR 2021 SFR1 BORROWER LP
591 W PUTNUM AVE
GREENWICH CT 6830

2135 Shamrock Drive
GLOBAL VILLAGE PROJECT INC
205 SYCAMORE ST
DECATUR GA 30030

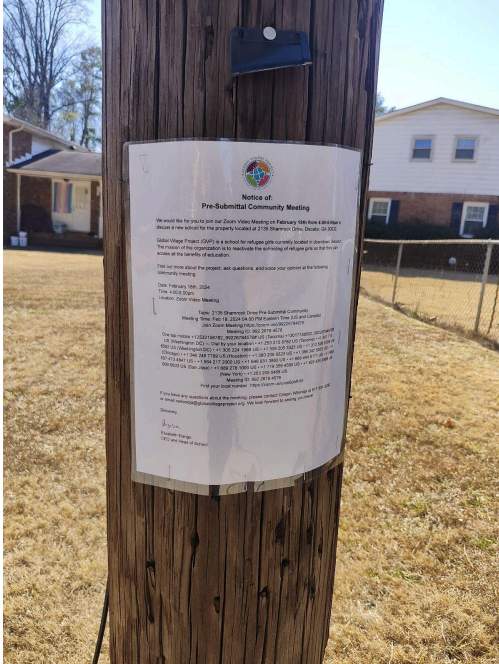
2135 Shamrock Drive
MATTHEWS CHARLIE W
2172 SHAMROCK DR
DECATUR GA 30032

2135 Shamrock Drive
ROBERSON WARREN L
2151 GREEN FORREST DR
DECATUR GA 30032

2135 Shamrock Drive
BAKER-WATKINS JANET
2166 SHAMROCK DR
DECATUR GA 30032

2135 Shamrock Drive
SFR XII ATL OWNER 4 LP
4645 HAWTHORNE LN NW
WASHINGTON DC 20016

2135 Shamrock Drive
PLUMMER JULIANNE MARIE
2210 SHAMROCK DR
DECATUR GA 30032



2135 Shamrock Drive Pre-Submittal Community Meeting

1 message

Will Fincher <wfincher@globalvillageproject.org>

Fri, Feb 2, 2024 at 1:13 PM

To: Will Fincher <wfincher@globalvillageproject.org>

Bcc: adrianez.realty@gmail.com, albertajordan@bellsouth.net, barnesve@yahoo.com, bcpace2@gmail.com, berryelfreda227@gmail.com, bethbond@bellsouth.net, bjaevnt@gmail.com, christinedennis@bellsouth.net, csanders@eastmetrocid.com, dbonino1@aol.com, dlocks1019@aol.com, edsan@bellsouth.net, elitedesignsatl@yahoo.com, ericastewart2009@gmail.com, Eric Schwartz <ericwschwartz@gmail.com>, frank@golleyrealty.com, hjpreston23@gmail.com, info@greshamhills.org, jacquelynbuiebrown@gmail.com, jgross@stickybusiness.net, k1776usa@yahoo.com, linn.jeff@gmail.com, mfunk64@att.net, mkirkwood73@outlook.com, naacpdek@comcast.net, nahwash4ms@aol.com, NettieJackson@me.com, norfley@yahoo.com, parkviewcivicclub@gmail.com, pat.lawrencecraig@gmail.com, phthompson3@msn.com, ppculp@att.net, president@naacpdekalb.org, rachelbarber4@gmail.com, rbarrow@comcast.net, regeniariobertson@gmail.com, rigel.cable@gmail.com, roboark@allsouthwarehouse.com, samandbettysmith@bellsouth.net, sbhouston@bellsouth.net, sls1289@gmail.com, tolip209@gmail.com, tommyt4dekalb@gmail.com, wazulamor@aol.com, wmtoliver7@gmail.com, jackson.gloria1@gmail.com, loue738@gmail.com, info@destinedevents.com, canglin@anglingroup.com, bam3dst@gmail.com, alisonnmiller@gmail.com, springgreens.atl@gmail.com, rmurphyga@gmail.com, pdk-powell@comcast.net

Dear Property Owner:

We would like for you to join our Zoom Video Meeting on **February 18th from 4:00-5:00pm** to discuss a new school for the property located at 2135 Shamrock Drive, Decatur, GA 30032.

Global Village Project (GVP) is a school for refugee girls currently located in downtown Decatur. The mission of the organization is to reactivate the schooling of refugee girls so that they can access all the benefits of education. Displacement and conflict across the globe dramatically reduce opportunities for girls to go to school. Worldwide, there are 130 million girls out of school. Started in 2009 by a group of educators, GVP enrolls girls ages 11-16 who have recently arrived in the US, and gives them the education they need to be able to go on and succeed in high school and beyond.

Below are the meeting instructions. There are multiple ways for you to join the meeting, including via your computer, tablet, or cell phone, with or without video. If you are unable to make it, but would like to learn more, please contact Crispin Wilondja at 617-331-3392 or email cwilondja@globalvillageproject.org and they will give you a summary of the meeting.

Meeting Time: Feb 18, 2024 04:00 PM Eastern Time (US and Canada)

Join Zoom Meeting <https://zoom.us/j/99226784576>

Meeting ID: 992 2678 4576

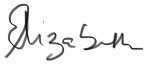
One tap mobile +12532158782,,99226784576# US (Tacoma) +13017158592,,99226784576# US (Washington DC) ---
Dial by your location • +1 253 215 8782 US (Tacoma) • +1 301 715 8592 US (Washington DC) • +1 305 224 1968 US •
+1 309 205 3325 US • +1 312 626 6799 US (Chicago) • +1 346 248 7799 US (Houston) • +1 360 209 5623 US • +1
386 347 5053 US • +1 507 473 4847 US • +1 564 217 2000 US • +1 646 931 3860 US • +1 669 444 9171 US • +1 669
900 6833 US (San Jose) • +1 689 278 1000 US • +1 719 359 4580 US • +1 929 436 2866 US (New York) • +1 253 205
0468 US

Meeting ID: 992 2678 4576

Find your local number: <https://zoom.us/u/ae8pbfHtX>

Please contact our office (404-371-0107) if you have any questions about the meeting,

Sincerely,



Elizabeth Elango
CEO and Head of School

Zoom Step by Step Instructions

Go to <https://zoom.us/j/99226784576> and enter the Meeting ID: 992 2678 4576 and click “Join”.

If joining from a mobile device

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

If joining from a computer

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

Just before entering the meeting you will be prompted to enter a display name.

Join Audio via Computer

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

Join Audio via Telephone

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

--

William Fincher, He/Him
Operations & HR Specialist

Operations

Global Village Project

205 Sycamore Street

Decatur, GA 30030

Tel: 404-371-0107 Ext. 17

www.globalvillageproject.org



Global Village Project Community Meeting, 02/18/24
Sign-in Sheet for non GVP associated attendees.

Name	Address
Curlisha Creighton-Muwakkil	3244 SHAMROCK CT DECATUR GA 30032
Ms. Jones	2190 SHAMROCK DR DECATUR GA 30032
Geoffrey Cestaro	2117 GREEN FORREST DR DECATUR GA 30032
Larry Howe	1787 Derrill DrDecaturGA30032
Regina Roberts	1896 Cedar Walk Lane Conley GA 30288

Global Village Project Special Land Use Permit - Community Hearing

Meeting Minutes
February 18th, 2024

Opening

The Global Village Project Special Land Use Permit meeting began at 4:03, started by Sand Patel

Present

Sand Patel, GVP Board Member, Meeting Chair
Rosalie Ezekiel, GVP Architect
Rebecca Hoelting Short, GVP Board Member
Alex Pearson, GVP Board Member
Ryan Kelley, GVP Board Member
Maggie Glezer, GVP Board Member
Sonya Ko, GVP Board Member
Hannah Edber, GVP Staff
Crispin Ilombe-Wilondja, GVP Staff
Erin Alred, GVP Staff
Natalie Huyghe, GVP Staff
Leah Kuenzi, GVP Staff
Lane Strickland, GVP Staff
William Fincher, GVP Staff
Shaakira Silvera, GVP Staff
Larry Lowe, Community Member
Curlisha Creighton-Muwakkil, Community Member
B'randi Armstrong, Community Member
Reginia Roberts, Community Member
Geoffrey Cestaro, Community Member
Ms. Jones, Community Member

Global Village Project Presentation on Mission and Property

Sand introduced that the meeting was about Global Village Project seeking a Special Land Use Permit for the property on 2135 Shamrock Drive.

Sand then opened the floor for members of the GVP staff and board to introduce themselves

GVP Staff and Board Members introduced themselves by Name and Position, one by one.

After Introductions, Sand introduced Shaakria to give remarks on the history of the school and its mission.

Shaakria

- Shaakira introduced the history of the school
- The diverse backgrounds of the students we educate
- The number of students we have educated over time
- The number of staff members we have (Full and Part-time)
- Introduced the hours in which school is held.

Shaakira then completed her time and gave Sand the floor.

Sand then introduced Rosalie as our architect.

Rosalie introduced a presentation about the grounds of the school.

Rosalie shared her screen with the building.

- Rosalie began the presentation by the presentation by showing the current front of the building and a render of what the building would look like after our repairs and upkeep.
- Rosalie made clear that the building was originally used as a church and potentially a school, so we are making very few changes to the building.
- Rosalie then showed more exterior shots of the building, to show a few of the areas that needed repair.
 - Expressed that we would be repairing boarded/bricked windows.
- Rosalie then showed the interior of the building including the Cafeteria, Theater, current classrooms, Library renderings and classroom renderings.
 - Rosalie clearly expressed that the renovation inside the building would not affect the outside.
- Rosalie Expressed that the parking lot would be repaved and maintained, as well as cleared of trash regularly.
- Rosalie then showed the back of the buildings. She expressed that we would add a wooden privacy fence to make sure we can't see into those properties.
- Rosalie also addressed the fact that despite the overhang due to the retaining wall, you are much higher and not at eye level with any students or people within the school grounds.
- Rosalie then showed the grounds, which had the potential to contain fields or equipment for play space for students and the community.
- Rosalie returned to the initial rendering of the front of the building and expressed that the desire was to use a lot of preexisting buildings, so construction would be minimal.

Question and Answer

- Reginia Roberts asked if we are requesting a Special Land use Permit or Zoning Changed
 - Sand Answered that we are trying to get a Special Land Use Permit, not rezone.
- B’Randi Armstrong asked what it is currently zoned as.
 - Rosalie answered that it is residential and schools are allowed, but we just need to get a special land use permit.
- B’Randi Armstrong clarified that she specifically wanted to know what it was currently zoned as.
 - Rosalie said it is residential, but we need to get a Special Land Use Permit
- Geoffrey Cestaro - Geoffrey asked if we were the Dekalb Property and was unclear about which property it was that we were having the meeting about.
 - Sand clarified we were not the Dekalb Building, but the building previously used as a church.
- Geoffrey asked if we would have an event space used by the community.
 - Erin answered that it was not in any immediate plans, but the grounds could be used by the community.
 - Sand also expressed that permitting may not allow renting out event spaces.
- Larry Lowe asked what the process for the Special land Use Permit was (Hearing and then vote?)
 - Rosalie clarified there would be a series of meetings that would be open to the community.
- Larry Lowe asked if there would be a communications list.
 - Erin Alred said we can pull it from the sign-up sheet for a communications list.
- B’Randi Armstrong asked how we contacted the community this time
 - Rosalie answered that we contacted the community by using the contact list provided by the county.
- B’randi Armstrong clarified that she wanted to know specifically the methods used to contact those living around the building.
 - Erin clarified that we sent letters and emails, Crispin walked around and put up signs.
- Rosalie again showed the images of the building for those who may have joined late.
- Alex Pearson asked if it was a school before it became a church
 - Sand said it was built in the 70s, and we don’t know all the historical uses, but it appears that it was used historically as a school.
- Reginia Roberts asked if the property is currently residential and was wondering how long it was residential
 - Sand said our understanding was that the Property was always zoned residential.

Sand closed out by thanking everyone for taking the time on a Sunday afternoon and expressed GVP’s desire to keep the community involved in the process.

Global Village Project Staff and Board remained in the meeting in case anyone else joined.

One resident joined after the departure of other residents.

- Curlisha Creighton
 - Expressed that she joined to voice support for Global Village Project, its mission, and its new building.
 - Had previously Volunteered at Global Village Project Fundraising events in connection with the Junior League of Dekalb.
 - She had lived in her house across the street for 12 years and had seen many people come and go. Excited for possibility and stability.
 - Curlisha lived in the Cul De Sac with about six people. Who had all lived there for a long time.

Adjournment

The meeting was adjourned at 5:00pm

Letter of Application
2135 Shamrock Drive
Global Village Project
SLUP Application

The existing zoning classification of 2135 Shamrock Drive is R75, a school building is permitted with a Special Land Use Application. Although zoned R75, the existing lot has never been used as a residence and has been used as a church or school or both since it's development in 1960.

The purpose of the application for a Special Land Use Permit is for the new owners, Global Village Project, to be permitted to use the existing buildings on the site as a school, which is consistent with the use of the property since 1961.

The existing property consists of three buildings which were constructed as one-story with basement commercial buildings in 1964. The first building was designed to be a church with administration offices below and the other two buildings were designed to house a school. The property was owned by Green Forrest Baptist Church from 1961-1986 where it functioned as a church and school. Then the property was used as a school with the owner, Light of the World Chirstian Academy, from 1995-2008 and again as a school in 2008 with the owner, Miller Preparatory Academy/Girls Character Preparatory academy. After that the building went back to being a church and school with the owner, Prophetical Word Church from 2012-2016, El Shaddai Christian Ministers in 2016, Hidden Cove LLC 2020-2023 and finally Georgia Chin Baptist Church Association Inc. until October, 2023 when the property was sold to Global Village Project. Global Village Project intends to use the existing buildings as they are now, there will be no new building additions. The existing sanctuary will function as a theater and library for the students, the existing administration offices will remain administration offices and the two school buildings will remain to function as school buildings.

It is Global Village Project's intention to make use of the existing buildings without any new proposed structures. The only proposed changes will be interior renovations, updating mechanical, electrical and plumbing systems, replacing single pane windows with double pane ones, replacing the roof, adding gutters and downspouts and removing breeze block that is crumbling. Site improvements will include repaving the existing parking lot and adding handicap ramps as needed. The first building is approximately 8,500sf which is a one story building plus a basement. It has a large open sanctuary space which will be a theater and library for the students. The basement is currently used as administration offices which will remain as such. The second building is a one story building with a basement that is approximately 7,500sf. It was used as classrooms and offices and will remain being used as such. The third building is approximately 8,000sf and was used as classrooms, offices and a cafeteria. It will be used as such. The total interior square footage of the three buildings is approximately 24,000sf. Global Village Project currently has about 45 students and at the largest capacity will have no more than 100 students. The faculty, staff and volunteers consists of about 30 individuals. The hours of operation are that of a typical school The building will be open from 8:00am until 5:00pm with school hours at approximately 8:20am-3:45pm. The school will be closed during evening hours and on the weekends. The north side of the property abuts a property that is owned by DeKalb County Board of Education.

During the pre-application community meeting, we heard from one resident who has lived in her home for about twelve years. She expressed that she was familiar with Global Village Project and is in full support of their plans to occupy the property at 2135 Shamrock Drive. The resident stated that she was thrilled to see a stable owner, such as Global Village Project, with intentions to stay in the space, invest in fixing up the buildings and remaining a consistent occupant in the neighborhood. This resident complained that in the twelve years that she has lived in this neighborhood, the biggest issue with the previous owners is that none of them remained in the space for very long and she has seen schools and churches come and go over the years. She expressed excitement that Global Village Project will not only occupy the building, but turn it into a thriving school that will have an overall positive impact on the neighborhood as a whole. There were no community members who expressed any opposition to the proposed use of the property at the pre-application community meeting.

Existing south elevation as seen from the parking lot:



Existing east elevation as seen from Shamrock Drive:



Existing west side elevation, as seen from the driveway at the back of the buildings:



Existing north elevation as seen from the open field:





Landscape stair at east/west corner of property:



SLUP Impact Analysis
2135 Shamrock Drive
Global Village Project
SLUP Application

- A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provisions of all required yards, open space, off-street parking, transitional buffer zones, and all other applicable requirements of the zoning district in which the use is proposed to be located.*
- a. The existing site size, 3.233 acres, is adequate for the intended purpose of housing a small school of 40-100 students. The existing site was built as a church and school in 1964 and has been occupied by a school or church and school since then. Global Village Project intends to make use of the existing buildings without any new proposed structures.
 - b. The existing off-street parking is sufficient for the intended use as a school. The students arrive by bus in the morning and leave by bus in the afternoon. There will be one full-size bus parked on site and two small buses. The rest of the parking will be used by faculty and staff.
 - c. The open space is sufficient for the intended use as a school as there is a flat portion of open yard that will be used for sports and play by the students.
 - d. The buffer zone from the existing school buildings to the residential backyards is less than what is allowable by code today. A variance will be required to occupy the existing buildings in their existing locations. The school buildings sit, at the most narrow point, at approximately 15.6' from the residential lot line. Due to the significantly lower grade for the school buildings compared to the residential lots along the west property line, the visual impact of the school is minimal. As a site improvement, the owners intend to add a privacy fence on top of the existing retaining wall in order to improve the privacy between the adjacent residential properties on the west lot line.
- B. Compatibility of the proposed site with adjacent properties and land uses and with other properties and land uses in the district, and whether the proposed use will create adverse impacts upon any adjoining land use by reason of traffic volume/congestion, noise, smoke, odor, dust, or vibration generated by the proposed use.*
- a. The proposed operation hours are Monday through Friday, 8am until 5pm. School hours will be approximately 8:20am – 3:45pm. The existing property has been used as a church with a school as well as just a school alone so the intended use aligns with the building's previous uses. The school will be closed in the evenings as well as on the weekends.
 - b. The students arrive by one bus to the school in the morning and leave by one bus in the afternoon since they are students who are all coming from one area of Atlanta. There will be no parent carpool lines or additional vehicular congestion around drop off or pick up. There will not be any additional foot traffic either. The cars arriving will be that of faculty, staff and volunteers which are about 30 individuals at any one time.
 - c. There is an adjacent property to the north that is owned by DeKalb County Board of Education and was built as a school, and the rest are residential properties. There are no issues of smoke, odor, dust or vibration. The noise level will be consistent with a school where students are outside for recess, PE or between classes during the school day.

- C. *Adequacy of public services, public (or private) facilities, and utilities to serve the proposed use.*
- a. The building is existing and has existing electrical, gas, water and sewer services to the property already. None of that will change.
 - b. Even though the building is going from a church and school to just a school, the buildings were occupied by a school without a church component between 2008 and 2016 as indicated by the changes of ownership. The existing spaces will be used with their intended function. The sanctuary will be a theater and library for the students, the administration offices will be administration offices and the two classroom buildings will remain classroom buildings.
- D. *Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area.*
- a. The proposed use will not unduly increase traffic and create congestion in the area as all of the students arrive on one bus in the morning and leave on the same bus in the afternoon.
- E. *Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, access in the event of fire or other emergency.*
- a. The existing buildings have sufficient access to ingress and egress in terms of street sizes and access.
 - b. There are no existing sidewalks along the property but there are sidewalks across the street. There will be no increase in pedestrian traffic due to the proposed use.
 - c. There is an existing driveway along the west side property line with access to the rear of all three buildings for emergency vehicles.
- F. *Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner and hours of operation of the proposed use.*
- a. The proposed operation hours are Monday through Friday, 8am until 5pm. School hours will be approximately 8:20am – 3:45pm. The existing property has been used as a church with a school as well as just a school alone so the intended use aligns with the building's previous uses. The school will be closed in the evenings as well as on the weekends.
 - b. The only change from the existing use of the building and therefore impact on the adjoining land is a reduction of use by eliminating the weekend hours from that of a church.
 - c. There is a fence along the north property line that is adjacent to a property owned by DeKalb County Board of Education. There is a dramatic grade change with a concrete retaining wall and a fence above it against the adjoining residential properties along the west property line where the buildings are located. The owner proposes to add a wood privacy fence above the concrete retaining wall for added privacy for the adjoining residential back yards. Due to the dramatic grade change, when standing in the adjoining backyards to the west, facing the existing school buildings, one's view is over the roof. The existing building does not block the back yard residential view because it sits dramatically lower in the landscape.
- G. *Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.*

- a. DeKalb county allows for a school use to be located in an R75 zoning district but will require a SLUP application approval.
 - b. The proposed use is to inhabit an existing church and school buildings to the use of a non-profit school for refugee girls.
 - c. Due to the existing proximity of the buildings to the residential property, a variance will be required to reduce the side yard buffer zone from 50' to the existing 15.6'.
- H. *Whether the proposed use is consistent with, advances, conflicts or detracts from the policies of the comprehensive plan.*
- a. The proposed use is consistent with and does not conflict or detract from the policies of the comprehensive plan.
- I. *Whether there is adequate provision of refuse and service areas.*
- a. There is an existing designated dumpster area that is concealed with a fence in the existing parking lot. The owners will replace the fence with one that is in good condition as the existing one is dilapidated.
- J. *Whether the length of time for which the special land use permit is granted should be limited in duration.*
- a. There is no length of time for which the special land use permit should be limited in duration. The owner intends to occupy the building as a school and make it their new home for years to come. Global Village Project is a strong non-profit that serves a need in the community and has intensions of growing from a school of less than 50 students to a school of no more than 100 students.
- K. *Whether or not the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings; and whether the proposed use will create any shadow impact on any adjoining lot or building as a result of the proposed building height.*
- a. The property has a dramatic grade slope where the existing buildings are located. Because of this, the existing one-story building heights are hardly visible from the street along the east property line. Along the north property line, which is adjacent to property owned by DeKalb County Board of Education, the grade is above the top of the existing building roofs. Along the south property line, where one sees the first building as two stories due to the drop in grade, there is a large parking lot along the street that separates it from the residential properties. The second two buildings sit directly behind the first one so they are hidden from view from the south. This configuration diminishes the presence of the buildings from the south property line. Along the west property line, there is a significant grade change between the grade of the school driveway and the grade of the residential backyards. Due to this change in grade, the view from the adjacent residential backyards is one that looks over the roofs of the existing school buildings. The existing buildings, although close in horizontal distance to the adjacent residential properties along the west property line, they have a minimal impact to their view due to the significant drop in grade.
 - b. The style of the existing buildings are consistent with the style of the adjacent school as well as houses in the neighborhood. They are made of brick and have low-pitched roofs and are no more than one or two stories tall.

- L. *Whether the proposed use will adversely affect historic buildings, sites, districts or archaeological resources.*
 - a. The proposed use will not impact any historic buildings, sites, districts or archaeological resources.
- M. *Whether the proposed site use satisfies the requirements contained within the supplemental regulations for such special land use permit.*
 - a. Due to the existing proximity of the buildings to the residential property, a variance will be required to reduce the side yard buffer zone from 50' to the existing 15.6'.
- N. *Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, as expressed and evidenced during the review process.*
 - a. The building is falling apart and there is trash on the site and the parking lot is in disrepair. The proposed work is to repair and improve the overall look of the existing buildings which will in turn have a positive effect on the neighborhood as a whole. The property in its current state runs the risk of becoming more run down and turning into a dumping ground for unwanted trash as there is evidence around the property now.
 - b. During the pre-application community meeting, we heard from one resident who has lived in her home for about twelve years. She expressed that she was familiar with Global Village Project and is in full support of their plans to occupy the property at 2135 Shamrock Drive. The resident stated that she was thrilled to see a stable owner, such as Global Village Project, with intentions to stay in the space, invest in fixing up the buildings and remaining a consistent occupant in the neighborhood. This resident complained that in the twelve years that she has lived in this neighborhood, the biggest issue with the previous owners is that none of them remained in the space for very long and she has seen schools and churches come and go over the years. She expressed excitement that Global Village Project will not only occupy the building, but turn it into a thriving school that will have an overall positive impact on the neighborhood as a whole.

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: 02/23/24

TO WHOM IT MAY CONCERN:

(I), (WE) Elizabeth Elango, Global Village Project
Name of owners(s) (If more than one owner, attach a separate sheet)

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

Rosalie Ezekiel, Ezekiel Architects
Name of Agent or Representative

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


Notary Public


Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

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 _____ *

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

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

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



Notary

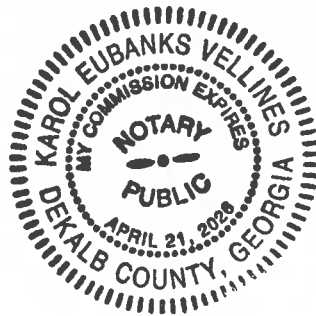


Signature of Applicant /Date

Check one: Owner Agent _____

4/21/26

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 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.

Notary

Rosalie Ezekiel 02/22/24

Signature of Applicant /Date

Check one: Owner _____ Agent X

Expiration Date/ Seal

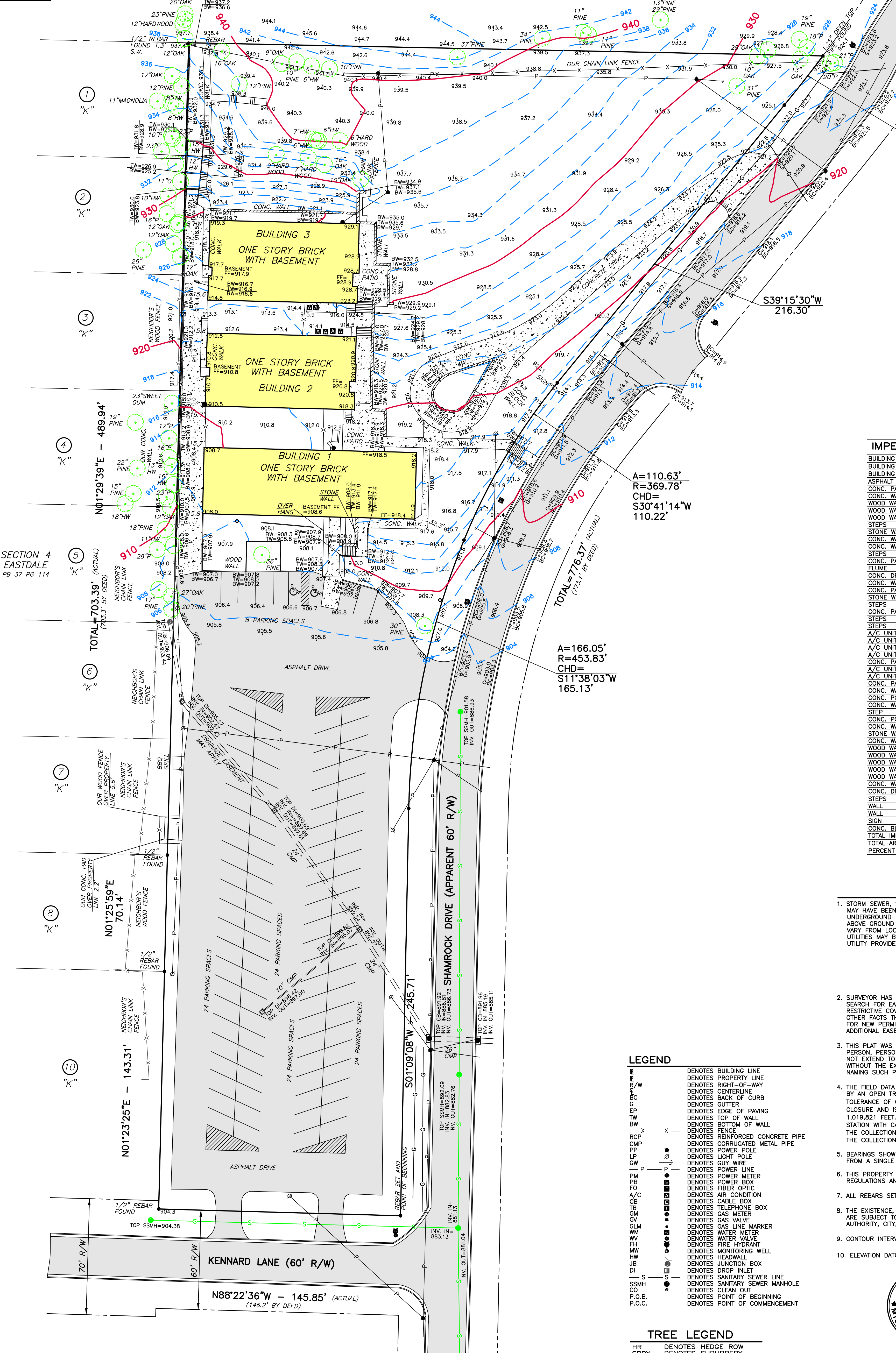
*Notary seal not needed if answer is “no”.

MAGNETIC
N

N/F
DEKALB COUNTY BOARD OF EDUCATION

S88°48'30"E - 382.46' (ACTUAL)
(377.9' BY DEED)

A=37.68'
R=901.61'
CHD=
S38°02'56"W
37.68'



IMPERVIOUS CALCULATIONS

BUILDING	4,302± SQ.FT.
BUILDING	3,926± SQ.FT.
BUILDING	5,127± SQ.FT.
ASPHALT DRIVE AND PARKING	47,274± SQ.FT.
CONC. PAD	111± SQ.FT.
CONC. WALK	460± SQ.FT.
WOOD WALL	46± SQ.FT.
WOOD WALL	16± SQ.FT.
WOOD WALL	11± SQ.FT.
STEPS	46± SQ.FT.
STONE WALL	43± SQ.FT.
CONC. WALK	15± SQ.FT.
CONC. WALK	1,702± SQ.FT.
STEPS	21± SQ.FT.
CONC. PAD	24± SQ.FT.
FLUME	8± SQ.FT.
CONC. DRIVE	3,837± SQ.FT.
CONC. WALK	119± SQ.FT.
CONC. PATIO	388± SQ.FT.
STONE WALL	130± SQ.FT.
STEPS	53± SQ.FT.
CONC. PATIO	154± SQ.FT.
STEPS	67± SQ.FT.
STEPS	28± SQ.FT.
A/C UNIT	9± SQ.FT.
A/C UNIT	9± SQ.FT.
A/C UNIT	9± SQ.FT.
A/C UNIT	9± SQ.FT.
CONC. PAD	84± SQ.FT.
A/C UNIT	9± SQ.FT.
A/C UNIT	9± SQ.FT.
CONC. PATIO	662± SQ.FT.
CONC. WALL	109± SQ.FT.
CONC. PORCH	31± SQ.FT.
CONC. WALK	103± SQ.FT.
STEP	8± SQ.FT.
CONC. PORCH	38± SQ.FT.
CONC. WALK	142± SQ.FT.
STONE WALL	128± SQ.FT.
CONC. WALK AND STEPS	539± SQ.FT.
WOOD WALL	5± SQ.FT.
WOOD WALL	4± SQ.FT.
WOOD WALL	4± SQ.FT.
WOOD WALL	4± SQ.FT.
WOOD WALL	13± SQ.FT.
CONC. WALL	214± SQ.FT.
CONC. DRIVE	3,099± SQ.FT.
STEPS	9± SQ.FT.
WALL	1± SQ.FT.
WALL	1± SQ.FT.
SIEN	25± SQ.FT.
CONC. BLOCK WALL	37± SQ.FT.
TOTAL IMPERVIOUS AREA	73,222± SQ.FT.
TOTAL AREA	140,828± SQ.FT.
PERCENT OF IMPERVIOUS AREA	52.0 PERCENT

SURVEY NOTES

- 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 STRIKING AND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.
- 811 Know what's below. Call before you dig.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE. FOR NEW PERMITS THE LOCAL ISSUING AUTHORITY MAY REQUIRE ADDITIONAL EASEMENTS NOT SHOWN.
- THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAN DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
- THE FIELD DATA UPON WHICH THIS PLAN IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,019.821 FEET. A GOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA. A TOPCON GR-S WAS USED IN THE COLLECTION OF GPS OBSERVATIONS.
- BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
- ALL REBAR SET ARE 1/2" REBAR UNLESS OTHERWISE NOTED.
- THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.
- CONTOUR INTERVAL= 2 FEET
- ELEVATION DATUM= NAVD 1988 (LOCAL GPS OBSERVATION)

LEGEND

- B DENOTES BUILDING LINE
- B-1 DENOTES RIGHT-OF-WAY
- B-2 DENOTES CENTERLINE
- BOC DENOTES BACK OF CURB
- EP DENOTES GUTTER
- EP DENOTES EDGE OF PAVING
- TW DENOTES TOP OF WALL
- BW DENOTES BOTTOM OF WALL
- RCP DENOTES REINFORCED CONCRETE PIPE
- CMP DENOTES CORRUGATED METAL PIPE
- PF DENOTES LIGHT POLE
- P DENOTES GUY WIRE
- GLM DENOTES POWER LINE
- PM DENOTES POWER METER
- PB DENOTES POWER BOX
- FO DENOTES FIBER OPTIC
- A/C DENOTES AIR CONDITION
- CB DENOTES CABLE BOX
- TM DENOTES TELEPHONE BOX
- GM DENOTES GAS METER
- OY DENOTES GAS VALVE
- GLM DENOTES GAS LINE MARKER
- WM DENOTES WATER METER
- FW DENOTES WATER VALVE
- TH DENOTES FIRE HYDRANT
- MW DENOTES MONITORING WELL
- HW DENOTES HEADWALL
- JB DENOTES JUNCTION BOX
- DI DENOTES DROP INLET
- S DENOTES SANITARY SEWER LINE
- SSMH DENOTES SANITARY SEWER MANHOLE
- CO DENOTES CLEAN OUT
- P.O.B. DENOTES POINT OF BEGINNING
- P.O.C. DENOTES POINT OF COMMENCEMENT

TREE LEGEND

- HR DENOTES HEDGE ROW
- SBRY DENOTES SHRUBBERY
- B DENOTES BIRCH TREE
- BEC DENOTES BEECH TREE
- C DENOTES CHERRY TREE
- CA DENOTES CRABAPPLE TREE
- CDR DENOTES CEDAR TREE
- DW DENOTES DOGWOOD TREE
- E DENOTES ELM TREE
- H DENOTES HICKORY TREE
- HIC DENOTES HICKORY TREE
- HLY DENOTES HOLLY TREE
- HW DENOTES HARDWOOD TREE
- MAG DENOTES MAGNOLIA TREE
- MAP DENOTES MAPLE TREE
- MB DENOTES MULBERRY TREE
- O DENOTES OAK TREE
- P DENOTES PINE TREE
- POP DENOTES POPLAR TREE
- RB DENOTES REDBUD TREE
- SG DENOTES SWEETGUM
- SYC DENOTES SYCAMORE TREE
- SW DENOTES SOURWOOD TREE
- UM DENOTES UMBRELLA TREE
- WO DENOTES WATER OAK TREE

REFERENCE MATERIAL

- QUITCLAIM DEED IN FAVOR OF GEORGIA CHIN BAPTIST CHURCH ASSOCIATION, INC. DEED BOOK 31176 PAGE 442-444 DEKALB COUNTY, GEORGIA RECORDS

FLOOD NOTE

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS. COMMUNITY PANEL No. 13089C0132 J EFFECTIVE DATE: MAY 16, 2013. DEKALB COUNTY, GEORGIA

NO.	REVISIONS	DATE

McClung Surveying
McClung Surveying Services, Inc.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383
www.mcclungsurveying.com Certificate of Authorization #LSF000752

TOPOGRAPHIC MAP FOR
GLOBAL VILLAGE PROJECT

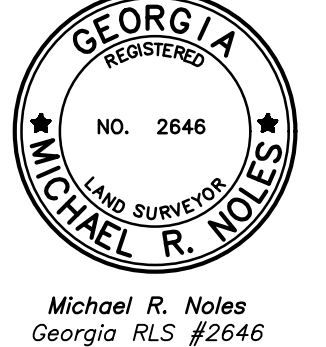
2135 SHAMROCK DRIVE
DECATUR, GEORGIA
TOTAL AREA= 3.233± ACRES
OR 140,828± SQ. FT.

30' 15' 0' 30' 60'
SCALE IN FEET

LAND LOT 154
15TH DISTRICT
DEKALB COUNTY
GEORGIA
PLAT PREPARED: 1-30-24
FIELD: 1-27-24 SCALE: 1"=30'
JOB#263022

SURVEYOR'S CERTIFICATE
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Regulation for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Michael R. Noles
Georgia RLS No. 2646



Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

Prepared By:
KPPB LAW
Samir Patel, Esq.
One Lakeside Commons, Suite 800
990 Hammond Drive NE
Atlanta, Georgia 3032
KPPB: 2221.017

After recording please return to:

Republic Commercial Title Company, LLC
6111 Peachtree Dunwoody Road, Building D
Atlanta, GA 30328

Tax Identification Number: 15-154-01-095

Cross Reference Deed Book 27255 Page 501
DeKalb County, Georgia records.

STATE OF Georgia
COUNTY OF DeKalb

CORRECTIVE LIMITED WARRANTY DEED

THIS INDENTURE is made this 17 day of October 2023, by and between EL SHADDAI CHRISTIAN WORSHIP MINISTRY INC., a Georgia nonprofit corporation ("Grantor"), having an address of 1971 Panola Rd, Lithonia, GA, 30058, and GEORGIA CHIN BAPTIST CHURCH ASSOCIATION INC, a Georgia nonprofit corporation, having an address of 640 Allgood Rd, Stone Mountain, GA, 30083 ("Grantee"). The words "Grantor" and "Grantee" include the neuter, masculine and feminine genders, and the singular and the plural.

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by Grantee at and before the execution, sealing and delivery hereof, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, and the successors, legal representatives and assigns of Grantee, all that certain real property lying and being in DeKalb County, Georgia, being more particularly described on Exhibit "A", attached hereto and incorporated herein by reference.

This deed is being given to correct the name of the Grantee in the Warranty Deed between Grantor and Grantee dated November 14, 2018 and recorded on November 19, 2018 in Deed Book 27255, Page 501, DeKalb County, Georgia, records. This Corrective Deed corrects the omission of "Association" and punctuation of the Grantee's name. The Grantee's name should read Georgia Chin Baptist Church Association Inc rather than Georgia Chin Baptist Church, Inc. on said prior deed.

TO HAVE AND TO HOLD said real property, together with any and all of the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee forever, in fee simple; and

GRANTOR SHALL WARRANT and forever defend the right and title to said real property unto Grantee, and the successors, legal representatives and assigns of Grantee, against the claims of all persons claiming by, through or under Grantor herein.

[SIGNATURE PAGE TO FOLLOW]

[SIGNATURE PAGE TO LIMITED WARRANTY DEED]

IN WITNESS WHEREOF, Grantor has caused its duly authorized representative to execute this indenture, to affix its seal hereto and to deliver this indenture to Grantee, the day and year first written above.

Sworn to and subscribed before me this 17 day of October 2023.

[Signature]

Witness

Peter Walters

Notary Public

My Commission expires: Feb 26, 2025

EL'SHADDAI CHRISTIAN WORSHIP
MINISTRY INC. a Georgia nonprofit
corporation

By: Sammy D Mulkey

Name: Sammy D Mulkey

Its: Pastor of El'Shaddai Christian Worship Church

[CORPORATE SEAL]

[NOTARY SEAL]

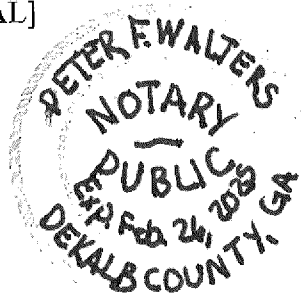


EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in land lot 154 of the 15th District of DeKalb County, Georgia, and being described according to plat by Watts & Browning, Engineers, dated December 12, 1958, and being more particularly described as follows:

BEGINNING at a point on the westerly side of Shamrock Drive 822.4 feet southerly as measured along the westerly side of Shamrock Drive, from a point where the westerly side of Shamrock Drive intersects the southerly side of Sandusky Drive; thence running southerly along the westerly side of Shamrock Drive a distance of 773.1 feet to a point; thence running westerly 146.2 feet to a point; thence running northerly 703.3 feet to a point; thence running easterly 377.9 feet to the westerly side of Shamrock Drive and the POINT OF BEGINNING; being improved property known as 2135 Shamrock Drive, according to the present system numbering in DeKalb County, Georgia.

Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

Prepared By:
KPPB LAW
Samir Patel, Esq.
One Lakeside Commons, Suite 800
990 Hammond Drive NE
Atlanta, Georgia 3032
KPPB: 2221.017

After recording please return to:

Republic Commercial Title Company, LLC
6111 Peachtree Dunwoody Road, Building D
Atlanta, GA 30328

Tax Identification Number: 15-154-01-095

STATE OF Georgia
COUNTY OF Fulton

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 31st day of October 2023, by **GEORGIA CHIN BAPTIST CHURCH, INC.** (“Grantor”), and by **GEORGIA CHIN BAPTIST CHURCH ASSOCIATION INC.**, a Georgia nonprofit corporation, having an address of 640 Allgood Rd, Stone Mountain, GA, 30083 (“Grantee”). The words “Grantor” and “Grantee” include the neuter, masculine and feminine genders, and the singular and the plural.

WITNESSETH:

That for and in consideration of Ten Dollars (\$10.00) in hand paid at and before the sealing and delivery of these presents, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby remise, convey and forever QUITCLAIM unto Grantee all of that certain tract or parcel of land lying and being in DeKalb County, Georgia, being more particularly described in Exhibit “A” attached hereto and incorporated by this reference herein (the “Property”), TOGETHER with any and all easements, rights-of-way, appurtenances, or rights appertaining or in anywise belonging thereto; and TOGETHER with any and all improvements, structures or fixtures located therein or thereon.

TO HAVE AND TO HOLD the Property unto Grantee, so that neither Grantor, nor any person or persons claiming by, through or under Grantor, shall at any time, by any means or ways, have, claim or demand any right, title or interest to the Property, or any rights thereof.

[SIGNATURE PAGE TO FOLLOW]

[SIGNATURE PAGE TO QUITCLAIM DEED]

IN WITNESS WHEREOF, Grantor has signed and sealed this Quitclaim Deed as of the date first written above.

Sworn to and subscribed before me this 20th day of October 2023.



Witness

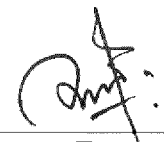


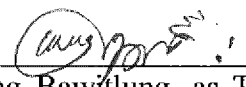
Notary Public


My Commission expires:

[NOTARY SEAL]

JENNIFER L. CAMPTON
NOTARY PUBLIC
DeKalb County
State of Georgia
My Comm. Expires Oct. 12, 2024

By: 
Ceu Peng Lian, as Trustee of Georgia Chin Baptist Church, Inc.

By: 
Van Peng Bawitlung, as Trustee of Georgia Chin Baptist Church, Inc.

By: 
Van Dawt, as Trustee of Georgia Chin Baptist Church, Inc.

**EXHIBIT A
LEGAL DESCRIPTION**

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Prepared By:
KPPB LAW
Samir Patel, Esq.
One Lakeside Commons, Suite 800
990 Hammond Drive NE
Atlanta, Georgia 3032
KPPB: 2221.017

After recording please return to:

Republic Commercial Title Company, LLC
6111 Peachtree Dunwoody Road, Building D
Atlanta, GA 30328

Tax Identification Number: 15-154-01-095

STATE OF Georgia
COUNTY OF Butter

LIMITED WARRANTY DEED

THIS INDENTURE is made this 31st day of October 2023, by and between **GEORGIA CHIN BAPTIST CHURCH ASSOCIATION INC**, a Georgia nonprofit corporation (“Grantor”), having an address of 640 Allgood Rd, Stone Mountain, GA, 30083, and **THE GLOBAL VILLAGE PROJECT, INC.**, a Georgia nonprofit corporation, having an address of 205 Sycamore Street, Decatur, GA, 30030 (“Grantee”). The words “Grantor” and “Grantee” include the neuter, masculine and feminine genders, and the singular and the plural.

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by Grantee at and before the execution, sealing and delivery hereof, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, and the successors, legal representatives and assigns of Grantee, all that certain real property lying and being in DeKalb County, Georgia, being more particularly described on Exhibit “A”, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said real property, together with any and all of the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee forever, in fee simple; and

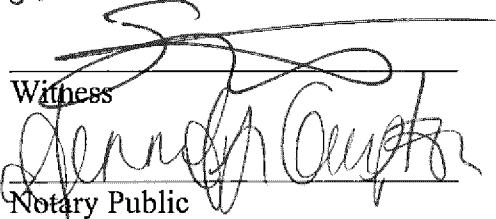
GRANTOR SHALL WARRANT and forever defend the right and title to said real property unto Grantee, and the successors, legal representatives and assigns of Grantee, against the claims of all persons claiming by, through or under Grantor, but not otherwise, subject to the matters set forth on Exhibit “B”, attached hereto and incorporated herein by reference.

[SIGNATURE PAGE TO FOLLOW]

[SIGNATURE PAGE TO LIMITED WARRANTY DEED]

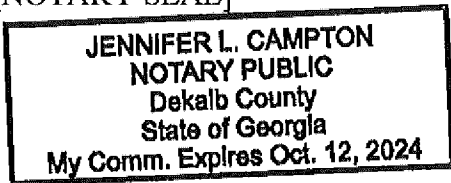
IN WITNESS WHEREOF, Grantor has caused its duly authorized representative to execute this indenture, to affix its seal hereto and to deliver this indenture to Grantee, the day and year first written above.

Sworn to and subscribed before me this
30th day of October 2023.

Witness


Notary Public
My Commission expires:

[NOTARY SEAL]



**GEORGIA CHIN BAPTIST CHURCH
ASSOCIATION INC,**
a Georgia nonprofit corporation

By: 
Name: Ceu Peng Lian
Its: Chief Executive Officer

[CORPORATE SEAL]



EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in land Lot 154 of the 15th District of DeKalb County, Georgia, and being described according to plat by Watts & Browning, Engineers, dated December 12, 1958, and being more particularly described as follows:

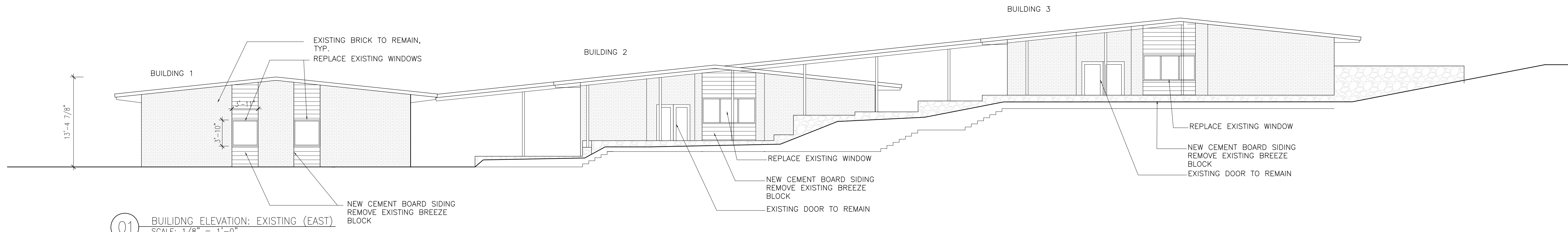
BEGINNING at a point on the westerly side of Shamrock Drive 822.4 feet southerly as measured along the westerly side of Shamrock Drive, from a point where the westerly side of Shamrock Drive intersects the southerly side of Sandusky Drive; thence running southerly along the westerly side of Shamrock Drive a distance of 773.1 feet to a point; thence running westerly 146.2 feet to a point; thence running northerly 703.3 feet to a point; thence running easterly 377.9 feet to the westerly side of Shamrock Drive and the POINT OF BEGINNING; being improved property known as 2135 Shamrock Drive, according to the present system numbering in DeKalb County, Georgia. *

EXHIBIT "B"
Exceptions

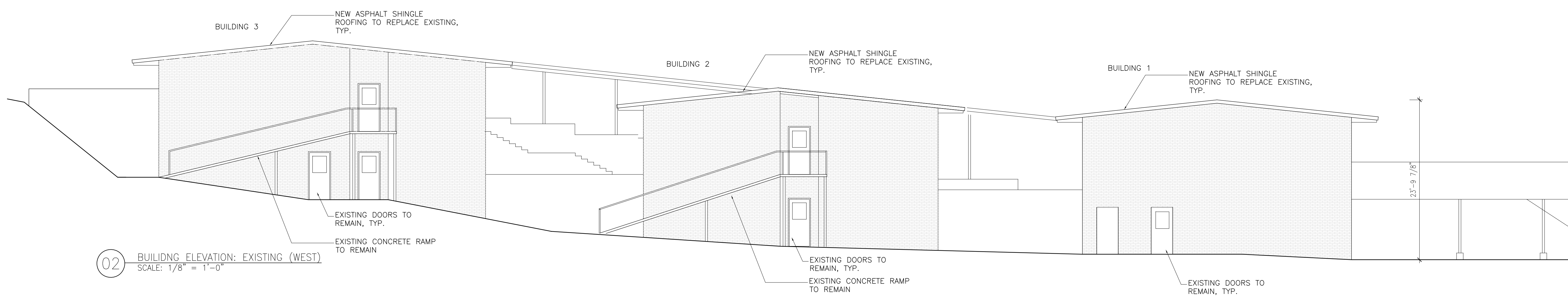
1. All taxes for the year 2023 and subsequent years, not yet due and payable.
2. Right-of-Way Easement from Greenforest Baptist Church, Inc. to Georgia Power Company, dated August 3, 1966, filed August 31, 1966 and recorded in Deed Book 2132, Page 316, DeKalb County, Georgia records.
3. Easement from Greenforest Baptist Church, Inc., to Georgia Power Company, dated July 1, 1985, filed July 10, 1985 and recorded in Deed Book 5250, Page 125, aforesaid records.

According to available historical sources, the subject property was formerly agricultural land as early as 1940. The subject property remained vacant grassland and woodland from circa 1949 until it was first developed with a commercial building circa 1960. It appears two additional commercial buildings were constructed in 1964, which are consistent with the three currently existing structures.

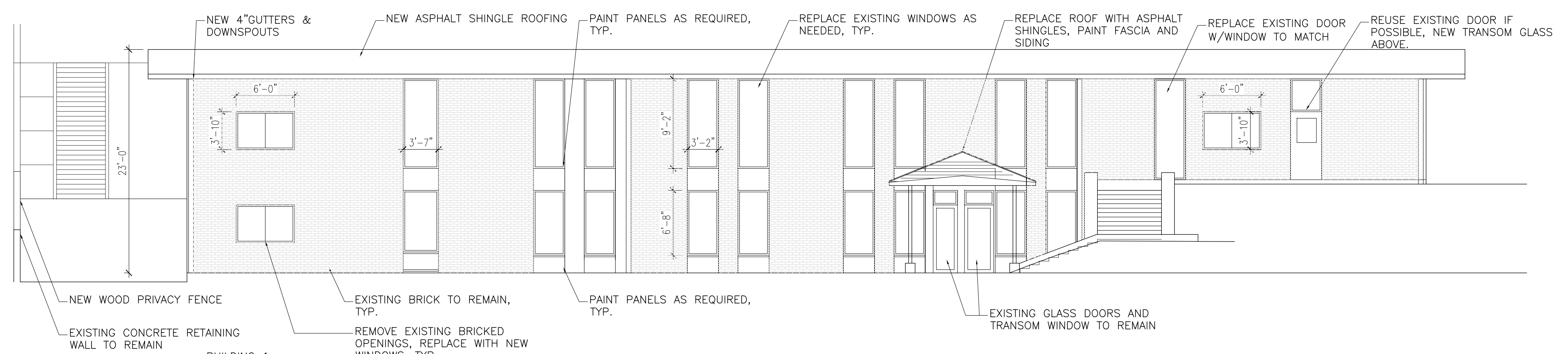
Tenants on the subject property have included Green Forrest Baptist Church (1961-1986); Light of the World Christian Academy (1995-2008); Miller Preparatory Academy/Girls of Character Preparatory Academy (2008); Prophetic Word Church (2012-2016); El Shaddai Christian Ministers (2016); and Hidden Cove LLC (2020-2022).



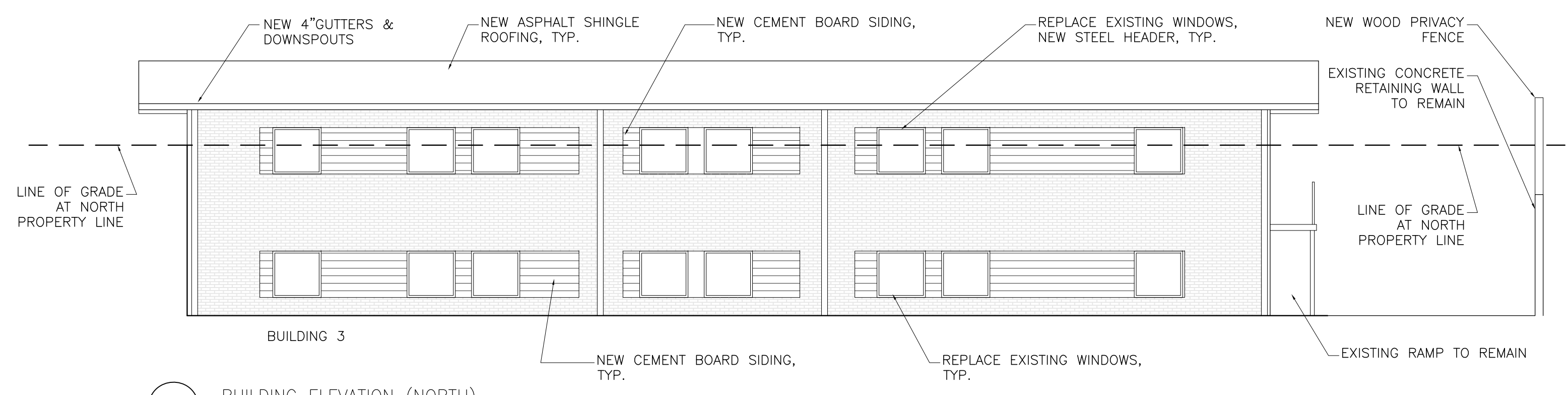
01 BUILDING ELEVATION: EXISTING (EAST)
SCALE: 1/8" = 1'-0"



02 BUILDING ELEVATION: EXISTING (WEST)
SCALE: 1/8" = 1'-0"

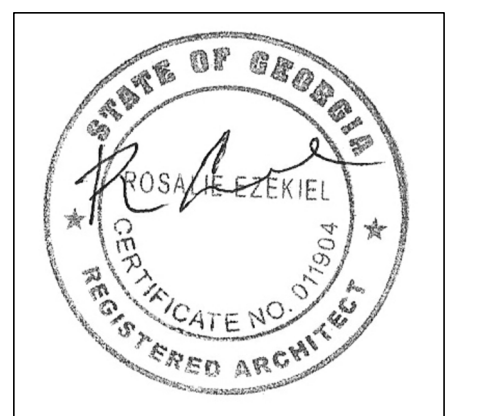


03 BUILDING ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"



04 BUILDING ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"

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Date Issue/Revision
02/22/24 ISSUED FOR SLUP APPLICATION



NOT FOR CONSTRUCTION

PROJECT
Global Village Project
2135 Shamrock Drive
Decatur, GA

Date 02/12/24
Scale AS NOTED

SITE ELEVATIONS

A-02



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

GLOBAL VILLAGE PROJECT

2135 SHAMROCK DRIVE

PRELIMINARY PRICING 02/12/24

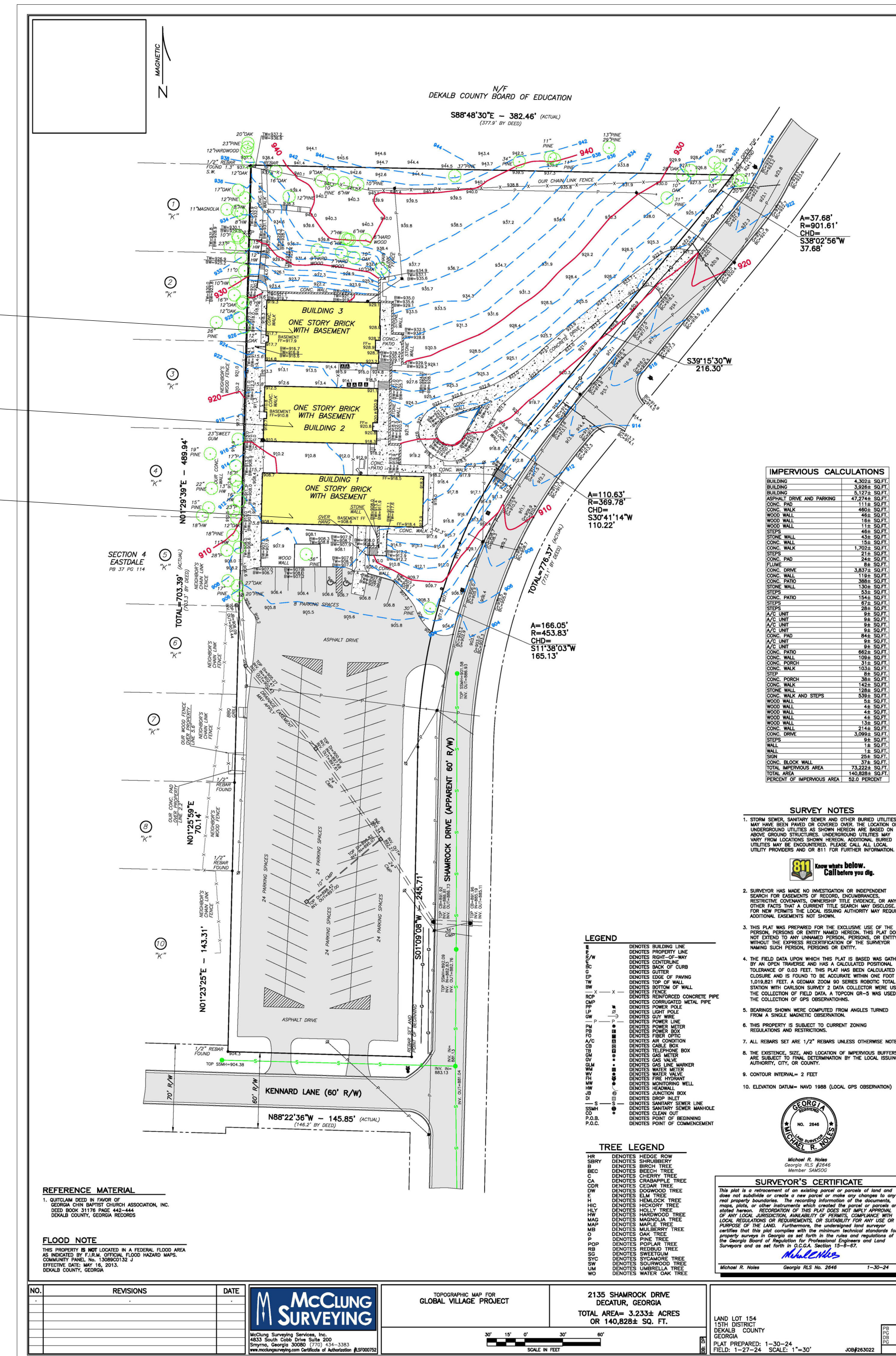
PROJECT STATEMENT

THE PROJECT CONSISTS OF AN INTERIOR RENOVATION OF THREE TWO-STORY EXISTING BUILDINGS WITH MINOR SITE IMPROVEMENTS.

DRAWING LIST

- A-00 COVER SHEET
- A-100 PARTIAL SITE PLAN & SITE SECTIONS
- D-01 DEMOLITION PLANS
- D-02 DEMOLITION PLANS
- A-101 CONSTRUCTION PLANS, BUILDING A
- A-102 CONSTRUCTION PLANS, BUILDING B
- A-103 CONSTRUCTION PLANS, BUILDING C
- A-201 EXTERIOR ELEVATIONS, BUILDING A
- A-202 EXTERIOR ELEVATIONS, BUILDING B
- A-203 EXTERIOR ELEVATIONS, BUILDING C

BUILDING C
BUILDING B
BUILDING A



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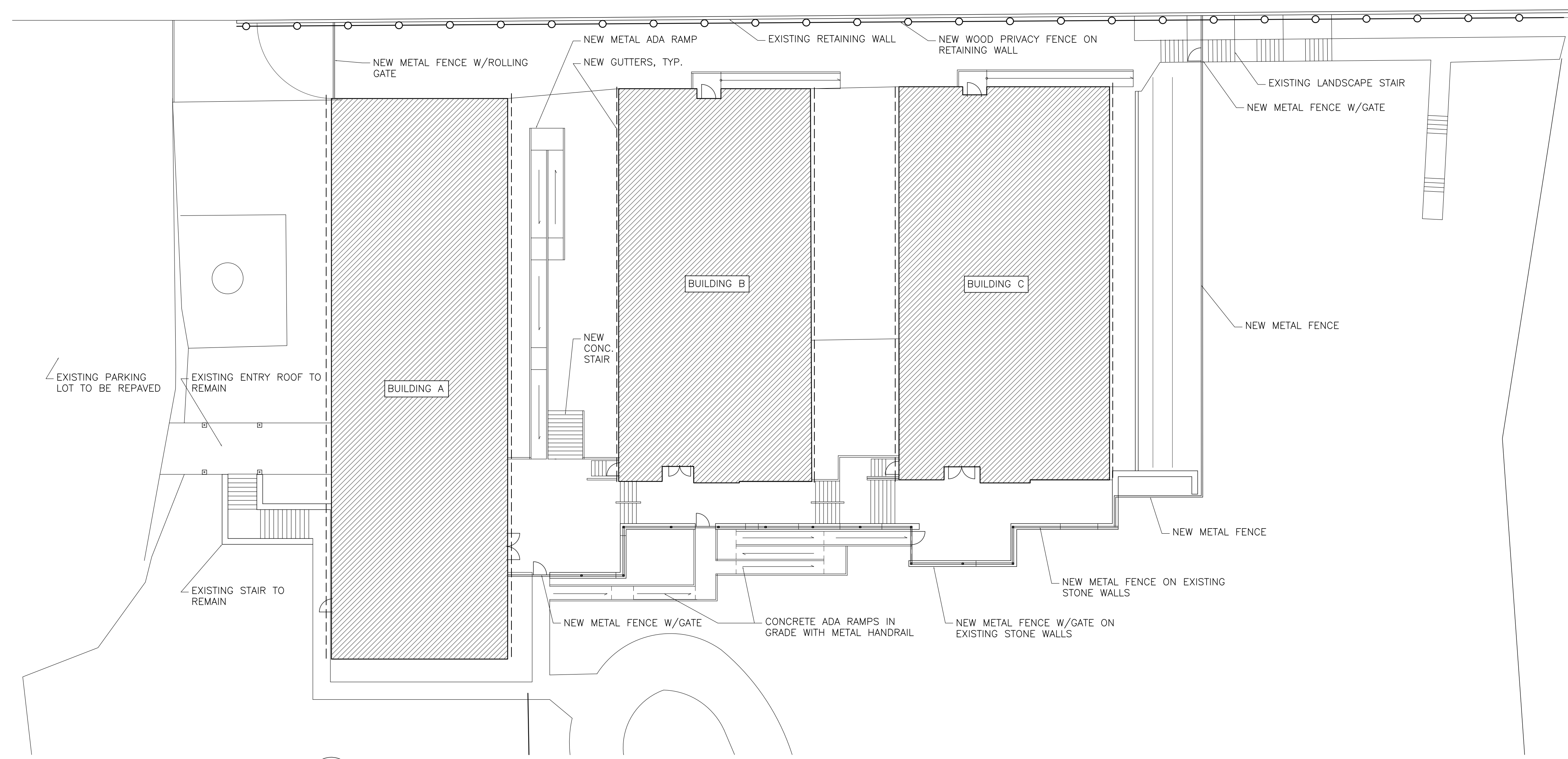
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PROJECT
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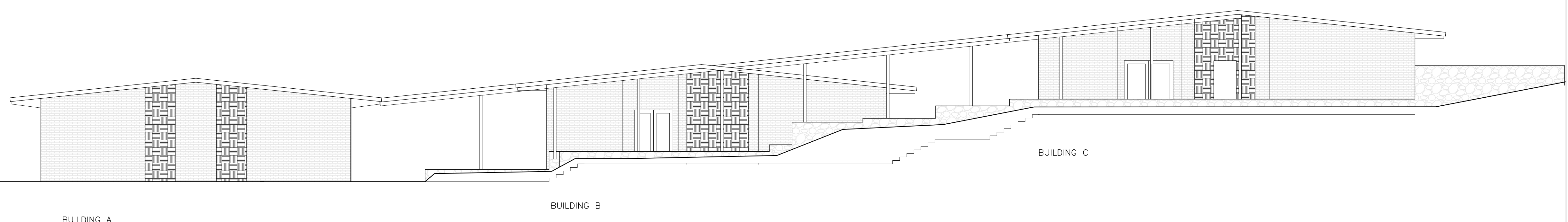
Date 02/12/24
Scale AS NOTED

Cover Sheet

A-00

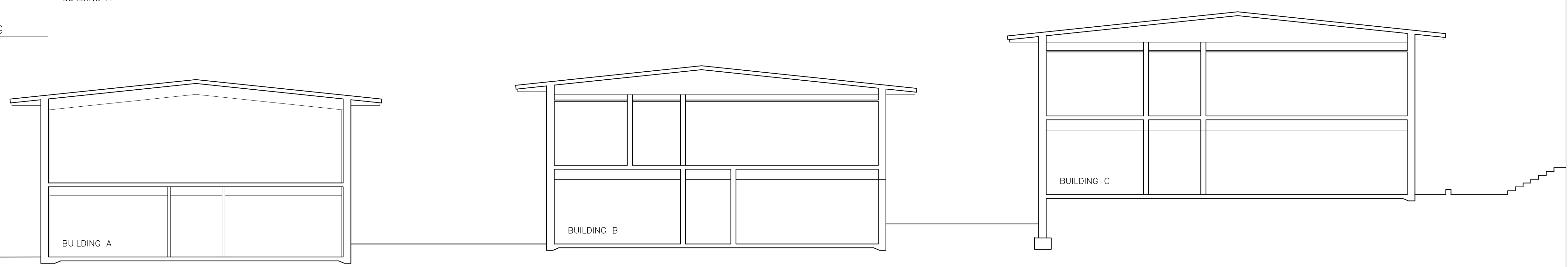


01 PARTIAL SITE PLAN: PROPOSED
SCALE: 1/16" = 1'-0"



02 BUILDING ELEVATION: EXISTING
SCALE: 1/8" = 1'-0"

- Building C Upper Level +18'-4"
- Building B Upper Level +11'-11"
- Building A Upper Level +9'-7"
- Building C Lower Level +8'-2"
- Building B Lower Level +1'-8"
- Building A Lower Level 0



03 BUILDING SECTION: EXISTING
SCALE: 1/8" = 1'-0"

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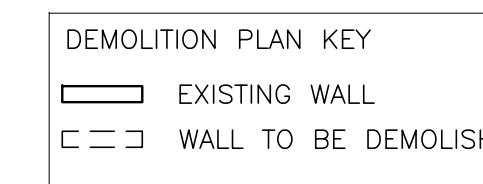
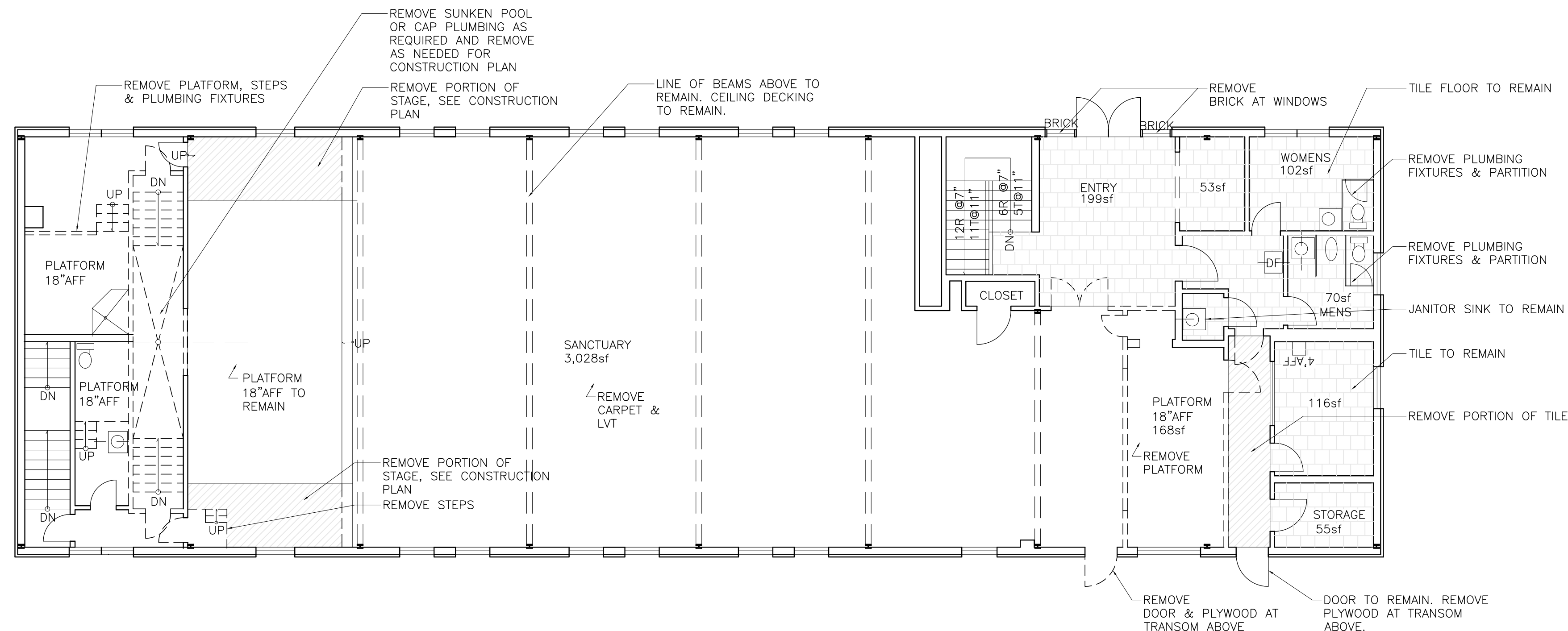
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PROJECT
Global Village Project
2135 Shamrock Drive
Decatur, GA

Date 02/12/24
Scale AS NOTED

**Partial Site Plan
Site Sections**

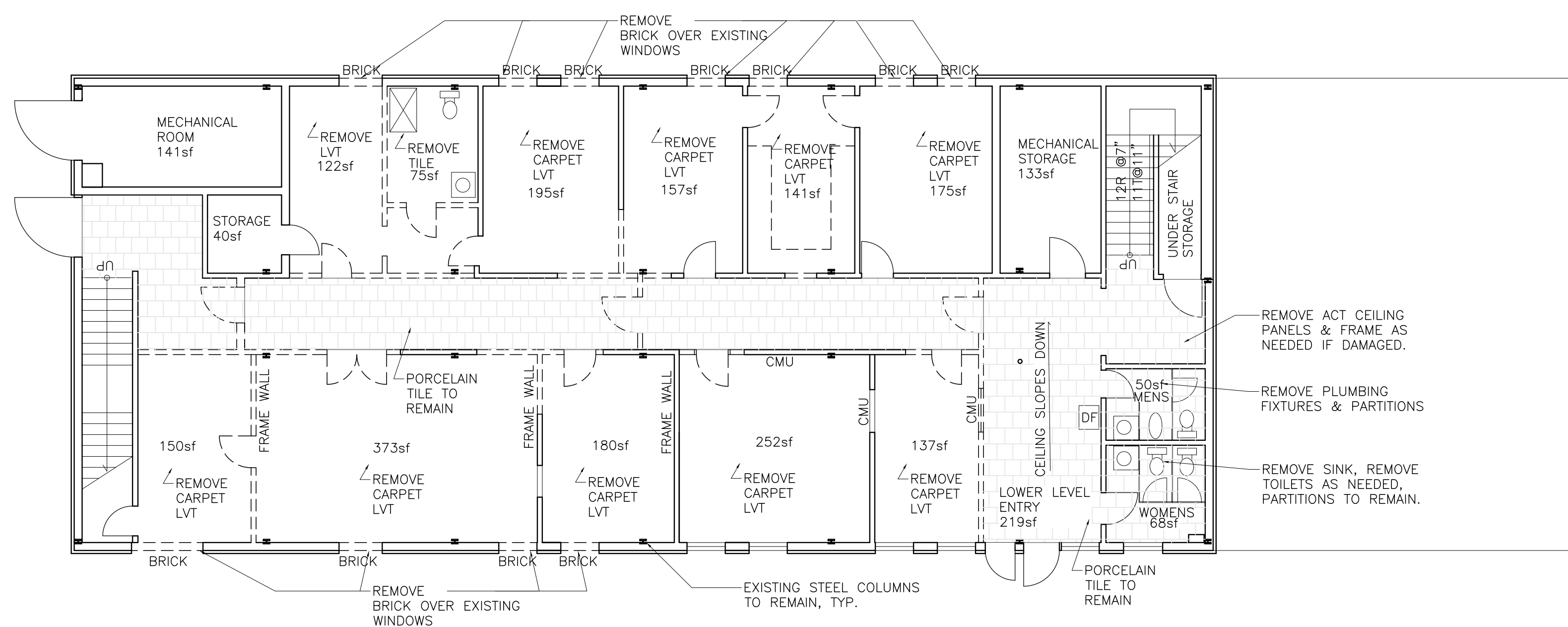
A-100



DEMOLITION TYPICAL NOTES:

1. WINDOWS, TYP: REMOVE EXISTING WINDOWS, SEE CONSTRUCTION PLAN FOR REPLACEMENT WINDOWS. NO NEW WINDOW OPENINGS IN EXISTING BRICK.
2. EXTERIOR DOORS: EXISTING DOORS TO REMAIN UNLESS DAMAGED.
3. INTERIOR DOORS: SEE DOOR SCHEDULE FOR NEW DOORS AND NEW FRAMES.
4. CEILING, TYP: 9X9 TILES TO BE REMOVED DURING ASBESTOS ABATEMENT. REPLACE EXISTING ACT TILE AS NEEDED. KEEP EXISTING ACT FRAME WHERE POSSIBLE, REPLACE AS NEEDED.
5. FLOORING: 9X9 TILES TO BE REMOVED DURING ASBESTOS ABATEMENT. REMOVE ALL 12X12 LVT TILE AND CARPET. REMOVE CERAMIC/PORCELAIN TILE AS INDICATED ON PLANS.
6. EXTERIOR BREEZE BLOCK: REMOVE ALL.

02 BUILDING A, UPPER LEVEL DEMO FLOOR PLANS
 SCALE: 1/8" = 1'-0"



01 BUILDING A, LOWER LEVEL DEMO FLOOR PLANS
 SCALE: 1/8" = 1'-0"

Date Issue/Revision
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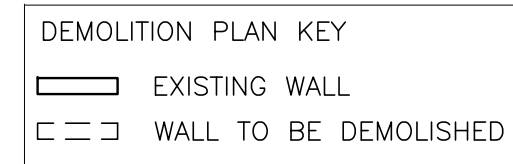
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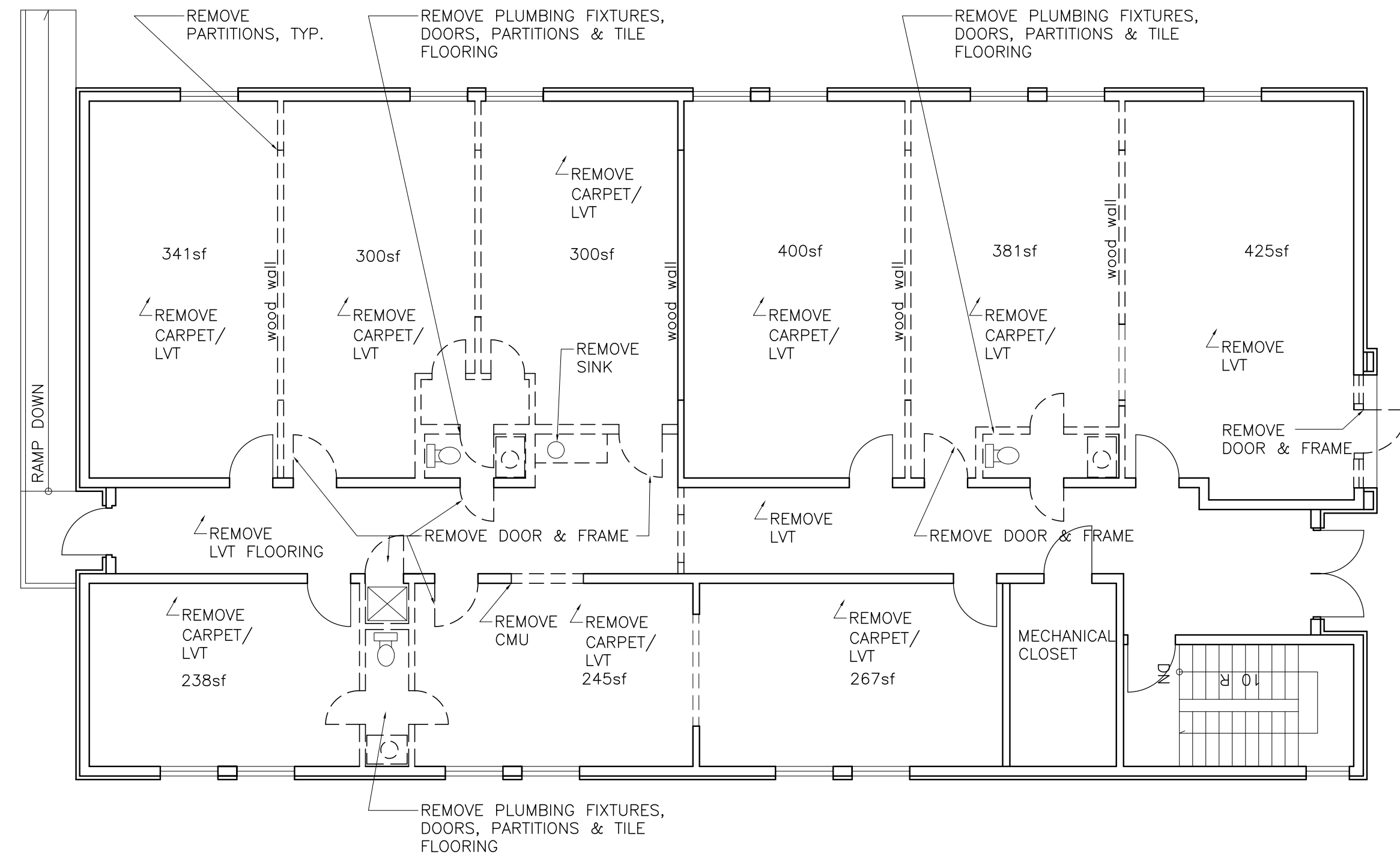
Demolition Plans

D-01

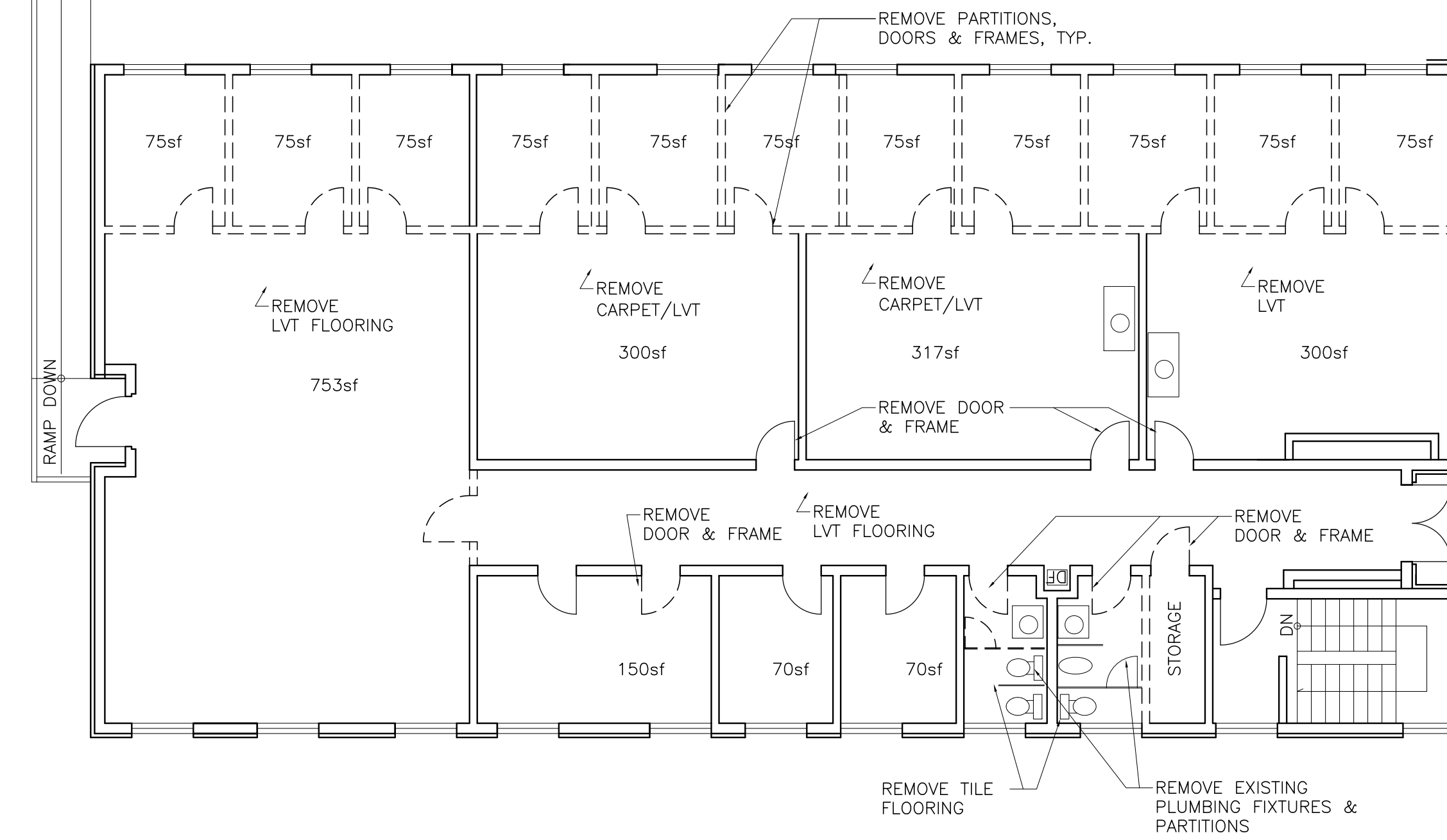


DEMOLITION TYPICAL NOTES:

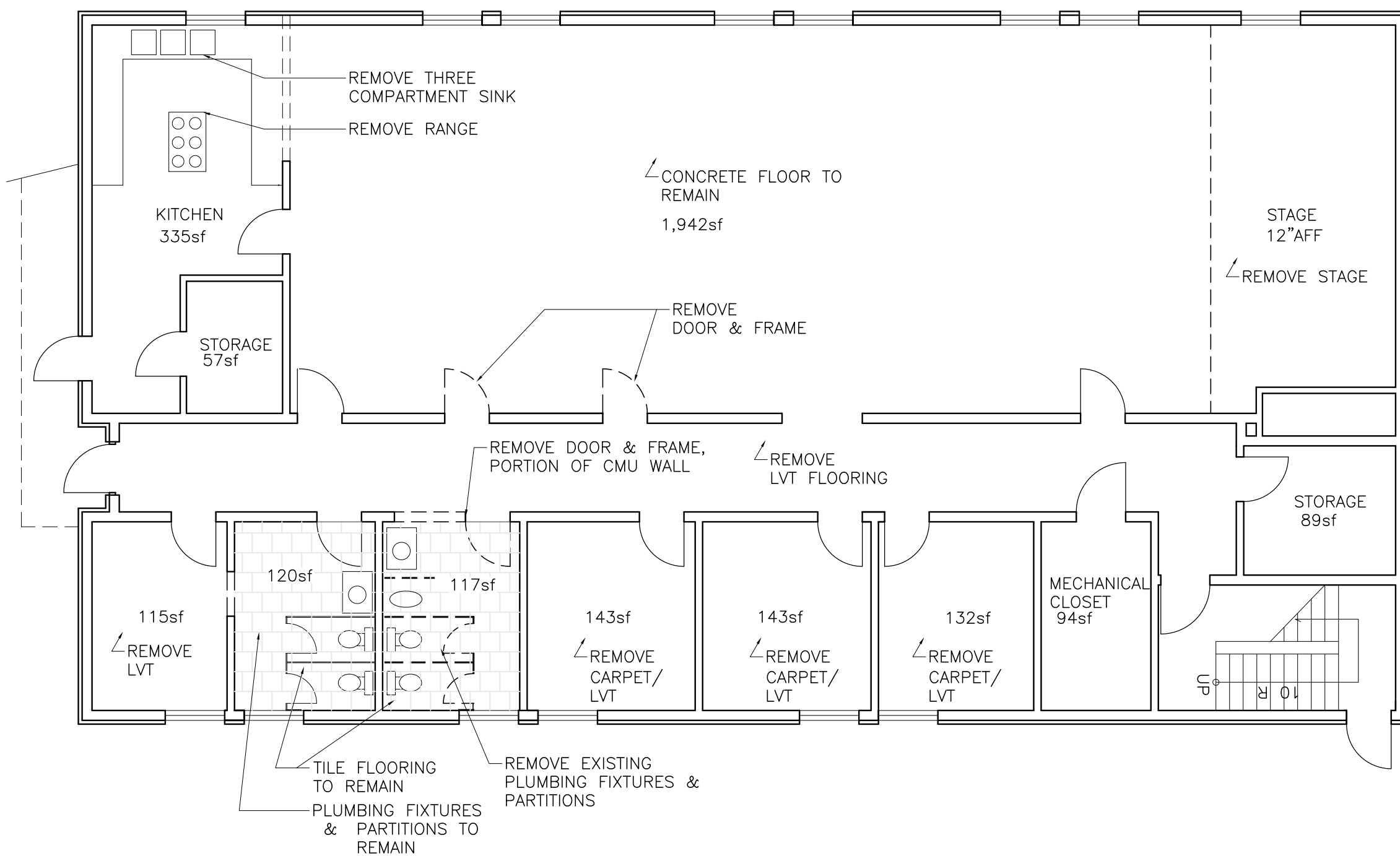
1. WINDOWS, TYP: REMOVE EXISTING WINDOWS. SEE CONSTRUCTION PLAN FOR REPLACEMENT WINDOWS. NO NEW WINDOW OPENINGS IN EXISTING BRICK.
2. EXTERIOR DOORS: EXISTING DOORS TO REMAIN UNLESS DAMAGED.
3. INTERIOR DOORS: SEE DOOR SCHEDULE FOR NEW DOORS AND NEW FRAMES.
4. CEILINGS, TYP: 9X9 TILES TO BE REMOVED DURING ASBESTOS ABATEMENT. REPLACE EXISTING ACT TILE AS NEEDED. KEEP EXISTING ACT FRAME WHERE POSSIBLE. REPLACE AS NEEDED.
5. FLOORING: 9X9 TILES TO BE REMOVED DURING ASBESTOS ABATEMENT. REMOVE ALL 12X12 LVT TILE AND CARPET. REMOVE CERAMIC/PORCELAIN TILE AS INDICATED ON PLANS.
6. EXTERIOR BREEZE BLOCK: REMOVE ALL.



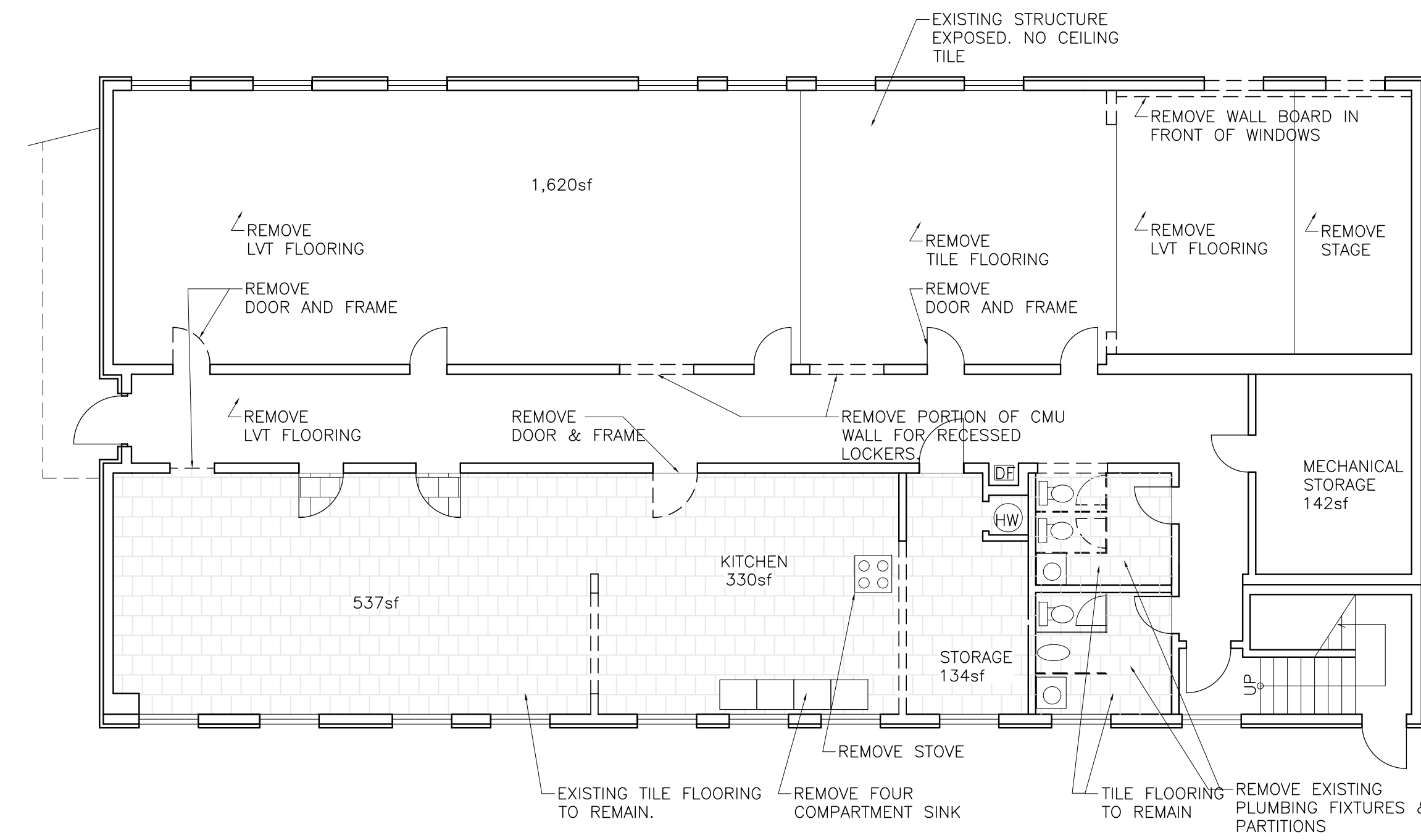
04 BUILDING C, UPPER LEVEL DEMO FLOOR PLAN
SCALE: 1/8" = 1'-0"



02 BUILDING B, UPPER LEVEL DEMO FLOOR PLAN
SCALE: 1/8" = 1'-0"



03 BUILDING C, LOWER LEVEL DEMO FLOOR PLAN
SCALE: 1/8" = 1'-0"



01 BUILDING B, LOWER LEVEL DEMO FLOOR PLAN
SCALE: 1/8" = 1'-0"

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NOT FOR CONSTRUCTION

PROJECT
Global Village Project
2135 Shamrock Drive
Decatur, GA

Date 02/12/24
Scale AS NOTED

Demolition Plans

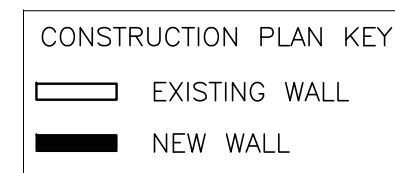
D-02

DOOR SCHEDULE

DOOR	LOCATION	FLOOR LEVEL	DOOR	FRAME	WALL OPENING
A1	ENTRY (EXTERIOR)	UPPER	EXISTING	EXISTING	EXISTING 72" (DOUBLE GLASS DOOR)
A2	MENS RESTROOM	UPPER	NEW	NEW	NEW 36"
A3	WOMENS RESTROOM	UPPER	EXISTING	EXISTING	EXISTING 32"
A4	ADA W.C.	UPPER	NEW	NEW	EXISTING 36"
A5	CLOSET	UPPER	EXISTING	EXISTING	EXISTING 32"
A6	CLOSET	UPPER	EXISTING	EXISTING	EXISTING 36"
A7	THEATER	UPPER	NEW	NEW	NEW 72" (DOUBLE DOOR W/WINDOW)
A8	TEAM ROOM	UPPER	EXISTING	EXISTING	EXISTING 32"
A9	SECURITY OFFICE	UPPER	EXISTING	EXISTING	EXISTING 36"
A10	LIBRARY (EXTERIOR)	UPPER	EXISTING	EXISTING	EXISTING 36" (NEEDS TRANSOM REPLACED)
A11	THEATER/STORAGE	UPPER	EXISTING	EXISTING	EXISTING
A12	THEATER/STORAGE	UPPER	NEW	NEW	NEW 36" (DOOR W/WINDOW)
A13	STORAGE/STAIR	UPPER	EXISTING	EXISTING	EXISTING 36"
A14	LOBBY (EXTERIOR)	LOWER	EXISTING	EXISTING	EXISTING 36" (GLASS DOOR)
A15	LOBBY (EXTERIOR)	LOWER	EXISTING	EXISTING	EXISTING 32" (GLASS DOOR)
A16	MECHANICAL CLOSET	LOWER	EXISTING	EXISTING	EXISTING 36"
A17	LOBBY	LOWER	NEW	NEW	NEW 36"
A18	TEAM ROOM	LOWER	NEW	NEW	EXISTING 36" (DOOR W/WINDOW)
A19	WORKROOM	LOWER	NEW	NEW	EXISTING 36"
A20	HOS OFFICE	LOWER	NEW	NEW	NEW 36"
A21	FILE STORAGE	LOWER	NEW	NEW	NEW 30"
A22	FILE STORAGE	LOWER	NEW	NEW	NEW 30"
A23	OFFICE 1	LOWER	NEW	NEW	NEW 36"
A24	OFFICE 2	LOWER	NEW	NEW	NEW 36"
A25	OFFICE 3	LOWER	NEW	NEW	NEW 36"
A26	OFFICE 4	LOWER	NEW	NEW	NEW 36"
A27	DESK NOOK	LOWER	NEW	NEW	NEW 30" (POCKET DOOR)
A28	DESK NOOK	LOWER	NEW	NEW	NEW 30" (POCKET DOOR)
A29	CALL ROOM	LOWER	EXISTING	EXISTING	EXISTING 36"
A30	UNDER STAIR CLOSET	LOWER	EXISTING	EXISTING	EXISTING 30"
A31	EGRESS DOOR (EXTERIOR)	LOWER	EXISTING	EXISTING	EXISTING 36"
A32	MECHANICAL ROOM (EXT)	LOWER	EXISTING	EXISTING	EXISTING 36"
A33	JANITOR CLOSET	LOWER	EXISTING	EXISTING	EXISTING 36"
A34	ADA W.C.	LOWER	NEW	NEW	NEW 36"
A35	WOMENS RESTROOM	LOWER	EXISTING	EXISTING	EXISTING 32"

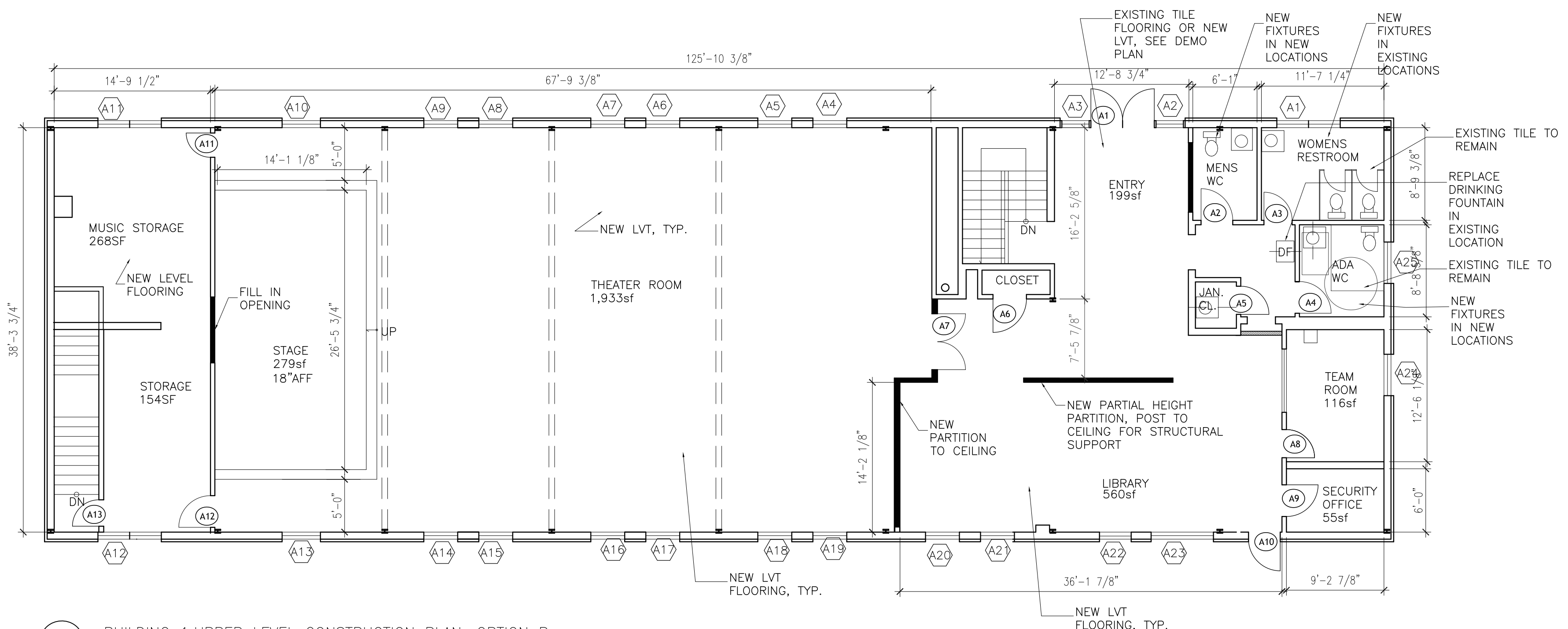
WINDOW SCHEDULE

WINDOW	LOCATION	FLOOR LEVEL	STATUS	NOTES
A1	WOMEN'S RESTROOM	UPPER	REPLACE	BREEZE BLOCK
A2	ENTRY	UPPER	NEW	BOARDED
A3	ENTRY	UPPER	NEW	BOARDED
A4-A10	THEATER	UPPER	REPLACE AS NEEDED	
A11	MUSIC STORAGE	UPPER	REPLACEMENT	
A13	STORAGE HALL	UPPER	REPLACE AS NEEDED	
A14-A21	THEATER	UPPER	REPLACE AS NEEDED	
A22	LIBRARY	UPPER	NEW	EXISTING DOOR/BOARDED
A23	LIBRARY	UPPER	REPLACE AS NEEDED	BREEZE BLOCK
A24	TEAM ROOM	UPPER	REPLACE AS NEEDED	BREEZE BLOCK
A25	MEN'S RESTROOM	UPPER	REPLACE AS NEEDED	BREEZE BLOCK
A26	TEAM ROOM	LOWER	NEW	BRICKED OVER
A27	TEAM ROOM	LOWER	NEW	BRICKED OVER
A28	MAIL ROOM	LOWER	NEW	BRICKED OVER
A29	OFFICE 3	LOWER	NEW	BRICKED OVER
A30	OFFICE 4	LOWER	NEW	BRICKED OVER
A31	OFFICE 4	LOWER	NEW	BRICKED OVER
A32	OPEN OFFICE AREA	LOWER	NEW	BRICKED OVER
A33	OPEN OFFICE AREA	LOWER	NEW	BRICKED OVER
A34	OPEN OFFICE AREA	LOWER	NEW	BRICKED OVER
A35	OFFICE 2	LOWER	NEW	BRICKED OVER
A36	OFFICE 1	LOWER	NEW	BRICKED OVER
A37	HOS OFFICE	LOWER	REPLACE AS NEEDED	
A38	HOS OFFICE	LOWER	REPLACE AS NEEDED	
A39	RECEPTION	LOWER	REPLACE AS NEEDED	
A40	RECEPTION	LOWER	REPLACE AS NEEDED	
A41	RECEPTION	LOWER	REPLACE AS NEEDED	
A42	WOMENS RESTROOM	LOWER	REPLACE AS NEEDED	

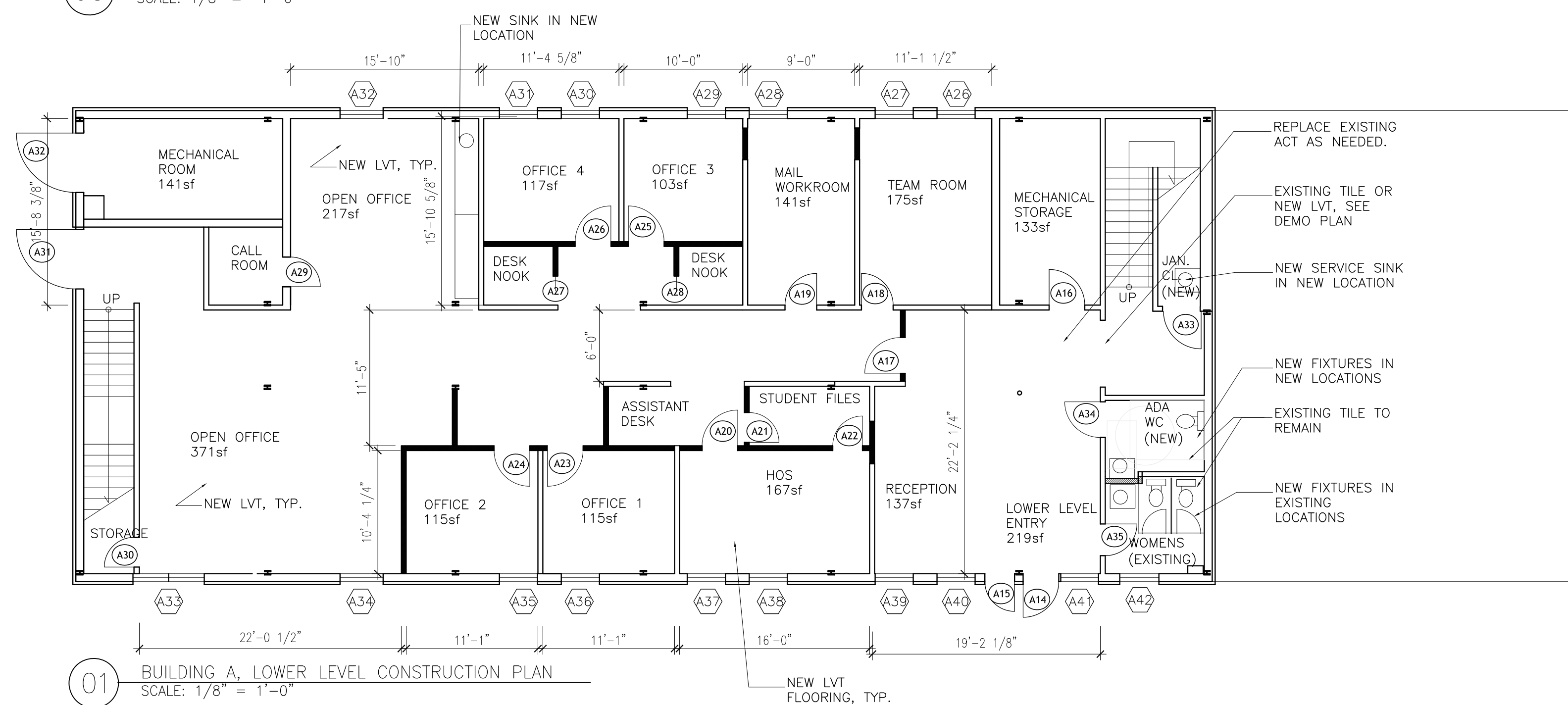


CONSTRUCTION PLAN TYPICAL NOTES:

- WINDOWS, TYP: REPLACE EXISTING WINDOWS IN EXISTING LOCATIONS.
- EXTERIOR DOORS: EXISTING DOORS TO REMAIN UNLESS DAMAGED.
- INTERIOR DOORS: SEE DOOR SCHEDULE FOR NEW DOORS AND NEW FRAMES.
- CEILING, TYP: 9x9 TILES TO BE REMOVED DURING ASBESTOS ABATEMENT. REPLACE EXISTING ACT TILE AS NEEDED. KEEP EXISTING ACT FRAME WHERE POSSIBLE, REPLACE AS NEEDED.
- FLOORING: 8x8 TILES TO BE REMOVED DURING ASBESTOS ABATEMENT. REMOVE ALL 12x12 LVT TILE AND CARPET. REMOVE CERAMIC/PORCELAIN TILE AS INDICATED ON PLANS.
- EXTERIOR BREEZE BLOCK: REMOVE ALL.
- ALL DIMENSIONS ARE VIF WITH EXISTING CONDITIONS.
- ALL WINDOW LOCATION ARE VIF.



03 BUILDING 1, UPPER LEVEL CONSTRUCTION PLAN, OPTION B
SCALE: 1/8" = 1'-0"



01 BUILDING A, LOWER LEVEL CONSTRUCTION PLAN
SCALE: 1/8" = 1'-0"

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Date Issue/Revision
02/12/24 ISSUE FOR PRELIMINARY PRICING

NOT FOR CONSTRUCTION

PROJECT
Global Village Project
2135 Shamrock Drive
Decatur, GA

Date 02/12/24
Scale AS NOTED

Construction Plans
Building A

A-101

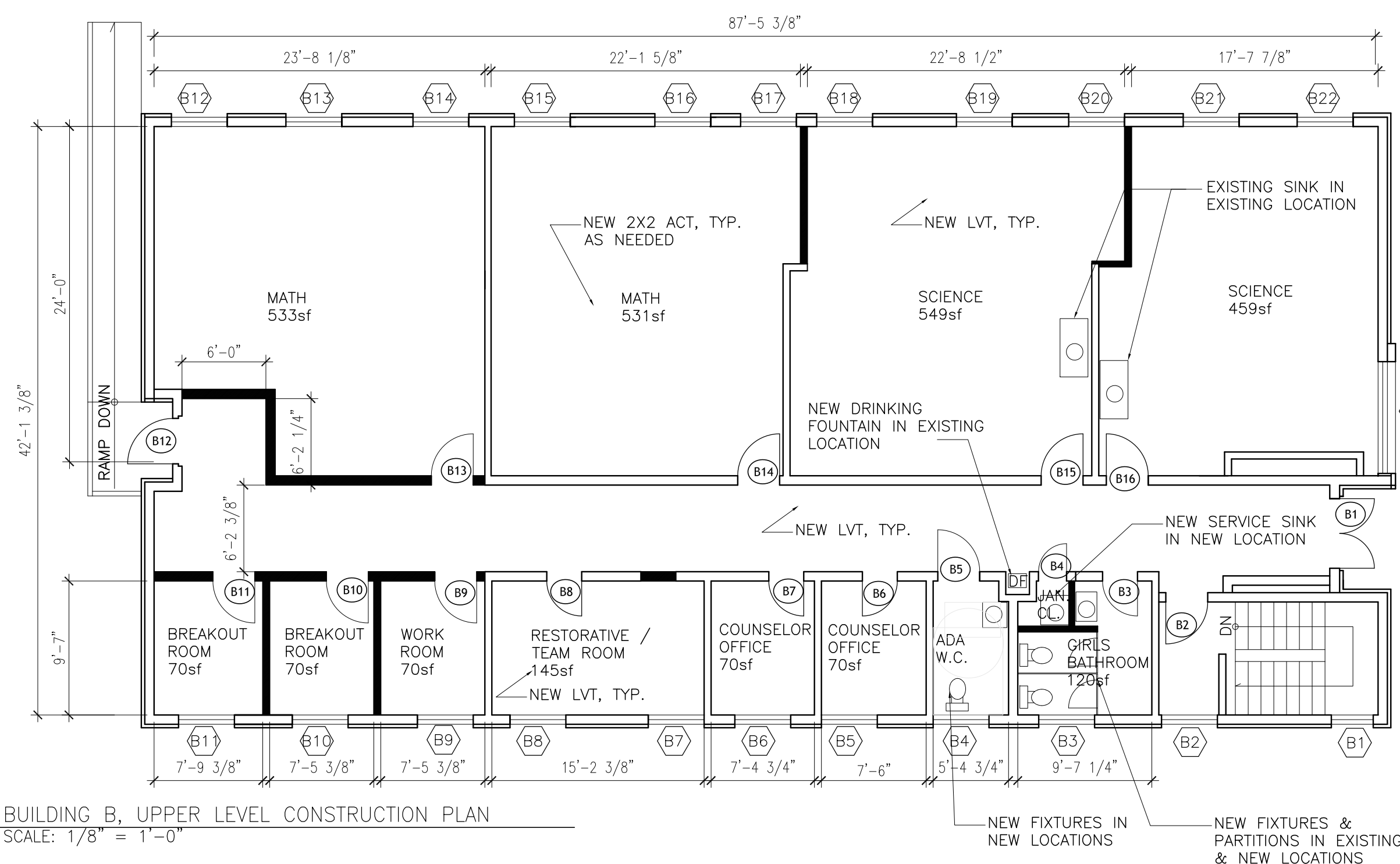
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 rosalie@ezekielarchitects.com

DOOR SCHEDULE

DOOR	LOCATION	FLOOR LEVEL	DOOR	FRAME	WALL OPENING
B1	ENTRY (EXTERIOR)	UPPER	EXISTING	EXISTING	EXISTING 60" (DOUBLE GLASS DOOR)
B2	STAIR	UPPER	EXISTING	EXISTING	EXISTING 36"
B3	GIRLS RESTROOM	UPPER	NEW	EXISTING	EXISTING 32"
B4	JANITOR CLOSET	UPPER	EXISTING	EXISTING	EXISTING 32"
B5	ADA W.C.	UPPER	NEW	NEW	NEW 36" (ENLARGE EXISTING OPENING)
B6	COUNSELOR OFFICE	UPPER	NEW	EXISTING	EXISTING 32" (DOOR W/WINDOW)
B7	COUNSELOR OFFICE	UPPER	NEW	EXISTING	EXISTING 32" (DOOR W/WINDOW)
B8	RESTORATIVE ROOM	UPPER	NEW	EXISTING	EXISTING 32" (DOOR W/WINDOW)
B9	WORK ROOM	UPPER	NEW	NEW	NEW 36" (IN NEW WALL) (DOOR W/WINDOW)
B10	BREAKOUT ROOM	UPPER	NEW	NEW	NEW 36" (IN NEW WALL) (DOOR W/WINDOW)
B11	BREAKOUT ROOM	UPPER	NEW	NEW	NEW 36" (IN NEW WALL) (DOOR W/WINDOW)
B12	EGRESS (EXTERIOR)	UPPER	EXISTING	EXISTING	EXISTING 36"
B13	CLASSROOM	UPPER	NEW	NEW	NEW 36" (IN NEW WALL) (DOOR W/WINDOW)
B14	CLASSROOM	UPPER	NEW	NEW	EXISTING 36" (DOOR W/WINDOW) 36" EXIST. CMU OPENING
B15	CLASSROOM	UPPER	NEW	NEW	EXISTING 36" (DOOR W/WINDOW) 36" EXIST. CMU OPENING
B16	CLASSROOM	UPPER	NEW	NEW	EXISTING 36" (DOOR W/WINDOW) 36" EXIST. CMU OPENING
B17	EGRESS (EXTERIOR)	LOWER	EXISTING	EXISTING	EXISTING 36"
B18	STAIR	LOWER	EXISTING	EXISTING	EXISTING 36"
B19	GIRLS RESTROOM	LOWER	NEW	EXISTING 32"	EXISTING 36" 36" EXIST. CMU OPENING
B20	ADA W.C.	LOWER	NEW	NEW	EXISTING 36"
B21	JANITOR CLOSET	LOWER	EXISTING	EXISTING	EXISTING 32"
B22	STEAM SPACE	LOWER	NEW	NEW	EXISTING 36" (DOOR W/WINDOW) 36" EXIST. CMU OPENING
B23	STEAM SPACE	LOWER	NEW	NEW	EXISTING 36" (DOOR W/WINDOW) 36" EXIST. CMU OPENING
B24	CLASSROOM	LOWER	NEW	NEW	EXISTING 36" (DOOR W/WINDOW) 36" EXIST. CMU OPENING
B25	EGRESS (EXTERIOR)	LOWER	EXISTING	EXISTING	EXISTING 36"
B26	CLASSROOM	LOWER	NEW	NEW	EXISTING 36" (DOOR W/WINDOW) 36" EXIST. CMU OPENING
B27	BREAKOUT ROOM	LOWER	NEW	NEW	NEW 36" (DOOR W/WINDOW) (IN NEW WALL)
B28	BOOK ROOM	LOWER	EXISTING	EXISTING 32"	EXISTING 36"
B29	BREAKOUT ROOM	LOWER	NEW	NEW	NEW 36" (DOOR W/WINDOW) (IN NEW WALL)
B30	CLASSROOM	LOWER	NEW	NEW	EXISTING 36" (DOOR W/WINDOW) 36" EXIST. CMU OPENING
B31	MECHANICAL ROOM	LOWER	EXISTING	EXISTING	EXISTING 36"

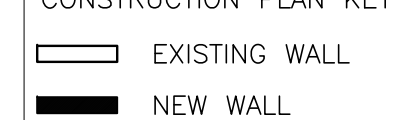
WINDOW SCHEDULE

WINDOW	LOCATION	FLOOR LEVEL	STATUS	NOTES
B1-B23	BUILDING B	UPPER	REPLACE W/FIXED	BREEZE BLOCK, NEW HEADER REQ.
B24-B42	BUILDING B	LOWER	REPLACE W/FIXED	BREEZE BLOCK



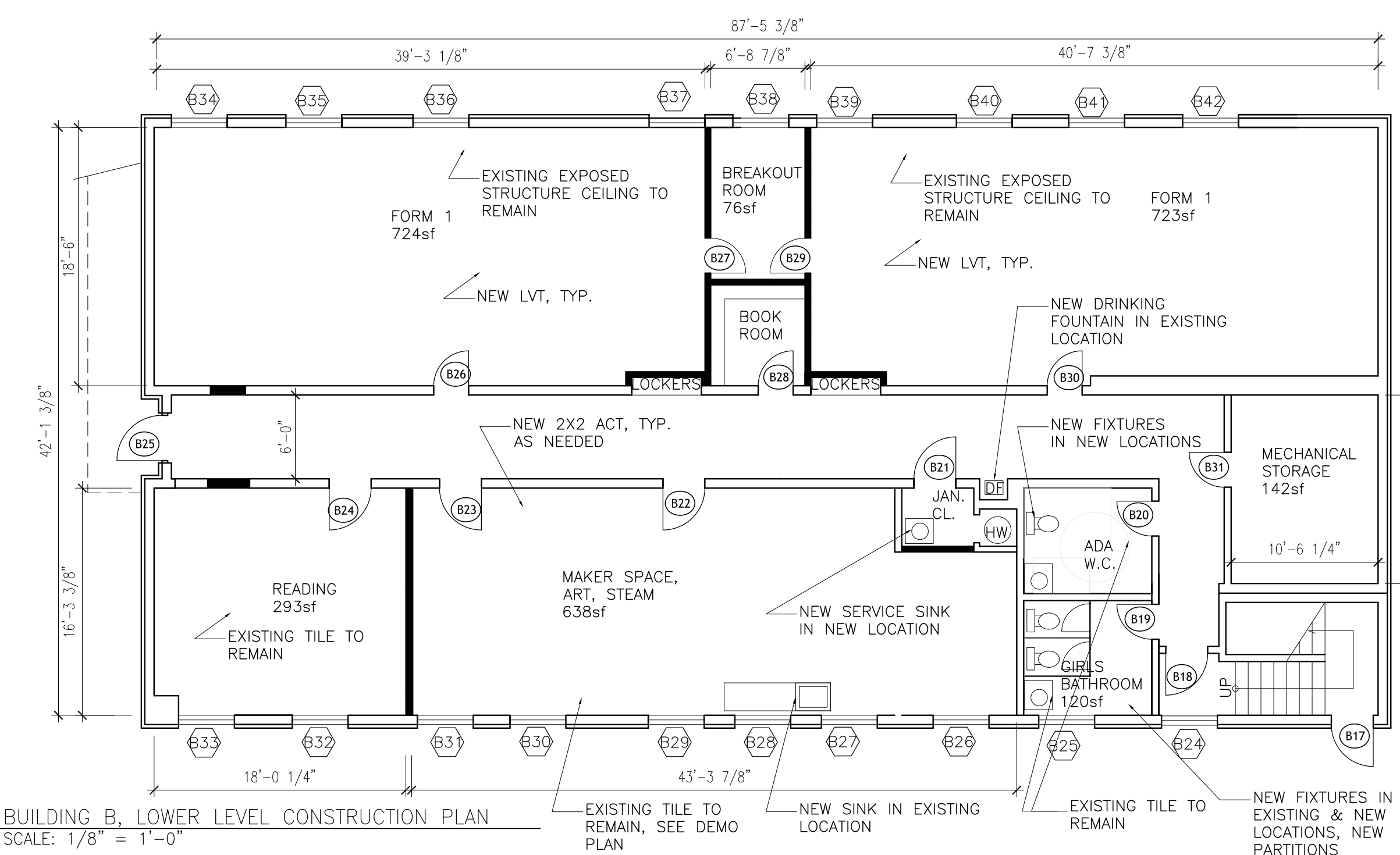
02 BUILDING B, UPPER LEVEL CONSTRUCTION PLAN
 SCALE: 1/8" = 1'-0"

CONSTRUCTION PLAN KEY



CONSTRUCTION PLAN TYPICAL NOTES:

1. WINDOWS, TYP: REPLACE EXISTING WINDOWS IN EXISTING LOCATIONS.
2. EXTERIOR DOORS: EXISTING DOORS TO REMAIN UNLESS DAMAGED.
3. INTERIOR DOORS: SEE DOOR SCHEDULE FOR NEW DOORS AND NEW FRAMES.
4. CEILING, TYP: 9X9 TILES TO BE REMOVED DURING ASBESTOS ABATEMENT. REPLACE EXISTING ACT TILE AS NEEDED. KEEP EXISTING ACT FRAME WHERE POSSIBLE, REPLACE AS NEEDED.
5. FLOORING: 8X8 TILES TO BE REMOVED DURING ASBESTOS ABATEMENT. REMOVE ALL 12X12 LVT TILE AND CARPET. REMOVE CERAMIC/PORCELAIN TILE AS INDICATED ON PLANS.
6. EXTERIOR BREEZE BLOCK: REMOVE ALL.
7. ALL DIMENSIONS ARE VIF WITH EXISTING CONDITIONS.
8. ALL WINDOW LOCATION ARE VIF.



01 BUILDING B, LOWER LEVEL CONSTRUCTION PLAN
 SCALE: 1/8" = 1'-0"

Date Issue/Revision
 02/12/24 ISSUE FOR PRELIMINARY PRICING

NOT FOR CONSTRUCTION

PROJECT
Global Village Project
 2135 Shamrock Drive
 Decatur, GA

Date 02/12/24
 Scale AS NOTED

Construction Plans
Building B

A-102

ARCHITECT
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 Decatur, GA 30030
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 rosalia@ezekielarchitects.com

DOOR SCHEDULE

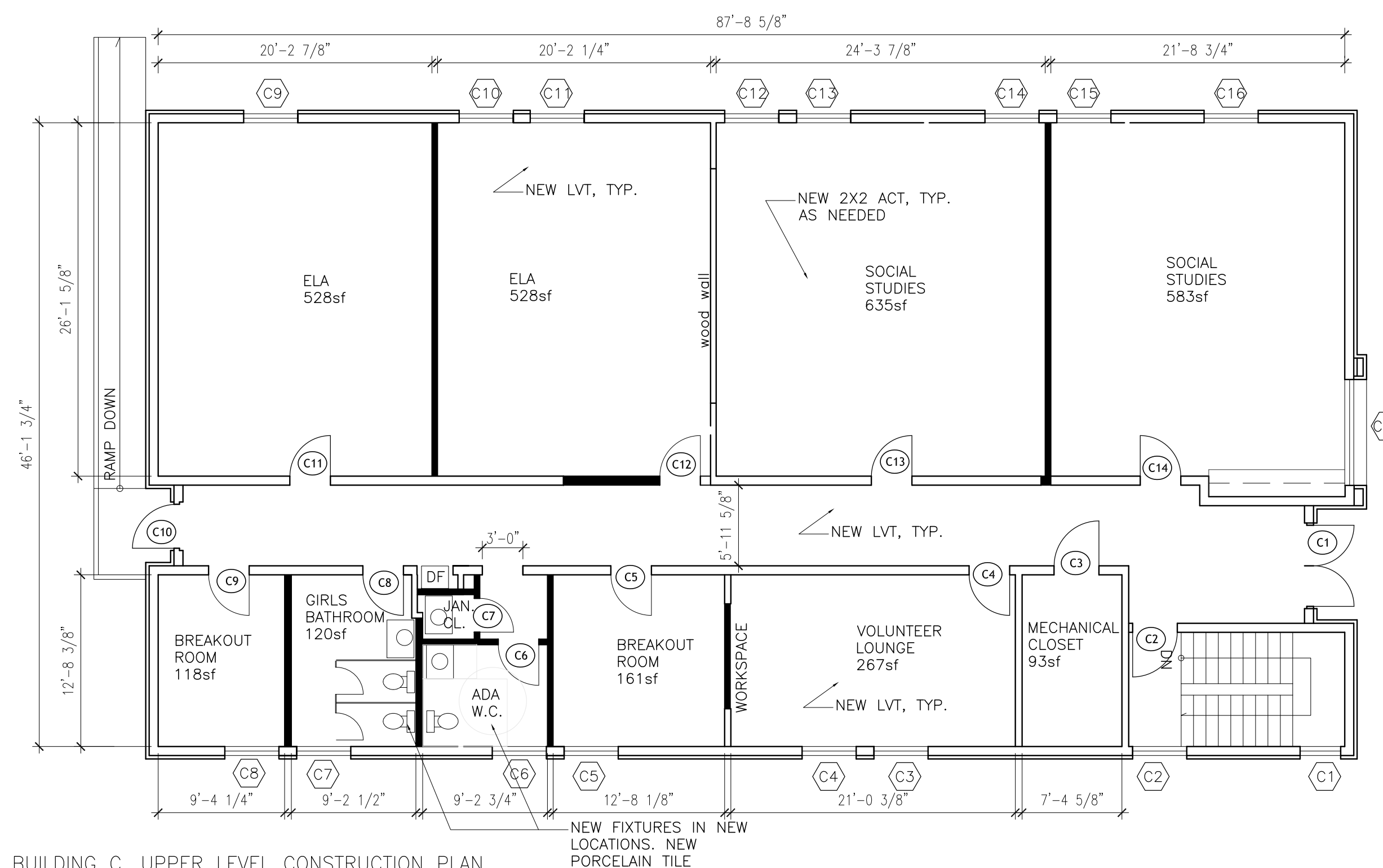
DOOR	LOCATION	FLOOR LEVEL	DOOR	FRAME	WALL OPENING	DOOR TYPE
C1	ENTRY (EXTERIOR)	UPPER	EXISTING	EXISTING	EXISTING 60"	
C2	STAIR	UPPER	EXISTING	EXISTING	EXISTING 36"	
C3	MECHANICAL CLOSET	UPPER	EXISTING	EXISTING	EXISTING 36"	
C4	BREAKOUT ROOM	UPPER	NEW	EXISTING	EXISTING 36" (DOOR W/WINDOW)	
C5	VOLUNTEER LOUNGE	UPPER	NEW	NEW	NEW 36" (DOOR W/WINDOW)	
C6	ADA W.C.	UPPER	NEW	NEW	NEW 36"	
C7	JANITOR CLOSET	UPPER	EXISTING	EXISTING	EXISTING 36"	
C8	GIRLS BATHROOM	UPPER	NEW	EXISTING	EXISTING 36"	
C9	BREAKOUT ROOM	UPPER	NEW	EXISTING	EXISTING 36" (DOOR W/WINDOW)	
C10	EGRESS (EXTERIOR)	UPPER	EXISTING	EXISTING	EXISTING 36"	
C11	CLASSROOM	UPPER	NEW	EXISTING	EXISTING 36" (DOOR W/WINDOW)	
C12	CLASSROOM	UPPER	NEW	NEW	NEW 36" (NEW WALL) (DOOR W/WINDOW)	
C13	CLASSROOM	UPPER	NEW	EXISTING	EXISTING 36" (NEW W/WINDOW)	
C14	CLASSROOM	UPPER	NEW	EXISTING	EXISTING 36" (DOOR W/WINDOW)	
C16	EGRESS (EXTERIOR)	LOWER	EXISTING	EXISTING	EXISTING 36"	
C17	STAIR	LOWER	EXISTING	EXISTING	EXISTING 36"	
C18	MECHANICAL CLOSET	LOWER	EXISTING	EXISTING	EXISTING 36"	
C19	SICK ROOM	LOWER	NEW	EXISTING	EXISTING 36" (DOOR W/WINDOW)	
C20	SICK ROOM	LOWER	NEW	NEW	NEW 36" (DOOR W/WINDOW)	
C21	NURSE'S OFFICE	LOWER	NEW	EXISTING	EXISTING 36" (DOOR W/WINDOW)	
C22	WORKROOM	LOWER	NEW	EXISTING	EXISTING 36" (DOOR W/WINDOW)	
C23	ADA W.C.	LOWER	NEW	NEW	NEW 36"	
C24	JANITOR'S CLOSET	LOWER	EXISTING	EXISTING	EXISTING 36"	
C25	GIRLS BATHROOM	LOWER	NEW	EXISTING	EXISTING 36"	
C26	PRAYER ROOM	LOWER	NEW	NEW	NEW 36"	
C27	PRAYER ROOM	LOWER	NEW	EXISTING	EXISTING 36" (DOOR W/WINDOW)	
C28	EGRESS (EXTERIOR)	LOWER	EXISTING	EXISTING	EXISTING 36"	
C29	KITCHEN (EXTERIOR)	LOWER	EXISTING	EXISTING	EXISTING 36"	
C30	PANTRY	LOWER	EXISTING	EXISTING	EXISTING 36"	
C31	KITCHEN	LOWER	EXISTING	EXISTING	EXISTING 36"	
C32	CAFETERIA	LOWER	NEW	EXISTING	EXISTING 36" (DOOR W/WINDOW)	
C33	CAFETERIA	LOWER	NEW	EXISTING	EXISTING 36" (DOOR W/WINDOW)	
C34	STAFF LOUNGE	LOWER	NEW	EXISTING	EXISTING 36" (DOOR W/WINDOW)	
C35	PE STORAGE	LOWER	EXISTING	EXISTING	EXISTING 36"	

CONSTRUCTION PLAN KEY

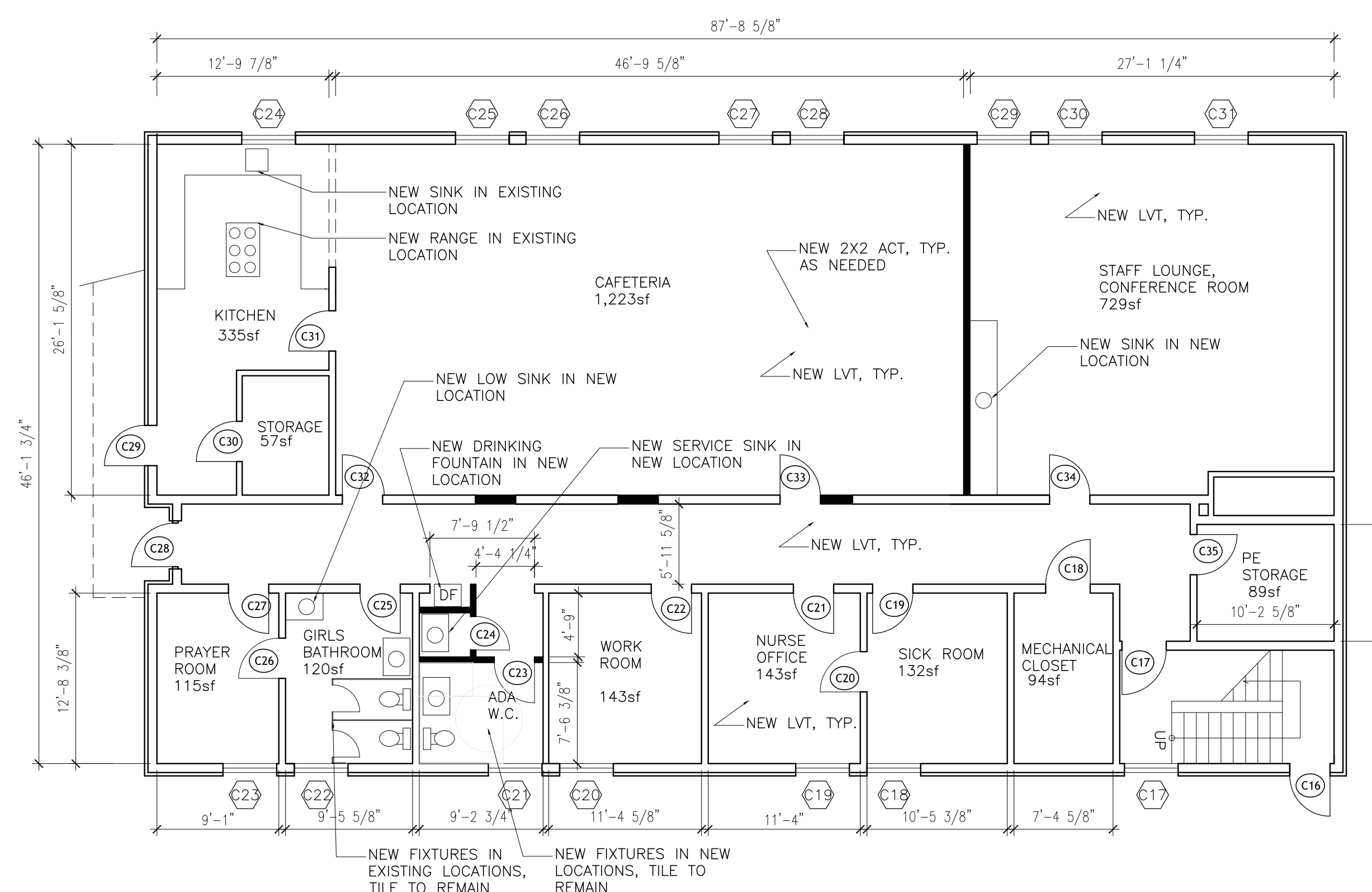
	EXISTING WALL
	NEW WALL

CONSTRUCTION PLAN TYPICAL NOTES:

1. WINDOWS, TYP: REPLACE EXISTING WINDOWS IN EXISTING LOCATIONS.
2. EXTERIOR DOORS: EXISTING DOORS TO REMAIN UNLESS DAMAGED.
3. INTERIOR DOORS: SEE DOOR SCHEDULE FOR NEW DOORS AND NEW FRAMES.
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7. ALL DIMENSIONS ARE VIF WITH EXISTING CONDITIONS.
8. ALL WINDOW LOCATION ARE VIF.



02 BUILDING C, UPPER LEVEL CONSTRUCTION PLAN,
 SCALE: 1/8" = 1'-0"



01 BUILDING C, LOWER LEVEL CONSTRUCTION PLAN,
 SCALE: 1/8" = 1'-0"

Date Issue/Revision
 02/12/24 ISSUE FOR PRELIMINARY PRICING

NOT FOR CONSTRUCTION

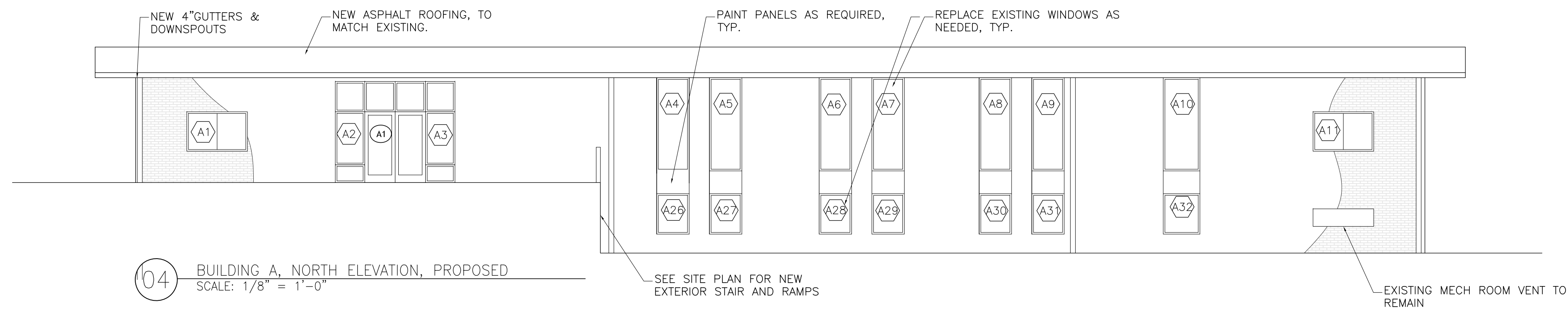
PROJECT
Global Village Project
 2135 Shamrock Drive
 Decatur, GA

Date 02/12/24
 Scale AS NOTED

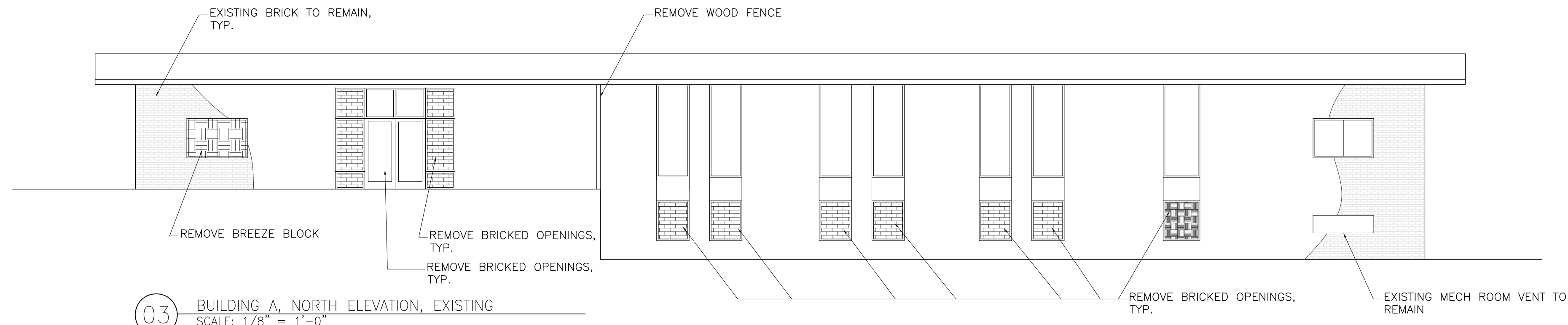
Construction Plans
Building C

A-103

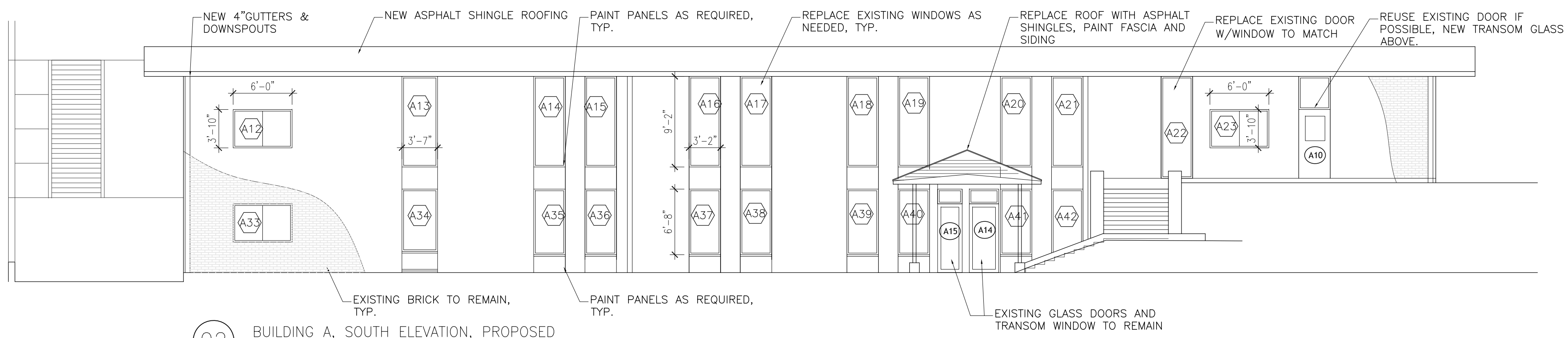
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 EZEKIEL ARCHITECTS, P.C.
 153 Greenwood Place
 Decatur, GA 30030
 T 404.788.2135
 rosalia@ezekielarchitects.com



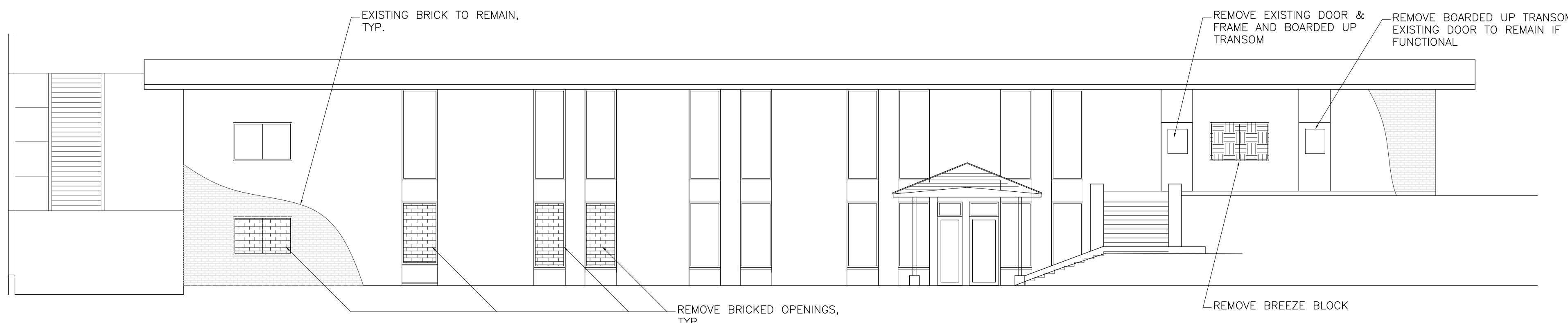
04 BUILDING A, NORTH ELEVATION, PROPOSED
 SCALE: 1/8" = 1'-0"



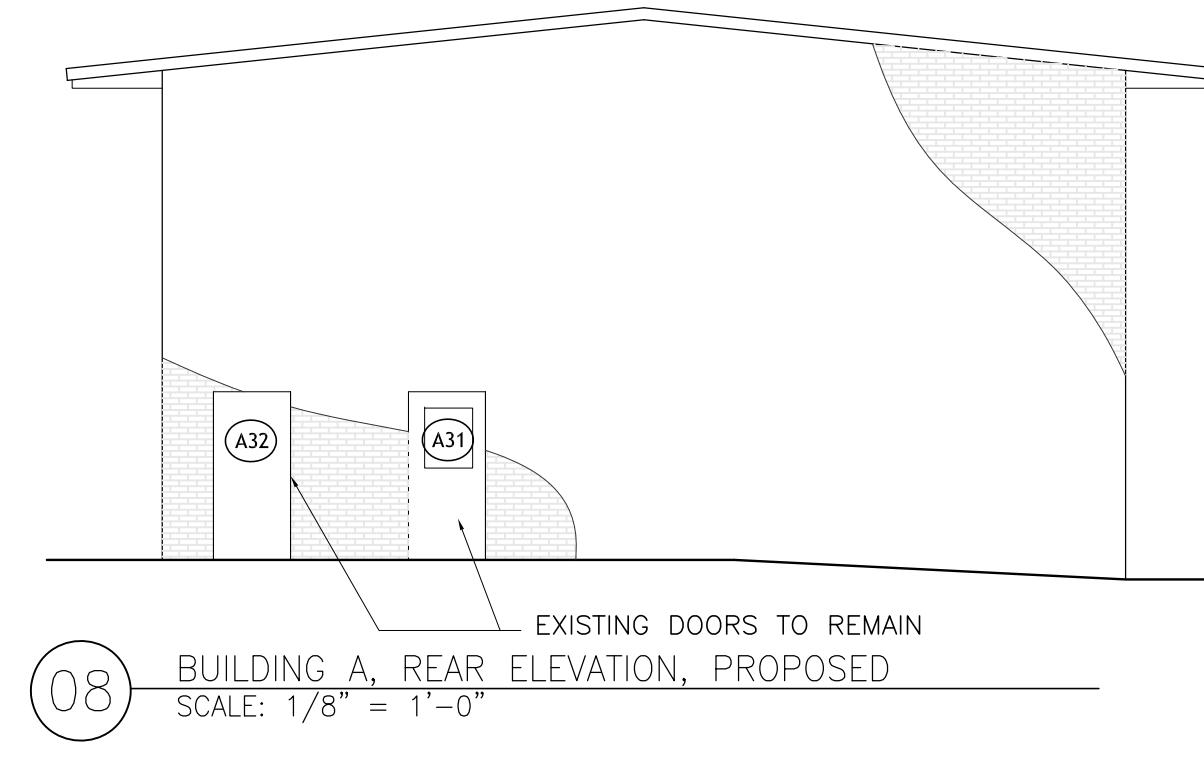
03 BUILDING A, NORTH ELEVATION, EXISTING
 SCALE: 1/8" = 1'-0"



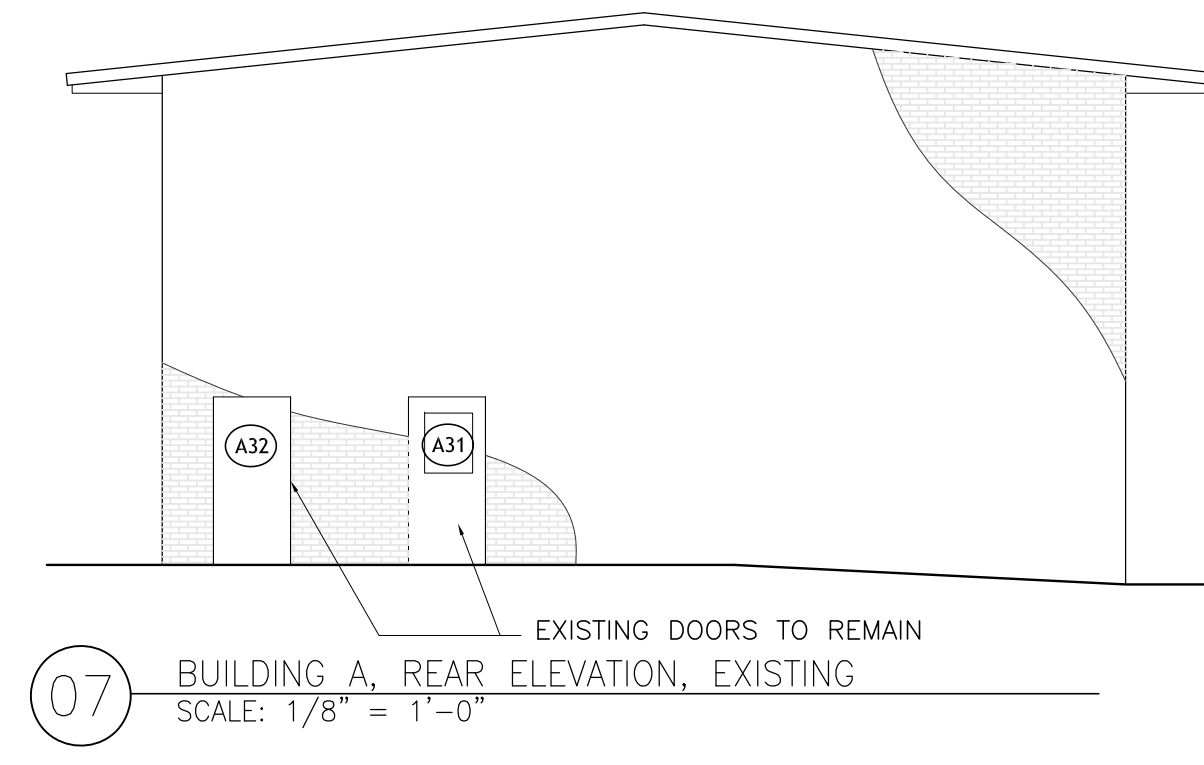
02 BUILDING A, SOUTH ELEVATION, PROPOSED
 SCALE: 1/8" = 1'-0"



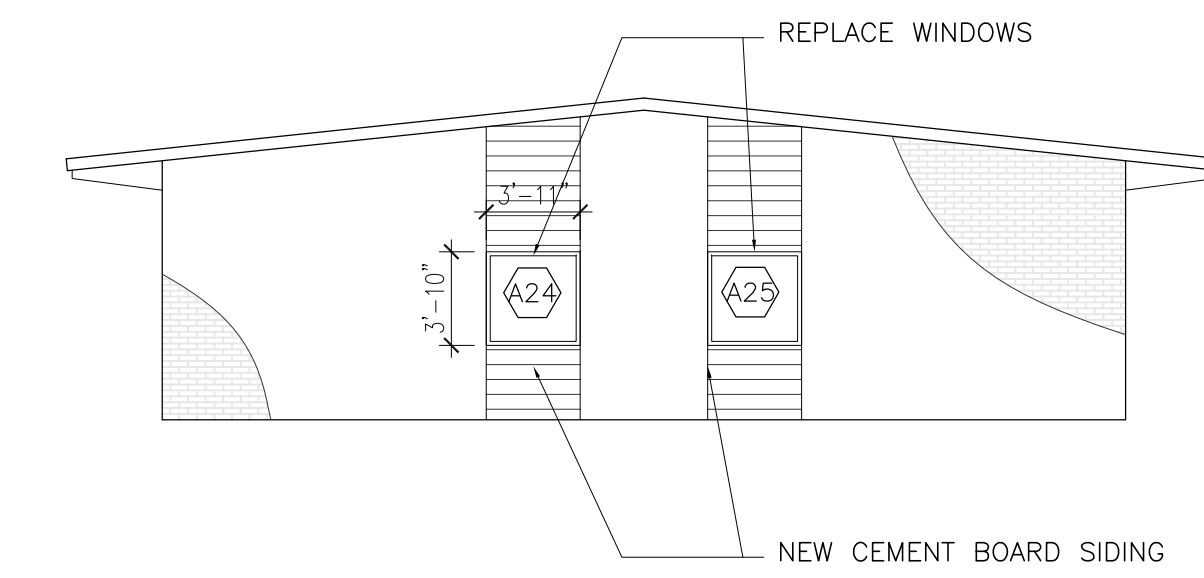
01 BUILDING A, SOUTH ELEVATION, EXISTING
 SCALE: 1/8" = 1'-0"



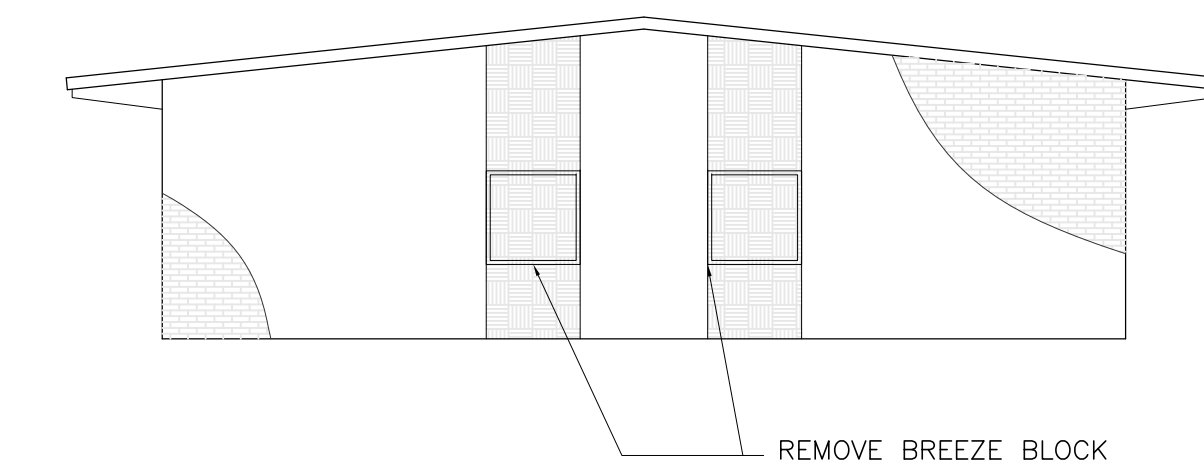
08 BUILDING A, REAR ELEVATION, PROPOSED
 SCALE: 1/8" = 1'-0"



07 BUILDING A, REAR ELEVATION, EXISTING
 SCALE: 1/8" = 1'-0"

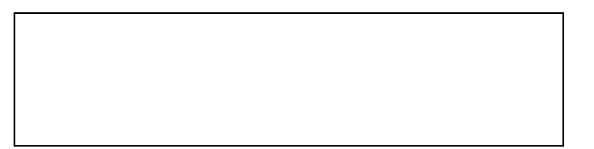


06 BUILDING A, FRONT ELEVATION, PROPOSED
 SCALE: 1/8" = 1'-0"



05 BUILDING A, FRONT ELEVATION, EXISTING
 SCALE: 1/8" = 1'-0"

Date Issue/Revision
 02/12/24 ISSUE FOR PRELIMINARY PRICING



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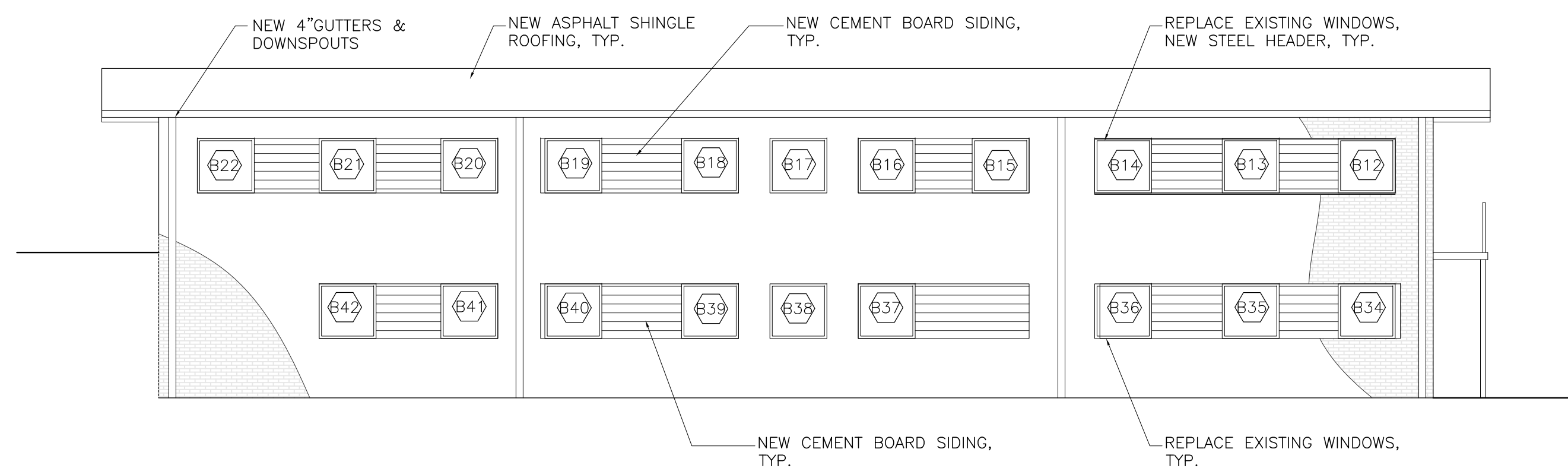
PROJECT
Global Village Project
 2135 Shamrock Drive
 Decatur, GA

Date 02/12/24
 Scale AS NOTED

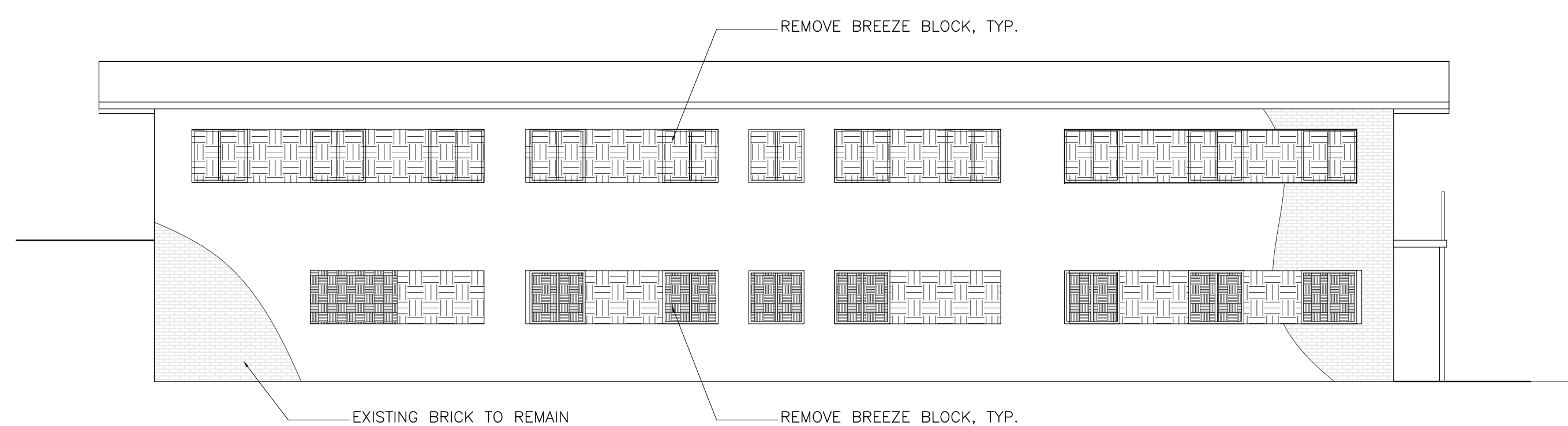
**Exterior Elevations
 Building A**

A-201

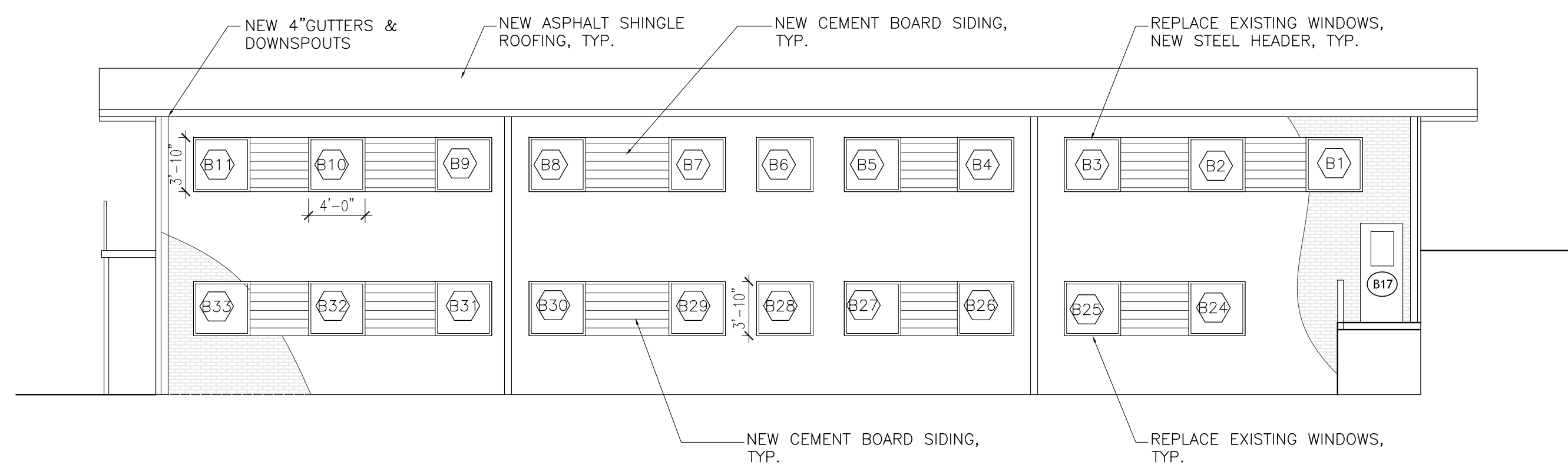
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 rosalie@ezekielarchitects.com



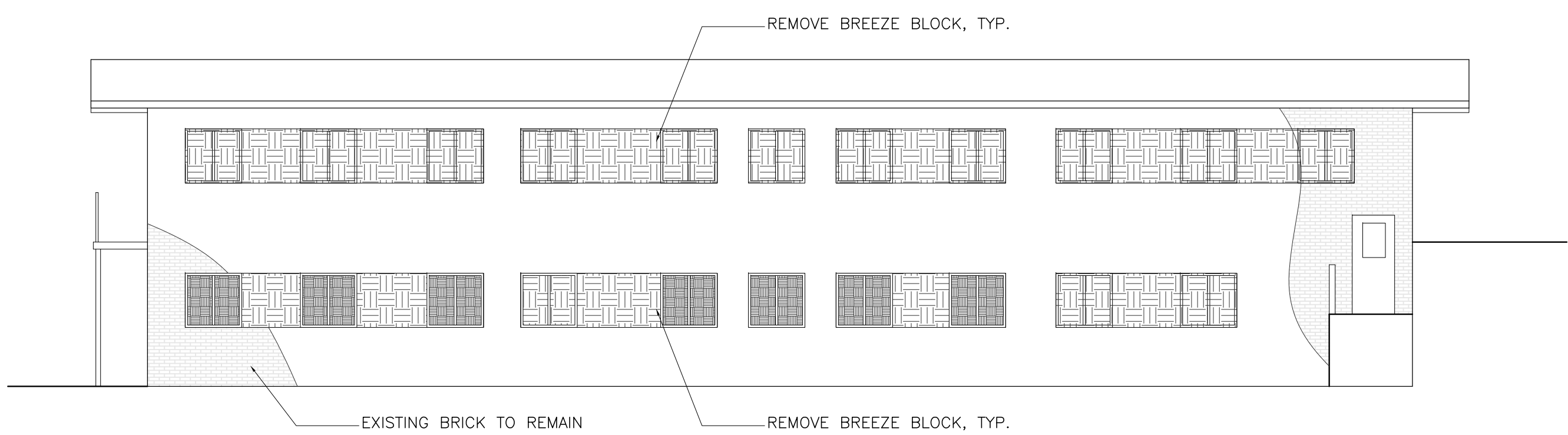
04 BUILDING B, NORTH ELEVATION, PROPOSED
 SCALE: 1/8" = 1'-0"



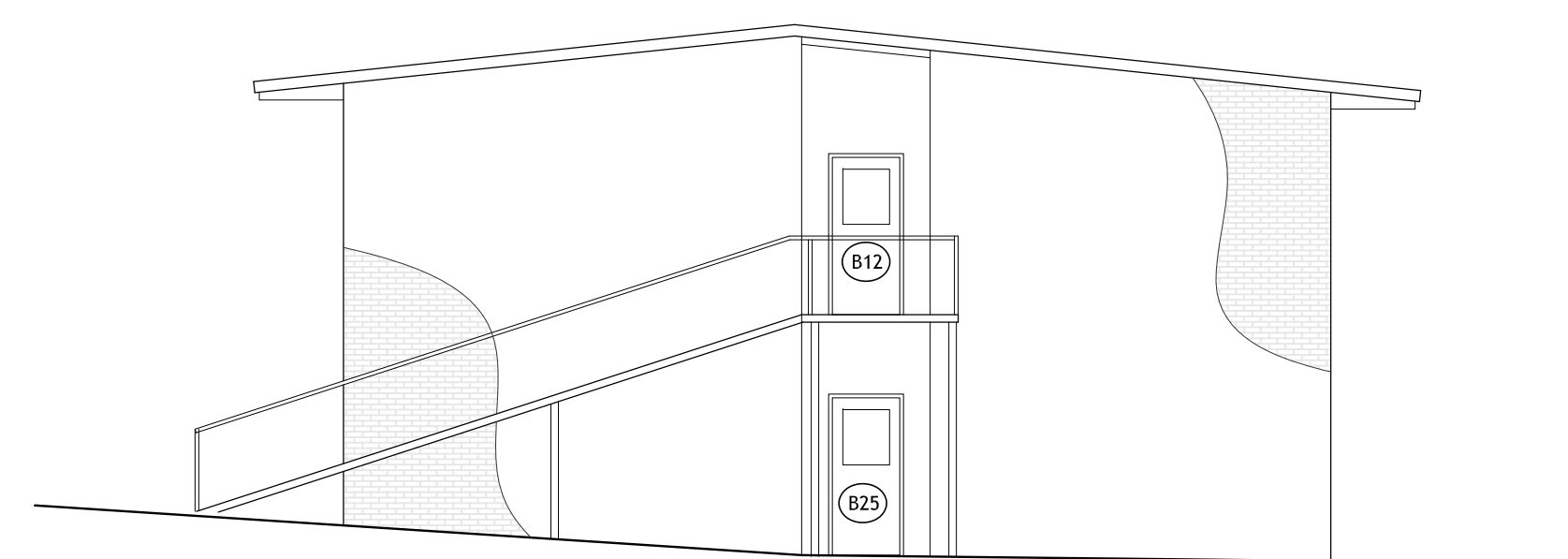
03 BUILDING B, NORTH ELEVATION, EXISTING
 SCALE: 1/8" = 1'-0"



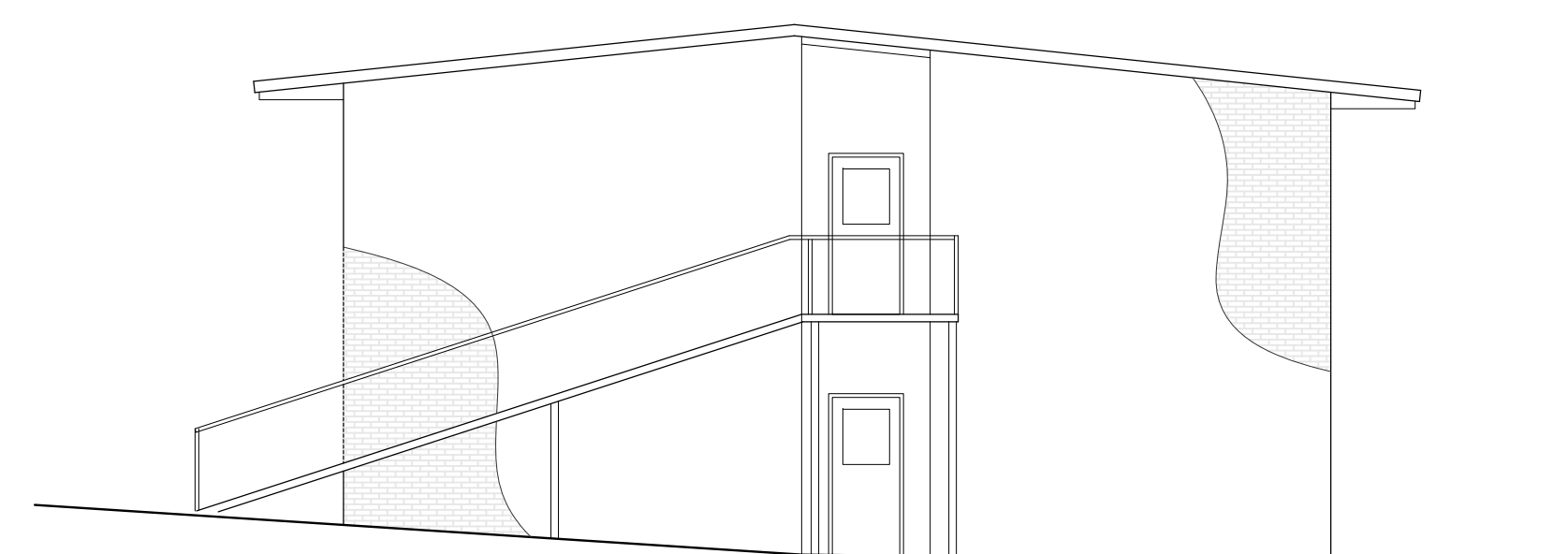
02 BUILDING B, SOUTH ELEVATION, PROPOSED
 SCALE: 1/8" = 1'-0"



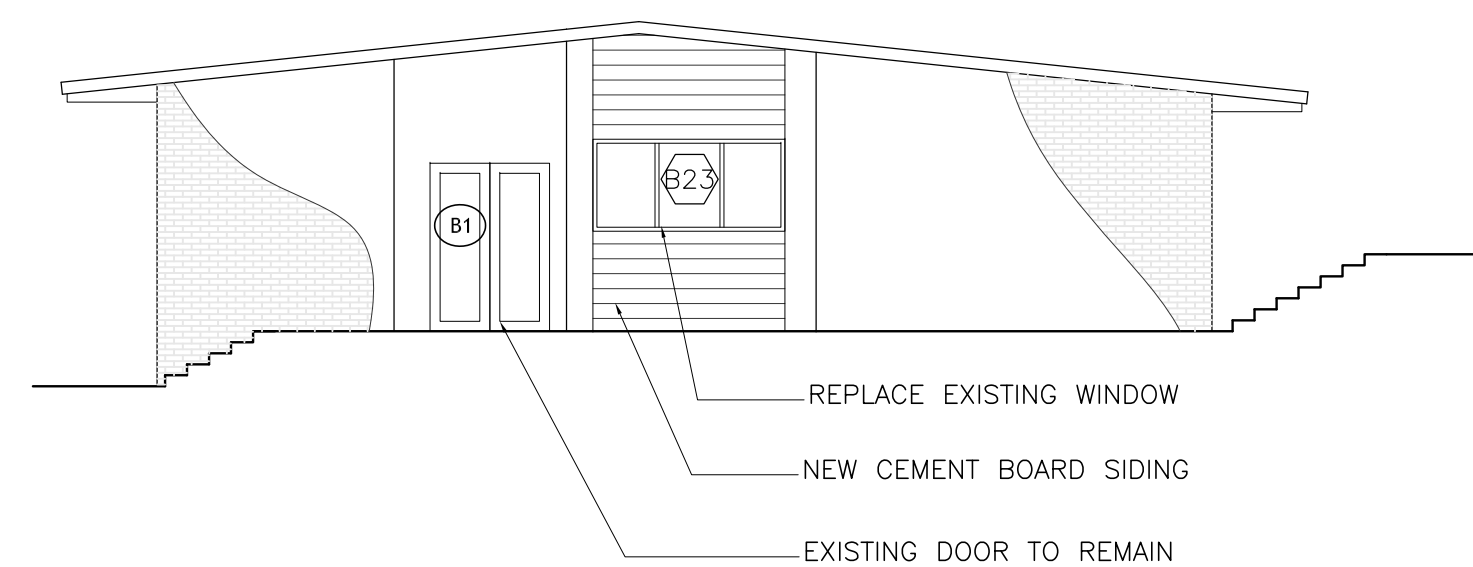
01 BUILDING B, SOUTH ELEVATION, EXISTING
 SCALE: 1/8" = 1'-0"



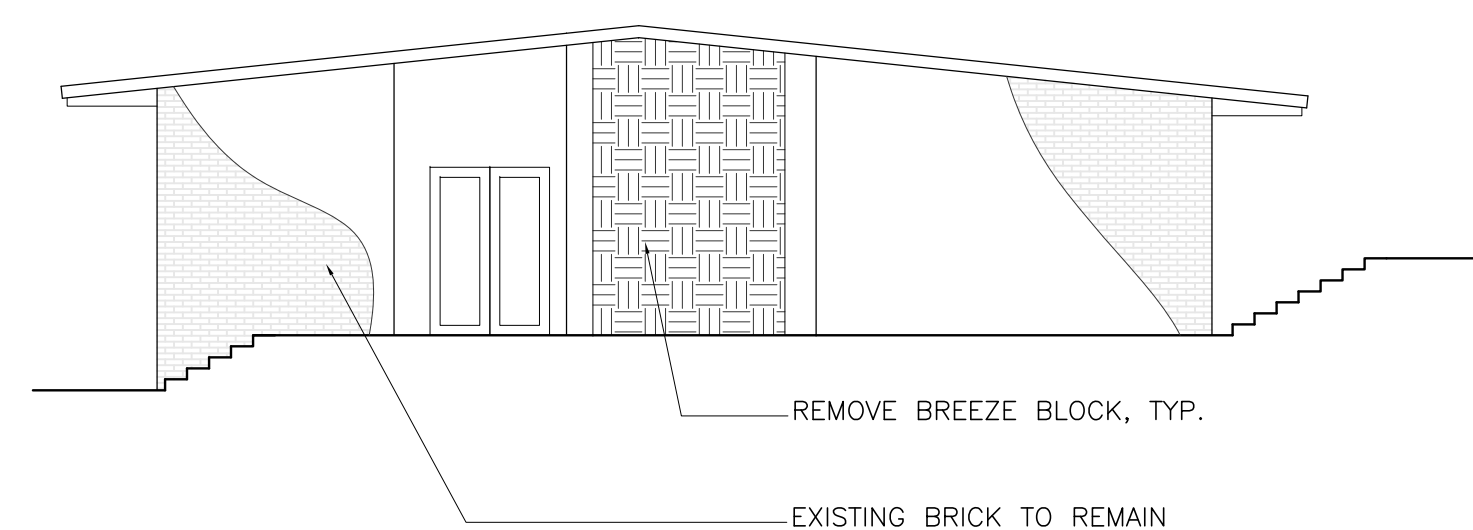
08 BUILDING B, REAR ELEVATION, PROPOSED
 SCALE: 1/8" = 1'-0"



07 BUILDING B, REAR ELEVATION, EXISTING
 SCALE: 1/8" = 1'-0"



06 BUILDING B, FRONT ELEVATION, PROPOSED
 SCALE: 1/8" = 1'-0"



05 BUILDING B, FRONT ELEVATION, EXISTING
 SCALE: 1/8" = 1'-0"

Date Issue/Revision
 02/12/24 ISSUE FOR PRELIMINARY PRICING



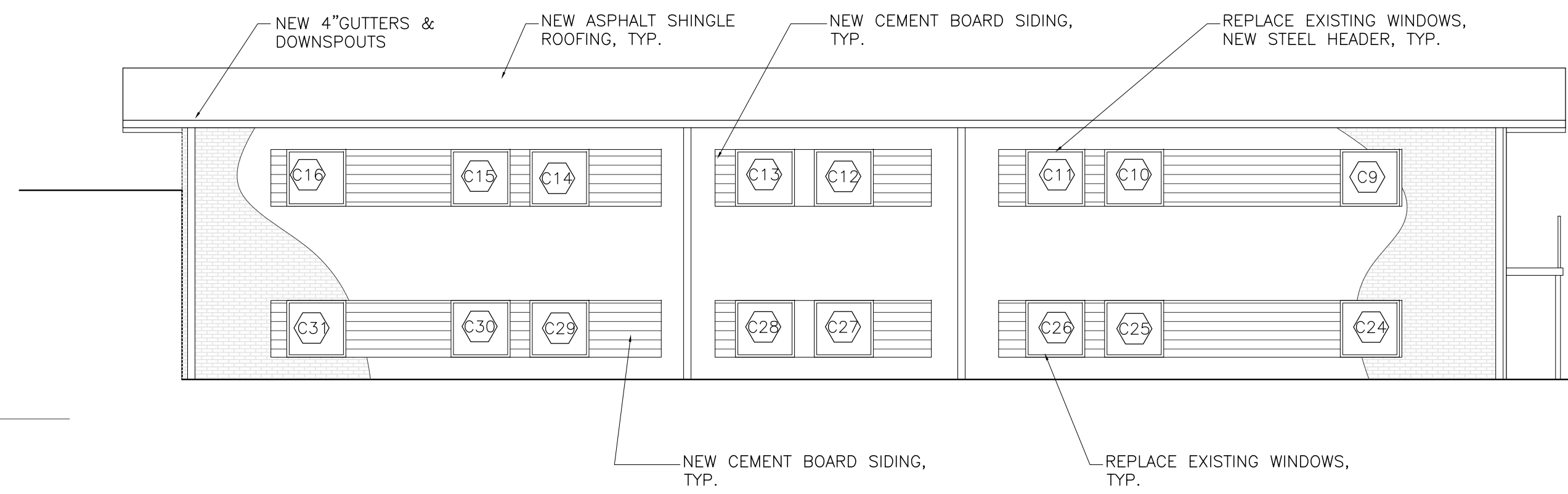
NOT FOR CONSTRUCTION

PROJECT
Global Village Project
 2135 Shamrock Drive
 Decatur, GA

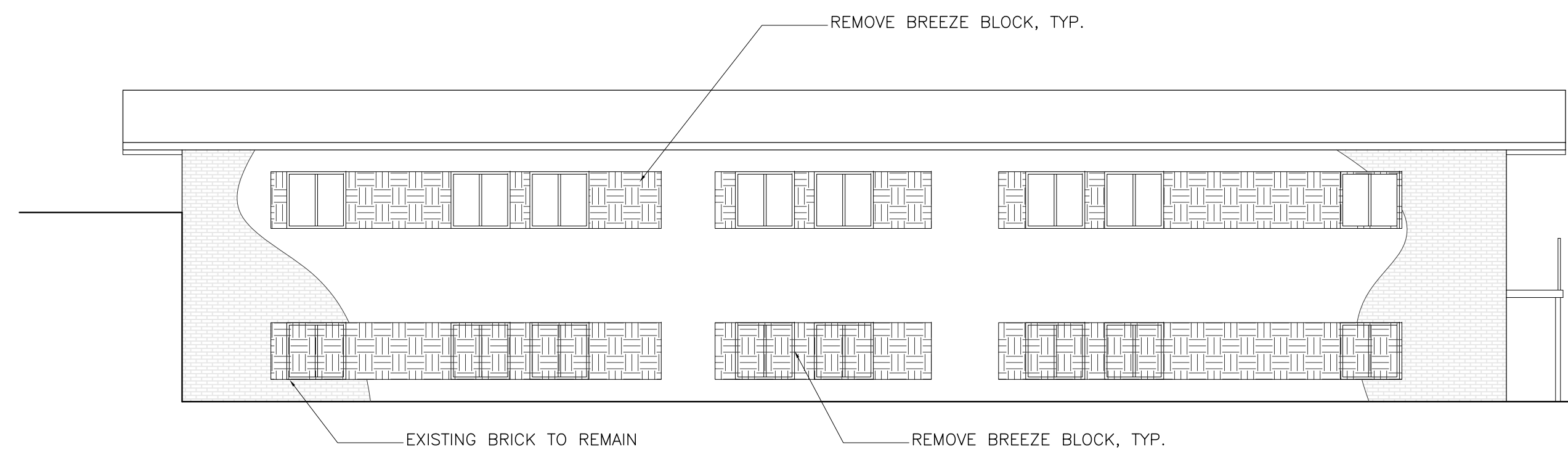
Date 02/12/24
 Scale AS NOTED

**Exterior Elevations
 Building B**

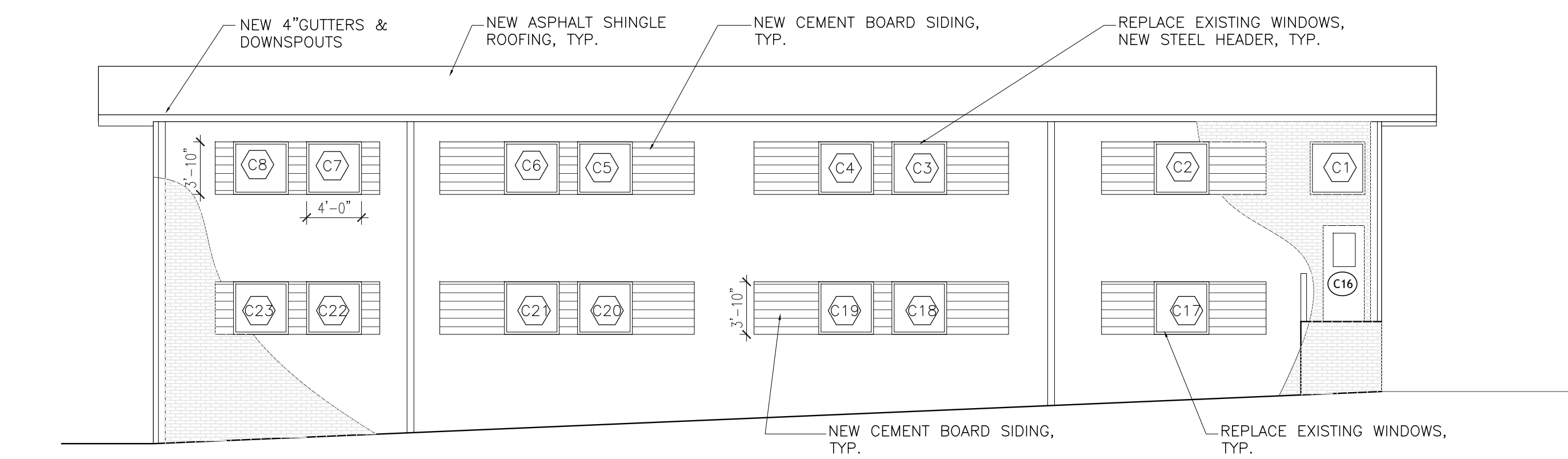
A-202



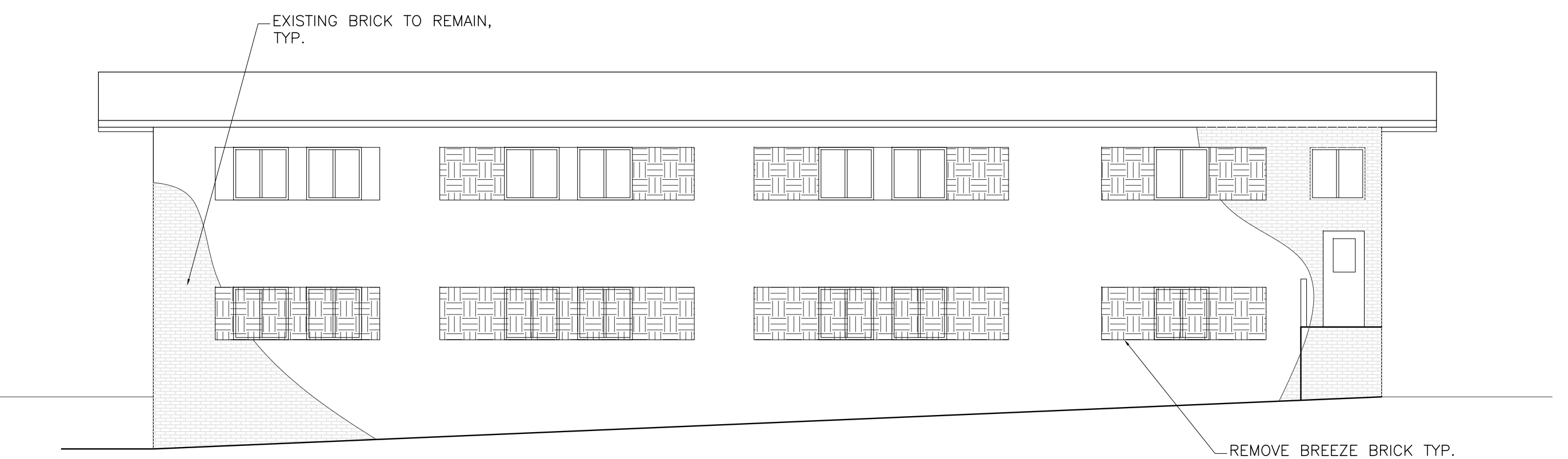
04 BUILDING C, NORTH ELEVATION, PROPOSED
SCALE: 1/8" = 1'-0"



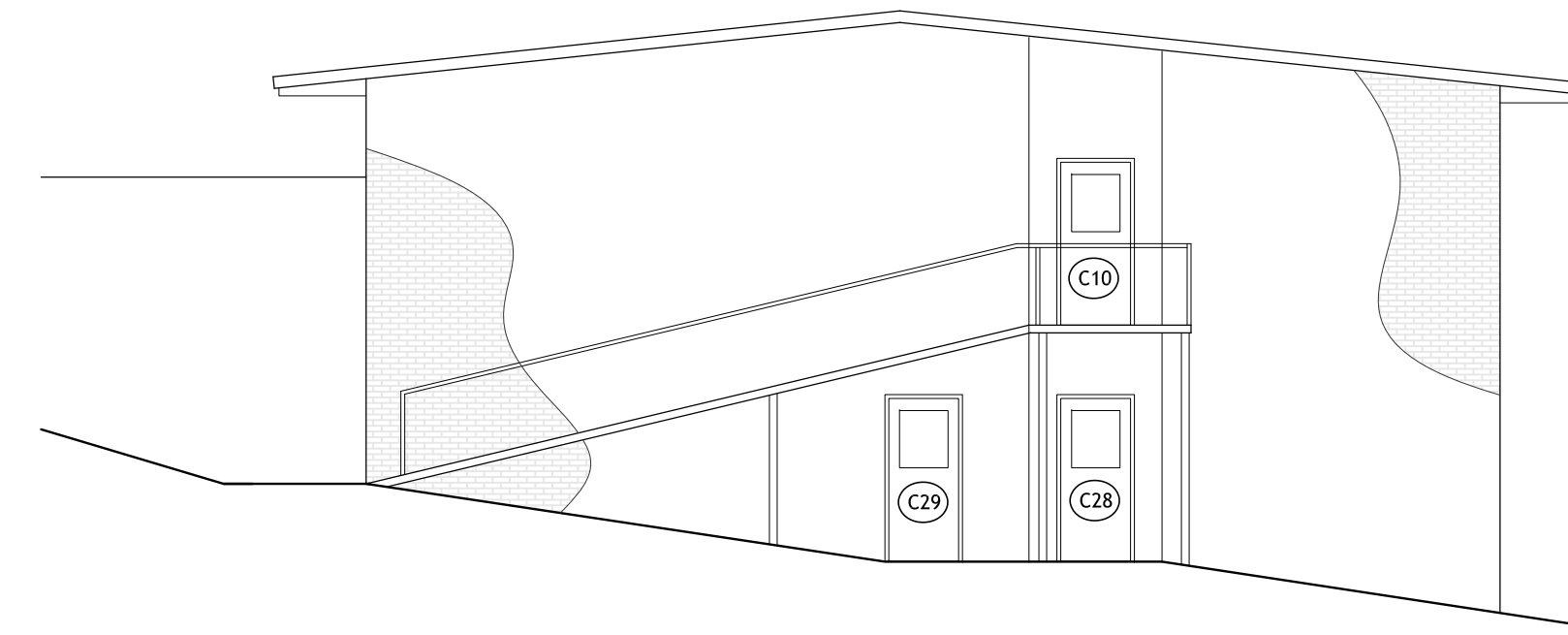
03 BUILDING C, NORTH ELEVATION, EXISTING
SCALE: 1/8" = 1'-0"



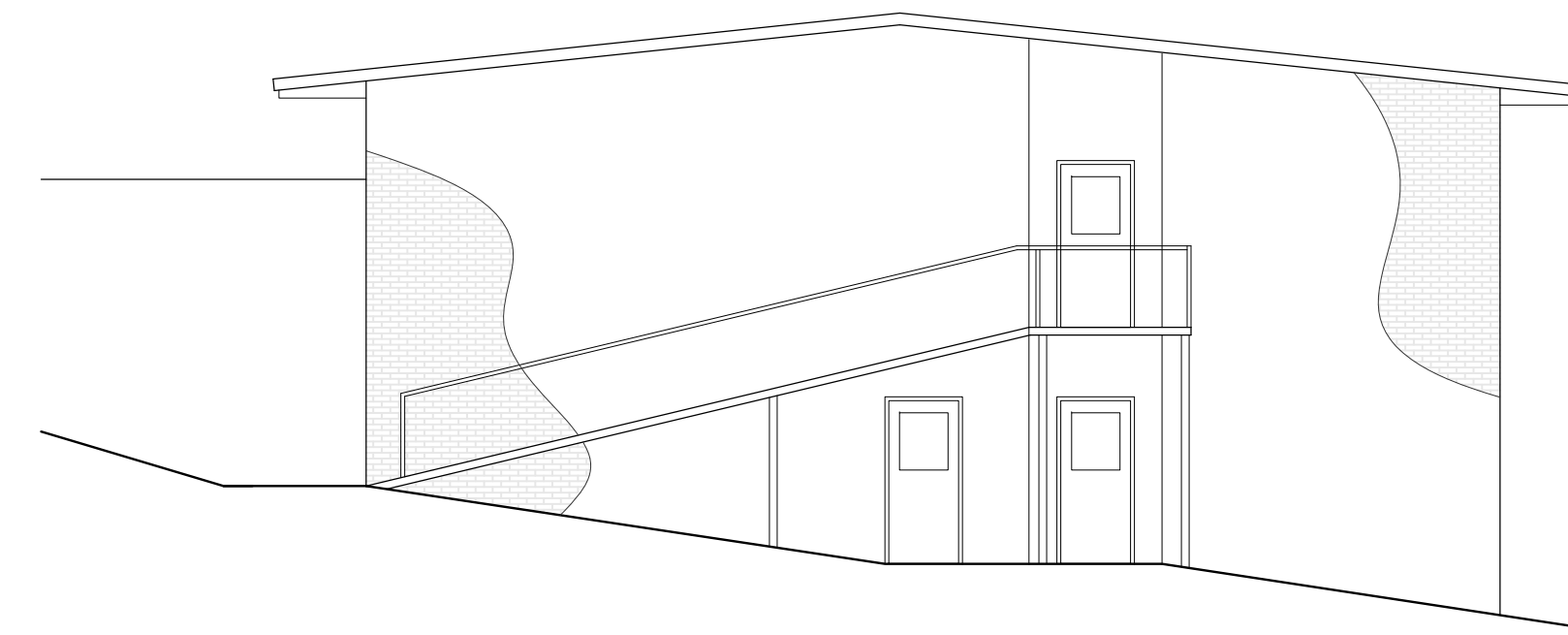
02 BUILDING C, SOUTH ELEVATION, EXISTING
SCALE: 1/8" = 1'-0"



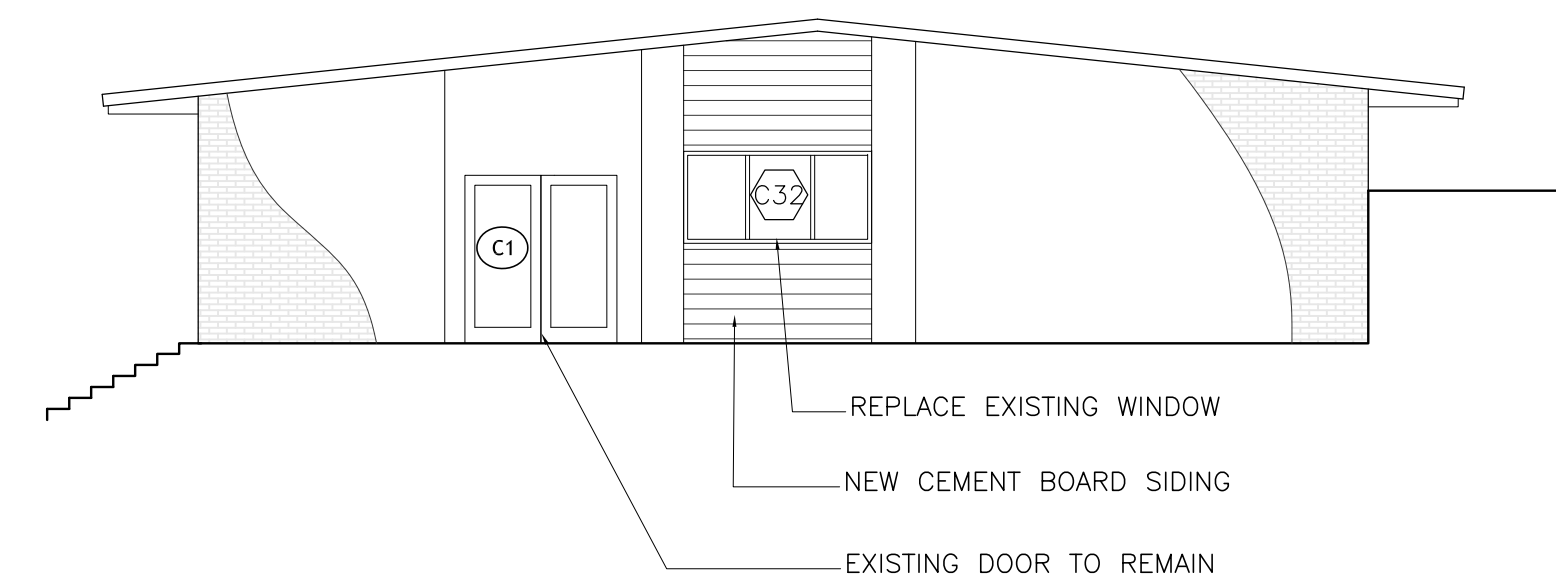
01 BUILDING C, SOUTH ELEVATION, EXISTING
SCALE: 1/8" = 1'-0"



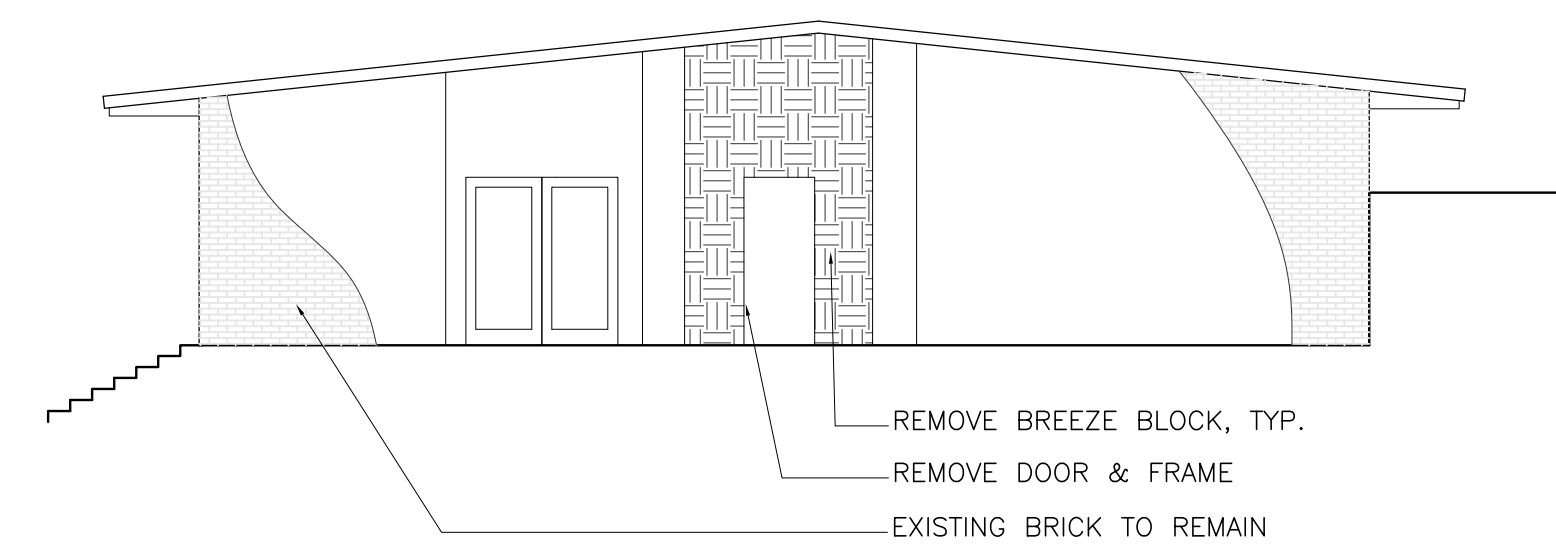
08 BUILDING C, REAR ELEVATION, PROPOSED
SCALE: 1/8" = 1'-0"



07 BUILDING C, REAR ELEVATION, EXISTING
SCALE: 1/8" = 1'-0"



06 BUILDING C, FRONT ELEVATION, PROPOSED
SCALE: 1/8" = 1'-0"



05 BUILDING C, FRONT ELEVATION, EXISTING
SCALE: 1/8" = 1'-0"

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Date Issue/Revision
02/12/24 ISSUE FOR PRELIMINARY PRICING

NOT FOR CONSTRUCTION

PROJECT
Global Village Project
2135 Shamrock Drive
Decatur, GA

Date 02/12/24
Scale AS NOTED

**Exterior Elevations
Building C**

A-203



Welcome to
Global Village Project
A School for Belonging

"To Whom It May Concern,

I am a resident near 2135 Shamrock Drive and upon hearing of the plans for the property to become a school, specifically GVP, I wanted to let you know that I am in full support of this project moving forward."

Name

Aei Willis

Address

3203 Kennard Ln

Signature



----- Forwarded message -----

From: **Johna Hungler** <jhun319@msn.com>

Date: Wed, Apr 10, 2024 at 12:26 PM

Subject: Support for GVP

To: cwilondja@globalvillageproject.org <cwilondja@globalvillageproject.org>

To Whome It May Concern,

I am a resident near 2135 Shamrock Drive and upon hearing of the plans for the property to become a school, specifically GVP, I wanted to let you know that I am in full support of this project moving forward.

Johna Hungler
2007 McAfee Place
Decatur, GA

If there are any questions feel free to contact via mail or email.

Thank you,
Johna

April 10, 2024

TO WHOM IT MAY CONCERN

My name is Monica Chapman-Liburd. I am a proud Dekalb County resident and a huge supporter of the education of women and girls. Upon hearing of the plans for the development of the property at 2135 Shamrock Drive, Decatur, GA, to become a school, specifically Global Village Project, I am writing to offer my full support of this project moving forward.

Sincerely,



Monica Chapman-Liburd
6163 Great Oaks Drive
Lithonia, GA 30058

April 10, 2024

To Whom It May Concern:

I am a resident of Dekalb County near 2135 Shamrock Drive and upon hearing of the plans for the property to become a school, specifically Global Village Project, I wanted to let you know that I am in full and total support of this project moving forward. I am excited to know there will be a safe place for refugee girls to come and prepare for a better future through education. This is a much needed facility.

Kind Regards,

Kimberly McCray

Church Administrator

Faith & Grace Lutheran Church

April 2024

TO WHOM IT MAY CONCERN

I am a resident of Dekalb County and was informed of the plans for the property located at 2135 Shamrock Drive to become a GVP school.

I am in full support of this project.

Thank you.

A handwritten signature in blue ink, appearing to read "Beverly", written over the printed name.

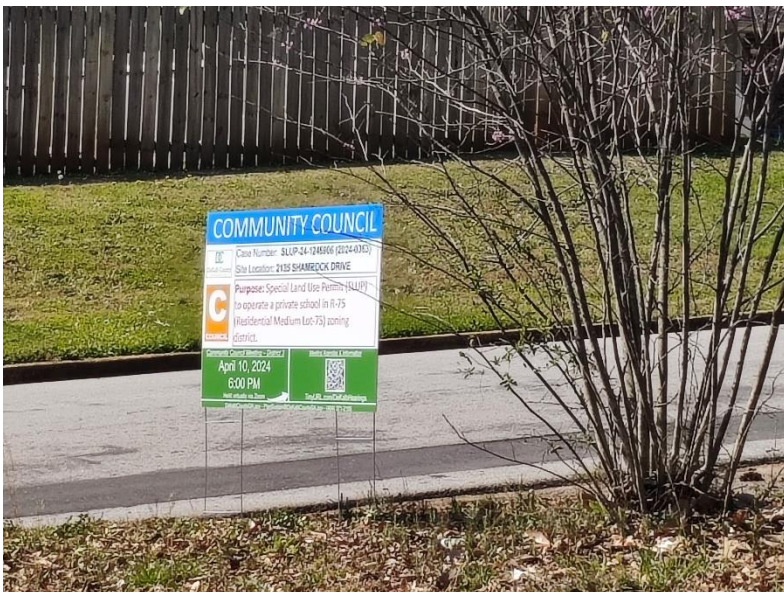
Beverly Pilgrim

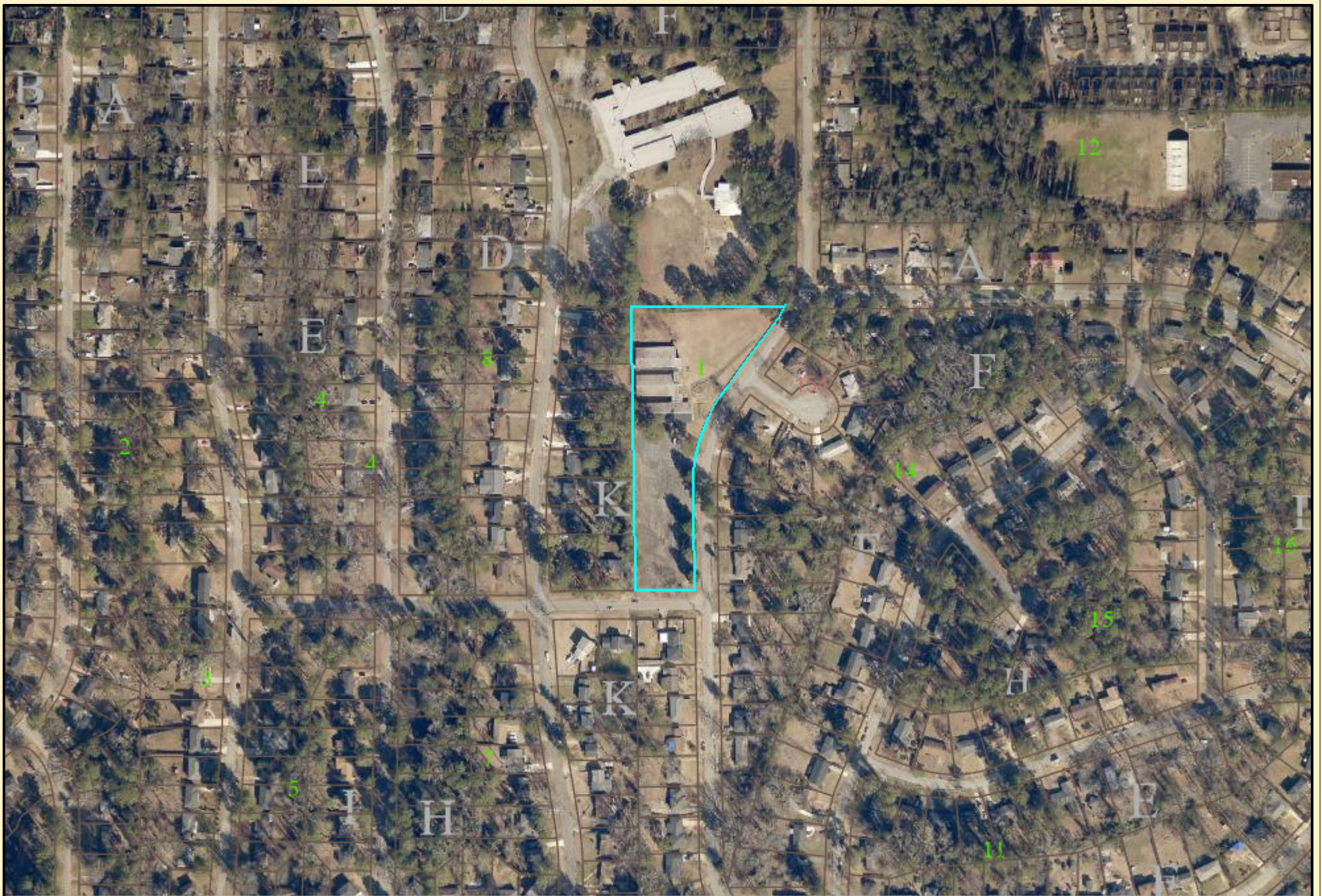
2651 River Summit Lane
Decatur, GA 30034

2135 SHAMROCK DRIVE ZONING SIGN POSTINGS

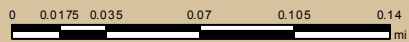


**2135 SHAMROCK DRIVE
COMMUNITY COUNCIL SIGN POSTING**





Aerial View



Date Printed: 4/24/2024

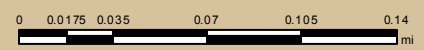


DeKalb County GIS Disclaimer

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Zoning Map

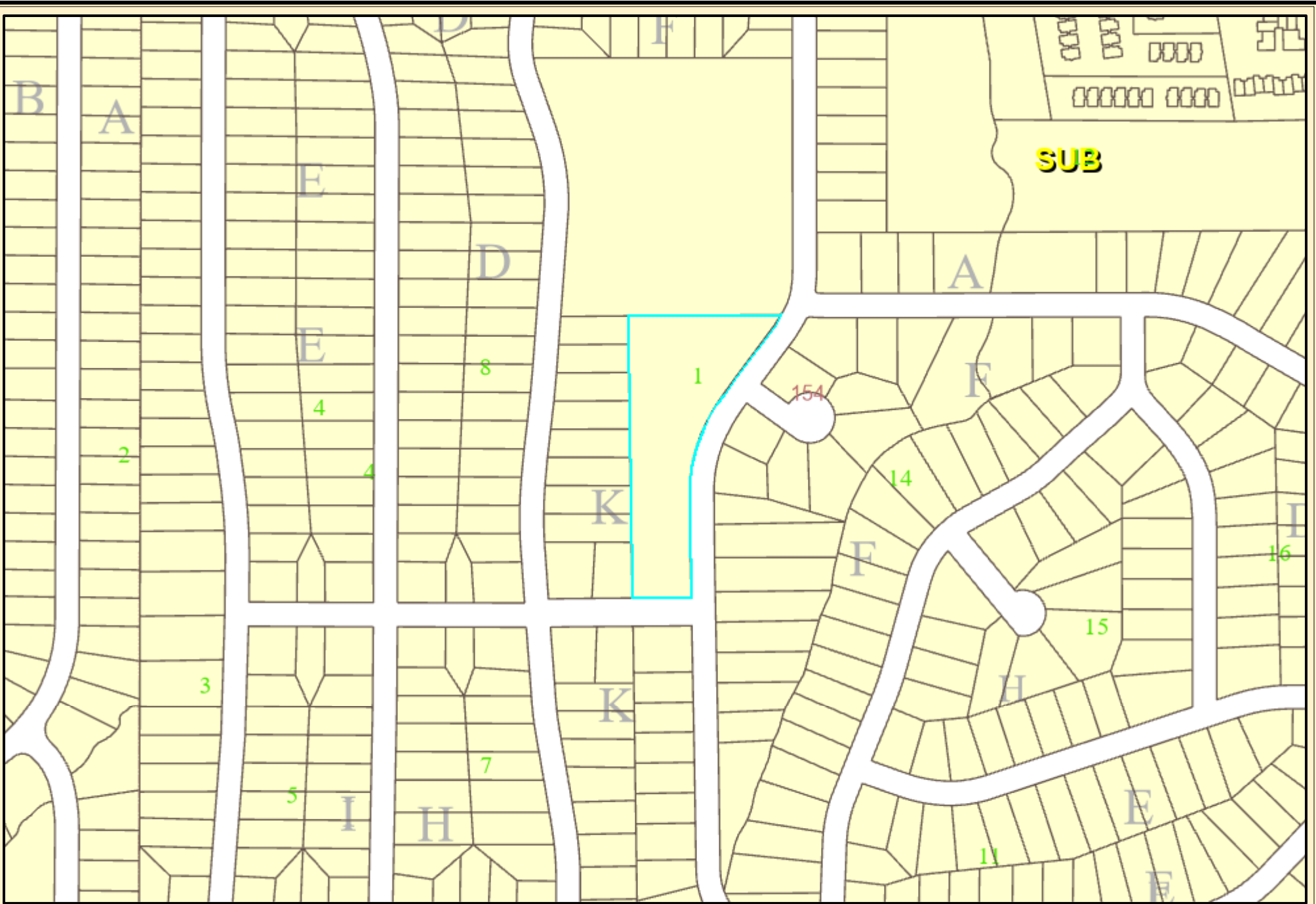


Date Printed: 4/24/2024



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Land Use Map



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