

Public Hearing: YES  NO

Department: Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S): Commission District 03 Super District 07**

**Application of Nichelle Bell to rezone properties from R-75 (Residential Medium Lot-75) zoning district to RSM (Small Lot Residential Mix) to allow for single-family detached, attached (duplex and tri-plex), and a three-story condominium building, at 3803 & 3815 Glenwood Road.**

**PETITION NO: N4-2025-0627 Z-25-1247528**

**PROPOSED USE: Single-family detached, attached, and a 3-story condo building.**

**LOCATION: 3803 & 3815 Glenwood Road, Decatur, Georgia 30032**

**PARCEL NO. : 15 167 11 014; 15 167 11 062**

**INFO. CONTACT: John Reid, Sr. Planner**

**PHONE NUMBER: 404-371-2155**

**PURPOSE:**

Application of Nichelle Bell to rezone properties from R-75 (Residential Medium Lot-75) zoning district to RSM (Small Lot Residential Mix) to allow for single-family detached, attached (duplex and tri-plex), and a three-story condominium building.

**RECOMMENDATION:**

**COMMUNITY COUNCIL: (June 2025) Approval with a condition.**

**PLANNING COMMISSION: (July 8, 2025) Full Cycle Deferral.**

**PLANNING STAFF: Approval with Conditions.**

**STAFF ANALYSIS:** The Applicant submitted a revised concept plan at the Community Council District 3 meeting on June 11, 2025 regarding their rezone application to RSM since the original plan provided for multi-family apartments which are prohibited in the RSM zoning district. The revised plan replaced the previously proposed multi-family units with single-family attached townhomes, and the overall plan shows a mix of single-family detached and attached homes. Compatibility features and amenities include a 20-foot buffer along the west and south property line, a large park located in the center of the project, a dog park, and an “outdoor gym”, with convenient internal access to all the proposed residential units in the subject property and appropriate external pedestrian access via the proposed sidewalks along Glenwood Road and Farris Drive. A maximum of 28 residential units (consisting of both single-family detached and single-family attached) is proposed at a density of 7 units per acre (28 units divided by 4 acres). Taken as a whole, the proposed RSM zoning district and mixture of housing types appears to provide an appropriate transition between the C-1 zoning and gas station to the east across Farris Drive and the R-75 zoned single-family detached neighborhood to the west and south. The proposed mixture of housing options appears to be consistent with the goals of the 2050 Comprehensive Plan to encourage more diverse and affordable housing to meet changing needs of residents and communities (page 11, 2050 Comprehensive Plan). The Community Council recommended approval of the rezoning but encouraged the applicant to meet with the neighborhood again prior to the Planning Commission meeting since the plans had been revised after the first community meeting. Notwithstanding the above, the applicant will need to address compliance with some of the RSM zoning requirements at the permitting stage of the project, including but not limited to the following: 1. Clarify what density bonuses are being proposed and how they meet density bonus

calculations. 2. There is a small parking lot encroachment into the 20-foot buffer along the western property line; this will require approval of a variance by the Zoning Board of Appeals (ZBA) should the Board of Commissioners approve the rezoning. 3. RSM zoning allows densities of up to 4 units per acre. Densities between four units per acre up to a maximum of 8 units per acre requires the provision of density bonuses. It appears the site plan's proposed density bonuses include a dog park, a large enhanced open space park, an "outdoor gym", and a bus shelter. The applicant will need to provide more clarity as to what density bonuses are being provided (including what is meant by the outdoor gym) and how they comply with the density bonus calculation requirements in Article 2 of the *Zoning Ordinance*. 4. Provide tabular data to show compliance with minimum parking requirements, minimum building setback and lot frontage requirements, minimum open space, and minimum unit size. 5. Clarify if proposed units are fee-simple or condominium form of ownership. With appropriate zoning conditions the project appears to be consistent with the following goals, strategies, and guiding principles of the 2050 Comprehensive Plan: 1. Maximum density of eight dwelling units per acre; 2. Promotion of streetscaping and a strong public realm; 3. Protect existing single-family neighborhoods through appropriate transitions, buffers, and infill development; 4. Provide a variety of housing options for County residents; and 5. Promote healthy living within neighborhoods by incorporating a pedestrian environment that encourages socialization, walking, biking, and connectivity (*page 29 and 47, 2050 Comprehensive Plan*). Based on review of Section 27-7.3.5 (Standards governing review of proposed amendments to zoning map), Subsections A (conformity with Comprehensive Plan), B (suitability of use), and D (impacts on adjacent properties), and the guiding principles and SUB Character Area of the 2050 Comprehensive Plan (pages 29 and 47), it appears that there is compliance with all Rezone criteria, and it is the recommendation of the Planning & Sustainability Department that the application be "***Approved with the attached conditions***".

**PLANNING COMMISSION VOTE: (July 8, 2025) Full Cycle Deferral 8-0-0.** Commissioner West moved, Commissioner Cooper seconded for a full cycle deferral to the September 2025 zoning agenda to address issues related to design, the recommendation from Planning Commission that there be a covenant in the HOA that requires there be a "replacement reserve fund" set aside for the private road maintenance, and other issues raised during discussion. Commissioner Moore was not present for this vote.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: (June 2025) Approval with a condition (9-0-0)** that applicant hold another community meeting due to recent revision to site plan.

**Z-25-1247528 (2025-0627)**  
**Recommended Conditions**  
**3803 & 3815 Glenwood Road, Decatur, GA 30032**  
**July 2025**

1. There shall be a mixture of single-family detached and single-family attached (single-family attached may include duplex or triplex units constructed at the Site. The maximum number of residential dwelling units must not exceed 28 units. No less than 20% of the Site shall be maintained as open space, this shall not include stream buffers and floodplain areas. Any request to increase the number of units shall be deemed a major change and thus, subject to major modification procedures, per Section 7.3.10 of the DeKalb County Zoning Ordinance.
2. The approval of this rezone application by the Board of Commissioners shall have no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals or other entity whose decision should be based on the merits of the application under review by such entity.
3. Transportation improvements including but not limited to right-of-way dedications, landscape strips, and sidewalks/multi-use paths shall be as required by the DeKalb County Transportation Department.
4. The size and location of the proposed parks and outdoor recreation areas shall remain generally consistent with the submitted site plan dated 05/12/2025 and titled “DCI Communities”. Prior to the issuance of any certificates of occupancy, the proposed parks and outdoor recreation areas shall be completed.



[www.dekalbcountyga.gov/planning](http://www.dekalbcountyga.gov/planning)  
<https://www.dekalbcountyga.gov/planning-and-sustainability/public-hearing-agendas-info>

**Planning Commission Hearing Date: July 8, 2025  
Board of Commissioners Hearing Date: July 24, 2025**

**STAFF ANALYSIS**

<b>CASE NO.:</b>	Z-25-1247528	<b>File ID #:</b> 2025-0627
<b>Address:</b>	3803 & 3815 Glenwood Road, Decatur, Georgia	<b>Commission District:</b> 3 <b>Super District:</b> 7
<b>Parcel ID(s):</b>	15 167 11 014 & 15 167 11 062	
<b>Request:</b>	Application to rezone properties from R-75 (Residential Medium Lot-75) zoning district to RSM (Small Lot Residential Mix) to allow for single-family detached and single-family attached units (duplex and triplex).	
<b>Property Owner(s):</b>	Sarah Lee Choe & Triangle Realty Inc.	
<b>Applicant/Agent:</b>	Nichelle Bell	
<b>Acreage:</b>	4 acres	
<b>Existing Land Use:</b>	Vacant building and vacant land	
<b>Surrounding Properties:</b>	<b>North:</b> Single-Family <b>South:</b> Single-Family <b>East:</b> Gas Station and Single-Family <b>West:</b> Single-Family	
<b>Adjacent Zoning:</b>	<b>North:</b> R-75 <b>South:</b> R-75 <b>East:</b> C-1 & R-75 <b>West:</b> R-75	
<b>Comprehensive Plan:</b>	<input checked="" type="checkbox"/> <b>Consistent</b>	<input type="checkbox"/> <b>Inconsistent</b>

**STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS**

The Applicant submitted a revised concept plan at the Community Council District 3 meeting on June 11, 2025 regarding their rezone application to RSM since the original plan provided for multi-family apartments which are prohibited in the RSM zoning district. The revised plan replaced the previously proposed multi-family units with single-family attached townhomes, and the overall plan shows a mix of single-family detached and attached homes. Compatibility features and amenities include a 20-foot buffer along the west and south property line, a large park located in the center of the project, a dog park, and an “outdoor gym”, with convenient internal access to all the proposed residential units in the subject property and appropriate external pedestrian access via the proposed sidewalks along Glenwood Road and Farris Drive. A maximum of 28 residential units (consisting of both single-family detached and single-family attached) is proposed at a density of 7 units per acre (28 units divided by 4 acres).

Taken as a whole, the proposed RSM zoning district and mixture of housing types appears to provide an appropriate transition between the C-1 zoning and gas station to the east across Farris Drive and the R-75 zoned single-family detached neighborhood to the west and south. The proposed mixture of housing options appears to be consistent with the goals of the 2050 Comprehensive Plan to encourage more diverse and affordable housing to meet changing needs of residents and communities (page 11, 2050 Comprehensive Plan). The Community Council recommended approval of the rezoning but encouraged the applicant to meet with the neighborhood again prior to the Planning Commission meeting since the plans had been revised after the first community meeting. Notwithstanding the above, the applicant will need to address compliance with some of the RSM zoning requirements at the permitting stage of the project, including but not limited to the following:

1. Clarify what density bonuses are being proposed and how they meet density bonus calculations.
2. There is a small parking lot encroachment into the 20-foot buffer along the western property line; this will require approval of a variance by the Zoning Board of Appeals (ZBA) should the Board of Commissioners approve the rezoning.
3. RSM zoning allows densities of up to 4 units per acre. Densities between 4 units per acre up to a maximum of 8 units per acre requires the provision of density bonuses. It appears the site plan's proposed density bonuses include a dog park, a large enhanced open space park, an "outdoor gym", and a bus shelter. The applicant will need to provide more clarity as to what density bonuses are being provided (including what is meant by the outdoor gym) and how they comply with the density bonus calculation requirements in Article 2 of the *Zoning Ordinance*.
4. Provide tabular data to show compliance with minimum parking requirements, minimum building setback and lot frontage requirements, minimum open space, and minimum unit size.
5. Clarify if proposed units are fee-simple or condominium form of ownership.

With appropriate zoning conditions the project appears to be consistent with the following goals, strategies, and guiding principles of the 2050 Comprehensive Plan: 1. Maximum density of eight dwelling units per acre; 2. Promotion of streetscaping and a strong public realm; 3. Protect existing single-family neighborhoods through appropriate transitions, buffers, and infill development; 4. Provide a variety of housing options for County residents; and 5. Promote healthy living within neighborhoods by incorporating a pedestrian environment that encourages socialization, walking, biking, and connectivity (*page 29 and 47, 2050 Comprehensive Plan*).

**Based on review of Section 27-7.3.5 (Standards governing review of proposed amendments to zoning map), Subsections A (conformity with Comprehensive Plan), B (suitability of use), and D (impacts on adjacent properties), and the guiding principles and SUB Character Area of the 2050 Comprehensive Plan (pages 29 and 47), it appears that there is compliance with all Rezone criteria, and it is the recommendation of the Planning & Sustainability Department that the application be "*Approved with the following conditions*":**

1. There shall be a mixture of single-family detached and single-family attached (single-family attached may include duplex or triplex units constructed at the Site. The maximum number of residential dwelling units must not exceed 28 units. No less than 20% of the Site shall be maintained as open space, this shall not include stream buffers and floodplain areas. Any request to increase the number of units shall be deemed a major change and thus, subject to major modification procedures, per Section 7.3.10 of the DeKalb County Zoning Ordinance.
2. The approval of this rezone application by the Board of Commissioners shall have no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals or other entity whose decision should be based on the merits of the application under review by such entity.
3. Transportation improvements including but not limited to right-of-way dedications, landscape strips, and sidewalks/multi-use paths shall be as required by the DeKalb County Transportation Department.
4. The size and location of the proposed parks and outdoor recreation areas shall remain generally consistent with the submitted site plan dated 05/12/2025 and titled "DCI Communities". Prior to the issuance of any certificates of occupancy, the proposed parks and outdoor recreation areas shall be completed.

## DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer  
Lorraine Cochran-Johnson

Interim Director  
Cedric G. Hudson, MCRP

### ZONING COMMENTS – JULY 2025

**N1-2025-0624 SLUP-25-1247517 (1101 N. Hairston Road):** N. Hairston Road is classified as a Major Arterial.

**N2-2025-0625 Z-25-1247521 (2381 Snapfinger Road):** Snapfinger Road is classified as a local roadway. 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](mailto:hefowler@dekalbcountyga.gov)).

**N3-2025-0626 SLUP-25-1247527 (5083 Biffle Road):** Biffle Road is classified as local. 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](mailto:hefowler@dekalbcountyga.gov)). No poles may remain within the limits of the path/sidewalk on any street.

**N4-2025-0627 Z-25-1247528 (3803 & 3815 Glenwood Road):** Glenwood Road, Roadway classified is Minor Arterial. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. 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 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. Requires pedestrian scale streetlights. Farris Drive is classified as local roads. 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](mailto:hefowler@dekalbcountyga.gov)).

**N5-2025-0628 Z-25-1247529 (3265 Northeast Expressway):** Northeast Expressway is classified as a Collector. Land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. Requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)).

**N6-2025-0629 Z-25-1247470; and, N7-2025-0630 SLUP-25-1247471 (7566 Union Grove Road):** Union Grove Road is classified as a minor arterial. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. 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 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. Requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)).

**N8-2025-0631 SLUP-25-1247516 (1816 Enid Drive):** Enid Drive is classified as a local roadway.

**N9- 2025-0632 SLUP-25-1247522 (3600 Preakness Drive):** Preakness Drive is classified as a local roadway.

**N10-2025-0633 SLUP-25-1247526 (4106 Creek Court):** Creek Court is classified as a local roadway.

**N11-2025-0634 SLUP-25-1247530 (2854 Clifton Church Road):** Clifton Church Road is classified as a minor arterial.



5/30/2025

**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.

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

**N1-2025-0624 SLUP-25-1247517:** 1101 N. Hairston Road, Stone Mountain, GA 30083  
Review general comments

**N2-2025-0625 Z-25-1247521:** 2381 Snapfinger Road, Decatur, Ga 30034  
See general comments

**N3-2025-0626 SLUP-25-1247527:** 5083 Biffle Road, Stone Mountain, GA 30088  
See general comments

**N4-2025-0627 Z-25-1247528:** 3803 & 3815 Glenwood Road, Decatur, GA  
See general comments

**N5-2025-0628 Z-25-1247529:** 3265 Northeast Expressway, Chamblee, GA 30341  
See general comments.

**N6-2025-0629 Z-25-1247470:** 7566 Union Grove Road, Lithonia  
Septic system onsite. **Note:** DeKalb Public Health prohibit use of on-site sewage disposal systems for personal care homes with more than six (6) clients.

**N7-2025-0630 SLUP-25-1247471:** 7566 Union Grove Road, Lithonia, GA 30058  
Septic system onsite. **Note:** DeKalb Public Health prohibit use of on-site sewage disposal systems for personal care homes with more than six (6) clients.

**N8-2025-0631 SLUP-25-1247516:** 1816 Enid Drive, Lithonia, GA 30058  
Septic system onsite. **Note:** DeKalb Public Health prohibit use of on-site sewage disposal systems for personal care homes with more than six (6) clients.

**N9-2025-0632 SLUP-25-1247522:** 3600 Preakness Drive, Decatur, GA 30034  
See general comments

**N10-2025-0633 SLUP-25-1247526:** 4106 Creek Court, Stone Mountain, GA 30083  
See general comments

**N11-2025-0634 SLUP-25-124753:** 2854 Clifton Church Road, Atlanta, GA 30316  
See General Comments

**N12-2025-0635 TA-25-1247540:** 3221 Glenwood Road, Decatur, GA  
See general comments





**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

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

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**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**

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- **Storm Water Management**

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- **Flood Hazard Area/Wetlands**

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- **Landscaping/Tree Preservation**

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- **Tributary Buffer**

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- **Fire Safety**

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DEKALB COUNTY  
GOVERNMENT PLANNING  
DEPARTMENT DISTRIBUTION  
FORM

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

COMMENTS FORM:  
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: Z-25-1247528 Parcel I.D. #: 15-167-11-014; 15-167-11-062  
Address: 3803 & 3815 Glenwood Rd, Decatur, Ga 30032

Adjacent Roadway (s):

(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) 6/7<sup>th</sup> 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: Did not see any traffic engineering concerns  
at this time.

Signature: Jerry White



**DEKALB COUNTY  
GOVERNMENT PLANNING  
DEPARTMENT DISTRIBUTION  
FORM**

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

**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: \_\_\_\_\_



**MARTA July 2025  
Case Comments**

**N5-2025-0628      Z-25-1247529      2381 Snapfinger Road, Decatur, GA 30034**

This property is adjacent to MARTA bus routes on nearby Rainbow Rd and Wesley Chappel Rd. Development should include pedestrian connectivity to these routes.

**N4-2025-0627      Z-25-1247528      3803 & 3815 Glenwood Road, Decatur, GA 30032**

MARTA supports this rezoning due to proximity to transit access on Glenwood Rd. The constructed development should include direct pedestrian access to Glenwood Rd to ensure residents can take advantage of transit services and should coordinate with MARTA during design.

**N5-2025-0628      Z-25-1247529      3265 NE Expressway, Chamblee, GA 30341**

MARTA supports this rezoning as this project is located adjacent to MARTA service. However, it is critical that the developer accommodate direct pedestrian access to Northeast Expressway frontage so that residents can access transit service. Developer should coordinate with MARTA to place amenity pad.

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

Applicant Name: Nichelle Bell

Applicant Email Address: paatl1968@gmail.com

Applicant Mailing Address: P.O. Box 115404, Atlanta, GA 30310

Applicant Phone Number: 678-900-4772

Owner Name: Sarah Lee Choe & Triangle Realty, Inc.  
(If more than one owner, attach list of owners.)

Owner Email Address: 4989house@gmail.com

Owner Mailing Address: 820 Church St Decatur, GA 30030

Owner Phone Number: 404-453-4989

Subject Property Address: 3803 & 3815 Glenwood Road, Decatur GA 30032

Parcel ID Number(s): 15 167 11 062 & 15 167 11 014

Acreage: 0.5100 & 3.530 Commission District(s): 3 Super District: \_\_\_\_\_

Existing Zoning District(s): R-75 Proposed Zoning District(s): RSM

Existing Land Use Designation(s): \_\_\_\_\_ Proposed Land Use Designation(s): \_\_\_\_\_ (if applicable)

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

Owner: \_\_\_\_\_ Agent: X Nichelle Bell

Signature of Applicant:

Meetings



My Meetings (/meeting?type=previous) > Manage "Community Meeting - Rezoning Application"

Details    Registration    Email Settings    Branding    Live Streaming

Topic                    Community Meeting - Rezoning Application

Time                    Apr 8, 2025 06:00 PM Eastern Time (US and Canada)

Meeting ID            870 0749 3695

Security                ✓ Passcode \*\*\*\*\* Show  
                              ✓ Waiting Room

Registration Link     <https://us02web.zoom.us/meeting/register/D4EcAHfnStOTMGa5SRcdWg>  
(<https://us02web.zoom.us/meeting/register/D4EcAHfnStOTMGa5SRcdWg>)

Add to                    Google Calendar (/meeting/tZMtd-6spzgsE9GmZdfiJDHAQN6zh1u-QGMj/calendar/google/add)  
                              Outlook Calendar (.ics) (/meeting/tZMtd-6spzgsE9GmZdfiJDHAQN6zh1u-QGMj/ics)  
                              Yahoo Calendar (<https://calendar.yahoo.com/?v=60&VIEW=d&TITLE=Community%20Meeting%20-%20R%0D%0A%0D%0ADial%20by%20your%20location%0D%0A%E2%80%A2%20%2B1%20929%20205%2>)

AI Companion            Automatically start meeting summary

Video                    Host                    on  
                              Participant            on

Audio                    Telephone and Computer Audio  
                              Dial from **United States**

[Start\(/s/87007493695\)](#)
[Copy Invitation](#)
[Edit\(/meeting/87007493695/edit\)](#)
[Delete](#)
[Save as Template](#)

Here is a list of the names along with their email addresses from the screenshots:

1. Joscelyn's iPad – fn52vczqgr@privaterelay.appleid.com
2. Tara Duncan - 1965 Farris Drive – rc8zbny2zv@privaterelay.appleid.com
3. South DeKalb Coalition – info@southdekalb.org
4. Donald Brown – donaldbrown50@bellsouth.net
5. Horace Henley – cadatlanta327@gmail.com
6. Kenneth Powell – pdk-powell@comcast.net
7. Bryn Gravitt – brynjg@gmail.com
8. Diana Ketchum – dlketch@yahoo.com
9. Robert Miller – Andrewram47@yahoo.com
10. Dafne Dominguez – ddominguez@duranconstructioninc.com
11. Jonathan Duran – Jonathan@duranconstructioninc.com
12. Natalyn Archibong – nmarchibong@gmail.com
13. Victor Botero – vbotero@duranconstructioninc.com
14. Víctor M Botero – vbotero@duranconstructioninc.com
15. Jennifer O'Neil – flowstick99@gmail.com
16. Rebekka Borland – autumn\_borland@hotmail.com
17. Kim Heard – kheard38@yahoo.com
18. Edward Alston – Bayareaed24@gmail.com
19. Cecil Francis – ecoexpresswash@gmail.com
20. Tara Duncan – taraduncantd@gmail.com
21. Josh Gwynn – josh.gwynn@gmail.com
22. Joscelyn O'Neil – oneiloooo4@comcast.net
23. Willie Whitehead – Snowstormlady44@gmail.com
24. Adrienne Couther – couther@icloud.com

25. Rosaia Shepard – rosaiashepard@gmail.com
26. Aaron Vinson – aaron.vinson@yahoo.com
27. Claudette Leak – cfleak1@gmail.com
28. Brenda Pace – bcpace2@gmail.com
29. Dawn Rayford – dawnrayford@att.net
30. Chris Anglin – canglin@anglingroup.com

## LETTER OF APPLICATION

The Applicant has assembled 3803 Glenwood Road and 3815 Glenwood Road (4.04 +/- acres) for the purpose of rezoning from its present R-75 (Residential Medium Lot -75) zoning classification to RSM (Small Lot Residential Mix) District. An existing single-family dwelling has been previously removed from the 3803 Glenwood site; however, a dilapidated and vacant single-family dwelling is still present at the 3815 Glenwood Road location. The sites are presently served by ingress/egress to Glenwood Road and Farris Drive within the Glenwood Forest community.

Due to the changing circumstances and economies affecting south Dekalb County and metropolitan Atlanta in general, a need exists for more diverse and dense residential infill re-development. A niche market exists which is being underserved by single-family homes on larger lots and rental apartment communities. This need is sometimes referred to by those in urban planning as the "missing middle." The Applicant's proposal reflects yet another opportunity for diversification of housing type(s) on smaller, more affordable, and more manageable parcels and is a cornerstone of the 2050 Dekalb Comprehensive Plan.

The properties are presently and were previously single-family homes on large lots as these existed since the 1930's and 1950's. A location within an existing, developed community offers an ideal opportunity for the clustering of the same and similar uses under the RSM zoning designation as a transition to the Glenwood Road corridor while further avoiding any further commercial zoning classifications along the heavily travelled 4-lane State Road corridor as it approaches Columbia Drive. The development is perfectly situated between Candler Road, Columbia Drive, and other major transportation corridors with proximity to Atlanta and Decatur.

The Applicant will be also be the developer. To this end, the Applicant desires flexibility in the construction of a diverse array of housing types clustered around a common green space in a campus styled setting. The unit mix will reflect single-family detached, attached (duplex and tri-plex), and multi-story low rise congregate housing served by an elevator. All phases of lifestyle aging in-place can be accounted for with this concept. The exterior facades of the dwellings shall include masonry and cement board siding types with an emphasis on Neo-Traditional neighborhood design. Vinyl may only be used on fascia and soffits. Lush landscaping will enhance the enclave and enhance the built form. The Applicant is seeking a bonus residential density maximum in concert with the proposed rezoning. No other variances from Code have been requested.

## IMPACT ANALYSIS

- A. Is the zoning proposal in conformity with the policy and intent of the Comprehensive Plan?

Yes, the zoning proposal as RSM is in conformity with the policy and intent of the Dekalb 2050 Comprehensive Plan (the Plan) reflecting the changes and evolution which have occurred since the properties 1930 to 1950's origins. Some of the guiding principles of the Plan which support this petition are: (1) housing variety and choice near the Columbia Drive activity center; (2) stabilization of existing single-family neighborhoods (e.g. Glenwood Forest) with appropriate infill development; and (3) encouragement of more diverse housing to meet the changing needs of residents and communities.

- B. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby properties?

Yes, the development of the site as single-family detached and single-family attached is consistent with the surrounding land use(s) within the community and a neighborhood which has just one street for ingress/egress (Farris Drive). The area is primarily developed as modest one and two-story brick bungalows, tri-levels, and ranch styled dwelling units. Elevated architectural renderings provided by the Applicant suggest a sensitivity to the design and style of the community into which these new housing choices will be seamlessly integrated.

Again, yet another opportunity for proximity to multi-generational housing opportunities, aging in place, and diversity of house types. These ideas were further expressed and supported by the community in the 2021 Glenwood Road and Columbia Drive Area Redevelopment Plan/CRC with partnership Dekalb County, Atlanta Regional Commission (ARC), and POND & Company.

- C. Does the property to be affected by the zoning proposal have a reasonable economic use as currently zoned?

No, the subject properties have languished on the market as vacant properties for extended periods of time (4 or more years) further reflecting and validating their outdated economic obsolescence. The subject properties are no longer viable for medium to large lot residential uses given their proximity and frontage on a suburban mixed corridor – Glenwood Road.

- D. Will the zoning proposal adversely affect the existing use and usability of adjacent or nearby properties?

The proposal zoning proposal will further act to preserve and enhance the surrounding residential properties and contribute rooftops and patrons to the activity node and re-emerging commercial mixed-use corridor at Columbia Drive. The rezoning proposal is perfectly suited to take advantage

of the nearby Shoal Creek Park I and II properties which features active and passive amenities (within 0.4 +/- miles) and the conveniences of the Glenwood Road corridor and its pedestrian improvements. The proposed zoning provides a 15-minute walk or 5-minute drive to the Columbia Drive activity center (e.g. retail, restaurant, and grocery store).

- E. Are there other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?

In order to sustain older mixed use styled suburban corridors and provide a more appropriate transition to a commercial corridor, a clustering of similar type residential uses is ideal to preserve the Glenwood Forest community. Any other non-residential development would be a faceless wall view of the rear and/or services areas of commercial development with hours, lighting, noise, and concentrations of patrons unsuitable for a residential entrance during traditional neighborhood quiet hours.

- F. Will the zoning proposal adversely affect historic buildings, sites, districts, or archaeological resources?

Not affected. There are no historic buildings, sites, districts, or archeological resources in direct proximity to the site.

- G. Will the zoning proposal result in a use which would or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

No, the subject property is bound by existing, developed rights-of-way and including an existing subdivision street (Farris Drive) which acts as a feeder to Glenwood Road. Utilities already service the site as a dilapidated residential structure is present and another has previously been demolished. Transit locations and stops are abundant in the immediate area.

A few nearby schools include Toney Elementary (1.2 +/- miles), Columbia Middle School (2.8 +/- miles), and Columbia High School (1.1 +/- miles) which are ideal for short commutes.

- H. Will the zoning proposal adversely impact the environment or surrounding natural resources?

No. The zoning proposal will have low to negligible impact on the environment or natural resources. This impact would be substantially less than the impact of a rezoning for commercial uses which is more likely commonly found along the Glenwood corridor.

**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: March 19, 2025

TO WHOM IT MAY CONCERN:

I/WE: Sarah Lee Choe

Name of Owner(s)

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

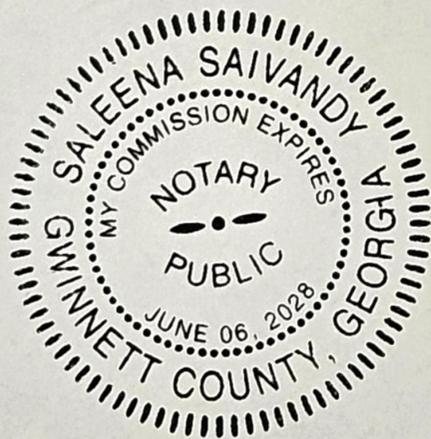
Nichelle Bell

Name of Agent or Representative

to file an application on my/our behalf.

[Signature]  
Notary Public

[Signature]  
Owner



**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.

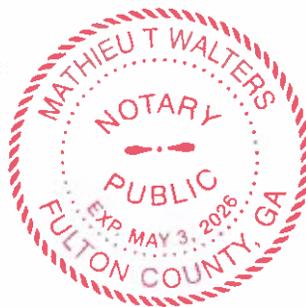
The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

Mathieu T. Walters  
Notary

Mathieu Walters 4/18/2025  
Signature of Applicant /Date

Check one: Owner \_\_\_\_\_ Agent  ✓

May 03, 2026  
Expiration Date/ Seal



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



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

TAX PARCEL: 15 167 11 014 & 15 167 11 062  
3803 & 3815 GLENWOOD ROAD  
ATLANTA, GEORGIA 30092-7301  
ZONED: R-75 (DEKALB COUNTY)

**NOTES:**

- ALL IRON PINS SET ARE 1/2" REBAR UNLESS OTHERWISE STATED.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS AN OPEN TRAVERSE AND HAD NO ADJUSTMENT.
- BEARING BASIS TAKEN FROM A GPS OBSERVATION USING THE LEICA SMARTNET NETWORK. ALL POSITIONS WERE LOCATED VIA G.P.S. WITH A POSITIONAL ACCURACY NOT EXCEEDING 0.07'.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 522,746 FEET.
- EQUIPMENT USED IN THIS SURVEY WAS A SOKKIA IX AUTO TRACKING ROBOTIC TOTAL STATION, A CARLSON BRx6+ AND A CARLSON RT-4 FIELD COMPUTER.
- FIELD WORK COMPLETED ON APRIL 1, 2025.
- SETBACK SHOWN ARE FROM COUNTY RECORDS. VERIFY WITH DEKALB COUNTY. DAVID GARRISON LAND SURVEYING IS NOT LIABLE FOR DISCREPANCIES.
- REFERENCED PROPERTY IS THE SAME AS THAT CERTAIN TRACT OF LAND RECORDED IN DEED BOOK 28087, PAGE 527, AND PLAT BOOK 28, PAGE 99, DEKALB COUNTY, GEORGIA RECORDS.
- REFERENCED PROPERTY IS THE SAME AS THAT CERTAIN TRACT OF LAND RECORDED IN DEED BOOK 28087, PAGE 527, DEKALB COUNTY, GEORGIA RECORDS.
- SEE A SURVEY FOR AHP CAPITAL, BY SCI DEVELOPMENT SERVICES, DATED DECEMBER 6, 2019.
- SEE DEED BOOK 25467, PAGE 720, GEORGIA D.O.T. RIGHT-OF-WAY PLAN, DEKALB COUNTY, GEORGIA RECORDS.

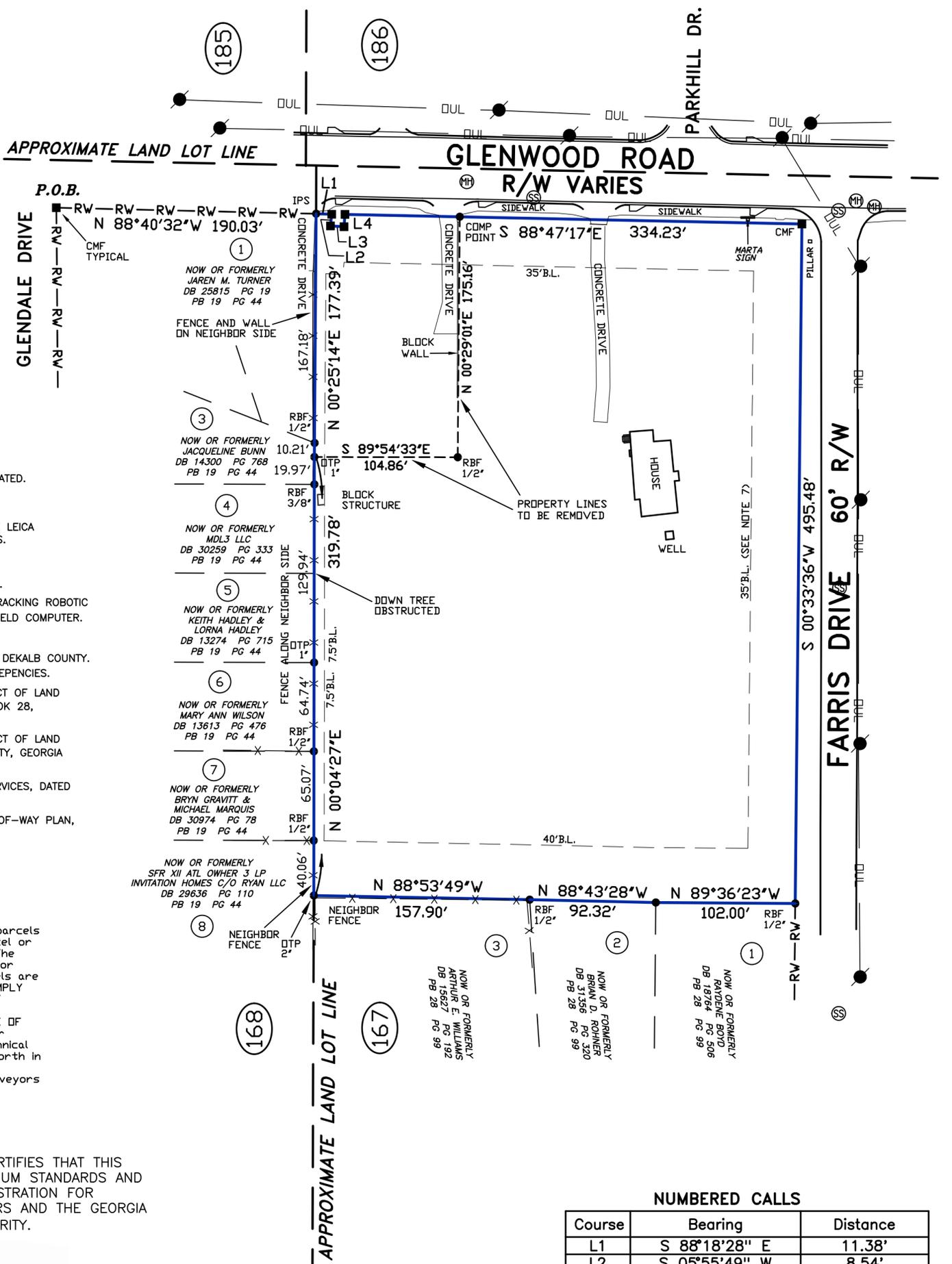
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION 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 Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAT OR PLAN COMPLIES WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE GEORGIA SUPERIOR COURT CLERK'S COOPERATIVE AUTHORITY.

*David L. Garrison*



RETRACEMENT/RECOMBINATION SURVEY FOR:  
**DCI COMMUNITIES**  
MAGGIE ANB BENJAMIN COOK PROPERTY  
LAND LOT 167, DISTRICT 15  
DEKALB COUNTY, GEORGIA  
DATE : APRIL 11, 2025  
JOB NO. : 3803 GLENWOOD RD  
FILE NO : 3803 3815 GLENWOOD RD



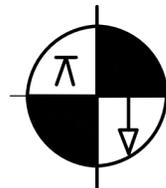
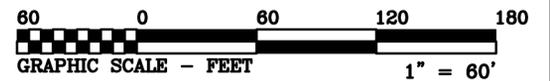
**NUMBERED CALLS**

Course	Bearing	Distance
L1	S 88°18'28" E	11.38'
L2	S 05°55'49" W	8.54'
L3	S 86°22'34" E	9.91'
L4	N 04°46'40" E	9.05'

**LEGEND**

- CTF CRIMP TOP FOUND
- OTP OPEN TOP PIPE
- CMF CONCRETE MONUMENT FOUND
- IPS IRON PIN SET
- RBF REBAR FOUND
- ⊕ FIRE HYDRANT
- UTILITY POLE
- ⊙ WATER METER
- ⊙ UTILITY POLE
- ⊙ GAS METER
- RW — RIGHT OF WAY
- ⊙ SW STORM WATER JUNCTION BOX
- ⊙ SS SANITARY SEWER MANHOLE
- ⊙ MH UTILITY MANHOLE

**AREA = 4.03 ACRES**



**DAVID L. GARRISON**  
LAND SURVEYING

969 HALE ROAD  
MAYSVILLE, GEORGIA 30558  
PH.(770)560-8031 EMAIL:DGARRISON1@AOL.COM

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN DISTRICT 15 OF LAND LOT 167 OF DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHEAST INTERSECTION GLENDALE DRIVE AND GLENWOOD ROAD; THENCE TRAVELING ALONG THE SOUTHERN RIGHT-OF-WAY OF GLENWOOD ROAD S 88°40'32" E FOR A DISTANCE OF 190.03' TO A 1/2" REBAR SET AND BEING THE **TRUE POINT OF BEGINNING**:

THENCE S 88°18'28" E A DISTANCE OF 11.38' TO A CONCRETE MONUMENT FOUND;

THENCE S 05°55'49" W A DISTANCE OF 8.54' TO A CONCRETE MONUMENT FOUND;

THENCE S 86°22'34" E A DISTANCE OF 9.91' TO A CONCRETE MONUMENT FOUND;

THENCE N 04°46'40" E A DISTANCE OF 9.05' TO A CONCRETE MONUMENT FOUND;

THENCE S 88°47'17" E A DISTANCE OF 334.23' TO A CONCRETE MONUMENT FOUND AT THE INTERSECTION ON GLENWOOD ROAD AND FARRIS DRIVE;

THENCE S 00°33'36" W A DISTANCE OF 495.48' ALONG THE WESTERLY RIGHT-OF-WAY OF FARRIS DRIVE TO A 1/2" REBAR FOUND;

THENCE LEAVING SAID RIGHT-OF-WAY N 89°36'23" W A DISTANCE OF 102.00' TO A 1/2" REBAR FOUND;

THENCE N 88°43'28" W A DISTANCE OF 92.32' TO A 1/2" REBAR FOUND;

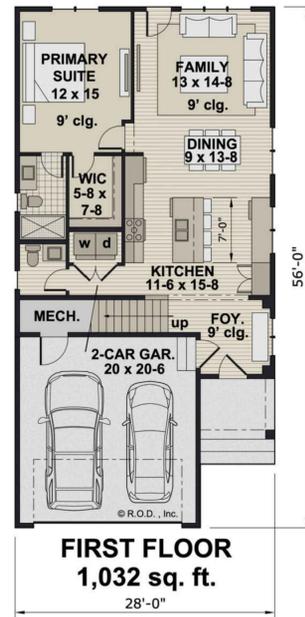
THENCE N 88°53'49" W A DISTANCE OF 157.90' TO A 2" OPEN TOP PIPE FOUND;

THENCE N 00°04'27" E A DISTANCE OF 319.78' TO A 1" OPEN TOP PIPE FOUND;

THENCE N 00°25'14" E A DISTANCE OF 177.39' TO A 1/2" REBAR SET AND BEING THE **TRUE POINT OF BEGINNING**

SAID TRACT OR PARCEL HAVING AN AREA OF 4.03 ACRES AS SHOWN ON A SURVEY BY DAVID GARRISON LAND SURVEYING FOR DCI COMMUNITIES, DATED APRIL 14, 2025.





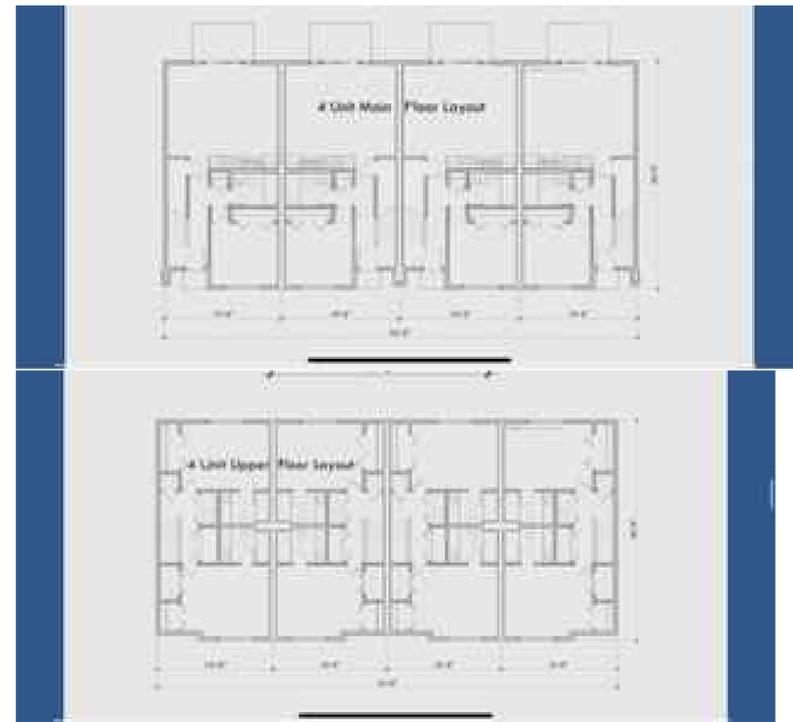
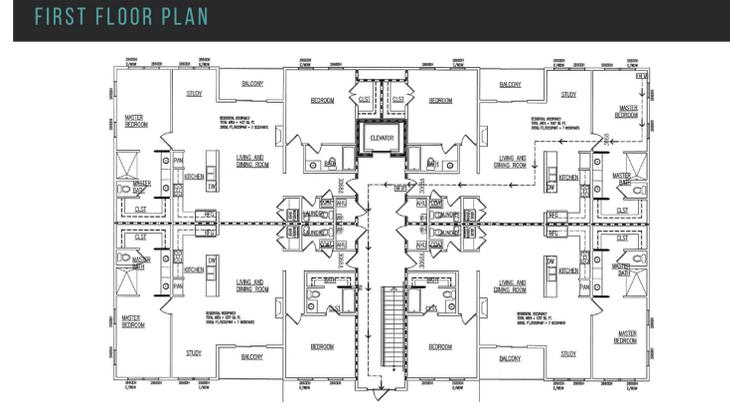
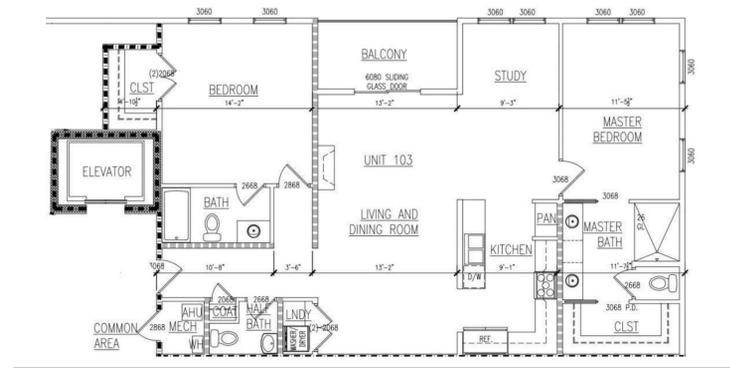
**IN THE HEART OF PEACHTREE CITY**  
This private residential area is a truly walk-able neighborhood with sidewalks, beautiful landscaping, and charming low-country style architecture. Located inside the Laurel Brooke mini-village and within shouting distance to McIntosh High School, these modern, luxury condos are also connected to Peachtree City's unique golf cart, bicycle and pedestrian paths.



**SINGLE UNIT EXAMPLE**

**MICHELLE HUMES GROUP**  
103 Westpark Drive  
Peachtree City  
678.940.8102

**exp REALTY**



Plan F-697

Bed 1	14 x 10
Bed 2	14 x 11
Bath	5 x 7
Living	10 x 11
Dining	10 x 11
Kitchen	10 x 11
Staircase	4 x 6
W.C.	5 x 7
Deck	10 x 11
Front Porch	10 x 11
Front Porch	10 x 11
Front Porch	10 x 11

**BUYING OPTIONS**

- Plan Package 1: \$120,000
- Plan Package 2: \$130,000
- Plan Package 3: \$140,000
- Plan Package 4: \$150,000

REVISIONS		
NO.	DESCRIPTION	DATE

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE: XX/XX/25  
DESIGNED BY: XXX  
DRAWN BY: XXX  
CHECKED BY: XXX  
BID-CONTRACT:

CLIENT

PROJECT

**DCI COMMUNITIES**

SHEET TITLE

**DETAILS**

SHEET NUMBER **SP-102**  
PROJECT NUMBER **XXXXX.XX**

STATUS: PRELIMINARY  
Plotted by: fascinar On 4/21/2025 3:46 PM



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

Chief Executive Officer  
Lorraine Cochran-Johnson

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

Interim Director  
Cedric G. Hudson, MCRP

**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**

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



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Chief Executive Officer  
Lorraine Cochran-Johnson

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

Interim Director  
Cedric G. Hudson

**PRE-APP FORM ADDITIONAL COMMENT PAGE, IF NEEDED**

APPLICANT: \_\_\_\_\_

ADDRESS/PARCEL: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

\_\_\_\_\_

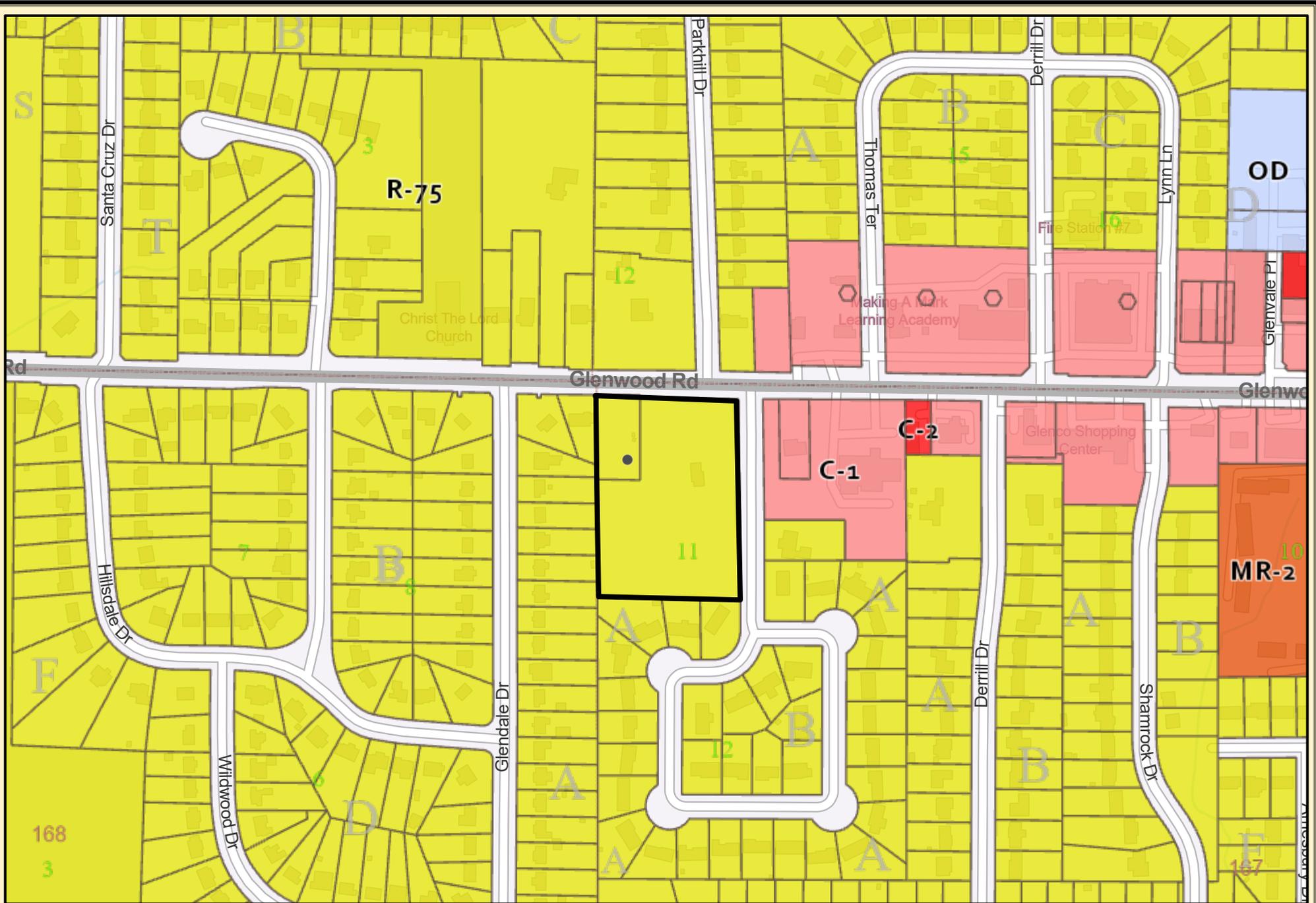
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

PLANNER: \_\_\_\_\_





**DeKalb County Parcel Map**

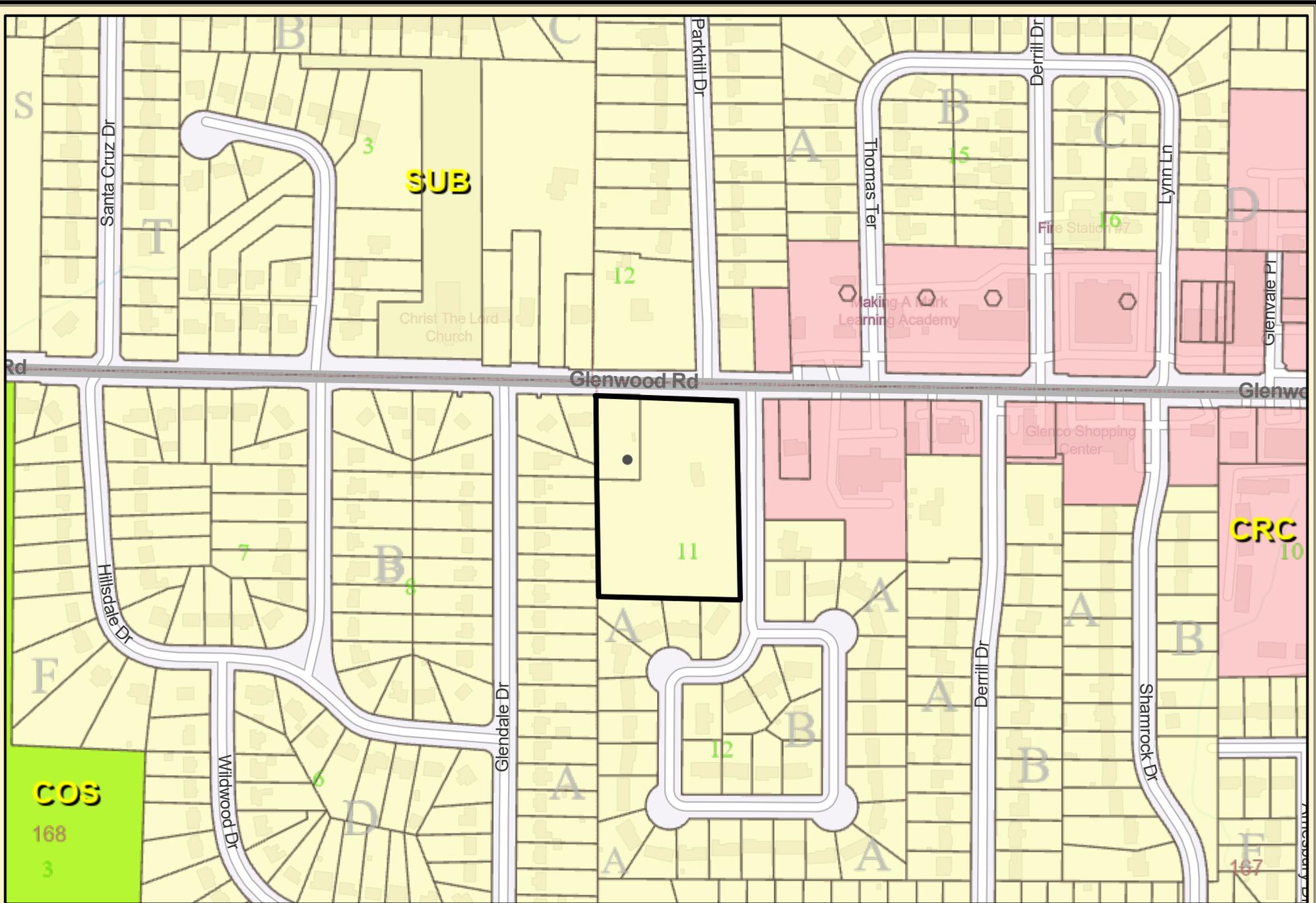


Date Printed: 6/17/2025



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**DeKalb County Parcel Map**



Date Printed: 6/17/2025



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**DeKalb County Parcel Map**



Date Printed: 6/17/2025



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