

AMENDED REZONING APPLICATION

to Amend the Official Zoning Map of DeKalb County, Georgia

APPLICANT/OWNER: Tikay Investments, LLC c/o Battle Law P.C.

Subject Property Address: 2666, 2674, 2682, 2690 Gresham Road

City: Atlanta State: GA Zip: 30316

Parcel ID Number(s): 15 117 01 014, 15 117 01 105, 15 117 01 025, 15 117 01 104


Acreage: 5.93 Commission District(s): 3 Super District: 6

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

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:  Date: 5/6/2026

NOTE: PLEASE BE MINDFUL THAT THE APPLICATION AND ALL OF ITS CONTENTS IS A PUBLIC RECORD ONCE SUBMITTED AND ACCEPTED FOR A ZONING CYCLE.

REZONE APPLICATION FEES:

RE, RLG, R-100, R-85, R-75, R-60 MHP, RNC, RSM, MR-1, MR-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

DeKalb County does not require payment by wire transfer.
Be aware of scammers and fraudulent emails.

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: cag@battlelawpc.com; mlb@battlelawpc.com

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

Applicant Phone Number: 404-601-7616

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

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

Owner Email Address: cag@battlelawpc.com

Owner Mailing Address: [REDACTED]

Owner Phone Number: 404-601-7616

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: [checked] Agent:

[Handwritten Signature]

Signature of Applicant:

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

Zoning Meeting

A new project is proposed near you...

Please join Battle Law for a Community Meeting to discuss this project and what it means for the community. To register for the ZOOM please use the QR code below.

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

Zoom Meeting Info:

Meeting ID: 863 1559 6624

Password: 384207

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



participants_86315596624_2025_12_04__1_

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



Battle Law

3562 Habersham at Northlake, Bldg. J, Ste 100
Tucker, Georgia 30084

Zoom Instructions:

Go to <https://battlelawpc.zoom.us/join> and Enter the Meeting ID that you have been provided with in the appropriate field and click "Join". To join by phone, please dial (646) 558-8656. If you are unable to attend or would like to learn more about the proposed project, please call our office at the number below.

We encourage you to come out and participate!

For More Information Contact
Jordan Battle at:
Phone: 404-601-7616 ext. 8
Fax: 404-745-0045
Email: jeb@battlelawpc.com

FOLLOW-UP COMMUNITY MEETING TO DISCUSS 2674, 2682, AND 2690 GRESHAM ROAD, SW UPDATES

**Project Title: Tikay Invest, LLC - 2674,
2682, and 2690 Gresham Road, SW**

When: April 21 , 2026

Time: 6:30 PM Eastern (US and Canada)

Register in advance for this meeting:

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

Meeting ID: 843 1832 1545

Password: 532231



Battle Law

3562 Habersham at Northlake, Bldg. J, Ste 100
Tucker, Georgia 30084

Zoom Instructions:

Go to <https://battlelawpc.zoom.us/join> and Enter the Meeting ID that you have been provided with in the appropriate field and click "Join". To join by phone, please dial (646) 558-8656. If you are unable to attend or would like to learn more about the proposed project, please call our office at the number below.

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FOLLOW-UP COMMUNITY MEETING TO DISCUSS 2674, 2682, AND 2690 GRESHAM ROAD, SW UPDATES

**Project Title: Tikay Invest, LLC - 2674,
2682, and 2690 Gresham Road, SW**

When: May 18, 2026

Time: 6:30 PM Eastern (US and Canada)

Register in advance for this meeting:

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

Meeting ID: 843 1832 1545

Password: 532231

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



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 filling of this application?

Yes: _____ No: X _____ *

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

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

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

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".





DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

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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"



This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 13-2-1.

By: *Jonathan W. Allen*
 Josh L. Lewis, IV, Registered Land Survey Number 3028



SURVEYOR NOTE
 Recorded plat for subject property references Gresham Road and Flat Shoals road as having 40' right of ways in 1939. Right of way of Gresham Road established as 60' Right of Way as per surrounding recorded plats and found monuments. Property lines established has resulted in an approximate 10 foot deficiency in lot frontage along Gresham Road. Surveyor recommends boundary line agreements.

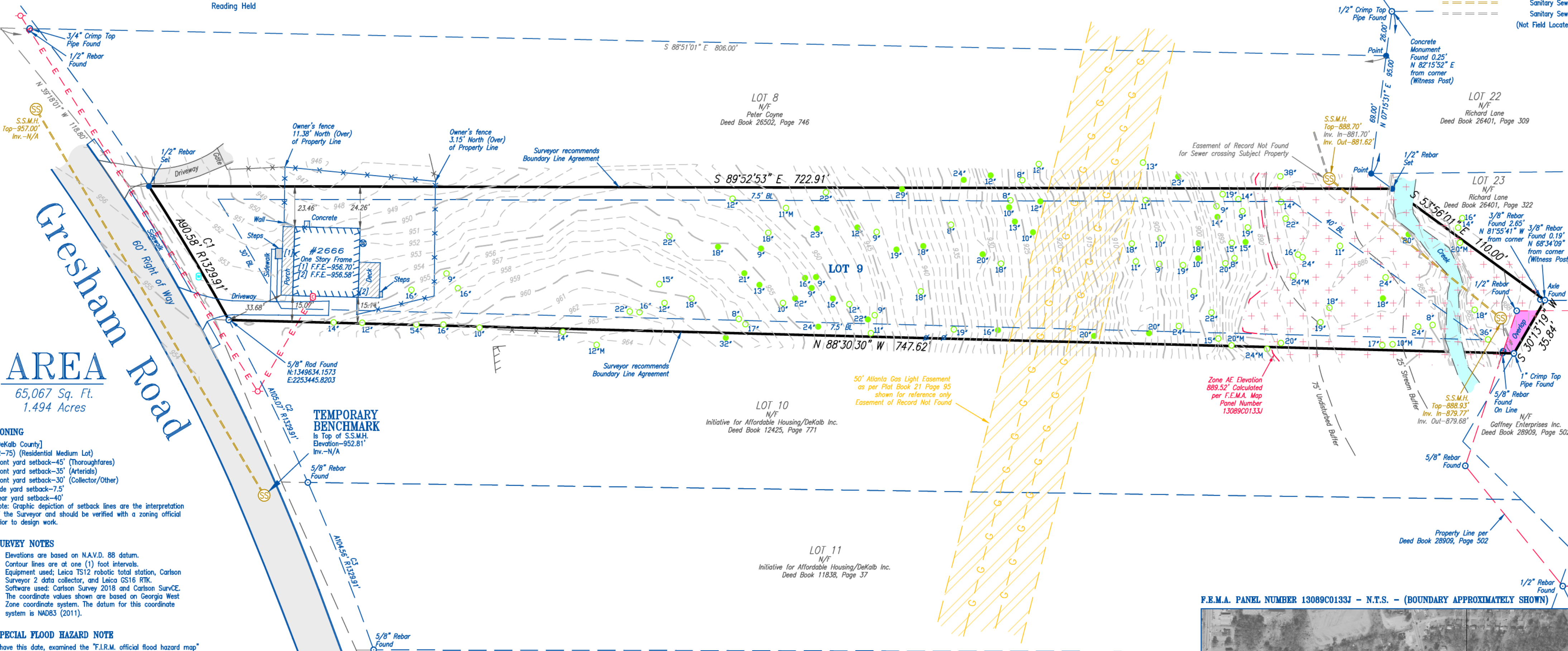


HATCH LEGEND
 These hatchings may be found in the drawing.

- Overlap between Deed Book 26161, Page 190 and Deed Book 28909, Page 502
- 50' Atlanta Gas Light Easement per Deed Plat 21, Page 95 (For reference Only)
- Zone AE as per F.E.M.A. Map Panel Number 13089C0133J
- Concrete
- Asphalt
- Creek

LEGEND
 These standard symbols may be found in the drawing.

- 1/2" Rebar Set
- Iron Pin Found
- Building Line
- Power Pole
- Electric Meter
- Water Meter
- Sanitary Sewer Manhole
- Air Conditioning Unit
- Fence Post
- Hardwood Tree
- Pine Tree
- Fence
- Neighbor's Fence
- Overhead Electric Line
- Sanitary Sewer
- Sanitary Sewer (Not Field Located)



AREA
 65,067 Sq. Ft.
 1.494 Acres

ZONING
 [DeKalb County]
 (R-75) (Residential Medium Lot)
 Front yard setback-45' (Thoroughfares)
 Front yard setback-35' (Arterials)
 Front yard setback-30' (Collector/Other)
 Side yard setback-7.5'
 Rear yard setback-40'
 Note: Graphic depiction of setback lines are the interpretation of the Surveyor and should be verified with a zoning official prior to design work.

SURVEY NOTES

- Elevations are based on N.A.V.D. 88 datum.
- Contour lines are at one (1) foot intervals.
- Equipment used; Leica TS12 robotic total station, Carlson Surveyor 2 data collector, and Leica GS16 RTK.
- Software used: Carlson Survey 2018 and Carlson SurvCE.
- The coordinate values shown are based on Georgia West Zone coordinate system. The datum for this coordinate system is NAD83 (2011).

SPECIAL FLOOD HAZARD NOTE
 I have this date, examined the "F.I.R.M. official flood hazard map" and found in my opinion referenced parcel [is not] in an area having special flood hazards, without an elevation certification the Surveyor is not responsible for any damage due to its opinion for said parcel map ID [13089C0133J] effective date [05/16/2013].

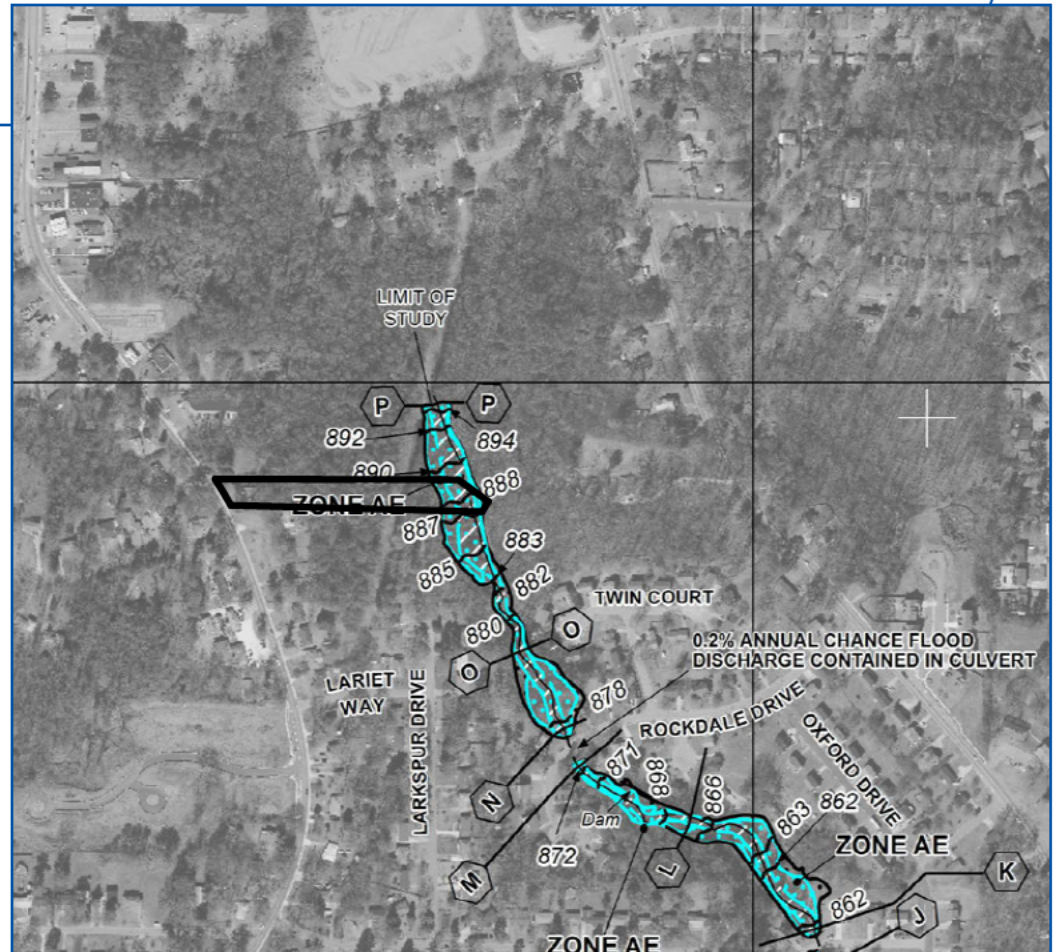
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1329.91'	90.58'	90.56'	N 30°49'55" W	3°54'08"
C2	1329.91'	105.07'	105.04'	S 25°58'29" E	4°31'36"
C3	1329.91'	104.56'	104.54'	S 21°27'32" E	4°30'17"



- ADDITIONAL REFERENCES**
- Survey of R.L. Ezell's property dated Feb-3-1937 by Gordon Nalley Engr.
 - Survey of Lot 22 "Property of J. W. Cole dated Jan 1954 by Ernest L. Boggus, P.E. & Sur.
 - Survey of 2690 Gresham Road for Donald P. Fountain dated 3-3-00 by Georgia Land Surveying Co. Inc. referenced as Job Number 167090.
 - Survey of 2690 Gresham Road for Initiative for Affordable Housing Inc. dated 12/21/10 by Georgia Land Surveying Co. Inc. referenced as Job Number 190496.
 - Survey of 2646 Gresham Road dated 8/30/22 by Wide Open Land Surveying LLC.

F.E.M.A. PANEL NUMBER 13089C0133J - N.T.S. - (BOUNDARY APPROXIMATELY SHOWN)



155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

JOB NUMBER 204653	DRAWING NUMBER F-4861	SURVEY PLAT FOR: 2690 Gresham Road, Atlanta Georgia 30316		DATE: 9/27/23	SCALE: 40'	
		JONATHAN W. ALLEN				REVISION
LAND LOT: 117		15th DISTRICT	SECTION	DeKalb COUNTY, GA		
LOT: 9		BLOCK:	UNIT:	PHASE:		
SUBDIVISION: R. L. Ezell Property						
PLAT BOOK 11	PAGE 129	PARTY CHIEF: E.C.	FIELD DATE:	SHEET 1 OF 1		
DEED BOOK 26161	PAGE 190	DRAFTER: BJC	12/15/23			



THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECITIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

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

FLOOD HAZARD STATEMENT

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

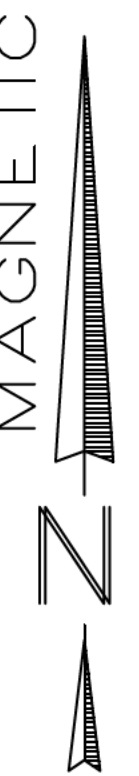
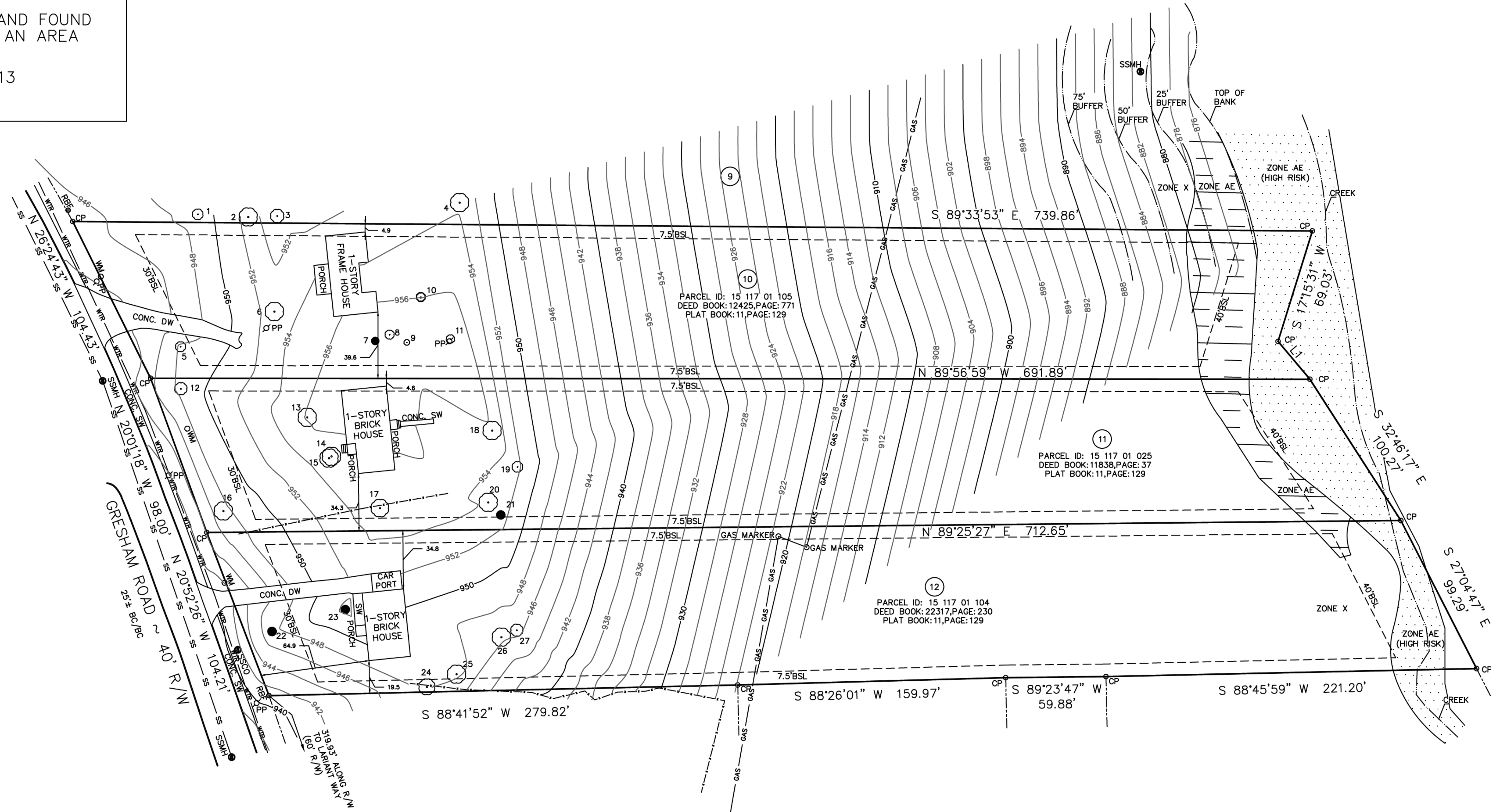
PANEL 13089C0133J EFFECTIVE DATE: 05/16/2013

ZONE X,AE & AE(HIGH RISK)

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

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

BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES. IT IS THE CLIENT'S OBLIGATION TO CONFIRM WITH PERMITTING AGENCIES BASED ON THEIR SPECIFIC CONSTRUCTION PROJECTS. ~ THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NAVD 88 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES. THE ELEVATIONS SHOWN HEREON ARE +/- 1' (± ONE FOOT). TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE). NOTE: ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER, STORM, GAS, WATER, ETC., HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS.



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

LAND AREA: 2674-64,233 SF (1.47 AC), 2682-62,077 SF (1.43 AC), 2690-66,900 SF (1.54 AC)

IMPERVIOUS AREA: EXIST 2674= 2,028 SF = 3.2%, EXIST 2682= 1,400 SF = 2.3%, EXIST 2690= 2,134 SF = 3.2%

ZONING: R-75

PLAT PREPARED FOR: 2674,2682 & 2690 GRESHAM ROAD

LOT 10,11 & 12

LAND LOT 117 15th DISTRICT

DakALB COUNTY, GEORGIA

FIELD DATE: 11-19-2025 JT

DRAWN DATE: 11-21-2025 AE

SURVEY SYSTEMS ATLANTA
660 LAKE DR, SW, SNELLVILLE, GA 30039
COA #57000867, JOB#ORDERSURVEYSATLANTA.COM
CELL 978-591-0084 ~ OFFICE 404-760-0010

REFERENCE: PLAT BOOK XXXXX, PAGE XXX EXCEPTED, NOT TO BE RECORDED UNLESS USED TO CORRECT PROPERTY.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000+ FEET, AN ANGULAR ERROR OF +/- 1 SECOND PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN 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 STATE PLANE MONUMENT FOUND WITHIN 500' 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.

IF YOU DIG GEORGIA...
CALL US FIRST
1-800-282-7411
770-623-4344
(METRO ATLANTA ONLY)
UTILITY PROTECTION CENTER
IT'S THE LAW

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

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

IMPERVIOUS (IN SQUARE FEET) 2674		
HOUSE	1085	
CONC. DW	789	
PORCH	154	
TOTAL IMPERVIOUS	2028	
IMPERVIOUS (IN SQUARE FEET) 2682		
HOUSE	1262	
CONC. SW	57	
PORCH	56	
STEPS	25	
TOTAL IMPERVIOUS	1400	
IMPERVIOUS (IN SQUARE FEET) 2690		
HOUSE	1006	
CONC. DW	787	
CONC. SW	111	
PORCH	38	
CARPORIT	192	
TOTAL IMPERVIOUS	2134	

TREE TABLE (2674)		
TR. NO.	DIAMETER	TYPE
1	14	OAK
2	48	OAK
3	18	OAK
4	24	OAK
5	13	OAK
6	36	OAK
7	12	PINE
8	12	OAK
9	7	OAK
10	12x12	OAK
11	10	OAK

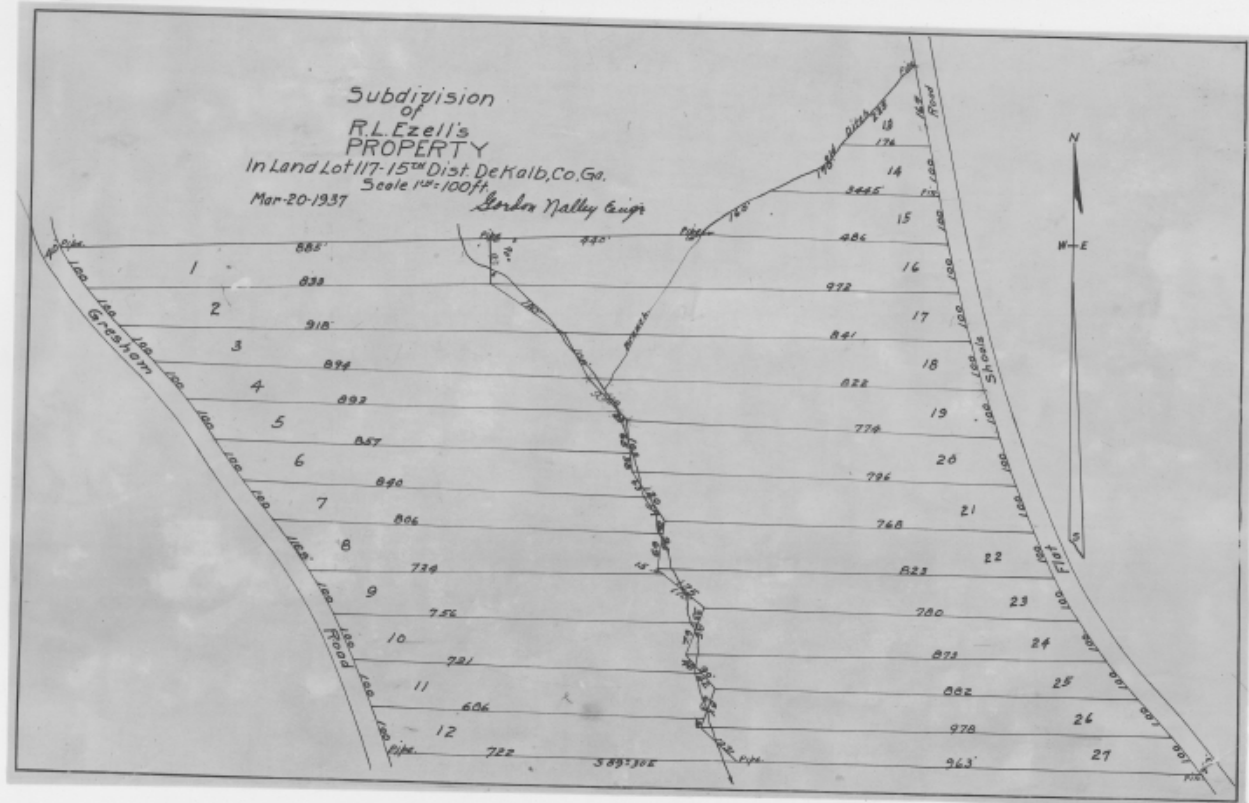
TREE TABLE (2682)		
TR. NO.	DIAMETER	TYPE
12	16	OAK
13	58	OAK
14	35	OAK
15	42	OAK
16	28	OAK
17	23	OAK
18	65	OAK
19	14	OAK
20	24	OAK
21	20	PINE
TREE TABLE (2690)		
TR. NO.	DIAMETER	TYPE
22	20x22	PINE
23	36	PINE
24	21	OAK
25	45	OAK
26	25	OAK
27	16	OAK

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 117 of the 15th District, DeKalb County, Georgia, being Lots 9, 10, 11 & 12 of the R. L. Ezell's Property according to the plat recorded in Plat Book 11, Page 129, DeKalb County, Georgia records.

Subdivision
of
R.L. Ezell's
PROPERTY
In Land Lot 117-15th Dist. DeKalb, Co. Ga.
Scale 1" = 100 ft
Mar-20-1937

Gordon Nalley Engineer



Recorded April 3, 1939 Ben B. Burgess, Clerk

Magnetic North

PROPERTY ADDRESS
2674, 2682, 2690, & 2666 GRESHAM RD SE,
ATLANTA, GA 30316

LAND AREA:	ADD.	AREA (S.F.)	AREA (AC)
2674	64,233	1.47	
2682	62,077	1.43	
2690	66,900	1.54	
2666	65,067	1.49	

TOTAL ACREAGE TO BE COMBINED: 5.93 AC

EXISTING IMPERVIOUS AREA:	AREA (S.F.)	% IMPERVIOUS
2674	2,028	3.2%
2682	1,400	2.3%
2690	2,134	3.2%
2666	2,663	4.1%

TOTAL EXISTING IMPERIOUS AREA: 8,225 S.F.

LOT COVERAGE PROPOSED

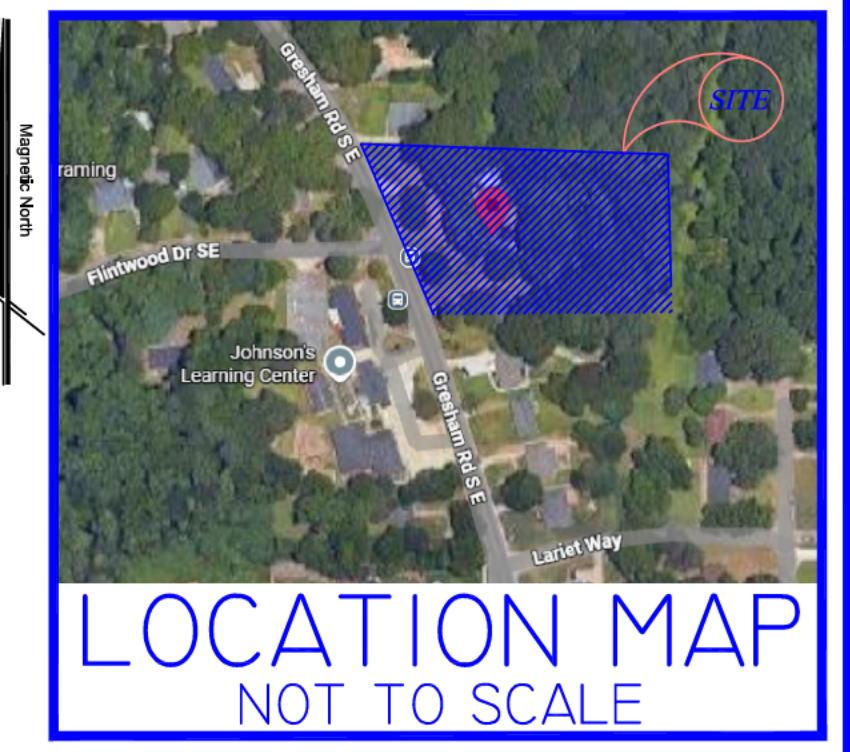
ROAD/PARKING: 36,537 SQFT
BUILDING: 45,044 SQFT
PAVILION: 442 SQFT
SIDEWALK: 8,361 SQFT
TOTAL PERCENTAGE: 34.9% COVERAGE

OPEN SPACE PROPOSED

3.25 AC
INCLUDING STREAM BUFFER AREA

TOTAL PARKING PROPOSED

3 STANDARD SPACES @ MAIL KIOSK



PROJECT NOTES:

Date: 01/ & 12/2025
Developer: 6595 Roswell Road PMB 5696 Suite G
CONTACT: John T. Holmes, Sr. PHONE: 404-461-3201 EMAIL: holmesjohn09@gmail.com
CONTACT: John T. Holmes, Sr. PHONE: 404-461-3201 EMAIL: holmesjohn09@gmail.com

ENGINEER: WOODRUFF DESIGN ASSOCIATES
3301 STEWART LAKE ROAD
MONROE, GA 30655
PHONE: (404) 530-9278
CONTACT: A. Kathleen Woodruff
E-MAIL ADDRESS: kathleen@woodruffda.com

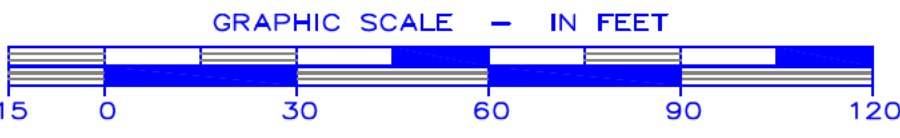
- Property located in L.L. 117, 15 Dist. DeKalb Co. Parcel No. 1511701105, 025, & 104.
- Zoning: R-75.
- Building Setbacks:
Front- 30'
Side- 7.5'
Rear- 40'
- Proposed Bldg use is ---.
- Total tract contains 4.44 acres/disturbed area--- acres ± including R-O-W.
- Boundary information obtained from survey by Survey Systems Atlanta dated 11/21/2025.
- Topographical information obtained from GIS dated 11/21/2025.
- Vertical datum for topography is based on Sea Level.
- Contour interval is 2' feet.
- This property is shown on F.I.R.M. panel number 13089C0133J, dated 5/16/2013 and is not located within a special flood hazard zone.
- Utilities:
Water - DeKalb
Sanitary Sewer - DeKalb
- The location of underground utilities shown is approximate based on surface field evidence and information supplied by utility agencies. The survey makes no certification as to the completeness of the locations shown hereon. Appropriate utility companies should be contacted for verification of locations prior to any construction activity.
- The contractor shall verify the invert elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.
- Contractor shall notify the engineer and owner/developer of any information found in the field that is different from what is shown on these design plans.
- There --- drive-up window(s) to be installed.
- No billboards are permitted.
- There --- dumpster(s) associated with this project.
- There --- overhead doors on this project.
- No outside storage proposed, this includes supplies equipment, vehicles, products, etc.
- All new utility lines shall be located underground.



PROPERTY IS ZONED R-75
BUILDING SETBACK:
FRONT 0'
SIDE 7.5'
REAR 40'
MAX LOT COVERAGE: 35%

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CALL US FIRST!
811
IT'S THE LAW

24-HOUR EMERGENCY CONTACT:
JOHN HOLMES
PH: 404-461-3201



LAND LOT 117, 15 DISTRICT, DEKALB COUNTY, GA

WOODRUFF Design Associates
3301 Stewart Lake Road
Monroe, GA 30655

CONCEPT SITE PLAN
GRESHAM ROAD DEVELOPMENT

REGISTERED PROFESSIONAL ENGINEER
MICHAEL J. WOODRUFF
No. 33885
12/15/2025
LEVEL II CERT. # 29526

C-1

CONCEPT SITE PLAN

3/16/2026
SCALE: 1"=50'
JOB: 25-046-01
ISSUE: A.0
SHEET 1 OF 1









Gresham Road Townhome Community

Sales Summary – Cottages, 2-Story & 3-Story Townhomes

The Gresham Road Townhome Community delivers a thoughtfully designed mix of modern cottages and townhomes that meet today's demand for functional, attainable, and high-quality housing. Positioned in a growing corridor, this development offers strong value for homeowners and compelling returns for investors.

Product Offering

Cottage Units (3 Bed | 2 Bath)

Detached single-family homes designed for privacy and efficiency:

- ~1,200 Heated Square Feet
- Open-concept living and kitchen layout
- Private yard space
- Low-maintenance slab foundation
- Ideal for entry-level buyers and downsizers

2-Story Townhomes (3 Bed | 2.5 Bath | 1-Car Garage)

Balanced design with functional living space:

- 1,711 Heated Square Feet
- Open main level for living, dining, and kitchen
- Upstairs primary suite with additional bedrooms
- Attached 1-car garage
- Strong appeal for families and move-up buyers

3-Story Townhomes (4 Bed | 3.5 Bath | 2-Car Garage)

Premium vertical living with expanded flexibility:

- ~1,900–2,200 Heated Square Feet
 - Ground-level garage with upper living floors
 - Spacious layout ideal for multi-generational living or rental flexibility
 - Attached 2-car garage
 - High-end feel at an attainable price point
-

Interior & Lifestyle Features

- Open-concept floorplans designed for modern living
- Kitchen island or peninsula with seating
- Dedicated dining areas
- Private primary suites separated from secondary bedrooms
- Upstairs laundry for convenience
- 10' ceilings on main level, 9' upstairs for a more spacious feel

Construction & Design

- Modern farmhouse architecture with board and batten siding
- Durable 2x4 wood frame construction
- 6/12 roof pitch for strong curb appeal
- Covered patios for outdoor living
- Integrated front-facing garages

Built for long-term performance with a focus on efficiency, durability, and visual appeal.

Market Opportunity

Target Price Range:

Mid \$200Ks to Low \$400Ks

Target Buyers:

- First-time homeowners
- Move-up buyers
- Investors seeking stable rental assets

This community fills a critical gap between entry-level housing and higher-end new construction, making it highly competitive in today's market.

Investment & Community Value

For Buyers:

- Functional layouts that support everyday living
- New construction with minimal maintenance
- Long-term value appreciation potential

For Investors:

- Strong rental demand for 3- and 4-bedroom products
- Efficient layouts that maximize return per square foot

- Scalable product mix for phased development

For the Community:

- Transforms underutilized land into quality housing
- Enhances neighborhood aesthetics and property values
- Supports smart, responsible growth

Closing Position

The Gresham Road Townhome Community is a strategically positioned development that combines modern design, efficient land use, and strong market demand. With a diverse product mix and attractive price points, it offers a compelling opportunity for buyers, investors, and the surrounding community alike.



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AMENDED AND RESTATED STATEMENT OF INTENT

and

Other Material Required by
DeKalb Zoning Ordinance
For
A Rezoning for Mixed Residential Community

of

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

for

+/- 5.93 Acres of Land
Being 2666, 2674, 2682 & 2690 Gresham Road SE
Atlanta, Georgia and
Parcel Nos. 15 117 01 024, 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 four vacant single-family residential parcels located at 2666, 2674, 2682 and 2690 Gresham Road SE having a total acreage of 5.93 acres (the “Subject Property”) into 53 townhome units and 10 cottage units. The Subject Property is located within the Town Center Character Area, and is currently zoned R-75 which is not consistent with the Comprehensive Plan. The Subject Property is also located within the Gresham Road Master Active Living Plan Study Area. To allow the proposed development, the Applicant is seeking to rezone the Subject Property from R-75 to MR-1 for a density of 10.62 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-1 is an allowed zoning district, and the proposed density at 10.62 units per acre is significantly less than 60 units per acre allowed under the Town Center land use designation. The proposed density is consistent with the Comprehensive Plan’s policy to reduce density significantly around the edges of the Town Center land use designation. Additionally, the Subject Property is located along the east side of Gresham Road which is primarily commercial in character as all the properties along the east side of the Gresham Road corridor moving North of the Subject Property are zoned either C-1 or C-2, except for the vacant property at 2658 Gresham Road. Therefore, the Applicant feels strongly that the proposed rezoning provides a suitable transition between the existing R-75, C-1 and C-2 zonings in the surrounding area.

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. The submitted site plan takes into consideration the existing housing stock along Gresham Road by proposing 1,200 sq. ft. cottage units along the frontage of the Subject Property, with the townhome units being within the interior of the site. The 1,200 sq. ft. cottage units are consistent with some of the



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surrounding housing stock as the house adjacent to the site at 2698 Gresham Road is identified on the Tax Commissioner's website as being 1,148 sq. ft and the home at 2704 Gresham Road is identified as being 1,211 sq. ft. Therefore, the proposed cottage units will fit comfortably in with the existing housing stock and maintain the single-family detached character along the Gresham Road frontage. The townhome units within the interior of the Subject Property are consistent with the higher density called for in the Town Center character area, and in the Small Area Plan. Therefore, it is the Applicant's position that the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

- 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.

- 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 cottage units and townhome units will bring more residential options into an area that is developed primarily with single-family detached homes. The proposed project will also provide a suitable transition into the more traditional neighborhoods while also increasing density in the area as contemplated and expressly desired in the Gresham Road Small Area Plan

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

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

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

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

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



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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-1 be approved. The Applicant welcomes any questions and feedback from the planning staff.

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.



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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.

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

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: 404-601-7616 Email: cag@battlelawpc.com

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

Tax Parcel ID: 15 117 01 105, 025, & 104 Comm. District(s): 3 & 6 Acreage: 5.93

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

Supplemental Regs: No Overlay District: No

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

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

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

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

Proposed Land Use: N/A Consistent Inconsistent

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

Special Land Use Request(s): _____

Major Modification: Yes No Existing Zoning Conditions: _____

Major Modification Request: _____

Condition(s) to be modified: _____

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

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

PC: X BOC: X

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

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

Submittal Format:

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

Site Plan Checklist, if applicable:

- * Density
- * 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

