

Agenda Item

File ID: 2025-0961

Substitute 9/30/2025

Public Hearing: YES ☒ NO ☐

Department: Planning and Sustainability

SUBJECT:

Commission District(s): Commission District 01 Super District 07

Application of KL Capital, LLC c/o Battle Law, P.C. to rezone property from C-1 (Local Commercial) zoning district to HR-1 (High-Density Residential-1) zoning district for the development of a mixed-use project with multi-family units and accessory retail/office/commercial space, at 3507 Old Chamblee-Tucker Road.

Petition No.: N2-2025-0961 Z-25-1247624

Proposed Use: Mixed-use project; multi-family, accessory retail/office/commercial space.

Location: 3507 Chamblee-Tucker Road, Chamblee, Georgia 30341

Parcel No.: 18 285 01 001

Information Contact: Andrea Folgherait, Sr. Planner

Phone Number: 404-371-2155

PURPOSE:

Application of KL Capital, LLC c/o Battle Law, P.C. to rezone property from C-1 (Local Commercial) zoning district to HR-1 (High-Density Residential-1) zoning district for the development of a mixed-use project with multi-family units and accessory retail/office/commercial space.

RECOMMENDATION:

COMMUNITY COUNCIL: (August 2025) Full cycle deferral.

PLANNING COMMISSION: (Sept. 9, 2025) Full-Cycle Deferral.

STAFF RECOMMENDATION: (September 2025) Approval with Conditions_rev. 09.25.2025)

PLANNING STAFF ANALYSIS: The applicant is requesting to rezone the subject property from C-1 (Local Commercial) to HR-1 (High Density Residential-1) to accommodate twenty-four (24) residential units and approximately 2,000 square feet of retail and/or commercial space. This proposed rezoning supports the design objectives of the Town Center (TC) Character Area, as outlined in the *DeKalb 2050 Unified Plan* (Pg. 35), by advancing a mixed-use development concept. Additionally, HR-1 maximum density of 24 units per acre (up to 40 units per acre with density bonuses) is consistent with the TC density threshold (60 units per acre). The surrounding zoning and development pattern includes a mix of commercial, office, and low-to-medium density residential uses of O-I, C-1, MR-2, MR-1, and R-100 zoning districts. Rezoning to HR-1 would introduce higher-density residential and mixed-use opportunities that align with the area's evolving Town Center Character area strategies and objectives. Notwithstanding consistency with the TC Character Area and compatibility with the surrounding development pattern, there are deficiencies regarding compliance with HR-1 design standards that may indicate the project is not viable as currently proposed. Given some of the deficiencies, the applicant may or may not be able to achieve the density of thirty-two (32) u/acre. The revised site plan ("*CONCEPT PLAN*" dated September 4th, 2025) fails to demonstrate complete compliance with *Section 27-2.15.3 – Dimensional Requirements for HR-1*: The building height permitted for Multi-family in HR-1 is a maximum of four (4) stories

or sixty (60) feet (*Section 27-2.15.6 Building Heights*). The revised site plan still specifies site plan five (5) stories. The rear setback is 20 feet (Per *Section 27-2.15.3*). It appears the parking may encroach into the rear setback. Variance(s) may be sought. The total lot coverage listed specifies 60.57%. However, there is no breakdown of this calculation. The total open space specifies 17.7% open space. However, there is no calculation of the breakdown. The site plan states there are 28 parking spaces, only 24 are shown. The site plan states “parking on the ground floor” it is unclear if the remaining 4 spaces are under the first floor. Elevations should be supplied prior to Land Development Permit. The Applicant has stated revising the site plan to include density bonus criteria that could be met. **Additional comments to consider upon a precursory review of the revised site plan:** Staff recommended the Applicant correspond with the Fire Review Division and Sanitation Division to ensure appropriate access. There is no location specifying where a dumpster is located. Interdepartmental comments specified an underground detention pond may be necessary given the buildable envelope. While there are site plan deficiencies, the proposal appears to be consistent with the maximum densities allowed by HR-1 and the TC Character Area which demonstrate appropriate compatibility with a mixed-use design. Upon review of 27-7.3.5 (A-H), Staff recommends an ***“Approval with the attached conditions”***.

PLANNING COMMISSION VOTE: (September 9, 2025) Full-Cycle Deferral 9-0-0. Commissioner West moved, Commissioner Costello seconded for a full-cycle deferral to the November 2025 zoning agenda, per the Applicant’s request.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (August 2025) Full cycle deferral 6-0-0.

Z-25-1247624 (2025-0961)
Recommended Conditions_Sept. 30, 2025 BOC
3507 Chamblee-Tucker Road, Chamblee, GA 30341

1. There shall be a residential component.
2. At least two thousand (2,000) square feet of non-residential (commercial or retail) space along the frontage of Old Chamblee Tucker Road.
3. Approval of this rezoning application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Planning Commission, the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by each entity.

Planning Commission Hearing Date: September 9, 2025
Board of Commissioners Hearing Date: September 30, 2025

STAFF ANALYSIS

CASE NO.:	Z-25-1247624	File ID #: 2025-0961
Address:	3507 Old Chamblee-Tucker Road, Chamblee, GA 30341	Commission District: 01 Super District: 07
Parcel ID(s):	18 285 01 001	
Request:	Rezone property from C-1 (Local Commercial) zoning district to HR-1 (High-Density Residential-1) zoning district for the development of a mixed-use project with multi-family units and accessory retail/office/commercial space	
Property Owner(s):	KL Capital, LLC.	
Applicant/Agent:	KL Capital LLC c/o Battle Law, PC	
Acreage:	0.65 acre	
Existing Land Use:	Vacant Lot	
Surrounding Properties:	North: OI (Office Institutional) East: OI, C-1 (Local Commercial) South: OI, C-1 West: C-1	
Comprehensive Plan:	TC (Town Center) Consistent X Inconsistent	

STAFF RECOMMENDATION: Approval with Conditions.

The applicant, **KL Capital LLC (c/o Battle Law, PC)**, is requesting to rezone the subject property from C-1 (Local Commercial) to HR-1 (High Density Residential-1) to accommodate twenty-four (24) residential units and approximately 2,000 square feet of retail and/or commercial space. This proposed rezoning supports the design objectives of the Town Center (TC) Character Area, as outlined in the *DeKalb 2050 Unified Plan* (Pg. 35), by advancing a mixed-use development concept. Additionally, HR-1 maximum density of 24 units per acre (up to 40 units per acre with density bonuses) is consistent with the TC density threshold (60 units per acre).

The surrounding zoning and development pattern includes a mix of commercial, office, and low-to-medium density residential uses of O-I, C-1, MR-2, MR-1, and R-100 zoning districts. Rezoning to HR-1 would introduce higher-density residential and mixed-use opportunities that align with the area's evolving Town Center Character area strategies and objectives.

Notwithstanding consistency with the TC Character Area and compatibility with the surrounding development pattern, there are deficiencies regarding compliance with HR-1 design standards that may indicate the project is not viable as currently proposed. Given some of the deficiencies, the applicant may or may not be able to achieve the density of thirty-two (32) u/acre. The revised site plan ("*CONCEPT PLAN*" dated September 4th, 2025) fails to demonstrate complete compliance with *Section 27-2.15.3 – Dimensional Requirements for HR-1*:

- The building height permitted for Multi-family in HR-1 is a maximum of four (4) stories or sixty (60) feet (*Section 27-2.15.6 Building Heights*). The revised site plan still specifies site plan five (5) stories.

- The rear setback is 20 feet (Per Section 27-2.15.3). It appears the parking may encroach into the rear setback. Variance(s) may be sought.
- The total lot coverage listed specifies 60.57%. However, there is no breakdown of this calculation.
- The total open space specifies 17.7% open space. However, there is no calculation of the breakdown.
- The site plan states there are 28 parking spaces, only 24 are shown. The site plan states “parking on the ground floor” it is unclear if the remaining 4 spaces are under the first floor. Elevations should be supplied prior to Land Development Permit.
- The Applicant has stated revising the site plan to include density bonus criteria that could be met.

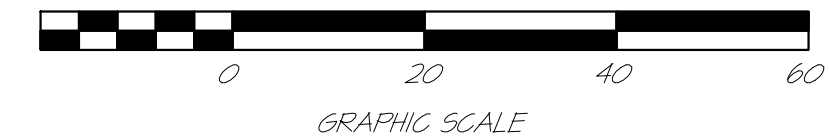
Additional comments to consider upon a precursory review of the revised site plan:

- Staff recommended the Applicant correspond with the Fire Review Division and Sanitation Division to ensure appropriate access.
- There is no location specifying where a dumpster is located.
- Interdepartmental comments specified an underground detention pond may be necessary given the buildable envelope.

While there are site plan deficiencies, the proposal appears to be consistent with the maximum densities allowed by HR-1 and the TC Character Area which demonstrate appropriate compatibility with a mixed-use design. Upon review of 27-7.3.5 (A-H), Staff recommends an ***“Approval with Conditions”***.

1. There shall be a residential component.
2. At least two thousand (2,000) square feet of non-residential (commercial or retail) space along the frontage of Old Chamblee Tucker Road.
3. Approval of this rezoning application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Planning Commission, the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by each entity.

1. SITE PLAN
2. PRELIMINARY GRADING PLAN
AND FIRE ACCESS PLAN
3. VICINITY TOPOGRAPHIC MAP



1. THIS TRACT CONTAINS 0.7433 ACRES AND IS ZONED G-1. THE PROPOSED ZONING IS HR-1. THIS LAYOUT CONTAINS 24 RESIDENTIAL UNITS DENSITY OF 32.29 UNITS/ACRE
2. TOTAL SQUARE FEET OF NON-RESIDENTIAL USE : 26,128 OF TOTAL FLOOR AREA.
3. THE PARKING REQUIREMENTS ARE AS FOLLOWS:
 - 16 RESIDENTIAL UNITS X 1.5 = 24 SPACES
 - 212 SF OF NON-RESIDENTIAL X ONE SPACE/ 500 SF = 4.22 SPACES, USE 5 SPACES
 - TOTAL PARKING SPACES REQUIRED = 29
 - SHARED SPACE REDUCTION OF 10% = 2.61 SPACES
 - TOTAL SPACES PROVIDED = 26
4. TOTAL LOT COVERAGE 60.57%
5. THIS LAYOUT CONTAINS 5622 SF, 0.131 ACRES, OR 17.1% OF OPEN SPACE EXCLUSIVE OF THE EXISTING DETENTION FACILITY AND CELL TOWER EASEMENT.
6. THE BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM A SURVEY FOR NEPTUNE CAPITAL, LLC BY MARK D. PATRICK DATED FEBRUARY 14, 2025.
7. THERE ARE NO FLOOD HAZARD AREAS ON THIS SITE PER F.I.R.M. COMMUNITY PANEL 152896-0008B-01473
8. THERE ARE NO DESIGNATED WETLANDS ON THIS SITE.
9. THE EXISTING DETENTION FACILITY WILL BE ALTERED TO CONFORM WITH THE PROPOSED DEVELOPMENT. HOWEVER, THE VOLUME OF THE POND AND EXISTING OUTLET STRUCTURE WILL BE MAINTAINED.
10. THE MINIMUM SQUARE FOOTAGE FOR THE INDIVIDUAL UNIT SHALL BE AS FOLLOWS:
 - ONE BEDROOM 650 SF
 - TWO BEDROOM 1000 SF
 - THREE BEDROOM 1250 SF

**CORNERSTONE DESIGN &
DEVELOPMENT, INC.**

P O BOX 220
KINGSTON GA 30145
PHONE: 404-561-4267
EMAIL: kmvdarrell@bellsouth.net
CONTACT: DARRELL VAUGHN



CONCEPT PLAN

PLAN SCALE: 1" = 20'

OLD CHAMBLEE-TUCKER ROAD TRACT
LAND LOT 285, 18th DISTRICT
GWINNETT COUNTY, GEORGIA
PARCEL 18-285 01 001

REVISIONS:

JUNE 13, 2025: REVISE PER COMMUNITY MEETING COMMENTS

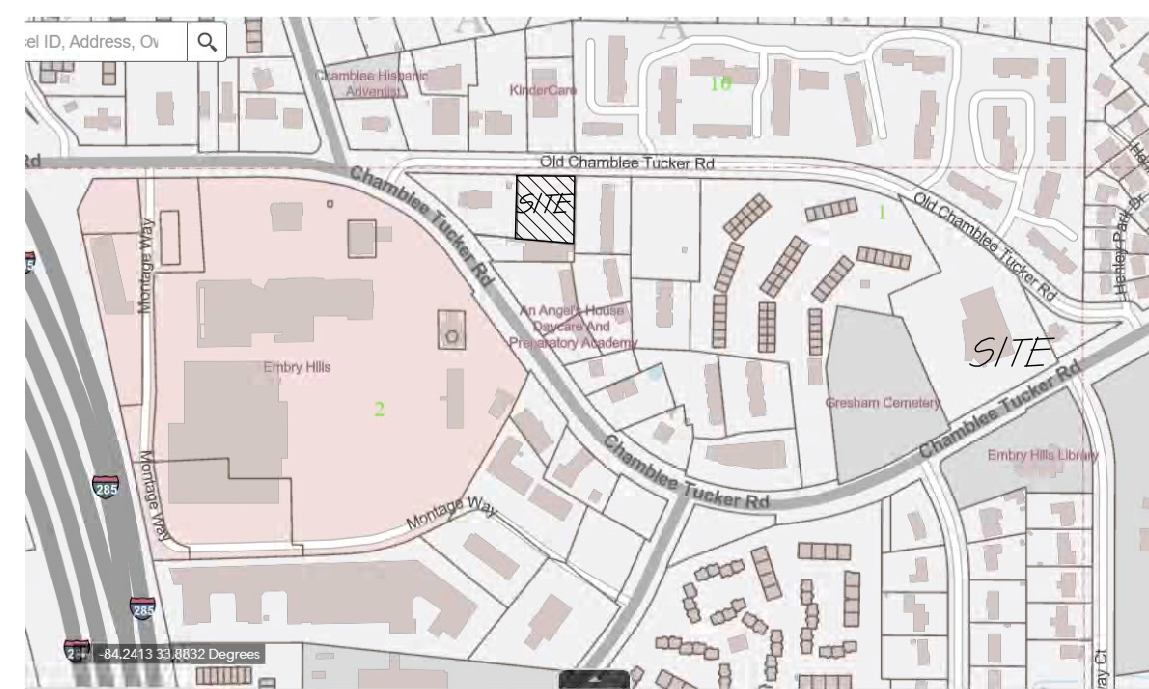
SEPT. 10, 2025: REVISE PER COUNTY COMMENTS

SHEET NO.

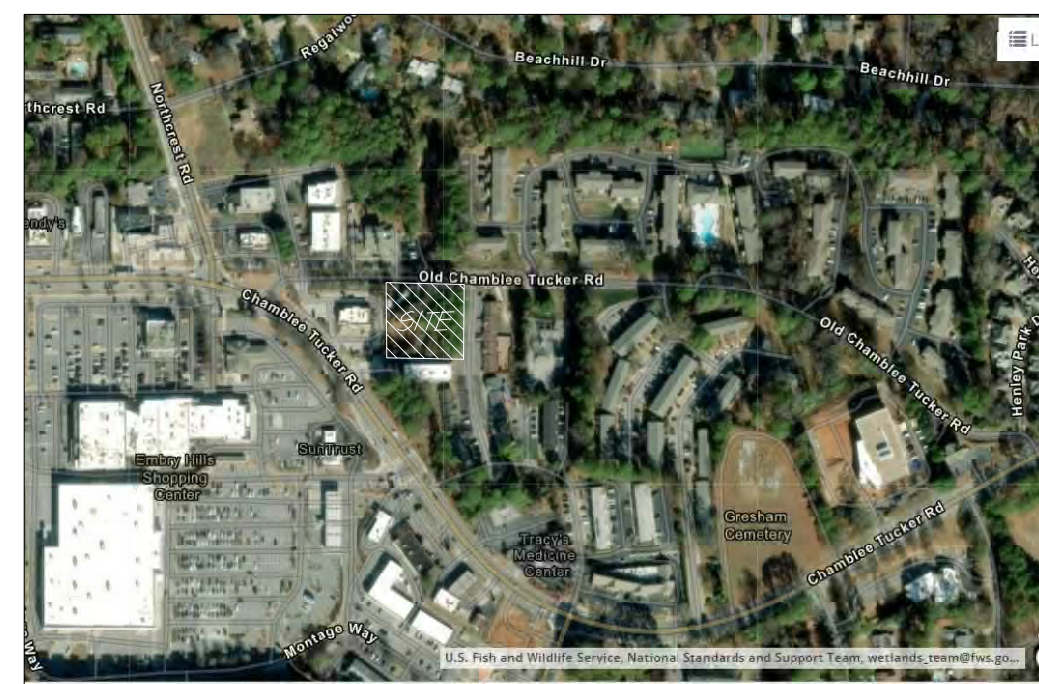
OF
3

PROJ. NO.

DATE: MAY 14, 2025



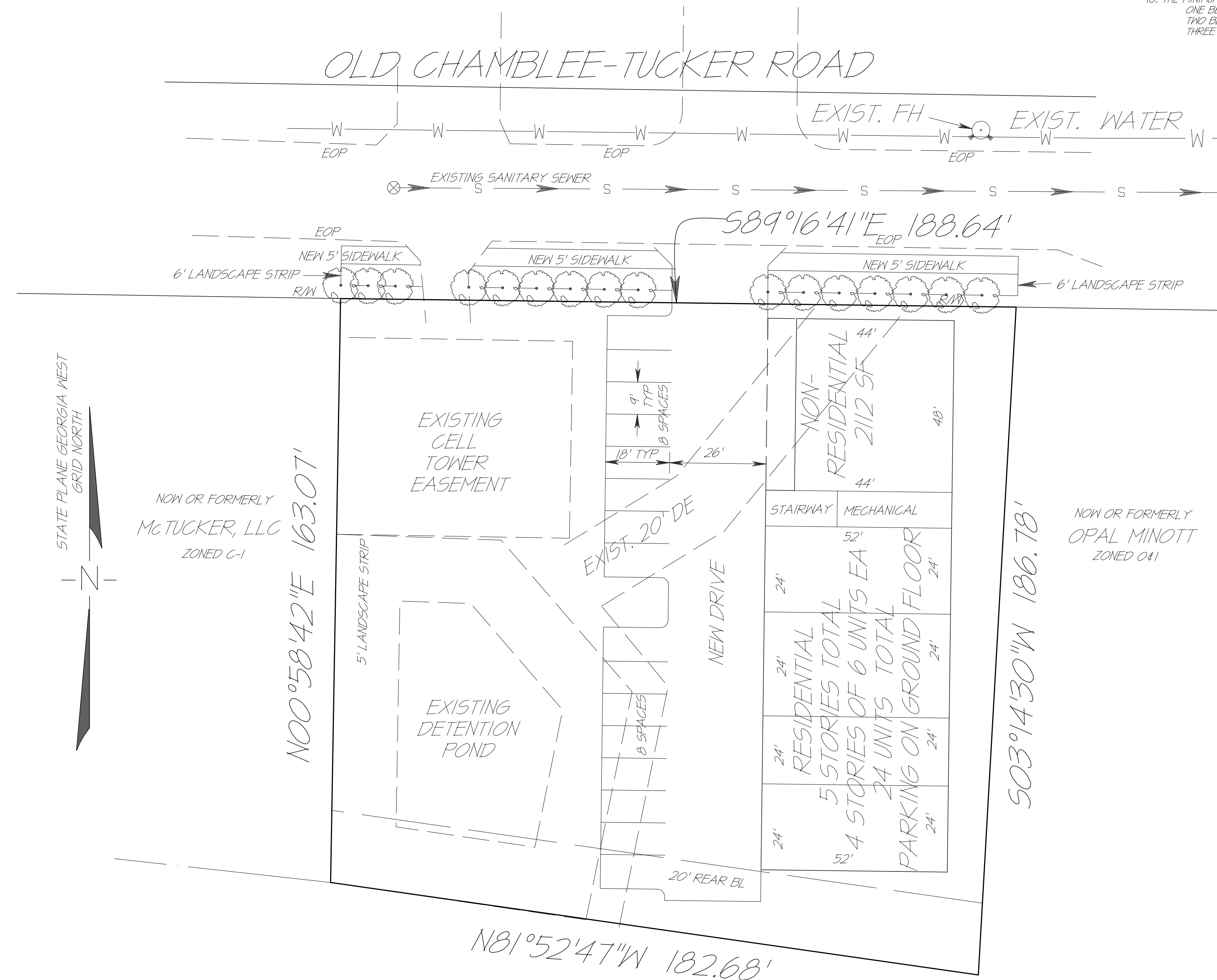
LOCATION MAP
NOT TO SCALE



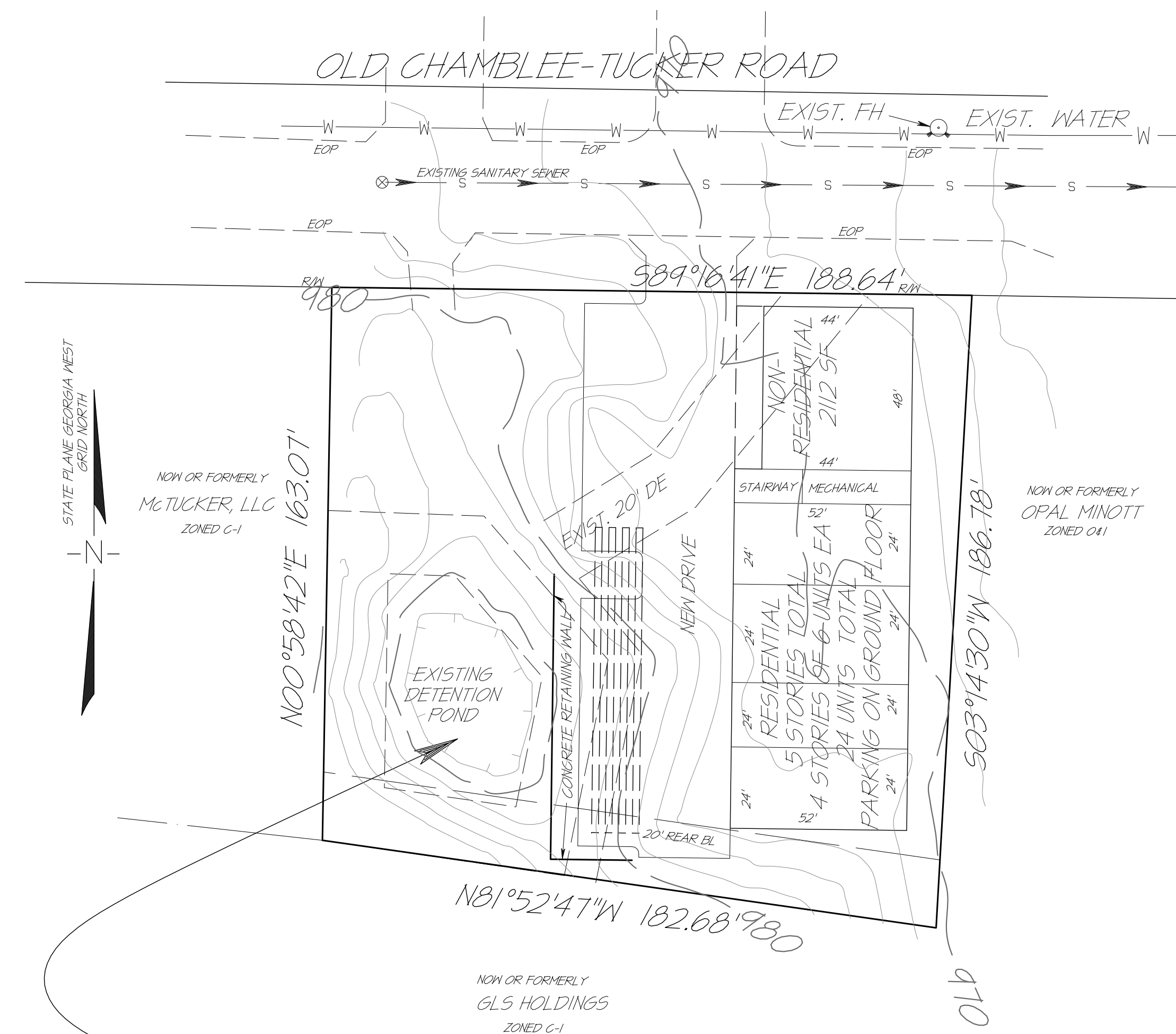
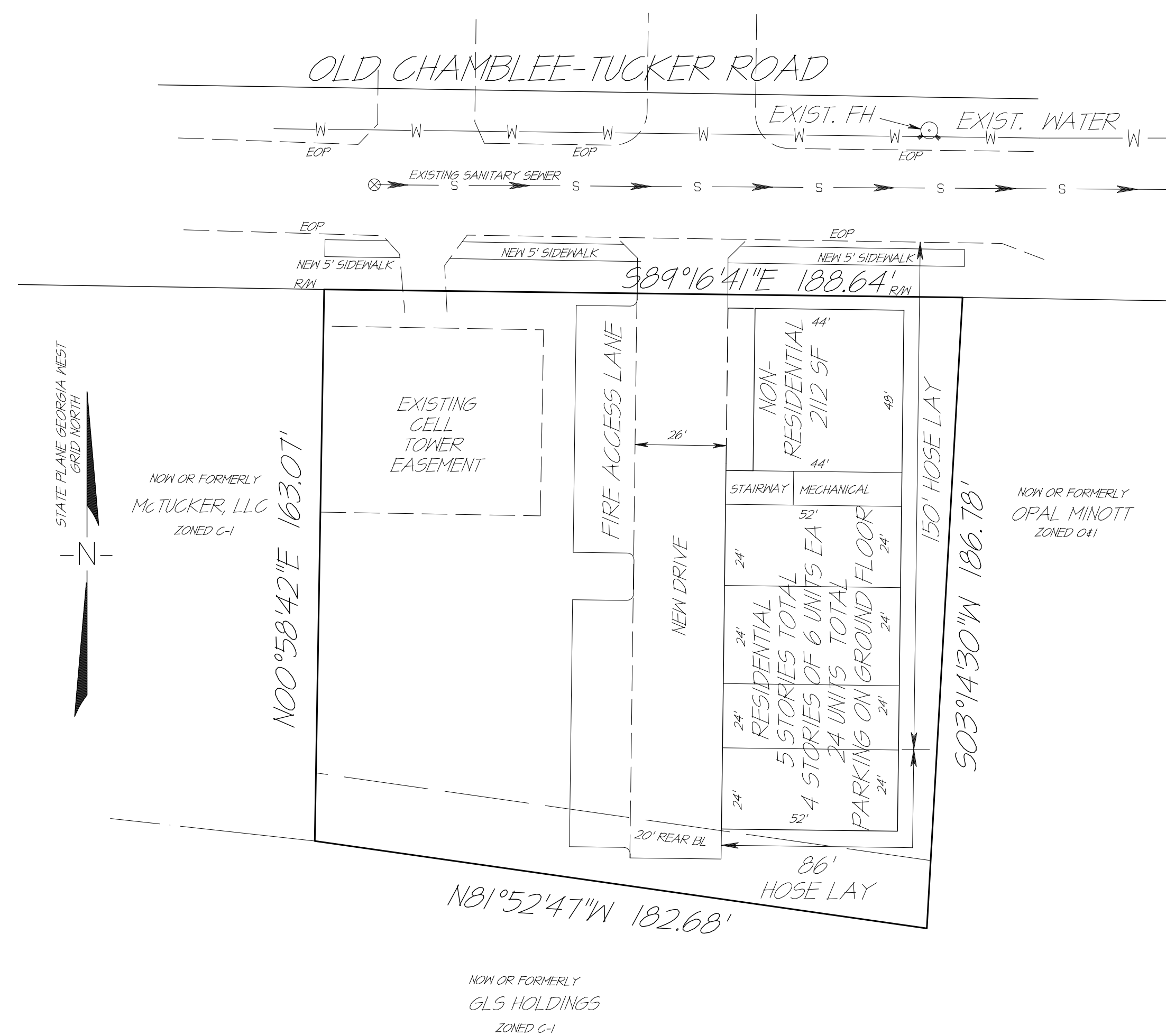
WETLANDS INVENTORY MAP
NOT TO SCALE



F.I.R.M. PANEL # 13135C101F
NOT TO SCALE



NOW OR FORMERLY
GLS HOLDINGS
ZONED C-1

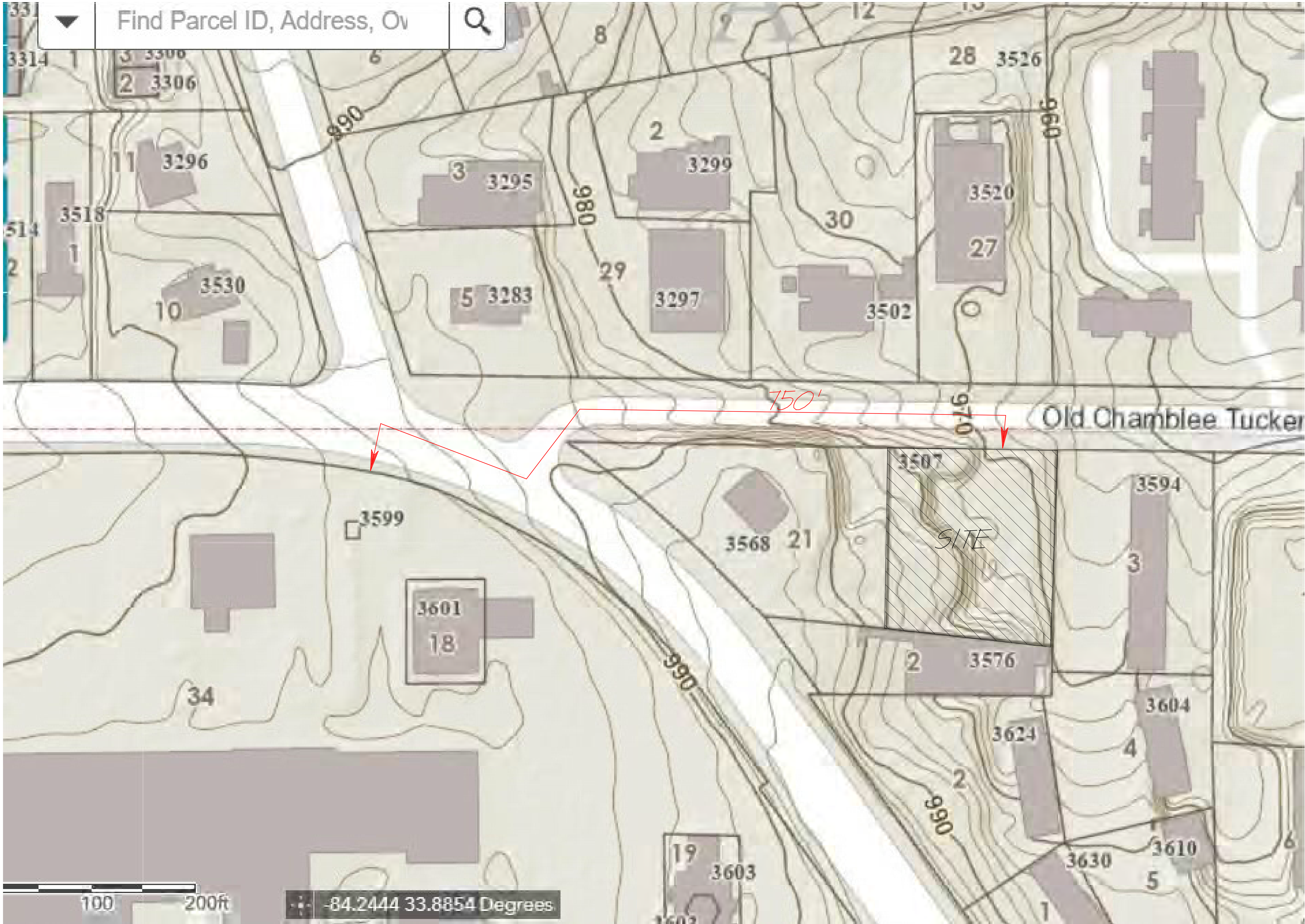


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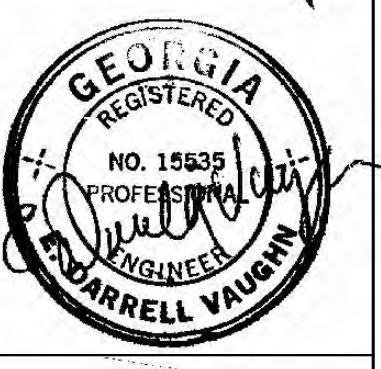


OLD CHAMBLEE-TUCKER ROAD TRACT
LAND LOT 285, 18th DISTRICT
GWINNETT COUNTY, GEORGIA
PARCEL 18 285 01 001

REVISIONS: #1, JUNE 10, 2025: REVISE PER COMMUNITY MEETING COMMENTS #2, SEPT. 10, 2025: REVISE PER COUNTY COMMENTS	SHEET NO. OF 2 3
PROJ. NO. DATE: MAY 14, 2025	



CORNERSTONE DESIGN & DEVELOPMENT, INC.
 P.O. BOX 220
 KINGSTON, GA 30145
 PHONE: 404-561-4267
 EMAIL: info@cornerstoneinc.net
 CONTACT: DARRELL VAUGHN



VICINITY
 TOPOGRAPHIC
 MAP

PLAN SCALE: NTS

OLD CHAMBLEE-TUCKER ROAD TRACT
 LAND LOT 285, 18th DISTRICT
 CHANNETT COUNTY, GEORGIA
 PARCEL 18 285 01 001

REVISIONS:

1	JUNE 13, 2025	REVISE PER COMMUNITY MEETING COMMENTS
2	SEPT. 18, 2025	REVISE PER COUNTY COMMENTS

SHEET NO.
 OF 3
 3

ROLL NO.
 DATE: SEPT. 4, 2025

DEPARTMENT OF PLANNING & SUSTAINABILITY**Chief of Executive Officer**
Lorraine Cochran-Johnson**Director**
Juliana A. Njoku**Zoning Comments September 2025**

D1-2024-1442 CZ-25-1247294 (7778 Pleasant Hill Rd & others): Pleasant Hill Road is classified as a Minor Arterial. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. The right-of way dedication of 35 feet minimum from centerline to allow all public infrastructure is within right of way. Requires a 10-foot multiuse path, with pedestrian streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

D2-2025-0283 Z-25-1247358 (1619 Pleasant Hill Trl): Pleasant Hill Road is classified as a Minor Arterial. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. The right-of way dedication of 35 feet minimum from centerline to allow all public infrastructure is within right of way. Requires a 10-foot multiuse path, with pedestrian streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N1-2025-0960 Z-25-1247566 (700 Jordan Lane): Jordan Lane & Reverend D L Edwards are both 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 the centerline of roadway, all public infrastructure must be within right of way. Requires a 5-foot landscape strip with a 5-foot sidewalk.

N2-2025-0961 Z-25-1247624 (3507 Chamblee-Tucker Road): Old Chamblee Tucker Road is classified as a local road. 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 the centerline of roadway, all public infrastructure must be within right of way. Requires a 5-foot landscape strip with a 5-foot sidewalk.

N3-2025-0962 CZ-25-1247634 (1849 L'ville Hwy): Lawrenceville Highway is classified as a Major Arterial, also a Georgia State Route. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: Requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 10-foot multiuse path with pedestrian scale streetlights. Jordan Lane is classified as a local road. 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 the centerline of roadway, all public infrastructure must be within right of way. Requires a 5-foot landscape strip with a 5-foot sidewalk.

N4-2025-0963 SLUP-25-1247632 (1849 L'ville Hwy): Lawrenceville Highway is classified as a Major Arterial, also a Georgia State Route. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: Requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 10-foot multiuse path with pedestrian scale streetlights. Jordan Lane is classified as a local road. 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 the centerline of roadway, all public infrastructure must be within right of way. Requires a 5-foot landscape strip with a 5-foot sidewalk.

N5-2025-0964 Z-25-1247633 (3048 Lumby Dr.): Lumby Drive is classified as a local road. 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 the centerline of roadway, all public infrastructure must be within right of way. Requires a 5-foot landscape strip with a 5-foot sidewalk.

N6-2025-0965 SLUP-25-1247606 (1766 Big Valley Lane): Big Valley Lane is classified as a Local Road. SLUP does not change the existing shoulders or curb cuts.

N7-2025-0966 SLUP-25-1247611 (1747 Flintwood Dr.): Flintwood Drive is classified as a Local Road. SLUP does not change the existing shoulders or curb cuts. Suggested but not required, (Children at play) signs could be added in advance of subject property in both directions.

N8-2025-0967 SLUP-25-1247631 (4077 Flat Shoals Pkwy): Flat Shoals Pkwy is classified as a Major Arterial. SLUP does not change the existing shoulders or curb cuts.

N9-2025-0968 SLUP-25-1247608 (2339 Brannen Rd, Rear): Brennen Road is classified as a Collector. SLUP does not change the existing shoulders or curb cuts.

N10-2025-0969 SLUP-25-1247629 (538 Burlington Road): Burlington Road is classified as a Local Road. SLUP does not change the existing shoulders or curb cuts.

N11-2025-0970 SLUP-25-1247635 (Loveless Place & Pineview Trl): Loveless Place is classified as a Local Road. Subject in the Bouldercrest Overlay District.



7/11/2025

To: Mr. John Reid, Senior Planner
From: Ryan Cira, Director, Division of Environmental Health
Cc: Alan Gaines, Deputy Director, Division of Environmental Health
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.

N1-2025-0960

Z-25-1247566

700 Jordan Lane, Decatur, Ga

- See general comments

N2-2025-0961

Z-25-1247624

3507 Old Chamblee-Tucker Road, Chamblee, Ga 30341

- See general comments

N3-2025-0962

CZ-25-1247634

1849 Lawrenceville Highway, Decatur, Ga 30033

- See general comments

**DeKalb County School District
Development Review Comments**

Analysis Date: 7/10/2025

Submitted to: DeKalb County

Case #: Z-25-1247624

Parcel #: 18 285 01 001

Name of Development: KL Capital, LLC

Location: 3507 Old Chamblee-Tucker Roads, Chamblee, GA 30341

Description: Development of a mixed-use project with 24 multi-family units

Impact of Development: When fully constructed, this development would be expected to generate 6 students: 3 at Pleasantdale Elementary School, 1 at Henderson Middle School, 1 at Lakeside High School, 1 at other DCSD schools, and 0 at private school. Lakeside HS is currently over-crowded, but is expected to be relieved when the new high school in Doraville opens. The additional homes are not expected to have a significant impact on the neighborhood schools.

	Pleasantdale Elementary School	Henderson Middle School	Lakeside High School	Other DCSD Schools	Private Schools	Total
Current Condition of Schools						
Capacity	984	1,590	1,705			
Portables	0	0	11			
Enrollment (Oct 2024)	794	1,344	2,224			
Seats Available	190	246	-519			
Utilization (%)	80.7%	84.5%	130.4%			
New students from development	3	1	1	1	0	6

New Enrollment	797	1,345	2,225
New Seats Available	187	245	-520
New Utilization	81.0%	84.6%	130.5%

Calculation Details

Inputs	Unit Type	APT	Proposed Units	24
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		Attend Home School	Attend other DCSD School	Private School	Total
Yield Rates (students per unit based on comparable developments)	Elementary	0.1280	0.0088	0.0000	0.1369
	Middle	0.0374	0.0000	0.0087	0.0461
	High	0.0473	0.0087	0.0000	0.0560
	Total	0.2127	0.0175	0.0087	0.2390

Units x Yield Rates	Elementary	3.07	0.21	0.00	3.28
	Middle	0.90	0.00	0.21	1.11
	High	1.14	0.21	0.00	1.35
	Total	5.11	0.42	0.21	5.74

New Students from Development (rounded result)	Elementary	3	0	0	3
	Middle	1	0	0	1
	High	1	1	0	2
	Total	5	1	0	6

LAND DEVELOPMENT ANALYSIS

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.

Case # and Address/Parcel: _____

• Transportation/Access/Row

• Stormwater Management

• Flood Hazard Area/Wetlands

• Landscaping/Tree Preservation

• Tributary Buffer

• Fire Safety

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

PUBLIC WORKS – **ROADS & DRAINAGE** - ZONING COMMENTS FORM

Case No.: _____ Parcel ID#: _____

Address: _____

Drainage Basin: _____

Upstream Drainage Area: _____

Percentage of Property in 100-Year Floodplain: _____

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

Required detention facility(s): _____

COMMENTS: _____

Signature: _____ *Akin Akinsola*

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

PUBLIC WORKS – **TRAFFIC ENGINEERING** - ZONING COMMENTS FORM

Case No.: Z-25-1247624

Parcel ID#: 18 285 01 001

Address: 3507 Chamblee-Tucker Road, Chamblee 30341

Adjacent Roadway(s):

Classification:

Capacity (TPD): _____

Latest Count (TPD): _____

Hourly Capacity (VPH): _____

Peak Hour Volume (VPH): _____

Existing number of traffic lanes: _____

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: _____

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 (latest edition 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

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

PUBLIC WORKS – **WATER & SEWER** - ZONING COMMENTS FORM

Case No.: _____ Parcel ID#: _____

Address: _____

WATER:

Size of existing water main: _____ adequate _____ inadequate _____

Distance of 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? Yes _____ No _____

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

COMMENTS: _____

Signature: _____

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

Applicant Name: KL Capital, LLC c/o Battle Law PC

Applicant Email Address: taliya.k@kw.com

Applicant Mailing Address: 3562 Habersham at Northlake Rd, Bldg J, Suite 100
Tucker, GA 30084

Applicant Phone Number: 404-601-7616

Owner Name: KL Capital, LLC

(If more than one owner, attach list of owners.)

Owner Email Address: taliya.k@kw.com

Owner Mailing Address: 5780 Old National Hwy, Atlanta, GA 30349

Owner Phone Number: 910-261-8209

Subject Property Address: 3507 Old Chamblee Tucker Rd., Atlanta, GA 30341

Parcel ID Number(s): 18 285 01 001

Acreage: 0.65 Commission District(s): 1 Super District: 7

Existing Zoning District(s): C-1 Proposed Zoning District(s): HR-1

Existing Land Use Designation(s): TC Proposed Land Use Designation(s): n/a (if applicable)

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

KL Capital, LLC

Owner: ☒

Agent: _____

By: _____

Signature of Applicant:

Printed Name: Lena Gandhi, Managing Member

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

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

Yes: _____ No: X *

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

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

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

James Harold Towles
Notary

Lena Ganhdi
Signature of Applicant / Date

Check one: Owner ☒ Agent ☐

10-09-2028
Expiration Date/ Seal

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

James Harold Towles
NOTARY PUBLIC
CLAYTON COUNTY, GEORGIA
My Commission Expires 10/09/2028

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: 6/16/2025

TO WHOM IT MAY CONCERN:

I/WE: KL Capital, LLC


Name of Owner(s)

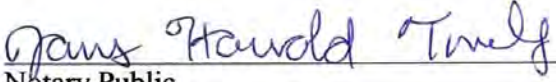
being owner(s) of the subject property described below or attached hereby delegate authority to:

Battle Law, P.C.

Name of Agent or Representative

to file an application on my/our behalf.

KL Capital, LLC


Notary Public

By: 

Owner

Printed Name: Lena Gandhi, Managing Member

James Harold Towles
NOTARY PUBLIC
CLAYTON COUNTY, GEORGIA
My Commission Expires 10/08/2028

Record and return to:
KL Capital, LLC
5780 Old National Hwy
Atlanta, Ga. 30349

QUIT CLAIM DEED

STATE OF GEORGIA

COUNTY OF DEKALB

This INDENTURE made the 18th day of November 2024 in the year Two Thousand Twenty-Four (2024), between

NEPTUNE CAPITAL, LLC

Of the County of Fulton and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

KL CAPITAL, LLC, a Georgia Limited Liability Company

Of the County of Fulton and State of Georgia, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns where the context requires or permits).

WITNESSETH that Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has bargained, sold and does by these presents bargain, sell remise, release and forever QUIT-CLAIM to Grantee all the rights, title, ownership interest claim or demand which Grantor has or many have in and to the following described real property known as:
3507 Old Chamblee Tucker Rd. Atlanta Ga 30340
Parcel Id Number: 18 285 01 001
Legal description: EXHIBIT "A"

TO HAVE AND TO HOLD the said described premises unto Grantee so that neither Grantor nor any other person or persons claiming under Grantor shall anytime, claim or demand any right, title, or interest to be the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, Sealed and delivered in the
presence of:

UNOFFICIAL WITNESS

[Signature]
Notary Public in and for the State of Georgia
My Commission Expires May 21, 2027
PUBLIC

[Signature]
Jahangir Kamal Chowdhury-President

EXHIBIT A

Legal Description

State: GA COUNTY: DeKalb

An Easement Estate, said easement being a portion of the following described parent parcel:

All that tract or parcel of land lying and being in Land Lot 285 of the 18th District of DeKalb County, Georgia, more particularly described as follows:

Beginning at the intersection of the southern side of Old Chamblee-Tucker Road (the southern side of Old Chamblee-Tucker Road being parallel with and 30 feet south of the center line thereof) with the northeastern side of Tucker Road (the northeastern side of Tucker Road being parallel with and 40 feet northeasterly from the center line thereof); thence running easterly along the southern side of Old Chamblee-Tucker Road a distance of 496.6 feet to an iron pin; thence running southerly along a line forming an interior angle of 89 degrees 36 minutes with the preceding line a distance of 189 feet to an iron pin; thence running northwesterly along a line forming an interior angle of 85 degrees 08 minutes with the preceding line a distance of 294 feet to an iron pin on the northeastern side of Tucker Road; thence running northwesterly along the northeastern side of Tucker Road, a distance of 262.5 feet to the point of beginning, LESS the following described property:

Beginning at the intersection of the southern side of Old Chamblee-Tucker Road (the southern side of Old Chamblee-Tucker Road being parallel with and 30 feet south of the center line thereof) with the northeastern side of Tucker Road (the northeastern side of Tucker Road being parallel with and 40 feet northeasterly from the center line thereof); running thence easterly along the southern side of Old Chamblee-Tucker Road a distance of twenty nine (29) feet to a point; running thence southwesterly a distance of thirteen (13) feet to a point on the northeastern side of Tucker Road; running thence along the northeastern side of Tucker Road a distance of twenty five (25) feet to the point of beginning.

AND BEING the same property conveyed to Van Huynh, Inc., a Georgia corporation from Paul W. Bonapfel, Trustee for the Estate of Jyoti S. Daryani by Trustee's Deed dated September 26, 2000 and recorded October 12, 2000 in Deed Book 11641, Page 393.

Tax Parcel Nos. 18 285 01 001, 3378351

STATEMENT OF INTENT AND
IMPACT ANALYSIS

and

Other Material Required by
DeKalb County Zoning Ordinance
for the
Application for Rezoning

of

KL Capital, LLC
c/o Battle Law, P.C.

for

± .7433 acres of land located at
3507 Old Chamblee Tucker Road

From C-1 to HR-1

Submitted for Applicant by:

Michèle L. Battle, Esq.
Joshua S. Mahoney, Esq.
Battle Law, P.C.
3562 Habersham at Northlake, Bldg. J., Ste. 100
Tucker, GA 30084
Phone: (404) 601-7616
Fax: (404) 745-0045
Email: mlb@battlelawpc.com

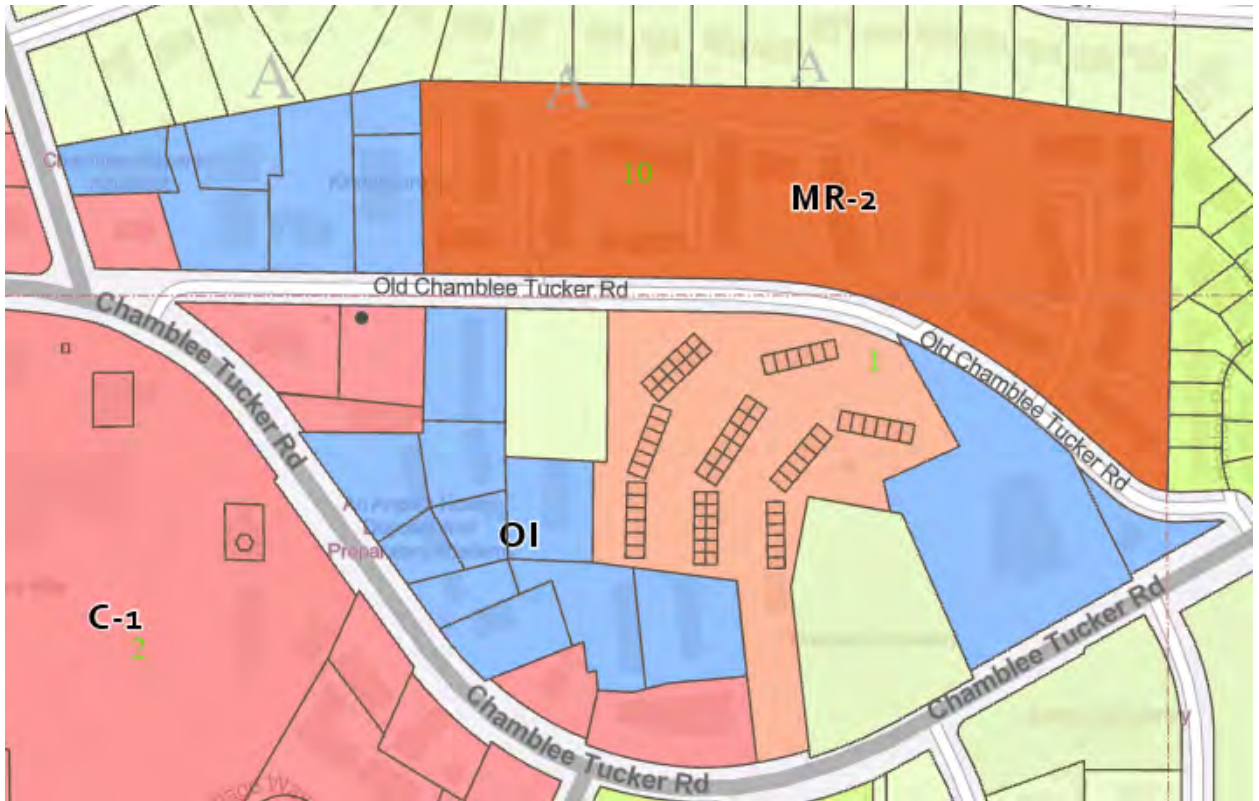
I. STATEMENT OF INTENT

The Applicant, KL Capital, LLC is seeking to rezone the .7433 acres of undeveloped land located at 3507 Old Chamblee Tucker Road in unincorporated DeKalb County (the “Subject Property”) from C-1 to HR-1 for the development mixed-use project with 24 multi-family units and 2,112 sq. ft. of accessory retail/office/commercial space, at a density of 32.29 units per acres. The Subject Property has a land use designation of Town Center (TC) which allows for up to 60 units per acre.

This document is submitted both as a Statement of Intent regarding this Application, a preservation of the Applicant’s constitutional rights, and the Impact Analysis of this Application as required by the DeKalb County Zoning Ordinance. A surveyed plat and conceptual site plan of the Subject Property controlled by the Applicant has been filed contemporaneously with the Application, along with other required materials.

II. IMPACT ANALYSIS

- (a) Suitability of use: The proposed rezoning will permit uses that are suitable in view of the uses and developments adjacent and nearby the Subject Property. The Subject Property is abutted by parcels within the Town Center Land Use Designation that are zoned C-1 and O-I and is across the street from parcels zoned O-I and MR-2. There are currently two multi-family communities located off Old Chamblee Tucker Road - The Summit, built in 1966, and the Embury Crossing Condominiums, also built in 1966. The remainder of the uses along Old Chamblee Tucker are office and commercial uses, along with a Zaxby’s restaurant with a drive-thru abuts the western boundary of the Subject Property.



It is the Applicant's contention that the proposed development is consistent with the abutting residential and commercial developments and will support existing businesses and attract new businesses to the surrounding Town Center area.

- (b) Effect on adjacent property: The proposed development will have a positive impact on the surrounding community, as it will support the continued development of the area.
- (c) Economic use of current zoning: The Subject Property has been available for sale or development for decades with no interest garnered for commercial development. Therefore, the property has not value as currently zoned.
- (d) Effect on public facilities: The Subject Property is in an area with public utility availability. The proposed rezoning will not cause excessive use of streets, transportation facilities, or utilities in the area.

- (e) Effect on historic building, sites, etc. The approval of this Application will not have any adverse impact on any historic buildings, sites, districts or archaeological resources in the area.
- (f) Compatibility with Comprehensive Land Use Plan. The Subject Property has a land use designation of Town Center. The HR-1 zoning district is a permitted zoning district within the Town Center area, which supports the development of townhomes and multifamily units up to a density of 60 units per acre. The Applicant density is almost half of the allowed density which supports the lessening of density as project approach the edges of the Town Center area.



IV. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Rezoning Application at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of DeKalb County so that such recommendations or input might be incorporated as conditions of approval of this Application. Please note that the Applicant's Notice of Constitutional Allegations and Preservation of Constitutional Rights have been submitted with this Application and are attached hereto and by this reference incorporated herein.

This 12th day of June, 2025.

Respectfully submitted,



Michèle L. Battle, Esq.
Attorney For Applicant

NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The portions of the DeKalb County Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the DeKalb County Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the DeKalb County Board of Commissioners to rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to allow the rezoning in questions would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the rezoning in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A. Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of DeKalb County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

DEKALB COUNTY, GA

Campaign Contribution Disclosure Statements

CAMPAIGN CONTRIBUTIONS DISCLOSURE STATEMENT

Pursuant to the provisions of 36 O.C.G.A. 67(A), please find below a list of those contributions made by Michele L. Battle and Battle Law, P.C. in the past two years, aggregating \$250.00 or more, to local government officials who will consider this application.

NAME OF GOV'T OFFICIAL	OFFICIAL POSITION	AMOUNT OF CONTRIBUTION
Mereda Davis Johnson	Commissioner	\$1000
Nicole Massiah	Commissioner	\$2000
LaDena Bolton	Commissioner	\$500
Chakira Johnson	Commissioner	\$500
Ted Terry	Commissioner	\$500
Robert Partrick	Commissioner	\$500

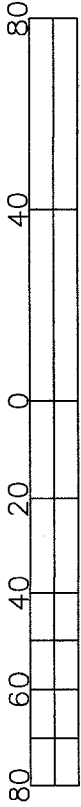
By: 

Printed Name: _____

SURVEY, SITE PLAN, AND ELEVATIONS:

SURVEY FOR:
NEPTUNE CAPITAL LLC
LAND LOT - 18TH DISTRICT
DEKALB COUNTY, GEORGIA

DATE: FEBRUARY 14, 2025
SCALE: 1" = 40'



Scale in Feet

OLD CHAMBLEE TUCKER ROAD
27'BC/BC-60'R/W

CHAMBLEE TUCKER ROAD
80'R/W

McTUCKER LLC
DEED BOOK 24426 PAGE 622

- LEGEND
- BFP- BACKFLOW PREVENTER
 - BW- BOTTOM WALL
 - CO- CLEAN OUT
 - CP- CALCULATED POINT
 - CW- CONCRETE WASHOUT
 - DE- DRAINAGE EASEMENT
 - DI- DROP INLET
 - DWCB- DOUBLE WING CATCH BASIN
 - E- UNDERGROUND ELECTRIC
 - FC- FENCE CORNER
 - FH- FIRE HYDRANT
 - G- GAS METER
 - IPF- IRON PIN FOUND
 - IPS- IRON PIN SET
 - JB- JUNCTION BOX
 - LP- LIGHT POLE
 - MH- MANHOLE
 - NS- NAIL SET
 - NF- NAIL FOUND
 - OHP- OVERHEAD POWER
 - OTP- OPEN TOP PIPE
 - POB- POINT OF BEGINNING
 - POC- POINT OF COMMENCEMENT
 - PP- POWER POLE
 - R/W- RIGHT OF WAY
 - SB- SETBACK
 - SSMH- SANITARY SEWER MANHOLE
 - SW- SIDEWALK
 - T- TRANSFORMER
 - TB- TRIBUTARY BUFFER
 - TG- TOP GRATE
 - TP- TRAFFIC POLE
 - TW- TOP WALL
 - WM- WATER METER
 - WQ- WATER QUALITY BMP
 - WV- WATER VALVE

CERTIFICATE OF SURVEYOR

"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 THIS 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. THIS PLAT IS ACCURATE, CURRENT AND IS A COMPLETE REPRESENTATION OF THE LAND PLATTED HEREON AND WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67(D) AND 15-6-7 AND ALL APPLICABLE LOCAL, COUNTY, AND MUNICIPAL ORDINANCES, STATUTES AND SPECIFICATIONS."

MARK D PATRICK GA RLS 2791
1985 ELKS CLUB ROAD
CONVENTON, GEORGIA 30014
770-380-4766



N/F GLS HOLDING LLC
DEED BOOK 28462 PAGE 723

32,379.51 SF
0.7433 ACRES

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A PRECISION OF ONE FOOT IN 15,166 FEET AND AN ANGULAR PRECISION OF ONE SECOND PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

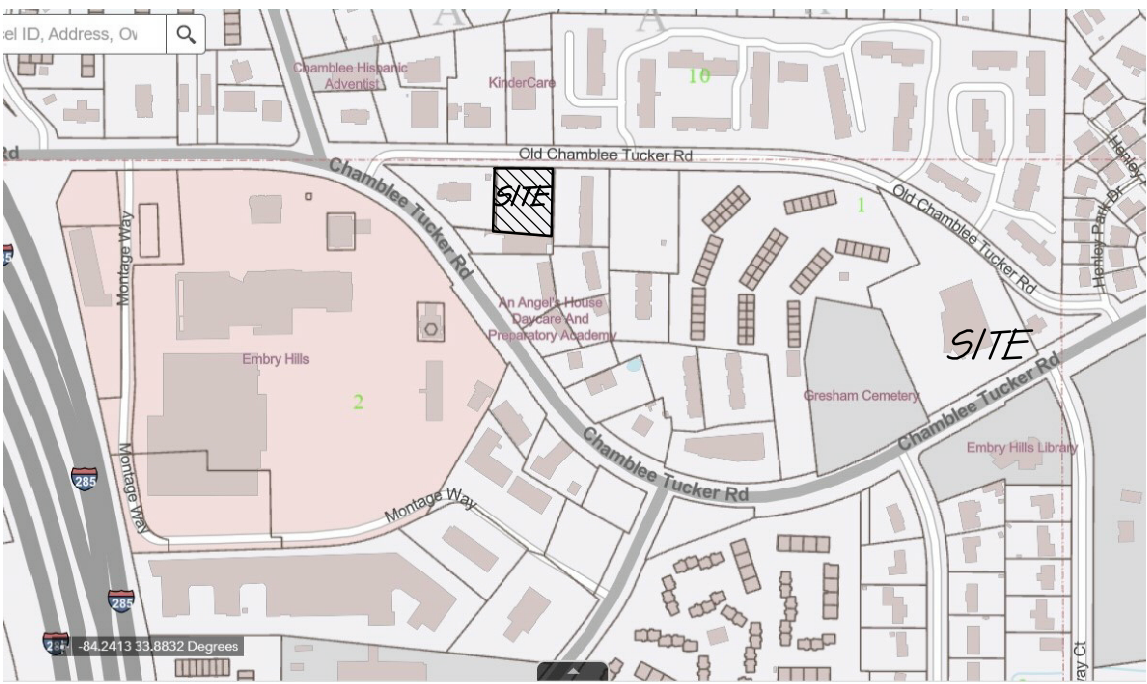
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 100,000 FEET.

THE EQUIPMENT USED WAS A LEICA TOTAL STATION.

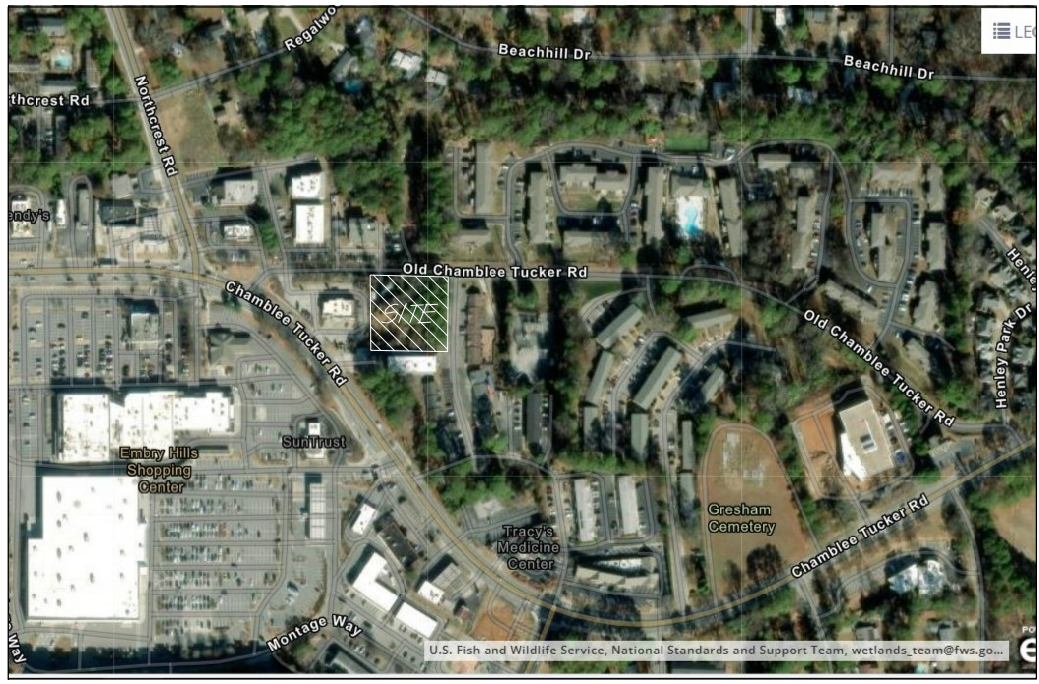
THE FIELD WORK WAS PERFORMED ON THE GROUND IN JANUARY 2025.

ALL PINS SET ARE 1/2" REBAR 24" LONG. NOT DESCRIBED IPF ARE 1/2" REBAR

N/F MINOTT OPAL
DEED BOOK 20017 PAGE 90
PLAT BOOK 73 PAGE 24



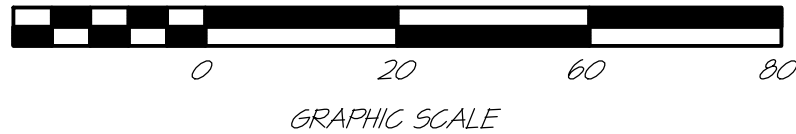
LOCATION MAP
NOT TO SCALE



WETLANDS INVENTORY MAP
NOT TO SCALE

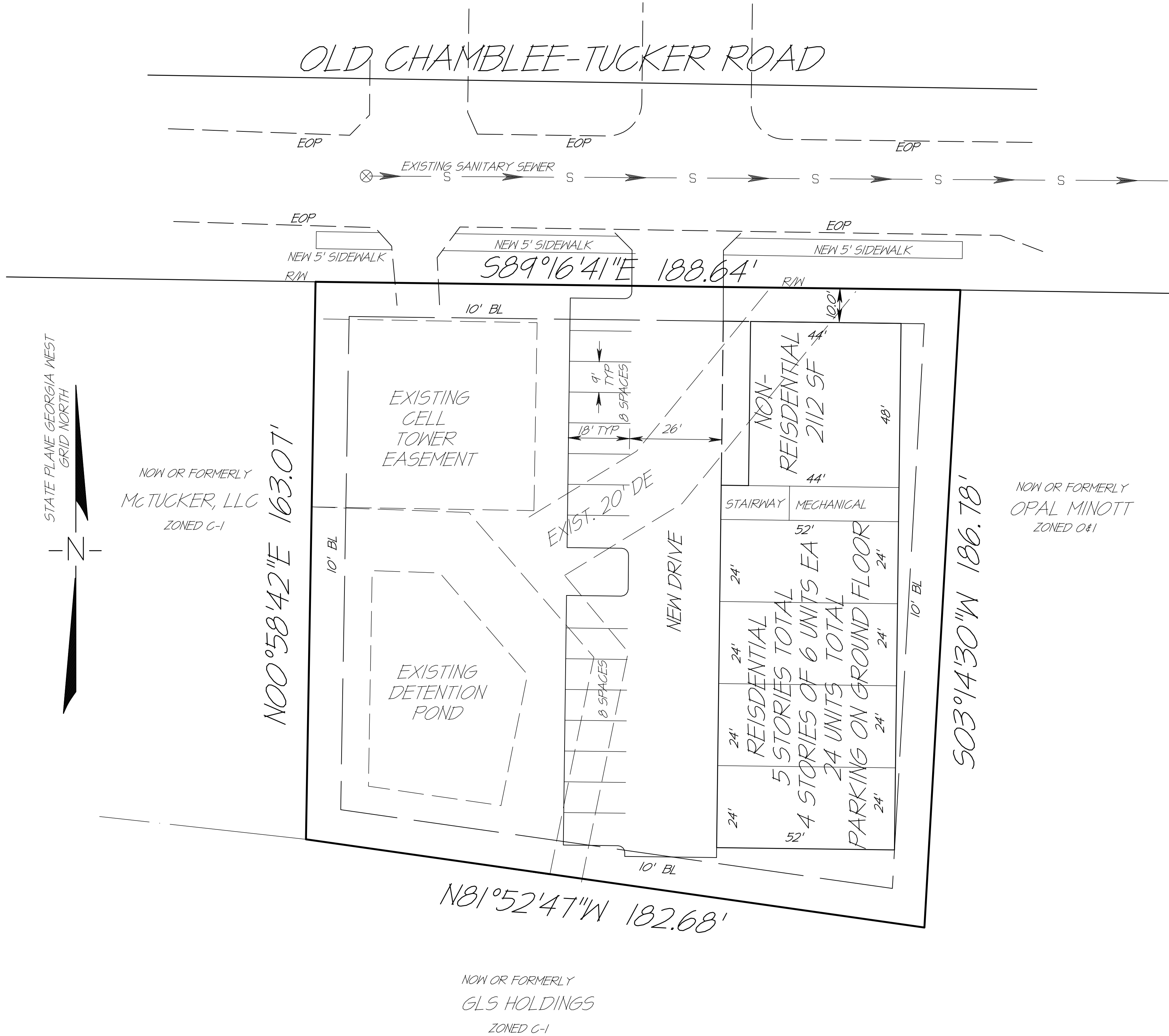


F.I.R.M. PANEL # 13135C101F
NOT TO SCALE

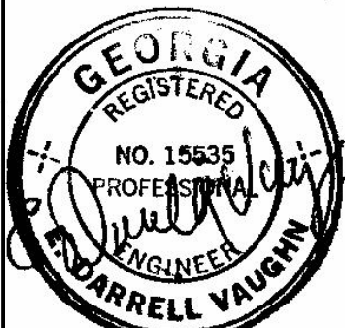


GENERAL NOTES

1. THIS TRACT CONTAINS 0.1433 ACRES AND IS ZONED C-1.
2. THIS LAYOUT CONTAINS 24 RESIDENTIAL UNITS DENSITY OF 32.24 UNITS/ACRE AND 2112 SQUARE FEET OF NON-RESIDENTIAL USE, 26.12% OF TOTAL FLOOR AREA.
3. THE PARKING REQUIREMENTS ARE AS FOLLOWS:
16 RESIDENTIAL UNITS x 1.5 = 24 SPACES
2112 SF OF NON-RESIDENTIAL x ONE SPACE/ 500 SF = 4.22 SPACES, USE 5 SPACES
TOTAL PARKING SPACES REQUIRED = 29
SHARED USAGE REDUCTION OF 10% = 26.1 SPACES
TOTAL SPACES PROVIDED = 28
4. TOTAL LOT COVERAGE 60.57%
5. THIS LAYOUT CONTAINS 5642 SF, 0.131 ACRES, OR 17.7% OF OPEN SPACE EXCLUSIVE OF THE EXISTING DETENTION FACILITY AND CELL TOWER EASEMENT.
6. THE BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM A SURVEY FOR NEPTUNE CAPITAL, LLC BY MARK D. PATRICK DATED FEBRUARY 14, 2023.
7. THERE ARE NO FLOOD HAZARD AREAS ON THIS SITE PER F.I.R.M. COMMUNITY PANEL 13034C 00284K, DATED 8-15-2019.
8. THERE ARE NO DESIGNATED WETLANDS ON THIS SITE.
9. THE EXISTING DETENTION FACILITY WILL BE ALTERED TO CONFORM WITH THE PROPOSED DEVELOPMENT. HOWEVER, THE VOLUME OF THE POND AND EXISTING OUTLET STRUCTURE WILL BE MAINTAINED.



CORNERSTONE DESIGN & DEVELOPMENT, INC.
P.O. BOX 220
KINGSTON, GA 30145
PHONE: 404.551.1267
EMAIL: info@cornerstoneinc.net
CONTACT: DARRELL VAUGHN



CONCEPT
PLAN

PLAN SCALE: 1" = 20'

OLD CHAMBLEE-TUCKER ROAD TRACT
LAND LOT 285, 18th DISTRICT
CHANNETT COUNTY, GEORGIA
PARCEL 18 285 01 001

REVISIONS:

SHEET NO.
OF 1

PROJ. NO.
DATE: MAY 14, 2025

INSPIRATION ELEVATIONS





Scan Me to register

Zoning Meeting

A new project is proposed near you...

Please join Battle Law for a community meeting to discuss this project and what it means for the community. To register please use the QR code above.

If you would like the information emailed to you, please send an email to projects@battlelawpc.com.



Project Title: KL Capital, LLC -
3507 Old Chamblee Tucker Road



Property owner mailing list disclaimer for DeKalb County

We are providing a list of property owners as a courtesy. It may or may not contain all property owners. It is the applicant's responsibility to ensure that they are complying with the community meeting requirements, including contacting all property owners within 500 feet of the subject property.

No application for an amendment to the land use plan, an amendment to the official zoning map or special land use permit or a major amendment/modification to a condition of zoning shall be filed and/or accepted for filing until such time as the applicant has conducted a publicized pre-submittal community meeting(s) with surrounding neighborhood association(s)/community groups within one-half (1/2) mile of the subject property and adjacent and nearby property owners within five hundred (500) feet of the subject property.

A notice of the pre-submittal community meeting shall be made in writing. The pre-submittal community meeting shall be held via an online meeting service (e.g. Zoom, Skype, Microsoft Teams, etc.). The online, pre-submittal community meeting shall take place no less than fifteen (15) days after the date of the written notice. Additionally, online, pre-submittal community meetings shall be conducted no earlier than 5:00p.m. on weekdays or between the hours of 9:00a.m. – 5:00p.m. on weekends. Online meetings shall be recorded. Applicants are required to provide documentation that verifies the occurrence of said meeting(s), including but not limited to notice letter, sign-in sheets or correspondence from the neighborhood association(s) or residents from the community before the application can be considered complete by the published Filing Deadline.

NEPTUNE CAPITAL LLC
5780 OLD NATIONAL HWY
ATLANTA , GA 30341

CHAMBLEE I LLC
2894 ASTERIA POINTE
DULUTH , GA 30341

FANNIN ALAN G
3541 OLD CHAMBLEE TUCKER RD
DORAVILLE , GA 30340

GLS HOLDING LLC
3576 CHAMBLEE TUCKER RD
ATLANTA , GA 30340

CHANG FAMILY REALTY LLC
590 DARTINGTON WAY
ALPHARETTA , GA 30341

HUBBARD BRITTANY ASHLEY
2498 TUCKERSTONE PKWY STE B
TUCKER , GA 30340

HUDSON DENTAL PROPERTIES LLC
2233 PEACHTREE RD NE STE 1001
ATLANTA , GA 30341

MINOTT OPAL
19732 RUGGED TRURK TRL
LOXAHATCHEE , FL 30341

COMMODORE TYLER
P O BOX 566371
ATLANTA , GA 30340

GEORGIA POWER CO
241 RALPH MCGILL BLVD NE
ATLANTA , GA 30340

AYDEN WOODS INVESTMENTS LLC
3644 CHAMBLEE TUCKER RD STE F
ATLANTA , GA 30341

CASCO MEEK BERTA L
3541 OLD CHAMBLEE TUCKER RD F
DORAVILLE , GA 30340

BAKKE ANGELA A DMD
3636 CHAMBLEE TUCKER RD
ATLANTA , GA 30341

CHAMBLEE II LLC
2894 ASTERIA POINTE
DULUTH , GA 30341

OPENDOOR PROPERTY TRUST I
410 N SCOTTSDALE RD STE 1600
TEMPE , AZ 30340

MCTUCKER LLC
1660 HISTORIC HWY # 441
CLARKESVILLE , GA 30341

JASPER DRY CLEANERS INC
545 PICKERING LN NW
SANDY SPRINGS , GA 30341

GRIFFIN JOYCE
3541 OLD CHAMBLEE TUCKER RD
ATLANTA , GA 30340

YORKSHIRE INVESTMENTS LLC
1425 OAKBROOK DR STE 400
NORCROSS , GA 30341

PRUNIDHA LLC
3646 CHAMBLEE TUCKER RD # D
ATLANTA , GA 30341

HASNI MUNIRA
2118 DEFOORS FERRY RD
ATLANTA , GA 30340

EMBRY HILLS ASSOCIATES LLC
7742 SPALDING DR # 213
NORCROSS , GA 30341

G AND C REAL ESTATE LLC
6204 OLD STONE MOUNTAIN RD
STONE MOUNTAIN , GA 30341

FORD TYEONNA L
3541 OLD CHAMBLEE TUCKER RD # J
ATLANTA , GA 30340

EMBRY VILLAGE SC LLC
500 N BROADWAY STE 201
JERICHO , NY 30341

BRICE CREEK DEVELOPMENT INC
PO BOX 464727
LAWRENCEVILLE , GA 30340

ROZHAVSKY YEVGINE
3060 MARGAVERA TER
ATLANTA , GA 30340

SUNTRUST BANK ATLANTA
919 E MAIN ST # 14
RICHMOND , VA 30341

MAJDI NAGHMEH
3541 OLD CHAMBLEE TUCKER RD UNIT B
DORAVILLE , GA 30340

HUBBARD COLIN SHAU ARMOND
704 LANDFORD SPRINGS DR
LILBURN , GA 30340

PATEL HASMUKHRAI J
3543 OLD CHAMBLEE TUCKER RD # A
DORAVILLE , GA 30340

CORNEJO OSCAR ROGELIO
3545 OLD CHAMBLEE TUCKER RD UNIT E
DORAVILLE , GA 30340

GROPPE PAULA J
3471 BEACHHILL DR
DORAVILLE , GA 30340

PATEL NITIN D
3543 OLD CHAMBLEE TUCKER RD B
DORAVILLE , GA 30340

AMIN AJIT
3545 OLD CHAMBLEE TUCKER RD APT F
ATLANTA , GA 30340

CHICOINE MARK
3479 BEACHHILL DR
DORAVILLE , GA 30340

ZHANG CHUN
5342 LACOSTA LN
ALPHARETTA , GA 30340

NORTHCREST CORNER TKG LLC
3299 NORTHCREST RD
ATLANTA , GA 30340

KNOLLENBERG ROBERT S
3485 BEACHHILL DR
DORAVILLE , GA 30340

SONG HEATHER QI
3465 ROSE ARBOR CT
ATLANTA , GA 30340

SOUTH ATLANTIC CONFERENCE
3295 NORTHCREST RD
DORAVILLE , GA 30340

DOOLEY MARGARET E
3493 BEACHHILL DR
DORAVILLE , GA 30340

GUTKIN VADIM
3543 OLD CHAMBLEE TUCKER RD UNIT E
ATLANTA , GA 30340

QPG EMBRY HILLS APARTMENTS LLC
224 W 30TH ST STE 206
NEW YORK , NY 30340

GODDEN CONSUELO ESPINOZA
3503 BEACHHILL DR
DORAVILLE , GA 30340

SLOAN MARY H
3543 OLD CHAMBLEE TUCKER RD # F
ATLANTA , GA 30340

BMSK LLC
344 ERIE CIR
BLOOMINGDALE , IL 30340

KCP RE LLC
6310 SAN VICENTE BLVD STE 250
LOS ANGELES , CA 30340

HUAMAN ROGER
3545 OLD CHAMBLEE TUCKER RD UNIT A
ATLANTA , GA 30340

NACER BOUCHTA
3295 REGALWOODS DR
DORAVILLE , GA 30340

KCP RE LLC
6310 SAN VINCENTE BLVD STE 250
LOS ANGELES , CA 30340

ADERE YANET
3545 OLD CHAMBLEE TUCKER RD UNIT B
DORAVILLE , GA 30340

WATADA SHINGO
3303 REGALWOODS DR
DORAVILLE , GA 30340

EDDYJO CORPORATION
112 WOODVIEW RD
WEST HEMPSTEAD , NY 30340

MATHEW INDRA RACHEL
3967 HANCOCK CIR
ATLANTA , GA 30340

JOE HERBERT P TRUSTEE
3311 REGALWOODS DR
DORAVILLE , GA 30340

RA STEVE S
3502 OLD CHAMBLEE TUCKER RD
ATLANTA , GA 30340

STATUM OREN D
3545 OLD CHAMBLEE TUCKER RD
ATLANTA , GA 30340

LE TAYLOR ASHTON
3319 REGALWOODS DR
DORAVILLE , GA 30340

Registration Report

Report generated time

06/12/2025 02:45:24 PM

Topic

ID

KL Capital, LLC - 3507 Chamblee Tucker Road: Community Meeting

824 5430 8926

Attendee Details

First Name

Last Name

Tyeonna

Ford

Teresa

Watada

Opal

Minott

registration_82454308926_2025_06_09

Scheduled Time	Duration (minutes)	# Registrants	# Cancelled registrants
06/09/2025 06:00:00 PM		60	3
			0

Email	Registration Time	Approval Status
Tyeonnaf@gmail.com	05/30/2025 05:13:45 PM	approved
tjacklie@gmail.com	06/01/2025 10:37:31 AM	approved
Opal_M@bellsouth.net	06/03/2025 09:59:41 AM	approved

FILING FEES

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

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

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

Applications for non-contiguous property (separated by a street) must be filed separately. A separate fee will be charged for each application. An application that is withdrawn and later re-filed will be treated as a new case and will require a new fee.

Opposition to Rezoning Request N2-2025-0961 – 3507 Old Chamblee-Tucker Road

 Amanda Wollnick <awollnick@gmail.com>
To Plansustain; Public Hearing

[↩ Reply](#) [↩ Reply All](#) [→ Forward](#) [⋮](#)

Mon 8/11/2025 5:42 PM

 Follow up. Completed on Tuesday, August 12, 2025.
You replied to this message on 8/12/2025 8:27 AM.

Hello

I am writing regarding the rezoning application **N2-2025-0961 (Z-25-1247624)** for 3507 Old Chamblee-Tucker Road, Chamblee, GA. My primary concern with this proposal is traffic safety.

Old Chamblee-Tucker Road already has a problematic intersection with Chamblee-Tucker Road. I have personally witnessed multiple near-miss accidents caused by vehicles entering and exiting Old Chamblee-Tucker Road. Adding additional residential units would increase traffic at this location and significantly raise the risk of accidents.

Before any rezoning or development is approved, I strongly urge the County to address the intersection’s safety — through improved traffic control, sightlines, and/or road design changes. Without these improvements, additional housing will only exacerbate existing hazards for drivers, cyclists, and pedestrians.

Thank you for your time and consideration of community safety in your decision-making process.

Sincerely,

Amanda Wollnick

3224 Lynnray Drive

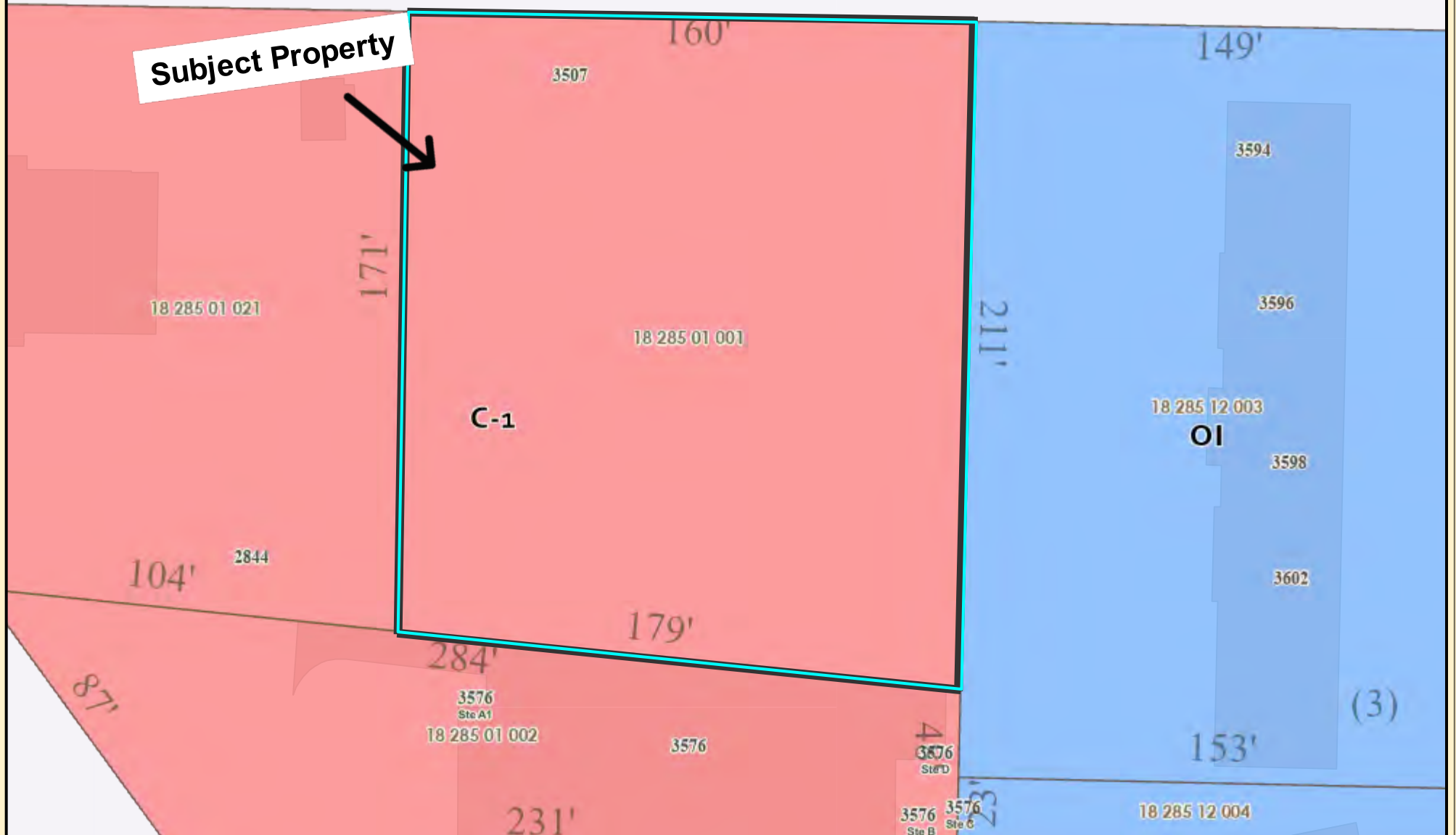
Doraville, GA 30340

Cell: 407-552-1504

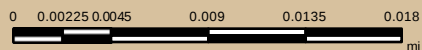
Old Chamblee Tucker Rd

Old Chamblee Tucker Rd

Subject Property



DeKalb County Parcel Map



Date Printed: 7/17/2025



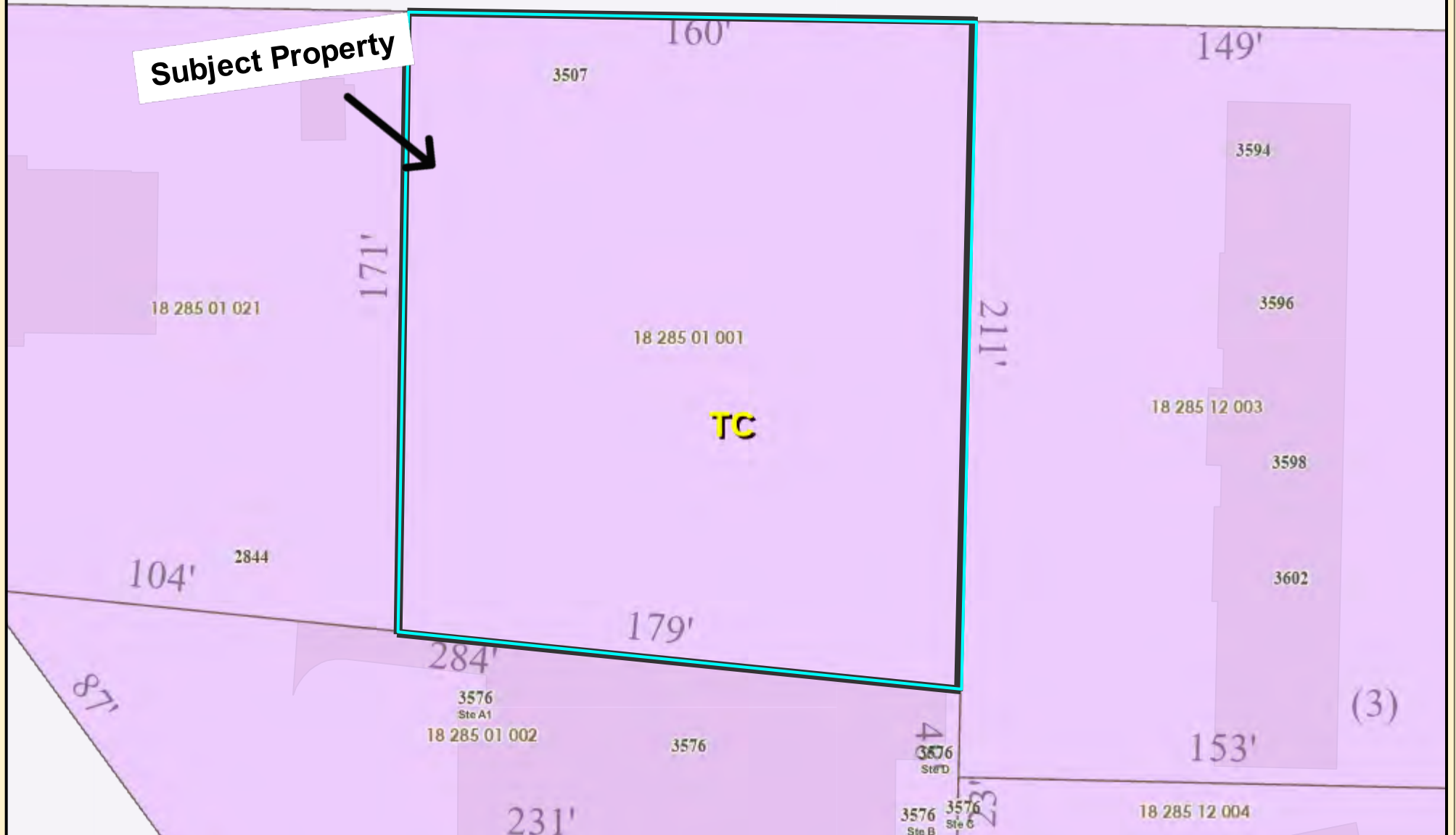
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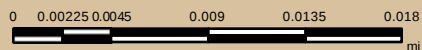
Old Chamblee Tucker Rd

Old Chamblee Tucker Rd

Subject Property



DeKalb County Parcel Map



Date Printed: 7/17/2025



DeKalb County GIS Disclaimer

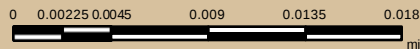
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Old Chamblee-Tucker Rd

Subject Property



DeKalb County Parcel Map



Date Printed: 7/17/2025



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