

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

**MAJOR MODIFICATION APPLICATION**

Existing Conditional Zoning No.: CZ18-22137

**APPLICANT NAME:** Arpon, LLC c/o Battle Law, P.C.

Daytime Phone#: 404-601-7616 Fax #: 404-745-0045 E-mail: mlb@battlelawpc.com

Mailing Address: One West Court Sq., Suite 750, Decatur, GA 30030

**OWNER NAME:** The R. Dennis and Joyce H. Christopher Family Limited Partnership (If more than one owner, attach contact information for each owner)

Daytime Phone#: 770-385-0714 Fax #: \_\_\_\_\_ E-mail: \_\_\_\_\_

Mailing Address: 3200 Georgia 142, Mansfield, GA 30055

**SUBJECT PROPERTY ADDRESS OR LOCATION:** 5636 Redan Road

Decatur, DeKalb County, GA, 30088

District(s): 16 Land Lot(s): 062 Block(s): 02 Parcel(s): 005

Acreage or Square Feet: 4.87acres Commission District(s): 5&7 Existing Zoning: C-1(Cond)

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

Have you, the applicant, made a campaign contribution of \$250.00 or more to a DeKalb County government official within the two year period that precedes the date on which you are filing this application?

\_\_\_\_ Yes  No If "yes", see page 4. (Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A)

Owner: \_\_\_\_\_ Agent:  \_\_\_\_\_  
(Check One)

Arpon LLC

**Signature of Applicant:** By: 

**Printed Name of Applicant:** Arpon, LLC **Major Modification Application**

### 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: October, 2019

TO WHOM IT MAY CONCERN:

(I), (WE), The R. Dennis & Joyce H. Christopher Family Limited Partnership  
Name of Owner(s)

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

Battle Law, P.C. and

Name of Applicant or Representative

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

The R. Dennis & Joyce H. Christopher Family Limited Partnership

By: [Signature]  
Owner R. Dennis Christopher, Its General Partner

Owner \_\_\_\_\_

Owner \_\_\_\_\_

Notary Public \_\_\_\_\_

Owner \_\_\_\_\_



**STATEMENT OF INTENT AND**  
**IMPACT ANALYSIS**

and

Other Material Required by  
DeKalb County Zoning Ordinance  
for the  
Application for Major Change of Condition for  
**CZ18-22137**

by

**ARPON, LLC**

for

4.87± Acres of Land  
located at  
5636 Redan Road  
Land Lot 62, 16th District, DeKalb County

Submitted for Applicant by:

Michèle L. Battle, Esq.  
Battle Law, P.C.  
One West Court Square, Suite 750  
Decatur, GA30030  
404-601-7616

## I. STATEMENT OF INTENT

The Subject Property is a 4.87-acre tract located at 5636 Redan Road east of the northeastern corner of Redan Road and Panola Road. The Subject Property is was rezoned from R-100 to C-1 pursuant to DeKalb County Zoning Case No. CZ18-22137. The Applicant, Arpon, LLC, is seeking to acquire the Subject Property for the development of office/retail space within the portion of the Subject Property located in the Greater Hidden Hills Overlay District Tier 2, with the balance of the Subject Property, along with the property located at 5672 Redan Road, being developed for a self-storage facility. While CZ18-22137 covers the properties located at 1230, 1238 and 1248 Panola Road, this Major Change of Condition Application is limited to the Subject Property, as the proposed changes only impact the Subject Property. Simultaneously with this Application, the Applicant has applied to rezone the property at 5672 Redan Road from R-100 to C-1.

## II. MODIFICATIONS REQUESTED

The Subject Property was rezoned in 2018 subject to thirteen (13) zoning conditions attached hereto as Exhibit "A". Of the 13 Conditions, the Applicant is seeking to amend the following two conditions as follows with the additions underlined and highlighted in red:

Condition 1: Limit site to general retail, commercial or office uses permitted within the C-1 (Local Commercial) District. Prohibitive uses shall be as listed within the DeKalb County Code, Chapter 27-Article 3.37.10 Prohibited Uses in Tier 2 of the Greater Hidden Hills Overlay District, in effect on the day of approval of this rezoning, provided, however, that a Self-Storage Facility shall be allow as a permitted use on the portion of the Subject Property located outside of Tier 2 of the Greater Hidden Hills Overlay District subject to the following conditions:

- A. The primary building in which the office is located shall be a two-story climate-controlled building;
- B. Security Cameras shall be installed within the two-story building, as well as throughout the perimeter of the facility, and connected to the DeKalb County law enforcement agency;
- C. Access to the Self-Storage Facility shall be prohibited between the hours of 10pm and 7am daily;
- D. The storage units may not be used for the follow:
  - i. Operating a business or service enterprise,
  - ii. Personal activities such as hobbies, arts and crafts, woodworking, repair, restoration or maintenance of machinery or equipment,
  - iii. Storage of hazardous or toxic materials,
  - iv. Living or sleeping quarters, or

v. Event space for parties, meetings, flea markets, or other similar activities.

Site plan is conceptual and subject to the approval of the Director of Planning and Sustainability for compliance to zoning code and approved conditions.

Condition 8: All buildings shall be three (3) sided brick along the front and sides, provided, however, this condition shall not apply to Self-Storage Facilities.

### III. IMPACT ANALYSIS

- (a) Suitability of use: The proposed application will permit uses that are suitable in view of the uses and developments adjacent and nearby the Subject Property. The Subject Property is surrounded by C-1 and C-2 uses South, East and West of the Subject Property. The northeastern boundary of the Subject Property abuts the railroad. The uses on Redan Road include an older strip center, with gas pumps, automobile repair facilities, beauty salons and the DeKalb County Fire Station. A new Waffle House and Family Dollar are slated to be opened on the western boundary of the Subject Property off of Panola Road. Therefore, the proposed use is consistent with the existing and proposed uses in the area.
- (b) Effect on adjacent property: The uses of the Subject Property as contemplated in this Application will have no adverse impact on the adjacent property owners. The proposed use will allow for the development of this undeveloped parcel which has become a dumping ground and location for nefarious activities. The proposed use will bring more presence along the street, and as well as security cameras to assist with making the area safer. Also, the improvements will raise the property values of the adjacent parcels. The single-family home North of the Subject Property will not be negatively impacted as the transitional buffer will provide screening, along with the privacy fence to be installed. Additionally, the development of the Subject Property will eliminate pedestrian access cutting through the Subject Property to access Stone Mountain Lithonia Road.
- (c) Economic use of current zoning: Due to the rear portion of the property have little visibility from Redan Road, the proposed use of the rear portion of the Subject Property is minimal. Retailers prefer to be located along the right of way. There already two strip centers in the area which provide retail space for convenience stores, liquor stores, barbershops, beauty salons, nail salons, insurance agencies, food shops etc. With the automobile shops located near the front entrance, there is very few options for the development of office/retail space within the rear of the Subject Property that would thrive and not be a duplication of the uses already prevalent in the area.
- (d) Effect on public facilities: The Subject Property is in an area with public utility availability. The proposed rezoning will not cause excessive use of streets, transportation

facilities, utilities, or schools in the area. In fact, a self-storage facility would have the least amount of impact on public utilities than any other use, due to the low volume of traffic generated by the use.

- (e) Effect on historic building, sites, etc. The approval of this Major Change of Condition Application will not have any adverse impact on any historic buildings, sites, districts or archaeological resources in the area.
- (f) Environmental Impact. The approval of this Major Change of Condition Application will not result in any adverse environmental impact.
- (g) Conformity with Comprehensive Plan or Land Use Plan: The Subject Property is currently zoned C-1 which is in conformity with the Neighborhood Center designation for the Subject Property.
- (h) Others: The following constitutional allegations are given in order to preserve the rights of the Applicant to appeal any adverse decisions that may be rendered by DeKalb County with respect to this Application:

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

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

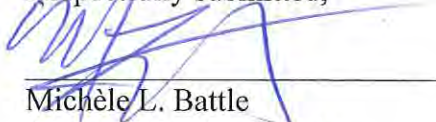
A refusal to allow the modification of the zoning conditions in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s)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

The existing zoning conditions and 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.

#### IV. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Major Change of Condition Application at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of DeKalb County so that such recommendations or input might be incorporated as conditions of approval of this Application.

Respectfully submitted,



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Michèle L. Battle  
Attorney For Applicant



## EXHIBIT "A"

### Approved Conditions for CZ18-22137

#### Z-18-22137 - Proposed C-1 Zoned Conditions

1. Limit site to general retail, commercial or office uses permitted within the C-1 (Local Commercial) District. Prohibitive uses shall be as listed within the DeKalb County Code, Chapter 27-Article 3.37.10 Prohibited Uses in Tier 2 of the Greater Hidden Hills Overlay District, in effect on the day of approval of this rezoning. Site plan is conceptual and subject to the approval of the Director of Planning and Sustainability for compliance to zoning code and approved conditions.
2. Building height shall not exceed 2 stories or 35 feet.
3. Access points on Panola Road and Redan Road is subject to approval by the Transportation Division of the Department of Public Works.
4. The number of allowable parking spaces shall be calculated using parking criteria consistent with the Greater Hidden Hills Overlay District per Article 3.37.32.
5. Provide road improvements (such as deceleration lanes, bike paths or a multipurpose lane) as may be required, approved or waived by the Transportation Division of the Department of Public Works.
6. Dedicate at no cost to DeKalb County 50 feet from centerline of right-of way on Panola Road and 40 feet from centerline on Redan Road. Right of way dedication may impact setbacks.
7. Provide sidewalks and street lights per Article 5 of the DeKalb County Code.
8. All buildings shall be three (3) sided brick along the front and sides.
9. All refuse areas shall be located to the rear of the site and screened from public view with fencing or similar building materials to match the primary structure.
10. To maintain consistency on all potential commercial uses on the site, all signage must be comply development standards within the Hidden Hills Overlay District per Article 3.37.26 of the DeKalb County Code.
11. Provide outside trash receptacles for patrons.
12. Screen roof-top equipment.
13. The approval of this rezoning application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.

GREATER HIDDEN HILLS OVERLAY DISTRICT

Sec. 3.37.10. - Prohibited uses in Tier 2.

The following principal uses of land and structures shall be prohibited in Tier 2:

- A. Adult entertainment establishment.
- B. Adult service facility.
- C. Automotive parts store.
- D. Automotive repair, major or minor, and body and paint shop.
- E. Blood collection center.
- F. Breeding kennel.
- G. Check cashing establishment to include automobile title loan and pay day loan establishment.
- H. Tire store where the majority of the tires offered for sale are used tires.
- I. Funeral home and crematory.
- J. Gold-buying establishment.
- K. Heavy truck and equipment repair and trade shop.
- L. Reserved.
- M. Motel.
- N. New and used automotive, truck, boat and trailer sales.
- O. Night club.
- P. Outdoor amusement and recreation facility.
- Q. Outdoor equipment and materials storage.
- R. Outdoor open sales and flea market.
- S. Pawn shop.
- T. Personal care home/child caring institution.
- U. Self storage facility.
- V. Car wash and detailing.
- W. Storage yard for damaged or confiscated vehicles.
- X. Storage/salvage and junk yard.
- Y. Tattoo establishment.
- Z. Thrift and consignment store, which is an establishment selling pre-owned merchandise.
- AA. Transitional housing and boarding house.
- BB. Truck stop and terminal.
- CC. Funeral home.
- DD. Temporary and/or outdoor sale unless authorized by special administrative permit from the planning director in accordance with the requirements of this division.

( Ord. No. 15-06 , 8-25-2015)

## DESCRIPTION OF PROPERTY

All that tract or parcel of land lying and being in Land Lot 62 of the 16th District, DeKalb County, Georgia and being more particularly described as follows:

To find the Point of Beginning commence at the intersection of the eastern right of way line of Panola Road (right of way width varies) and the northern right of way line of Redan Road (right of way width varies); thence proceed along said right of way line of Redan Road the following courses and distances: South 66 degrees 49 minutes 10 seconds East a distance of 116.37 feet to a point, South 69 degrees 16 minutes 13 seconds East a distance of 99.30 feet to a point, South 69 degrees 34 minutes 30 seconds East a distance of 91.71 feet to a point and North 00 degrees 00 minutes 20 seconds East a distance of 2.64 feet to a 1/2 inch rebar set, said point being the Point of Beginning.

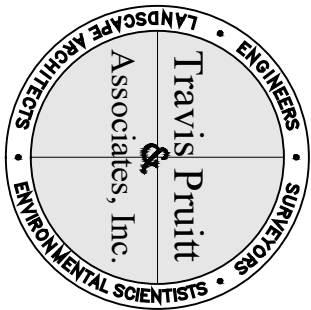
From the Point of Beginning, as thus established, leaving Redan Road and proceeding North 00 degrees 00 minutes 20 seconds East a distance of 230.23 feet to a 1 inch open top pipe found; thence North 00 degrees 23 minutes 11 seconds East a distance of 404.89 feet to a 1-1/2 inch open top pipe found; thence North 78 degrees 10 minutes 03 seconds East a distance of 304.89 feet to a 1/2 inch rebar found on the southwestern right of way line of Georgia Railroad (200 feet right of way width); thence proceeding along said right of way line of Georgia Railroad South 27 degrees 56 minutes 01 seconds East a distance of 86.67 feet to a 1/2 inch rebar found; thence leaving said right of way of Georgia Railroad and proceeding South 00 degrees 23 minutes 38 seconds West a distance of 451.49 feet to a 1/2 inch rebar found; thence North 57 degrees 56 minutes 01 seconds West a distance of 92.00 feet to a 1/2 inch rebar found; thence South 15 degrees 11 minutes 56 seconds West a distance of 303.43 feet to a right of way monument found on the northern right of way line of Redan Road; thence proceed along said right of way line of Redan Road North 67 degrees 40 minutes 22 seconds West a distance of 195.83 feet to the Point of Beginning.

Said tract contains 211,464 square feet or 4.85 acres.

The above described property is shown on an ALTA/NSPS Land Title Survey for Arpon, LLC, and Chicago Title Insurance Company, prepared by Travis Pruitt & Associates, Inc., dated October 22, 2019. (FN:214-E-114)

NO.	DATE	DESCRIPTION	BY
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4317 Park Drive, Suite 400  
 Norcross, Georgia 30093  
 Phone: (770)416-7511  
 Fax: (770)416-6759  
 www.travispruit.com  
 Contact Person: AUSTIN DOUKIRN

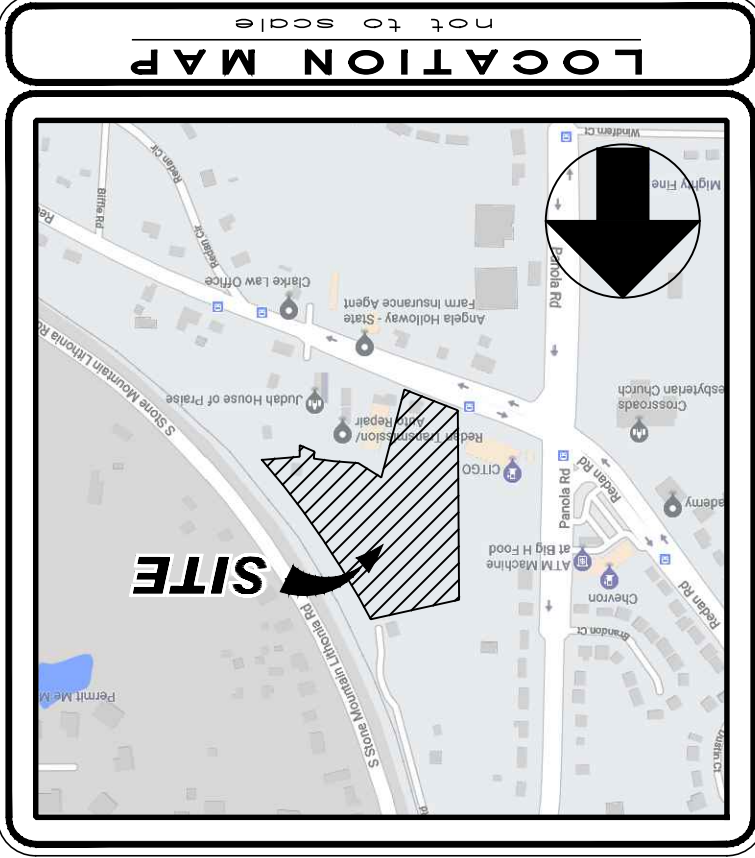


# 5636 & 5672 REDAN ROAD

## CONCEPT PLAN

5636 REDAN ROAD - LAND LOT 62, DISTRICT 16 - DEKALB COUNTY

DATE: 10/08/2019  
 SCALE: 1" = 40'  
 CN: 190271.P3  
 LV:  
 UN: 1-19-0271  
 FN: 165-D-083  
 Sheet No. 1 OF 1



TAX PARCEL ID: 16 062 02 005; 16 002 02 008

**SITE AREA:**

TRACT "A"	TRACT "B"	MAXIMUM	PROVIDED
TOTAL AREA: 0.96 ACRES	TOTAL AREA: 5.57 ACRES		
IMPERVIOUS AREA: 0.67 ACRES	IMPERVIOUS AREA: 2.98 ACRES	80%	80%
PERVIOUS AREA: 0.29 ACRES	PERVIOUS AREA: 2.59 ACRES	53.59%	46.5%

**SITE ZONING:**  
 TRACT "A": (HIDDEN HILLS OVERLAY)  
 TRACT "B": C-1; R-100 (CASE # Z-18-22137)

**BUILDING SQUARE FOOTAGE:**

TRACT "A"	TRACT "B"
BUILDING A (FIRST LEVEL)	BUILDING A (BASEMENT)
22,000	22,000
BUILDING B	BUILDING C
8,300	6,800
BUILDING D	BUILDING E
5,300	2,000
BUILDING F	BUILDING G
1,200	13,650
<b>TOTAL</b>	<b>TOTAL</b>
<b>81,250 SF</b>	<b>81,250 SF</b>

**BUILDING SETBACK LINES:**

TRACT "A"	TRACT "B"
FRONT YARD : 0 TO 20 FEET	FRONT YARD : 60 FEET
REAR YARD : 10 FEET	REAR YARD : 30 FEET
SIDE YARD : 0 FEET	SIDE YARD : 20 FEET

**PARKING SUMMARY:**  
 FRONT YARD : 60 FEET  
 REAR YARD : 30 FEET

**PARKING SUMMARY TRACT "B"**

DESCRIPTION	REQ. MIN.	ALLOW. MAX.	PROVIDED
REGULAR PARKING	9	-	9
ADA ACCESSIBLE PARKING	1	-	1
TOTAL PARKING SPACES	10	16	10
ONE SPACE PER 8,000 SF			
ONE SPACE PER 5,000 SF			

**FAR REQUIREMENTS:**

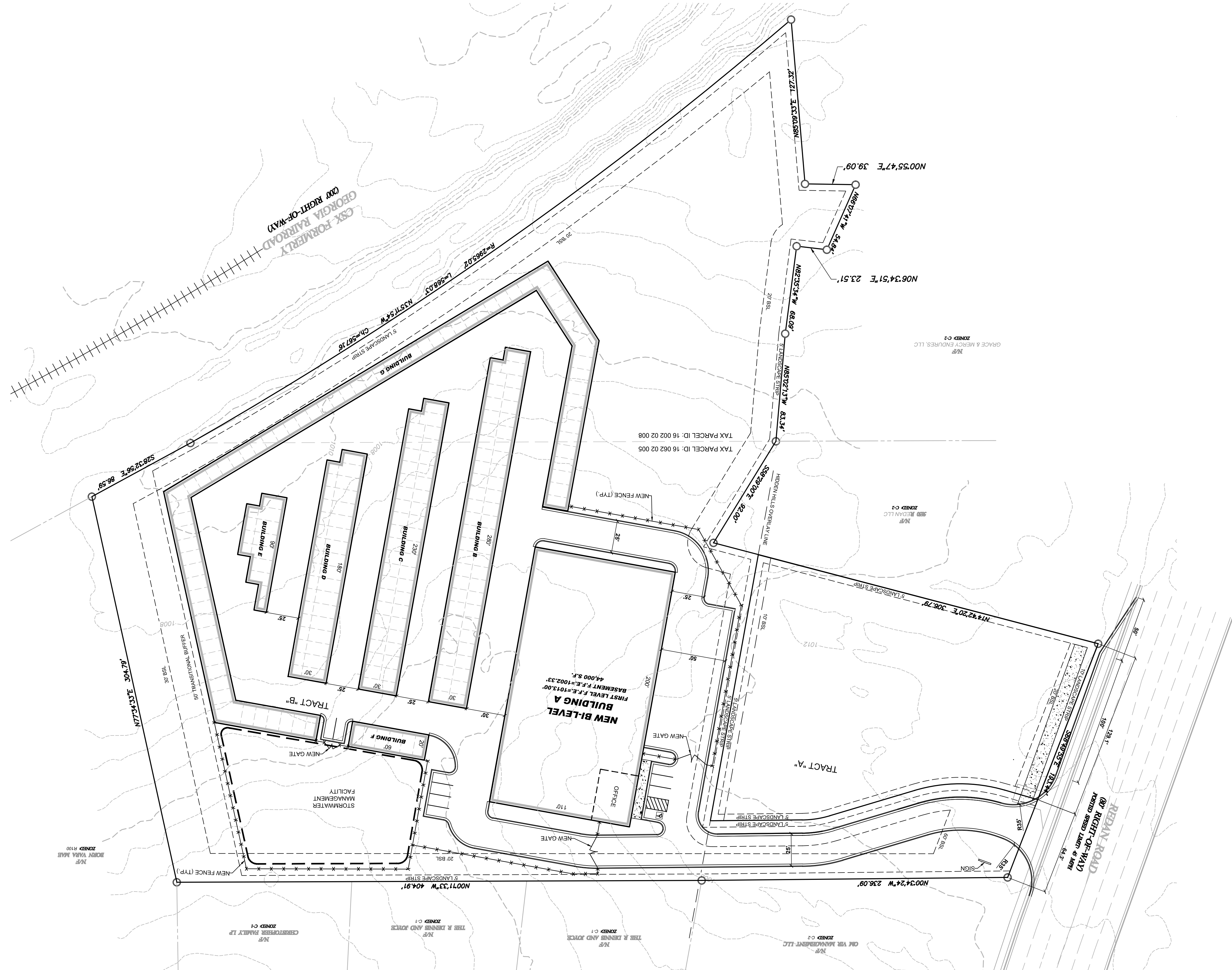
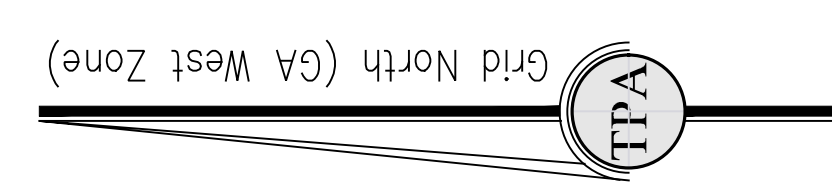
TRACT "A"	TRACT "B"
MINIMUM	PROVIDED
20.0%	N/A

**FAR REQUIREMENTS:**

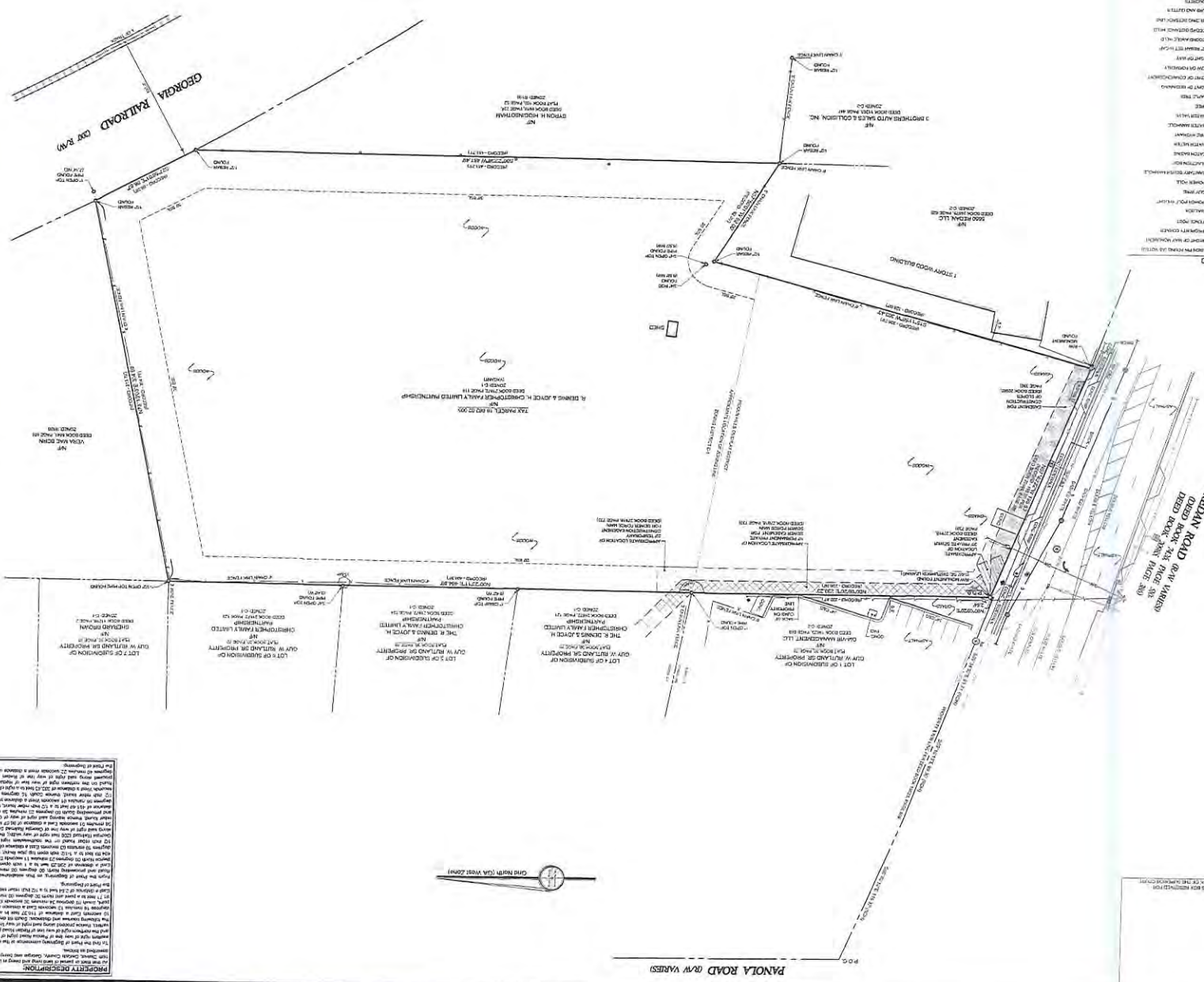
TRACT "A"	TRACT "B"
MINIMUM	PROVIDED
2.00'	N/A
0.33	

1. A PLAT OF THE SUBJECT PROPERTY BY HORIZON REALTY GROUP  
 REFERENCE PLATS.

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- LEGEND**
- 1. PROPERTY BOUNDARIES
  - 2. ADJACENT PROPERTIES
  - 3. EASEMENTS
  - 4. UTILITY LOCATIONS
  - 5. SURVEY POINTS
  - 6. CURVED BOUNDARIES
  - 7. ADJACENT ROADS
  - 8. PROPERTY IDENTIFICATION
  - 9. AREA OF INTEREST
  - 10. ADJACENT UTILITIES
  - 11. SURVEY DATA
  - 12. EASEMENT LOCATIONS
  - 13. PROPERTY IDENTIFICATION
  - 14. ADJACENT UTILITIES
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  - 95. SURVEY DATA
  - 96. EASEMENT LOCATIONS
  - 97. PROPERTY IDENTIFICATION
  - 98. ADJACENT UTILITIES
  - 99. SURVEY DATA
  - 100. EASEMENT LOCATIONS



**REFERENCE PLATS**

Plat of Subdivision of the East Branch of the River, No. 1, in the County of Boone, West Virginia, recorded in the Public Records of Boone County, West Virginia, at page 10 of Volume 10, Book 10, Page 10.

Plat of Subdivision of the West Branch of the River, No. 2, in the County of Boone, West Virginia, recorded in the Public Records of Boone County, West Virginia, at page 10 of Volume 10, Book 10, Page 10.

Plat of Subdivision of the Middle Branch of the River, No. 3, in the County of Boone, West Virginia, recorded in the Public Records of Boone County, West Virginia, at page 10 of Volume 10, Book 10, Page 10.

Plat of Subdivision of the North Branch of the River, No. 4, in the County of Boone, West Virginia, recorded in the Public Records of Boone County, West Virginia, at page 10 of Volume 10, Book 10, Page 10.

**PROPERTY DESCRIPTION**

The property described in this plat is a certain tract of land situated in Boone County, West Virginia, containing the following described land:

Lot 1, containing 1.00 acre, more or less, bounded by the Georgia Railroad Corridor on the north and east, by the Paola Road (Old Warsaw) on the south, and by the East Branch of the River on the west.

Lot 2, containing 1.00 acre, more or less, bounded by the Georgia Railroad Corridor on the north and east, by the Paola Road (Old Warsaw) on the south, and by the East Branch of the River on the west.

Lot 3, containing 1.00 acre, more or less, bounded by the Georgia Railroad Corridor on the north and east, by the Paola Road (Old Warsaw) on the south, and by the East Branch of the River on the west.

Lot 4, containing 1.00 acre, more or less, bounded by the Georgia Railroad Corridor on the north and east, by the Paola Road (Old Warsaw) on the south, and by the East Branch of the River on the west.

**ATTORNEY'S CERTIFICATE**

I, the undersigned, being a duly qualified and admitted attorney-at-law in the State of West Virginia, do hereby certify that the foregoing is a true and correct copy of the original survey plat as the same appears in my office.

Witness my hand and seal at the City of Charleston, West Virginia, this 1st day of January, 1911.

\_\_\_\_\_  
Attorney-at-Law

**DECLARATION**

I, the undersigned, being a duly qualified and admitted attorney-at-law in the State of West Virginia, do hereby declare that the foregoing is a true and correct copy of the original survey plat as the same appears in my office.

Witness my hand and seal at the City of Charleston, West Virginia, this 1st day of January, 1911.

\_\_\_\_\_  
Attorney-at-Law

**NOTES**

1. The area of interest is shown by a shaded area on this plat.

2. The area of interest is shown by a shaded area on this plat.

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**NOTES**

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**ATLANTIC LAND TITLE SURVEY**

**Arpon, L.L.C. & Chicago Title Insurance Company**

**DEED BOOK 333, PAGE 38**

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ONE WEST COURT SQUARE, SUITE 750  
DECATUR, GA 30030

### What is a Community Meeting?

Community meetings are designed to inform the surrounding communities of current rezoning, and special land use permit applications. It's an opportunity for the community to learn about the proposed projects, ask questions, present concerns, and make suggestions. We take this opportunity to encourage you to come out and participate. Owner? Renter? Doesn't matter. All are welcome.

For More Info Contact Batoya Clements at:

Phone: 404-601-7616 ext. 2

Fax: 404-745-0045

Email: [bdc@battlawpc.com](mailto:bdc@battlawpc.com)

## YOU RECENTLY RECEIVED A COMMUNITY MEETING NOTICE REGARDING A

### Rezoning Application for the Development of a Mixed-Use Project

## PLEASE NOTE THE CORRECTED ADDRESS BELOW:

Community Meeting  
Wednesday, October 30, 2019

6:30 pm until 8:00 pm

3203 GLENWOOD ROAD, SUITE D  
DECATUR, GA 30032

## SUBJECT PROPERTIES:

1816 Candler Road,  
3211 & 3221 Glenwood Road  
Decatur, GA 30032




Campaign Contribution Disclosure Statements

**CAMPAIGN CONTRIBUTIONS DISCLOSURE STATEMENT**

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

<b>NAME OF GOV'T OFFICIAL</b>	<b>OFFICIAL POSITION</b>	<b>AMOUNT OF CONTRIBUTION</b>
Kathie Gannon	Commissioner	\$350
Mereda Davis Johnson	Commissioner	\$500
Larry Johnson	Commissioner	\$250
Lorraine Cochran-Johnson	Commissioner	\$250

By:   
Printed Name: Michele L. Battle



