

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 03 Super District 06

Application of Tikay Investments, LLC c/o Battle Law, P.C. to rezone property from R-75 (Residential Medium Lot-75) zoning district to MR-2 (Medium Density Residential-2) zoning district to allow a multi-family development consisting of up to 39 dwelling units, at 2674, 2682 and 2690 Gresham Road.

PETITION NO: N6-2026-0143 Z-26-1247933

PROPOSED USE: Thirty-nine (39) multi-family dwelling units.

LOCATION: 2674, 2682 and 2690 Gresham Road, Atlanta, GA 30316

PARCEL NO. : 15 117 01 105; 15 117 01 025; 15 117 01 104

INFO. CONTACT: Adam Chappell, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Tikay Investments, LLC c/o Battle Law, P.C. to rezone property from R-75 (Residential Medium Lot-75) zoning district to MR-2 (Medium Density Residential-2) zoning district to allow a multifamily development consisting of up to 39 dwelling units.

RECOMMENDATION:

COMMUNITY COUNCIL: (Feb. 2026) Two-cycle deferral.

PLANNING COMMISSION: (March 3, 2026) Pending.

PLANNING STAFF: (March 2026) Two-Cycle Deferral.

STAFF ANALYSIS: The applicant, Tikay Investments, LLC c/o Battle Law, P.C., requests a rezoning of the subject properties from the R-75 (Residential Medium Lot-75) Zoning District to the MR-2 (Medium Density Residential-2) Zoning District to allow a multifamily development consisting of up to 39 dwelling units. The three (3) subject properties are currently improved with single-family detached dwellings. The applicant proposes to demolish these structures and construct three (3)-story buildings, each containing three (3) dwelling units located on individual floors. The original site plan submitted with the application request showed 17 structures with a total of 51 dwelling units at a density of 11.46 units per acre; this contrasts the applicant's written request for 13 structures with 39 units at a lower density of approximately 8.76 units per acre. The units are proposed exclusively as rental units, and as such are considered to comprise a multifamily use by Planning Staff. The properties are located within the outer edge of a Town Center (TC) character area. Per the *DeKalb County 2050 Unified Plan*, "the intent of the Town Center is to promote the concentration of higher intensity residential and commercial uses, which serve several communities surrounding the center, in order to reduce automobile travel, promote walkability, and increase transit usage" (*DeKalb County 2050 Unified Plan*, pg. 33). This character area is second only to Regional Center (RC) character areas in terms of size, scope and intensity, and is supportive of residential densities of up to 60 units per acre. The properties are also in close proximity to the Interstate 20 Corridor Compatible Use (I-20) Overlay District, which permits multifamily dwellings by-right (with some exceptions, per Section 3.33.5 of the *Zoning Ordinance*) at densities of up to 40-60 units per acre, depending on the Tier classification within the Overlay. Notwithstanding high densities and building heights typically supported, "properties located along the outer edges of the Town Center Character Area shall be sensitive to

building height and density of adjacent single-family residential; the edge of the activity center should serve as a transition zone, buffering more intense uses in the core from adjacent single-family neighborhoods and other uses outside the activity center's boundaries" (*DeKalb County 2050 Unified Plan*, page 33). While most of the properties to the north along Gresham Road consist of larger lots dedicated to commercial uses, the vast majority of properties to the west, south, and east are developed with single-family detached dwellings that are part of established subdivisions. While a multifamily use, the original renderings provided by the applicant show proposed structures that resemble single-family detached dwellings, which could provide a transition from these lower density subdivisions to any potential by-right development to the north. Increased interconnectivity is also proposed; the proposed structures would front a private drive (largely aligned with public street standards) connecting the existing Larkspur Drive to the south with Gresham Road. Conversations with the applicant subsequent to the initial application have highlighted certain areas of the proposal that could be improved, however. Staff suggests a diversification of building stock, with some units fronting along Gresham Road as the current orientation of the structures which faces an internal local right-of-way (ROW) is reminiscent of earlier suburban designs. Off-street parking provided in the rear of the development site can be more easily spaced in the development and placed behind or between clusters of buildings to create rudimentary blocks. The applicant, in response to these concerns as well as concerns raised at Community Council, has requested a deferral of this application request. Staff is supportive of this request and ultimately believes that a revision to the plans and proposal could result in a better product that more closely aligns with the goals and intent of the Town Center character area while also being sensitive to community concerns. Therefore, the Planning and Sustainability recommends a ***"Two-Cycle Deferral"*** to the July 2026 zoning cycle.

PLANNING COMMISSION VOTE: (March 3, 2026) Pending.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (February 2026) Two-cycle deferral 10-0-0. The Council recommended a two-cycle deferral to allow time for the applicant to clarify if the land use will be apartments, townhomes, or triplex; to consider alternative designs; and, to address traffic, parking, and stormwater concerns.



Planning Commission Hearing Date: March 3, 2026
Board of Commissioners Hearing Date: March 26, 2026

STAFF ANALYSIS

CASE NO.:	Z-26-1247933	File ID #: 2026-0143
Address:	2674, 2682 & 2690 Gresham Road, Atlanta, GA 30316	Commission District: 3 Super District: 6
Parcel ID(s):	15-117-01-105, 15-117-01-025, 15-117-01-104	
Request:	Rezone property from R-75 (Residential Medium Lot-75) zoning district to MR-2 (Medium Density Residential-2) zoning district to allow a multifamily development consisting of up to 39 dwelling units.	
Property Owner(s):	Tikay Investments, LLC	
Applicant/Agent:	Tikay Investments, LLC c/o Battle Law, P.C.	
Acreage:	Approx. 4.45 acres	
Existing Land Use:	Single-family detached dwellings	
Adjacent Zoning:	North: R-75 East: R-75 South: R-75 West: O-I (across Gresham Road)	
Character Area	Town Center (TC)	
Comprehensive Plan:	<input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	

STAFF RECOMMENDATION: TWO-CYCLE DEFERRAL

The applicant, Tikay Investments, LLC c/o Battle Law, P.C., requests a rezoning of the subject properties from the R-75 (Residential Medium Lot-75) Zoning District to the MR-2 (Medium Density Residential-2) Zoning District to allow a multifamily development consisting of up to 39 dwelling units.

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The properties are located within the outer edge of a Town Center (TC) character area. Per the *DeKalb County 2050 Unified Plan*, “the intent of the Town Center is to promote the concentration of higher intensity residential and commercial uses, which serve several communities surrounding the center, in order to reduce automobile travel, promote walkability, and increase transit usage” (*DeKalb County 2050 Unified Plan*, pg. 33). This character area is second only to Regional Center (RC) character areas in terms of size, scope and intensity, and is supportive of residential densities of up to 60 units per acre. The properties are also in close proximity to the Interstate 20 Corridor Compatible Use (I-20) Overlay District, which permits multifamily dwellings by-right (with some exceptions, per Section 3.33.5 of the *Zoning Ordinance*) at densities of up to 40-60 units per acre, depending on the Tier classification within the Overlay.

Notwithstanding high densities and building heights typically supported, “properties located along the outer edges of the Town Center Character Area shall be sensitive to building height and density of adjacent single-family residential; the edge

of the activity center should serve as a transition zone, buffering more intense uses in the core from adjacent single-family neighborhoods and other uses outside the activity center's boundaries" (*DeKalb County 2050 Unified Plan*, page 33). While most of the properties to the north along Gresham Road consist of larger lots dedicated to commercial uses, the vast majority of properties to the west, south, and east are developed with single-family detached dwellings that are part of established subdivisions.

While a multifamily use, the original renderings provided by the applicant show proposed structures that resemble single-family detached dwellings, which could provide a transition from these lower density subdivisions to any potential by-right development to the north. Increased interconnectivity is also proposed; the proposed structures would front a private drive (largely aligned with public street standards) connecting the existing Larkspur Drive to the south with Gresham Road.

Conversations with the applicant subsequent to the initial application have highlighted certain areas of the proposal that could be improved, however. Staff suggests a diversification of building stock, with some units fronting along Gresham Road as the current orientation of the structures which faces an internal local right-of-way (ROW) is reminiscent of earlier suburban designs. Off-street parking provided in the rear of the development site can be more easily spaced in the development and placed behind or between clusters of buildings to create rudimentary blocks.

The applicant, in response to these concerns as well as concerns raised at Community Council, has requested a deferral of this application request. Staff is supportive of this request and ultimately believes that a revision to the plans and proposal could result in a better product that more closely aligns with the goals and intent of the Town Center character area while also being sensitive to community concerns. Therefore, the Planning and Sustainability recommends a "***Two-Cycle Deferral***" to the July 2026 zoning cycle.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Zoning Comments March 2026

N1. Z-26-1247920 (2026-0138) 1437 & 1453 S. Indian Creek Drive:

South Indian Creek is classified as a “Collector” road. All interior streets are to be private, designed to local street standards. Verify there is enough parking provided interior to the site for residents and guests. South Indian Creek Road is classified as a collector road. 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 landscape strip with a 10-foot multi-use path. At least 5 feet of the landscape strip must lie between the back of curb and the multi-use path or sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). All intersections must meet AASHTO sight distance requirements based on speed limit. All poles and other obstructions must be relocated out of the multi-use path.

N2. Z-26-1247923 (2026-0139) 3003 Chamblee-Tucker Road; 2936 Mercer University Drive:

All interior streets must be private. Mercer University Drive is classified as a “Collector” road. 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 landscape strip with a 10-foot multi-use path. At least 5 feet of the landscape strip must lie between the back of curb and the multi-use path or sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). The requirements are for the entire frontage unless a variance is sought. All intersections must meet AASHTO sight distance requirements based on speed limits. All poles and other obstructions must be relocated out of the multi-use path. The access entrance requires reworking due to possible driver confusion and impact to Mercer University Drive. Eliminate the acceleration lane along Mercer University Drive. Chamblee-Tucker Road is classified as a “Minor Arterial” road. 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 multi-use path. Requires pedestrian scale streetlights.

N3/N4/N5. Z-26-1247929 (2026-0140); SLUP-26-1247927 (026-0141); SLUP-26-1247928 (2026-0142) 3820 & 3828 North Decatur Road:

Rockbridge Road is classified as a “Minor Arterial” 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 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 landscape strip with a 10-foot multi-use path. At least 5 feet of the landscape strip must lie between the back of curb and the multi-use path or sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). All intersections must meet AASHTO sight distance requirements based on speed limits. All poles and other obstructions (hydrant) must be relocated out of the multi-use path. Site engineer to determine if guardrail along the property is still required

N6. Z-26-1247933 (2026-0143) 2674, 2682 & 2690 Gresham Road:

All interior streets are to be private, designed to local street standards. Gresham Road is classified as a “Collector” road. 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 landscape strip with a 10-foot multi-use path. At least 5 feet of the landscape strip must lie between the back of curb and the multi-use path or sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). All intersections must meet AASHTO sight distance requirements based on speed limits. All poles and other obstructions must be relocated out of the multi-use path.

N7/N8. Z-26-1247935 (2026-0144); SLUP-26-1247934 (2026-0145) 2111 Poplar Falls Road:

The existing road infrastructure approaching this development is not sufficient to support the implementation of the development. Poplar Falls 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 centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 6-foot landscape strip and a 5-foot sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). All intersections must meet AASHTO sight distance requirements based on speed limits. All poles and other obstructions must be relocated out of the multi-use path.

N9. SLUP-26-1247921 (2026-0146) 1313 & 1303 Lithonia-Industrial Boulevard:

Lithonia-Industrial Boulevard is classified as a “Minor Arterial” road. Not enough information to properly review. Access points were set based on the Lithonia Industrial Blvd Road Plans. Applicant does not show interior routes on plans. Streetlights will be required on Lithonia-Industrial Boulevard.

N10. Z-26-1247922 (2026-0147) 6136 Shadow Rock Lane:

Shadow Rock Lane is classified as a “Local” road. The existing road infrastructure approaching this development is not sufficient to support the implementation of the development. The entire right of way width of the corridor is 20 feet wide with a +/- 8-foot road/driveway. 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).

N11. SLUP-26-1247926 (2026-0148) 4031 Rainbow Drive:

Rainbow Drive is classified as a “Minor Arterial” 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 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 landscape strip with a 10-foot multi-use path. At least 5 feet of the landscape strip must lie between the back of curb and the multi-use path or sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). All intersections must meet AASHTO sight distance requirements based on speed limits. All poles and other obstructions must be relocated out of the multi-use path.

N12. SLUP-26-1247930 (2026-0149) 1890 Week Kirk Road:

Week Kirk is classified as a “Local” road. No comments

N13/N14. LP-26-1247932 (2026-0150); Z-26-1247931 (2026-0151) 1680, 1690, & 1700 Henrico Road:

Henrico Road is classified as a “Collector” road. Please refer to the zoning and land development requirements of Tier 5 of the Bouldercrest Overlay District, Tier 4A within the Soapstone Historic district for development requirements. Concerned about the encroachment of residential into the industrial area and the conflict (truck traffic/noise) that may develop. The two properties on either side of this development are active industrial properties. While overlay infrastructure standards apply. Where silent the Zoning and Land Development Codes are enforced, in respective order. Site plan needs work. At a minimum, the requirements are as follows: Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Prefer internal streets to be private. If public, the internal streets require a right of way dedication of 55 feet (total) OR such that all public infrastructure is within right of way, whichever greater. Requires 24 feet of pavement with curb and gutter. Requires 6-foot landscape strip with a 5-foot sidewalk. Requires streetlights. (hefowler@dekalbcountyga.gov). Internal roundabout must be one-lane, one direction. 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 landscape strip with a 10-foot multi-use path. At least 5 feet of the landscape strip must lie between the back of curb and the multi-use path or sidewalk. All intersections must meet AASHTO sight distance requirements based on speed limits. Concerned about entrance location based on horizontal and vertical curves along the site. All poles and other obstructions must be relocated out of the multi-use path.



Thursday, January 29, 2026

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.

1/29/2026

N1-2026-0138

Z-26-1247920

1437 & 1453 South Indian Creek Drive, Stone Mountain, Ga 30083

- See general comments

N2-2026-0139

Z-26-1247923

3003 Chamblee-Tucker Road; 2936 Mercer University Drive, Chamblee, Ga 30341

- See general comments

N3-2026-0140

Z-26-1247929

3820 & 3828 North Decatur Road, Decatur, GA 30032

- See general comments.

N4-2026-0141

SLUP-26-1247927

3820 & 3828 North Decatur Road, Decatur, GA 30032

- SLUP. See general comments.

N5-2026-0142

SLUP-26-1247928

3820 & 3828 North Decatur Road, Decatur, GA 30032

- SLUP. See general comments.

N6-2026-0143

Z-26-1247933

2674, 2682, 2690 Gresham Road, Atlanta, Ga 30316

- See general comments.

Development Review Comments

Submitted to: DeKalb County **Case #:** Z-26-1247933
Parcel #: 15 117 02 105 ; 15 117 01 025; 15 117 01 104
Name of Development: Tikey Investments LLC c/o Battle Law P.C
Location: 2674, 2682 & 2690 Gresham Road, Atlanta, GA 30316
Description: Proposed development with 13 triplex buildings, or 39 flats for rent.

Impact of Development: When fully constructed, this development would be expected to generate 10 students: 3 at Barack H Obama Elem Magnet Sch, 2 at McNair Middle School, 2 at McNair High School, 3 at other DCSD schools, and 0 at private school. The additional homes are not expected to have a significant impact on the neighborhood schools.

Current Condition of Schools	Barack H Obama Elem Magnet Sch	McNair Middle School	McNair High School	Other DCSD Schools	Private Schools	Total
Capacity	984	1,200	1,674			
Portables	0	0	0			
Enrollment (Oct 2024)	830	707	770			
Seats Available	154	493	904			
Utilization (%)	84.3%	58.9%	46.0%			
New students from development	3	2	2	3	0	10

New Enrollment	833	709	772
New Seats Available	151	491	902
New Utilization	84.7%	59.1%	46.1%

Calculation Details
Inputs

Unit Type	APT	Proposed Units	39
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		Attend Home School	Attend other DCSD School	Private School	Total
Yield Rates (students per unit based on comparable developments)	Elementary	0.0694	0.0179	0.0000	0.0873
	Middle	0.0498	0.0131	0.0000	0.0629
	High	0.0424	0.0199	0.0057	0.0680
	Total	0.1616	0.0509	0.0057	0.2182
Units x Yield Rates	Elementary	2.71	0.70	0.00	3.41
	Middle	1.94	0.51	0.00	2.45
	High	1.65	0.78	0.22	2.65
	Total	6.30	1.99	0.22	8.51
New Students from Development (rounded result)	Elementary	3	1	0	4
	Middle	2	1	0	3
	High	2	1	0	3
	Total	7	3	0	10

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.: SLUP-26-1247927 (2026-0141)

Parcel ID#: 18 012 10 004; 18 012 10 003

Address: 3820 & 3828 North Decatur Road, Decatur 30032 (FUEL PUMPS)

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: After reviewing the location, no Traffic Concern
were identified.

Signature: R. Landell

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: _____

From: nlbaldwin21@gmail.com
To: [Nicole A. Massiah](#)
Cc: [Atwaters, LaShun](#); curtisw.jlc@gmail.com; alisonmiller@gmail.com; [Plansustain](#); NeighborsofGreshamPark@gmail.com
Subject: Concerns re: Proposed Development at 2674, 2682, & 2690 Gresham Road
Date: Wednesday, February 11, 2026 5:03:21 PM

Greetings,

I am a resident of Gresham Park and I wanted to send an email to document some concerns regarding the development proposed for the plots mentioned above on Gresham Road SE. I understand there is a meeting this evening, however I am unable to attend.

I am concerned about the traffic that will undoubtedly occur as a result of this development. The traffic is already heavy in that area. Additionally, Johnson's Learning Center is located right across the street, and the traffic becomes even heavier during pickup/drop-off. My son attended this JLC when he was in preschool. This area of Gresham Road was already in need of school zone signs, with 25 mph limits, to ensure safety of students and families.

Additionally, where are they planning to put the entrance/exit for this development? If the plan is to put it across from the entrance to Flintwood, this will also be problematic. That intersection is already congested during heavy traffic periods, which will only get heavier once this development is built. If they are planning to put the entrance across from Flintwood, are they going to install a traffic light to manage the flow of traffic appropriately?

I am also concerned about the amount of traffic that will now be routed through Gresham Park, including nearby streets like Flintwood, Rollingwood, Rockcliff, and Welland. These streets are already "cut through" streets, and people regularly drive at very high speeds to get from Gresham to Brannen. We have had 3 cars overturned on our street alone due to reckless drivers. We do not have speed humps or sidewalks in our neighborhood, and adding more traffic to an already congested area is going to create safety concerns for many of our residents who like to walk their children and pets on their streets.

Was there a traffic study completed and can this be provided to the public?

I appreciate any information you can provide.

Thank you,

Noelle L. Baldwin, M.S., CCC-SLP
[404-913-6058](tel:404-913-6058)
NLBaldwin21@gmail.com

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): _____

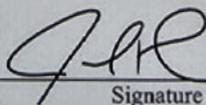
Existing Land Use Designation(s): TC

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 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 s contemplated and expressly desired in the Gresh 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

AUTHORIZATION
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 N/F NOW OR FORMERLY
APP AS PER DEED NAIL NAIL FOUND
APP AS PER PLAT P PLAT (BOOK/PAGE)
BSL BUILDING (SETBACK) LINE POB POINT OF BEGINNING
CP COMPUTED POINT POC POINT OF COMMENCEMENT
CTP CRIMP TOP PIPE FOUND R RADIUS LENGTH
OTP OPEN TOP PIPE FOUND R/W RIGHT-OF-WAY
D DEED (BOOK/PAGE) R/B REINFORCING BAR FOUND
DW DRIVEWAY (1/2" UNO)
EP EDGE OF PAVEMENT RBS 1/2" REINFORCING BAR SET
FFE FINISH FLOOR ELEVATION SW SIDEWALK
FKA FORMERLY KNOWN AS SSE SANITARY SEWER EASEMENT
IPF IRON PIN FOUND SSCO SANITARY SEWER CLEANOUT
L ARC LENGTH SSMH SANITARY SEWER MANHOLE
LL LAND LOT -X- FENCE LINE
LLL LAND LOT LINE CB CATCH BASIN
N NEIGHBOR'S 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 X,AE & AE(HIGH RISK) EFFECTIVE DATE: 05/16/2013

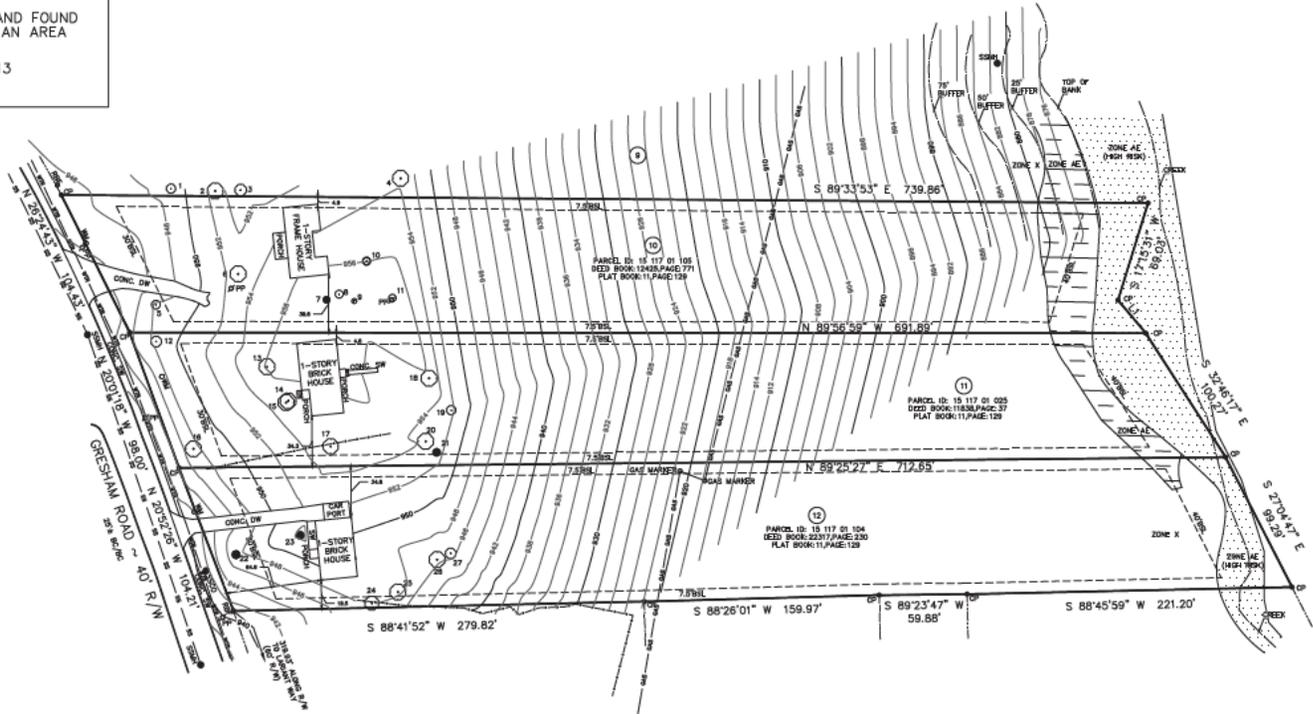
ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE. NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & 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.



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

PLAT PREPARED FOR: 2674,2682 & 2690 GRESHAM ROAD

LAND AREA: 2674-84,233 SF 15.47 AC
2682-82,077 SF 5.43 AC
2690-86,820 SF 5.54 AC

LOT 10,11 & 12
LAND LOT 117
15th DISTRICT
DEKALB COUNTY, GEORGIA

FIELD DATE: 11-19-2025
BY: [Signature]

DRAWN DATE: 11-21-2025
AC: [Signature]

RENDERING: PLAT BOOK XXXXXX PAGE XXX
REFERENCE: DEED BOOK XXXXX PAGE XXX
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET AN ANGULAR ERROR OF 1/4 SECOND PER HORIZONAL POINT AND WAS COLLECTED USING THE LEAST SQUARES METHOD. THE PLAT LINE BEING CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 30,000 FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STAKE PLANE ALIGNMENT FOUND WITHIN 50' OF THIS PROPERTY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA 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.

DEKALB COUNTY, GEORGIA
11-21-2025

SURVEY SYSTEMS ATLANTA
180 LINC DR, SW DUBLIN, GA 30038
404-470-0007, 404-470-0008, 404-470-0009
1-800-285-7411
770-523-4344
(METRO ATLANTA ONLY)
UTILITY PROTECTION CENTER
IT'S THE LAW

F YOU DIG GEORGIA...
CALL US FIRST
1-800-285-7411
770-523-4344
(METRO ATLANTA ONLY)
UTILITY PROTECTION CENTER
IT'S THE LAW

ZONING: R-75
SCALE: 1" = 40'

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

TREE TABLE (CONC)		
TR. NO.	DIAMETER	TYPE
1	45	OKA
2	45	OKA
3	38	OKA
4	28	OKA
5	13	OKA
6	36	OKA
7	42	PINE
8	12	OKA
9	7	OKA
10	12012	OKA
11	67	OKA

TREE TABLE (CONC)		
TR. NO.	DIAMETER	TYPE
12	65	OKA
13	58	OKA
14	25	OKA
15	42	OKA
16	38	OKA
17	23	OKA
18	65	OKA
19	14	OKA
20	24	OKA
21	20	PINE

IMPERVIOUS (IN SQUARE FEET) 2024		
TR. NO.	DIAMETER	TYPE
HOUSE	1865	
CONC. SW	760	
POUCH	154	
TOTAL IMPERVIOUS	2029	

IMPERVIOUS (IN SQUARE FEET) 2082		
TR. NO.	DIAMETER	TYPE
HOUSE	1382	
CONC. SW	57	
POUCH	60	
STEPS	25	
TOTAL IMPERVIOUS	1424	

IMPERVIOUS (IN SQUARE FEET) 2080		
TR. NO.	DIAMETER	TYPE
HOUSE	1056	
CONC. SW	367	
CONC. SW	111	
POUCH	38	
CARPET	180	
TOTAL IMPERVIOUS	2154	

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

JKH
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

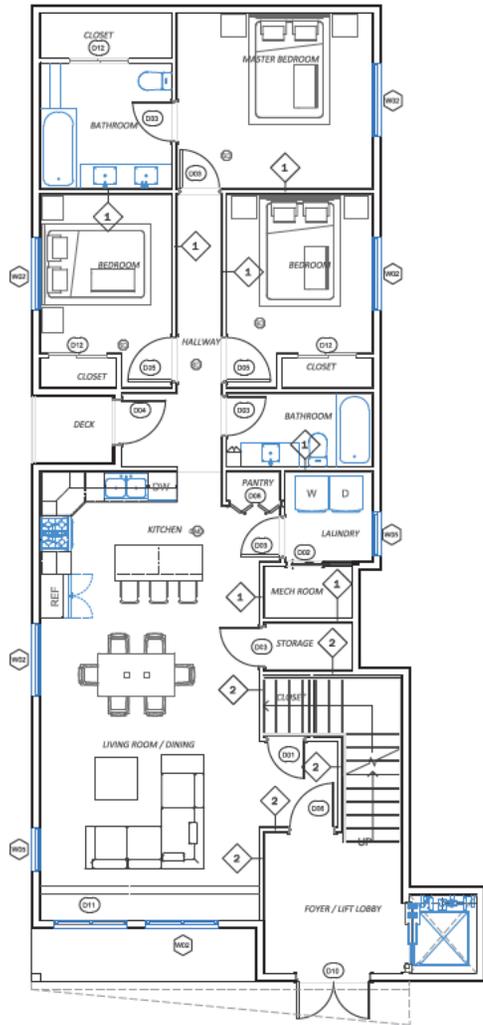
All that tract or parcel of land lying and being in Land Lot 117 of the 15th District, DeKalb County, Georgia, being **Lot 11 of the R. L. Ezell's Property** according to plat recorded in **Plat Book 11, Page 129**, DeKalb County, Georgia records, said plat being incorporated herein and made a part hereof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

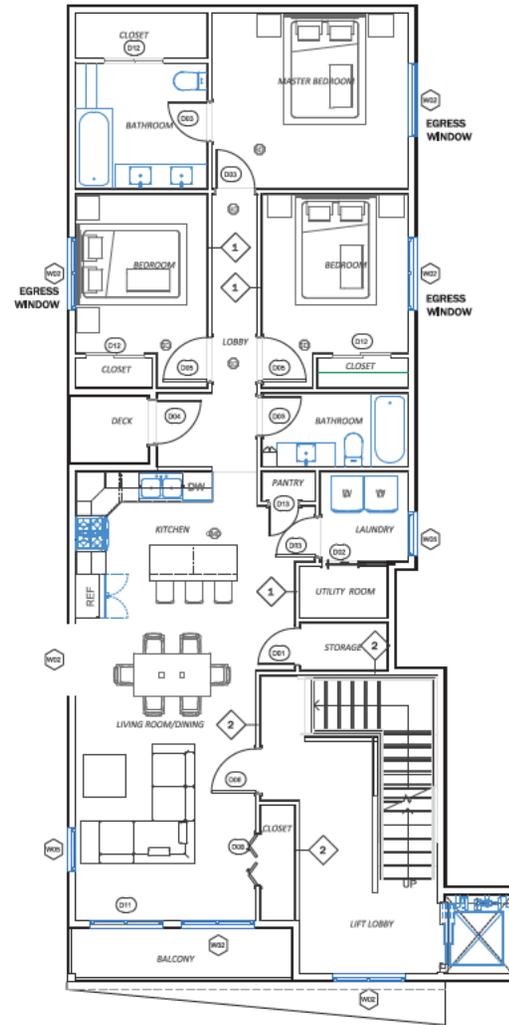
All that tract or parcel of land lying and being in Land Lot 117 of the 15th District, DeKalb County, Georgia, being **Lot 12 of the R. L. Ezell's Property** according to plat recorded in **Plat Book 11, Page 129**, DeKalb County, Georgia records, said plat being incorporated herein and made a part hereof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



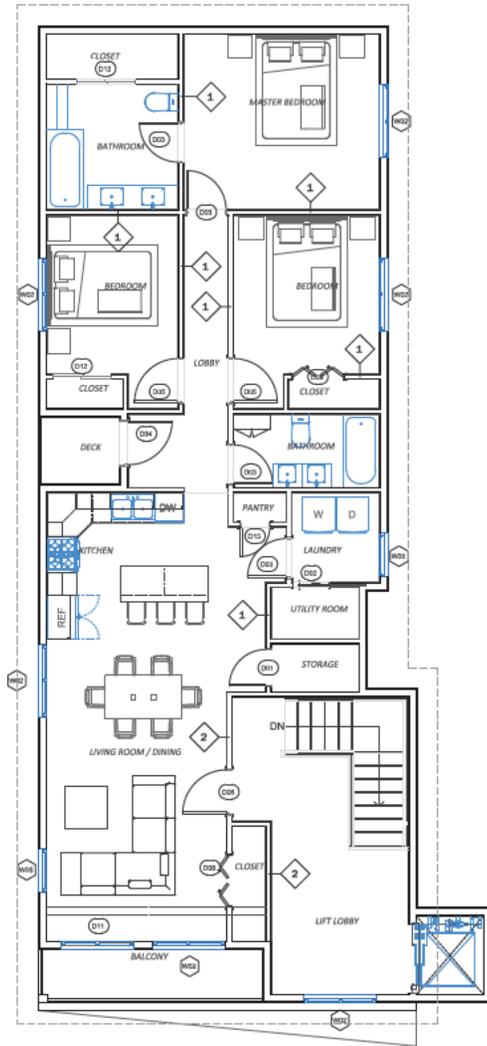
FIRST FLOOR PLAN

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



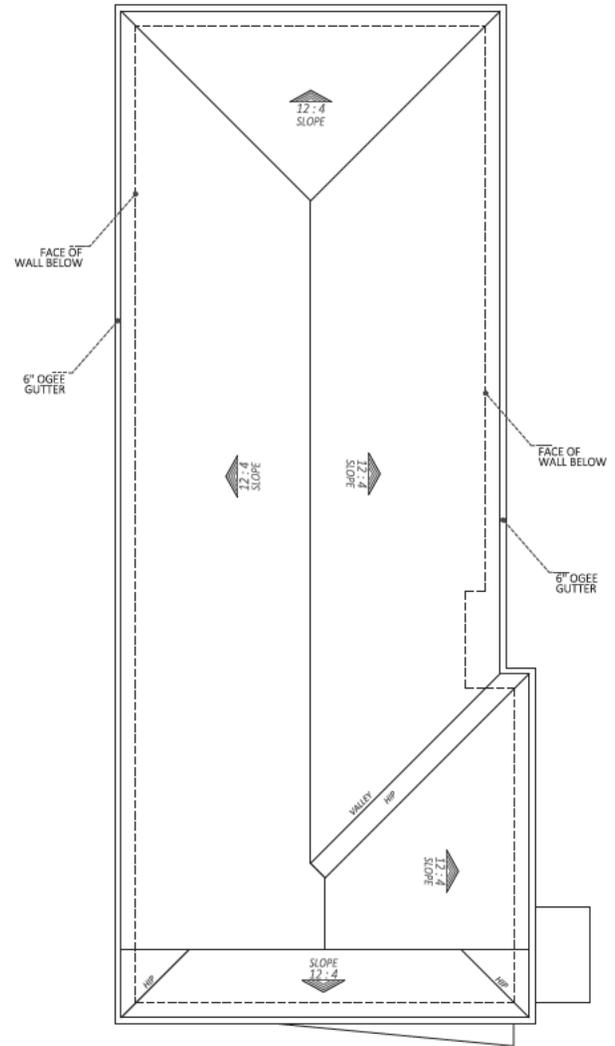
SECOND FLOOR PLAN

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



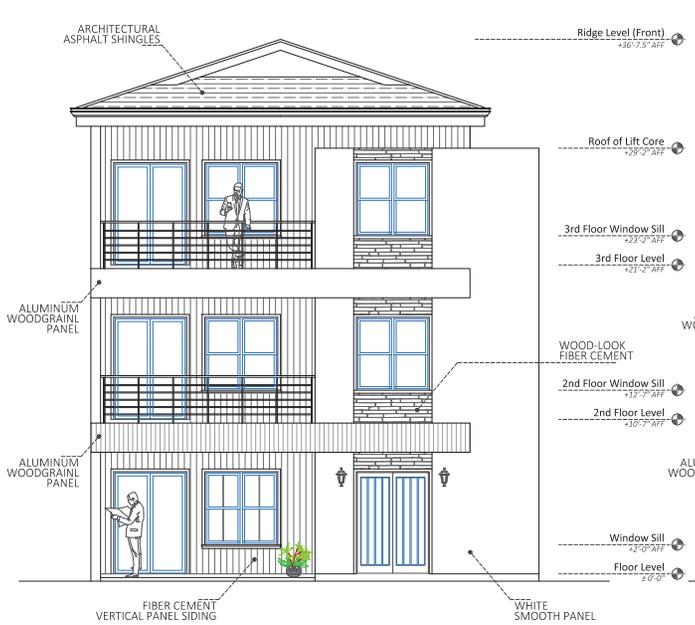
THIRD FLOOR PLAN

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



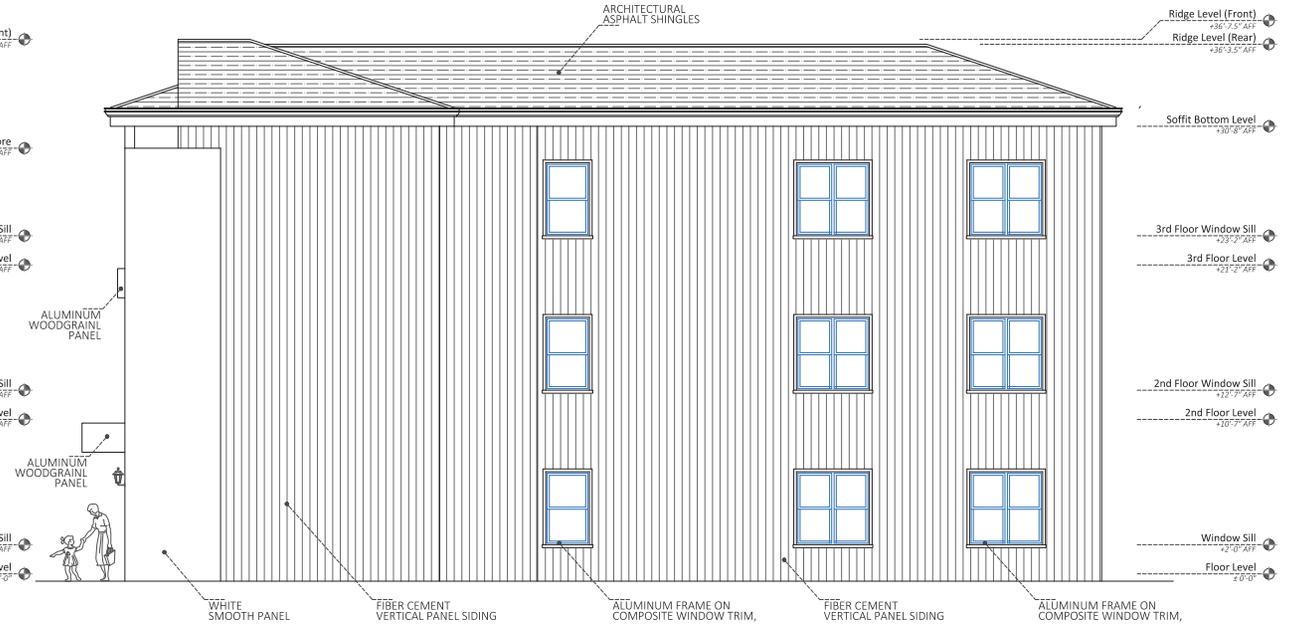
ROOF PLAN

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



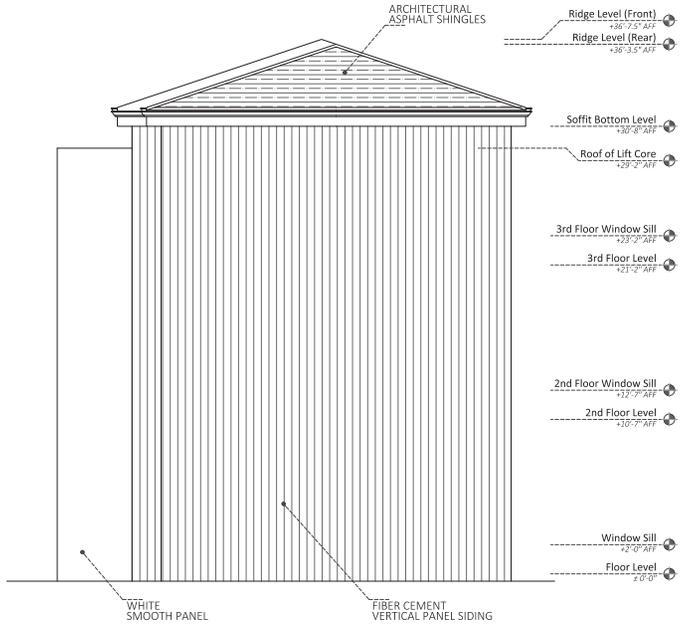
FRONT ELEVATION

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





2690



2690

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:

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

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

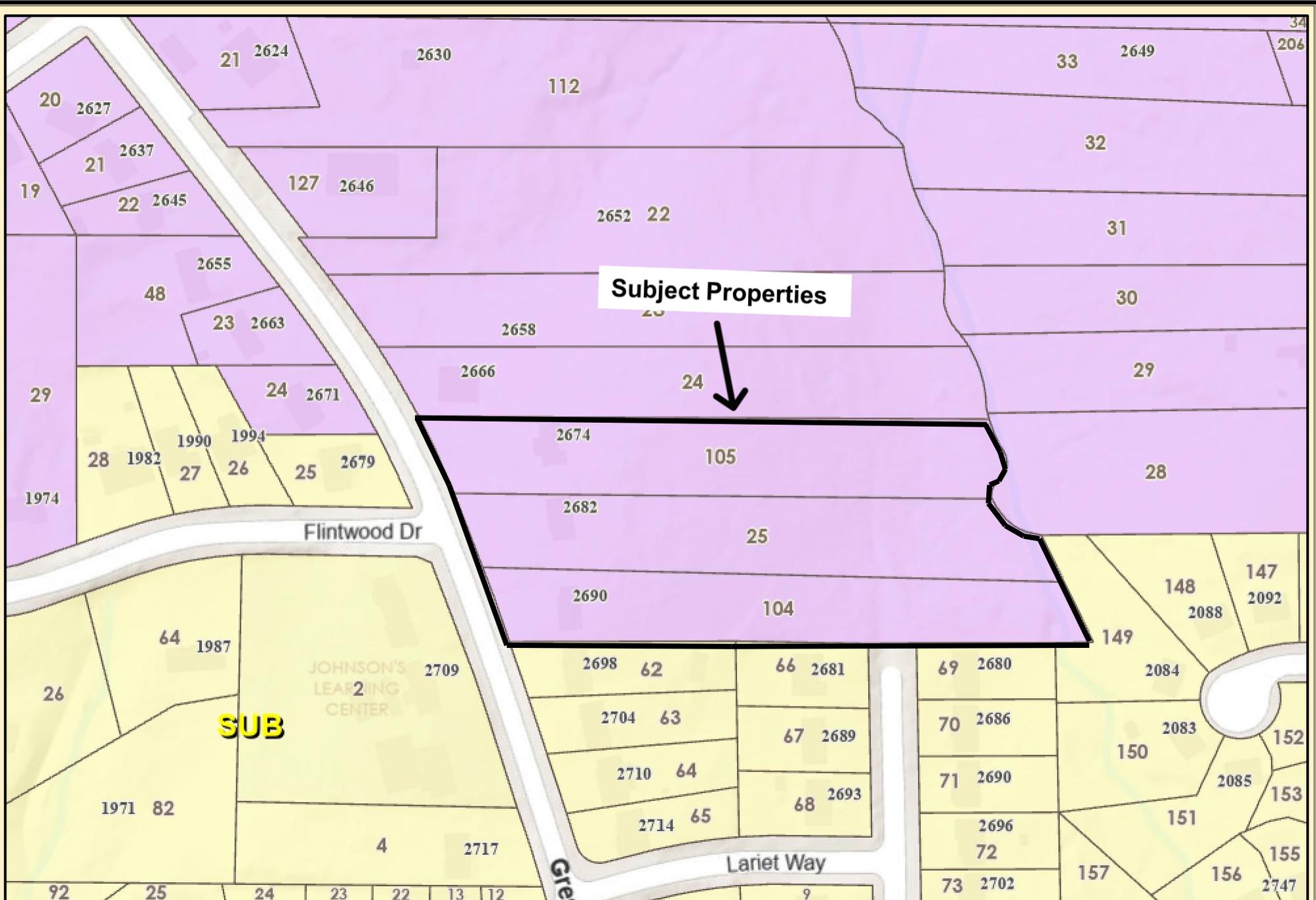
FILING FEES

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

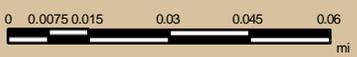
Rezoning:	FEE:
RE, RLG, R-100, R-85, R-75, R-60 MHP, RNC, RSM, MR-1, M-2	\$500.00
HR-1, HR-2, HR-3 MU-1, MU-2, MU-3, MU-4, MU-5 O-I, OD, OIT, NS, C-1, C-2, M, M-2	\$750.00

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.



DeKalb County Parcel Map



Date Printed: 1/14/2026



DeKalb County GIS Disclaimer

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Subject Properties



Flintwood Drive

Gresham Road

Gresham Road

Lariat Way

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COMMUNITY COUNCIL



Case Number: T-26-1247933 (2026-0143)
Location: 2674, 2682 & 2690 GRESHAM RD.



Purpose: To rezone property from R-75
(Residential Medium Low Density) zoning district to
MR-2 (Medium Density Residential-2) zoning
district to allow a multifamily development
consisting of up to 39 dwelling units.

Community Council Meeting - District 3

February 11, 2026
6:00 PM

2026 Family Life Lane



Meeting Location & Information
For more information, visit
www.carync.org
or call 919-253-7237

COMMUNITY COUNCIL



Case Number: Z-26-1247933 (2026-0143)
Location: 2674, 2682 & 2690 GRESHAM RD.

C

COUNCIL

Purpose: To rezone property from R-75 (Residential Medium Lot-75) zoning district to MR-2 (Medium Density Residential-2) zoning district to allow a multifamily development consisting of up to 39 dwelling units.

Community Council Meeting – District 3

February 11, 2026
6:00 PM →

Held virtually via Zoom



Meeting Agendas & Information
[TinyURL.com/DeKalbHearings](https://tinyurl.com/DeKalbHearings)
www.dekalbcountyga.gov
plansustain@dekalbcountyga.gov
(404) 371-2155