

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

Applicant Name: Tikay Investments, LLC c/o Battle Law P.C.

Applicant Email Address: [REDACTED]

Applicant Mailing Address: [REDACTED]

Applicant Phone Number: [REDACTED]

Owner Name: Tikay Investments, LLC c/o Battle Law P.C.

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

Owner Email Address: [REDACTED]

Owner Mailing Address: [REDACTED]

Owner Phone Number: [REDACTED]

Subject Property Address: 2674, 2682, 2690 Gresham Rd, Atlanta, GA 30316

Parcel ID Number(s): 15 117 01 105 / 15 117 01 025 / 15 117 01 104

Acreage: 4.45 Commission District(s): 3 Super District: 6

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

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.

Owner: ✓ Agent: _____

[Signature]
Signature of Applicant:

Tikay Invest, LLC - 2674, 2682, and 2690 Gresham
Road

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 for the ZOOM please use the QR code below.

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

Zoom Meeting Info:

Meeting ID: 863 1559 6624

Password: 384207

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



participants_86315596624_2025_12_04__1_

Name (original name)	Email	Total duration (minutes)	Guest
Beverly Hightower	[REDACTED]	62	Yes
Wesley Johnson	[REDACTED]	62	Yes
Stephen okyere	[REDACTED]	41	Yes
John Holmes	[REDACTED]	62	Yes
Curtis Winston	[REDACTED]	62	Yes
Sheila Johnson	[REDACTED]	58	Yes
Hope Udoukpong	[REDACTED]	61	Yes
Michael Ahenfo	[REDACTED]	60	Yes
Shelly Johnson	[REDACTED]	17	Yes
Shelly Johnson	[REDACTED]	42	Yes
Michele Battle	[REDACTED]	62	No
V Gibkasa	[REDACTED]	60	Yes
Sabriena Gibbs	[REDACTED]	21	Yes
Emmanuel Ahenfo	[REDACTED]	60	Yes
Jeremiah Addo	[REDACTED]	56	Yes



Battle Law

STATEMENT OF INTENT

and

Other Material Required by
DeKalb Zoning Ordinance
For

A Rezoning for a Build to Rent TriPlex Community

of

Tikay Invest, LLC
c/o Battle Law, P.C.

for

+/- 4.44 Acres of Land
Being 2674, 2682 & 2690 Gresham Road SE
Atlanta, Georgia and
Parcel Nos. 15 117 01 105, 15 117 01 025 & 15 117 01 104

Submitted for Applicant by:

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



Battle Law

I. LETTER OF INTENT

Tikay Invest, LLC (the “Applicant”) is seeking to redevelop three single-family residential parcels located at 2674, 2682 and 2690 Gresham Road SE having a total acreage of 4.44 acres (the “Subject Property”) into 13 triplex buildings with 39 rental units at a density of 8.78 units per acre. The Subject Property is located within the Town Center Character Area, and is currently zoned R-75. The Subject Property is also located within the Gresham Road Master Active Living Plan Study Area. In order to allow the proposed development, the Applicant is seeking to rezone the Subject Property from R-75 to MR-2 for a density of 8.78 units per acre.

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

II. DEKALB COUNTY REZONING CRITERIA

When considering rezoning applications, the DeKalb County Code of Ordinances states that the following criteria shall be considered:

1. *Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan;*

The proposed rezoning is consistent with the Subject Property’s Land Use Designation under the County’s Comprehensive Plan. MR-2 is an allowed zoning district, and the proposed density at 8.78 units per acre is less than 60 units per acre allowed under the Town Center land use designation.

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

The Subject Property is located along the boundary of the Town Center Character Area and is located adjacent to residential property with a land use designation of Suburban. Therefore, the proposed use for rental triplex units provides a suitable transition into the lower intensity single-family detached units adjacent to the Subject Property.

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

The Subject Property as currently zoned has no reasonable economic use as currently zoned. The Subject Property is severely underdeveloped based on the density allowed within the Character Area and is not in alignment with the vision for the area set forth in the Gresham Road Small Area Plan.



Battle Law

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

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties. While this will be an introduction of a use that is not currently represented in the area, the proposed triplex units will bring more residential options into an area that is developed primarily with single-family detached homes. The proposed triplex units will provide a suitable transition into the more traditional neighborhoods while also increasing density in the area contemplated and expressly desired in the Gresham Road Small Area Plan

5. *Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;*

The Subject Property is located within a character area that is focused on growth. The proposed community will hopefully be a catalyst for change in the area that is consistent with the Gresham Road Small Area Plan.

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

The zoning proposal will not adversely affect historic buildings, sites, districts, or archaeological resources. The Subject Property is not in any historic site today.

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

The zoning proposal will not result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The proposed use will have little to no effect on the aforementioned resources.

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

The zoning proposal will not impact the environment or surrounding natural resources.

III. CONCLUSION

For the foregoing reasons, the Applicant hereby requests that the application to rezone the Subject Property from R-75 to MR-2 be approved. The Applicant welcomes any questions and feedback from the planning staff.



Battle Law

IV. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS

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

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

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

A refusal by the DeKalb County Board of Commissioners to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any Special Land Use Permit 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.

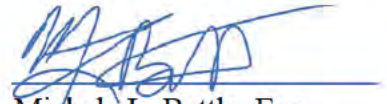


Battle Law

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

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



Michele L. Battle, Esq.
Attorney for the Applicant

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 11/17/2025

TO WHOM IT MAY CONCERN:

I/WE: Tikay Investments, 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.

Deesi Means
Notary Public

[Signature]
Owner



DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

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

Yes: _____ No: ☒ _____ *

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

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

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

Deesi Means
Notary

[Signature]
Signature of Applicant /Date

Check one: Owner _____ ☒ Agent _____

04/30/2029
Expiration Date/ Seal

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





DeKalb County
GEORGIA

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 XX No _____ *

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

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

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

Notary

Signature of Applicant /Date

Check one: Owner _____ Agent XX



Expiration Date/Seal

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

SURVEYOR'S CERTIFICATION

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 STATES HEREON. RECORDATION OF THIS PLAT DOES NOT APPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Gerald H. Bernhard

GERALD H. BERNHARD GEORGIA RLS NO. 2688

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. IT CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY SYSTEMS ATLANTA TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITE PLANS AND CAN NOT BE INSERTED WITH SURVEY SYSTEMS ATLANTA TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

LINE LENGTH BEARING
L1 29.51' S 40°02'38"E

LEGEND

NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
AKA ALSO KNOWN AS
APD AS PER DEED
APP AS PER PLAT
BSL BUILDING (SETBACK) LINE
CP COMPUTED POINT
CTP CRIMP TOP PIPE FOUND
OTF OPEN TOP PIPE FOUND
O DEED (BOOK/PAGE)
DW DRIVEWAY
EP EDGE OF PAVEMENT
FFE FINISH FLOOR ELEVATION
FKA FORMERLY KNOWN AS
IPF IRON PIN FOUND
L ARC LENGTH
LL LAND LOT
LLL LAND LOT LINE
N NEIGHBOR'S
N/F NOW OR FORMERLY
NAIL NAIL FOUND
P PLAT (BOOK/PAGE)
PCB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
R RADIUS LENGTH
R/W RIGHT-OF-WAY
RBF REINFORCING BAR FOUND
(1/2" UNO)
RBS 1/2" REINFORCING BAR SET
SW SIDEWALK
SSE SANITARY SEWER EASEMENT
SSCO SANITARY SEWER CLEANOUT
SSMH SANITARY SEWER MANHOLE
-X- FENCE LINE
CB CATCH BASIN
SWCB STORM WATER CATCH BASIN
WALL

FLOOD HAZARD STATEMENT

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION A PORTION OF THE REFERENCED PARCEL IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PANEL 13089C0133J EFFECTIVE DATE: 05/16/2013
ZONE X,AE & AE(HIGH RISK)

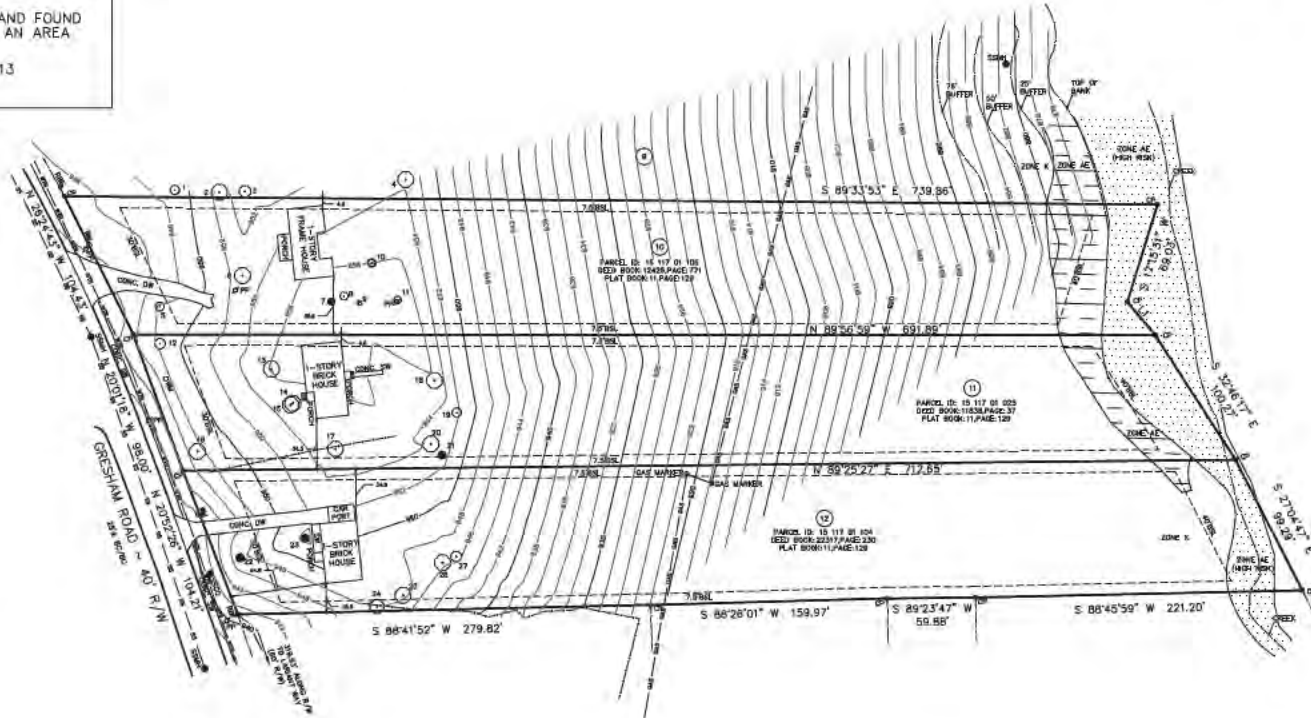
ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE. NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES. IT IS THE CLIENT'S OBLIGATION TO CONFIRM WITH PERMITTING AGENCIES BASED ON THEIR SPECIFIC CONSTRUCTION PROJECTS.

~ THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NAVD 88 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES. THE ELEVATIONS SHOWN HEREON ARE +/- 1' (± ONE FOOT).

TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE). NOTE: ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER, STORM, GAS, WATER, ETC., HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS.



MAGNETIC
N

PROPERTY ADDRESS: 2674,2682 & 2690 GRESHAM RD. SE, ATLANTA, GA 30316

LAND AREA: 2674-2682 17.17 AC
2682-2690 17.17 AC
2690-2690 17.17 AC
2690-2690 17.17 AC

APPROXIMATE AREA: 2674-2682 17.17 AC
2682-2690 17.17 AC
2690-2690 17.17 AC

PLAT PREPARED FOR: 2674,2682 & 2690 GRESHAM ROAD

LOT 1011 & 1012
LAND LOT 117
DADELL COUNTY, GEORGIA

FIELD DATE: 11-19-2020
BY: [Signature]

REVISIONS: 11-19-2020
AC: [Signature]

SURVEY SYSTEMS ATLANTA
1800 LANC ST. SE, SUITE 100
ATLANTA, GA 30316
TEL: 404-525-7411
FAX: 404-525-7411
WWW.SURVEYSYSTEMSATLANTA.COM

IF YOU DIS REGRA...
CALL US FIRST
1-800-365-7411
770-535-4344
(METRO ATLANTA ONLY)
IT'S THE LAW

ZONING NOTE:

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

PROPERTY IS ZONED R-75

BUILDING SETBACK:
FRONT 30'
SIDE 7.5'
REAR 40'
MAX LOT COVERAGE - 35

HOUSE	DIAMETER	TYPE
1	10	CAH
2	10	CAH
3	10	CAH
4	10	CAH
5	10	CAH
6	10	CAH
7	10	CAH
8	10	CAH
9	10	CAH
10	10	CAH
11	10	CAH
12	10	CAH
13	10	CAH
14	10	CAH
15	10	CAH
16	10	CAH
17	10	CAH
18	10	CAH
19	10	CAH
20	10	CAH
21	10	CAH
22	10	CAH
23	10	CAH
24	10	CAH
25	10	CAH
26	10	CAH
27	10	CAH

HOUSE	DIAMETER	TYPE
1	10	CAH
2	10	CAH
3	10	CAH
4	10	CAH
5	10	CAH
6	10	CAH
7	10	CAH
8	10	CAH
9	10	CAH
10	10	CAH
11	10	CAH
12	10	CAH
13	10	CAH
14	10	CAH
15	10	CAH
16	10	CAH
17	10	CAH
18	10	CAH
19	10	CAH
20	10	CAH
21	10	CAH
22	10	CAH
23	10	CAH
24	10	CAH
25	10	CAH
26	10	CAH
27	10	CAH

Record and Return to:
Lueder, Larkin & Hunter, LLC
341 East Main Street, Suite 203
Canton, GA 30114
File No.: GA-CT-25-0561-CAS

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF DEKALB
APN/Parcel ID: 15 117 01 105, 15 117 01 025 and 15 117 01 104

THIS INDENTURE, made this 24th day of October, 2025, between

SFR Investment Enterprises LLC

as party or parties of the first part, hereinafter called Grantor, and

Tikay Investments LLC

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).

W I T N E S S E T H: That Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to wit:

See Exhibit A attached hereto and made a part hereof.

Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described property against the claims of all persons owning, holding, or claiming by, through and under the said Grantor.

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:

GRANTOR:

Andre von Mehren
Unofficial Witness

SFR Investment Enterprises LLC

By: *Jahir Harmon* (SEAL)
Jahir Harmon, Authorized Signer

JKP
Notary Public
My Commission Expires: 11-5-26
[Notary Seal]



EXHIBIT A

TRACT ONE: 2674 Gresham Road SE, Atlanta, Georgia / Tax Parcel No. 15 117 01 105

All that tract or parcel of land lying and being in Land Lot 117 of the 15th District, DeKalb County, Georgia, being **Lot 10 of the R. L. Ezell's Property** according to plat recorded in **Plat Book 11, Page 129**, DeKalb County, Georgia records, said plat being incorporated herein and made a part hereof by reference.

This being the same property conveyed to Initiative for Affordable Housing/DeKalb, Inc, in Limited and Special Warranty Deed recorded on 08/31/2001 in Deed Book 12425, Page 771, DeKalb County records.

TRACT TWO: 2682 Gresham Road SE, Atlanta, Georgia / Tax Parcel No. 15 117 01 025

All that tract or parcel of land lying and being in Land Lot 117 of the 15th District, DeKalb County, Georgia, being **Lot 11 of the R. L. Ezell's Property** according to plat recorded in **Plat Book 11, Page 129**, DeKalb County, Georgia records, said plat being incorporated herein and made a part hereof by reference.

This being the same property conveyed to Initiative for Affordable Housing/DeKalb, Inc, in Limited Warranty Deed recorded on 02/01/2001 in Deed Book 11838, Page 37, DeKalb County records.

TRACT THREE: 2690 Gresham Road SE, Atlanta, Georgia / Tax Parcel No. 15 117 01 104

All that tract or parcel of land lying and being in Land Lot 117 of the 15th District, DeKalb County, Georgia, being **Lot 12 of the R. L. Ezell's Property** according to plat recorded in **Plat Book 11, Page 129**, DeKalb County, Georgia records, said plat being incorporated herein and made a part hereof by reference.

This being the same property conveyed to Initiative for Affordable Housing, Inc, in Special Warranty Deed recorded on 01/18/2011 in Deed Book 22317, Page 230, DeKalb County records.

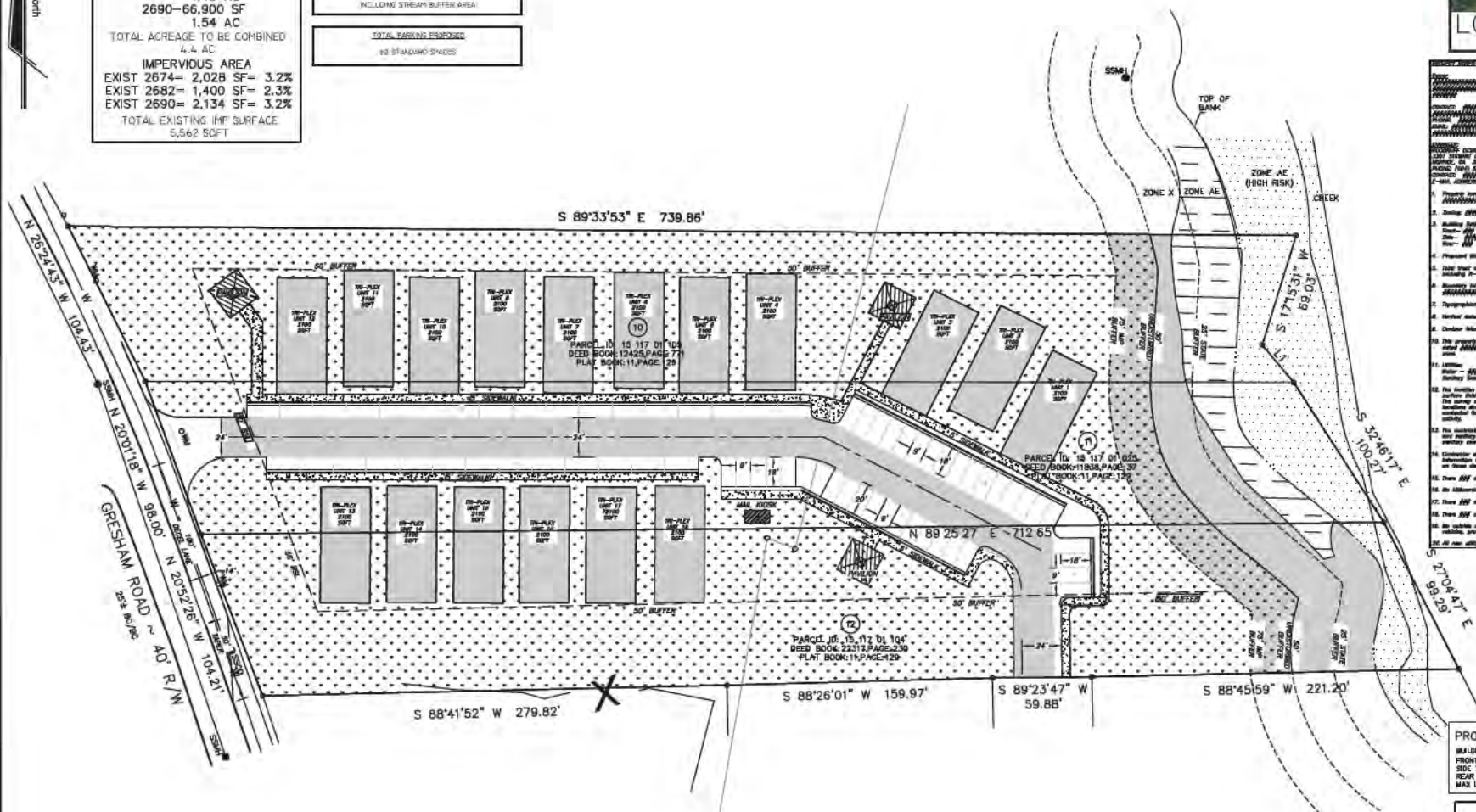
PROPERTY ADDRESS:
2674, 2682 & 2690 GRESHAM
RD SE, ATLANTA, GA 30316
LAND AREA:
2674-64,233 SF
1.47 AC
2682-62,077 SF
1.43 AC
2690-66,900 SF
1.54 AC
TOTAL ACREAGE TO BE COMBINED
4.44 AC
IMPERVIOUS AREA
EXIST 2674= 2,028 SF= 3.2%
EXIST 2682= 1,400 SF= 2.3%
EXIST 2690= 2,134 SF= 3.2%
TOTAL EXISTING IMP SURFACE
5,562 SF

	LOT COVERAGE PROPOSED
ROAD	15,261 SQFT
BUILDING	37,890 SQFT
PAVILION	1,320 SQFT
STADIUM	5,400 SQFT
PARKING	11,033 SQFT
TOTAL	77,974 SQFT = 1.68 AC
TOTAL PERCENTAGE = 59.2% COVERAGE	

OPEN SPACE PROPOSED

2.79 AC
INCLUDING STREAM BUFFER AREA

TOTAL PARKING PROPOSED
IN STANDING SPACES



LOCATION MAP
NOT TO SCALE

[illegible]

PROPERTY IS ZONED R-75
BUILDING SETBACK:
FRONT 30'
SIDE 7.5'
REAR 40'
MAX LOT COVERAGE -35



IF YOU DO GEORGIA...
CALL US FIRST!
811
IT'S THE LAW

24-HOUR EMERGENCY CONTACT:

PH: #####

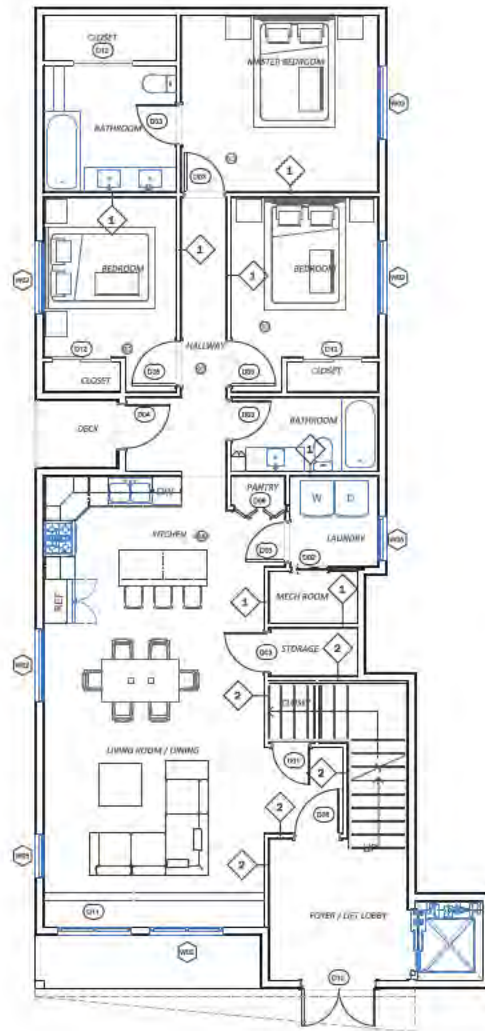


Woodruff
Design Associates
3501 Stewart Lake Road

LAND LOT 44, DISTRICT 2, COUNTY, GA.
CONCEPT SITE PLAN (2) FOR

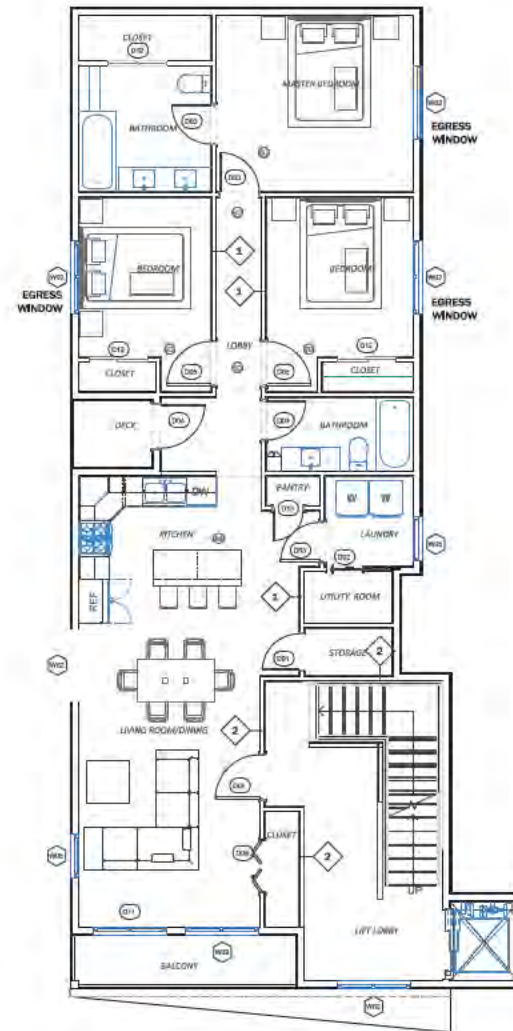


NANA
 CONCEPT SITE
 PLAN (2)
 DRAINAGE
 TOTAL IMPERVIOUS
 LOT IMPERVIOUSNESS
 0.00%
 TOTAL IMPERVIOUS



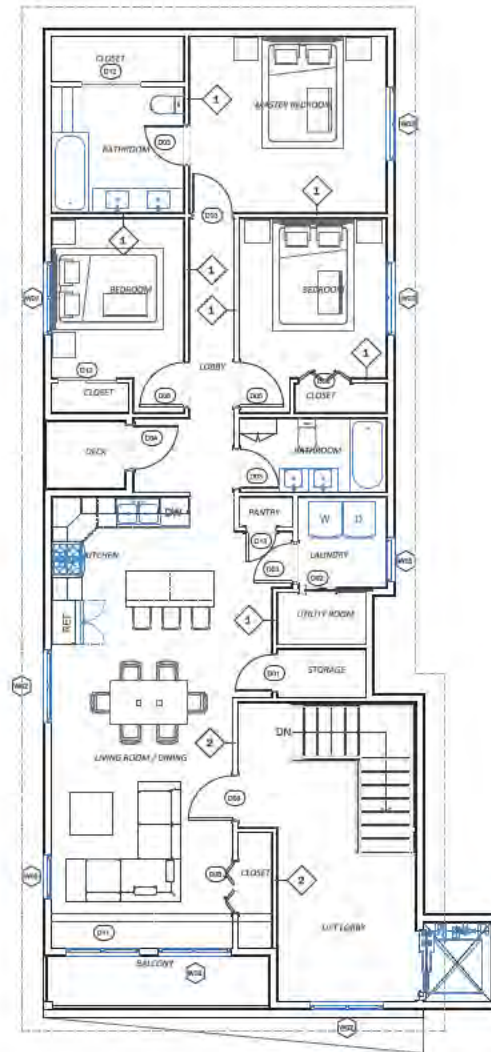
FIRST FLOOR PLAN

SCALE :: $\frac{1}{4}" = 1'-0"$



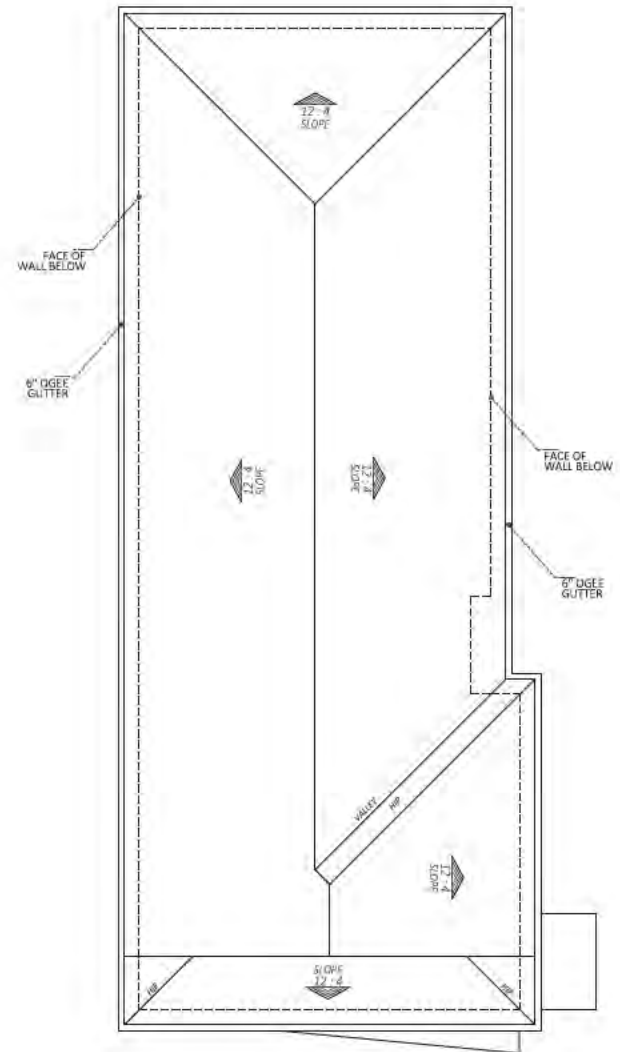
SECOND FLOOR PLAN

SCALE :: $\frac{1}{4}" = 1'-0"$



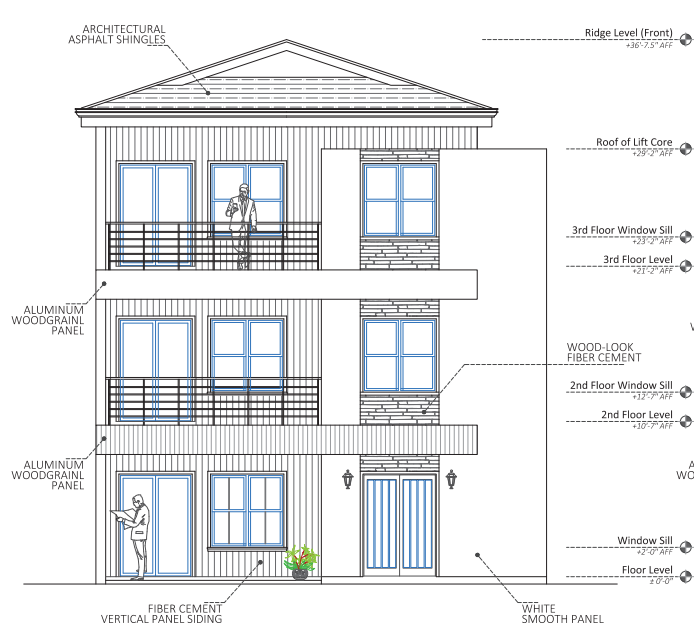
THIRD FLOOR PLAN

SCALE :: $\frac{1}{4}" = 1'-0"$



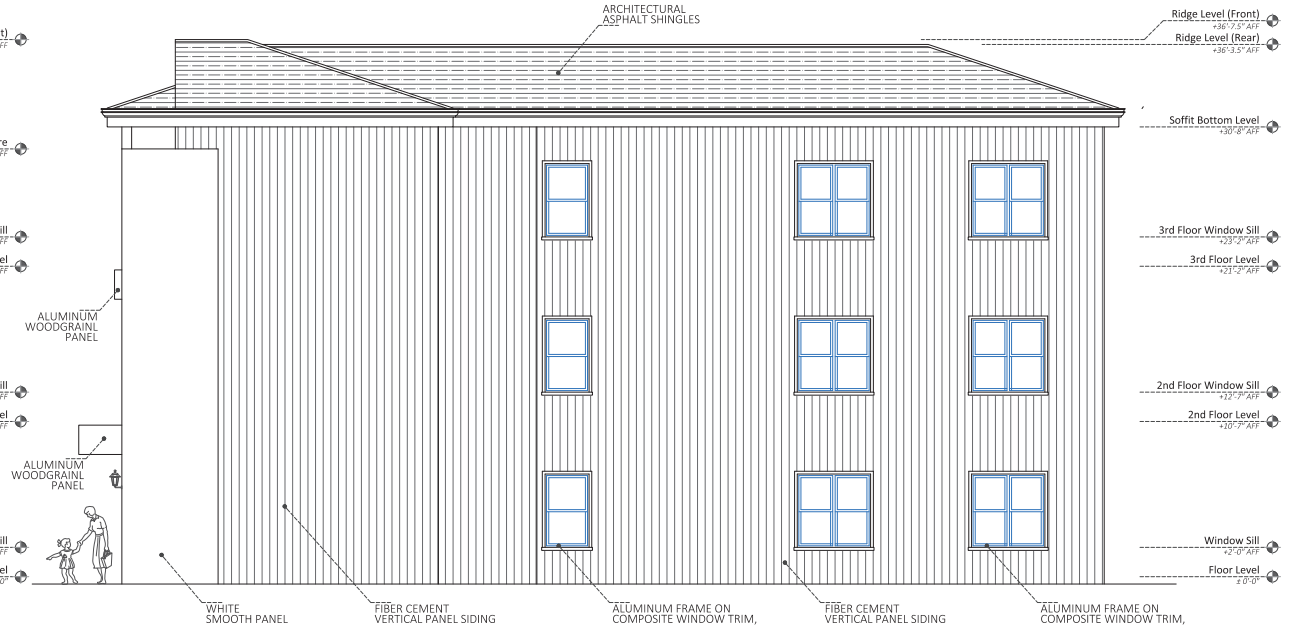
ROOF PLAN

SCALE :: $\frac{1}{4}" = 1'-0"$



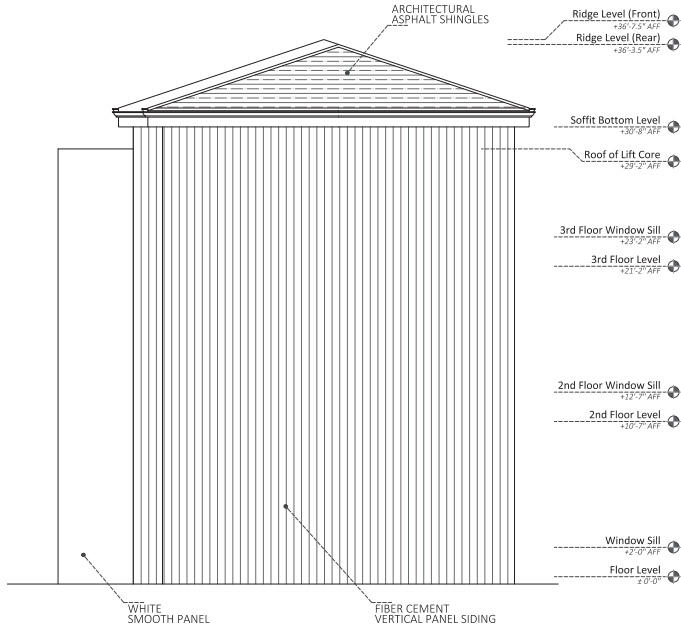
FRONT ELEVATION

SCALE :: $\frac{1}{4}" = 1'-0"$



RIGHT ELEVATION

SCALE :: $\frac{1}{4}" = 1'-0"$



REAR ELEVATION

SCALE :: $\frac{1}{4}" = 1'-0"$



LEFT ELEVATION

SCALE :: $\frac{1}{4}" = 1'-0"$







DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

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(s) Name: Michele Battle

Phone: [REDACTED] Email: [REDACTED]

Property Address: 2674, 2682 & 2690 Gresham Road, Atlanta 30316

Tax Parcel ID: 15 117 01 105, 025, & 104 Comm. District(s): 3 & 6 Acreage: 4.51 approx

Existing Use: Single-family homes Proposed Use: Development of triplex units.

Supplemental Regs: No Overlay District: No

Rezoning: Yes ☒ No ☐ Existing Zoning: R-75 Proposed Zoning: MR-1

DRI: No Square Footage/Number of Units: 5 u/acre

Rezoning Request: Rezoning lots from R-75 to MR-1 to build triplex units.

Land Use Plan Amendment: Yes ☐ No ☒ Existing Land Use: TC

Proposed Land Use: N/A Consistent ☒ Inconsistent ☐

Special Land Use Permit: Yes ☐ No ☒ Article Number(s) 27-

Special Land Use Request(s):

Major Modification: Yes ☐ No ☒ Existing Zoning Conditions:

Major Modification Request:

Condition(s) to be modified:

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: _____ Calendar Dates: CC: X

PC: X BOC: X

Letter of Intent: X Impact Analysis: X Owner Authorization(s): X Campaign Disclosure: X

Public Notice, Signs: X Tree Survey, Conservation (if applicable): n/a

Submittal Format:

ONE (1) COMBINED, PDF DOCUMENT UPLOAD via OUR ONLINE PORTAL.

Site Plan Checklist, if applicable:

- | | | |
|---|---|------------------------|
| * Density | * Frontage | * Sidewalks |
| * Density Bonuses | * Street Width | * Fencing/Walls |
| * Mix of Uses | * Landscape Strips | * Building Height |
| * Open Space | * Parking - Auto | * Building Separation |
| * Enhanced Open Space | * Parking – Bicycle | * Building Orientation |
| * Pedestrian Plan | * Screening | * Streetscapes |
| * Lot Size | * Perimeter Landscapes | * Garages |
| * Setbacks: front, sides, side corner, rear | * Bldg Materials: Roof, Fenestration, Façade Design | |

Possible Variances: Variances may be sought. Site plan is in conceptual phases.

Comments: The Applicant has proposed approx. 5 units per acre of triplexes within the TC Character Area. Housing type and density appears compatible with the edge of the TC. The Applicant discussed obtaining an additional 2 parcels to potentially expand the development further. The development may be two phases depending on the acquisition. Staff discussed with the Applicant building design alternatives for the proposal to be consistent with the existing neighborhood development pattern. The applicant should review requirements for MR-1 zoning district (Section 2.11.1), off-street parking (Section 6.1.4) a 30-foot transitional buffer is required (Section 5.4.5). The Site plan was in conceptual phases & Staff will provide a more comprehensive review upon submittal. It should be noted that the subject site is also located with the Gresham MALP (Master Active Living Plan) which may be helpful for the Applicant to consider.

Planner: Andrea Folgherait, Sr. Planner

Date: December 2, 2025

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 MHP, RNC, RSM, MR-1. M-2	\$500.00
HR-1, HR-2, HR-3 MU-1, MU-2, MU-3, MU-4, MU-5 O-I, OD, OIT, NS, C-1, C-2, M. M-2	\$750.00

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.