

REZONING APPLICATION
to Amend the Official Zoning Map of DeKalb County, Georgia

Applicant Name: David Metzger

Applicant Mailing Address: 312 Sycamore Street, Decatur, GA 30030

Applicant Phone Number: [REDACTED] Applicant Email: [REDACTED]

Owner Name: Missionaries of Charity, Inc.
(If more than one owner, attach list of owners.)

Owner Mailing Address: 995 St. Charles Avenue, NE, Atlanta, GA 30306

Owner Phone Number: [REDACTED] Owner Email: n/a

Subject Property Address: 3970 Norman Rd, Stone Mountain, GA 30083

Parcel ID Number(s): 18 095 06 072

Acreage: 1.13 Commission District(s): 4 Super District: 6

Existing Zoning District(s): R-85 Proposed Zoning District(s): OIT

Existing Land Use Designation(s): SUB Proposed Land Use Designation(s): SUB (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: MC Agent: DJM


Signature of Applicant: _____



David Metzger
Attorney at Law

404.373.9304 Direct Dial
dmetzger@williamsteusink.com

May 15, 2026

RE: Proposed Re-zoning of 3970 Norman Road, Stone Mountain, Georgia

COMMUNITY MEETING NOTICE

Dear Neighbor:

I represent a religious order called the Missionaries of Charity. The Missionaries of Charity were founded by Mother Teresa as a Catholic religious order dedicated to serving the poor, irrespective of social class, creed, race, or religion. The Missionaries of Charity recently purchased a property located near you at 3970 Norman Road, Stone Mountain, Georgia 30083 (the "Property") in the hope that they can use it to operate a free after-school program for local refugee children. Many of these children have parents who are working full-time and for whom English is not their primary language. This makes it difficult for these children to receive assistance with homework and studying after school.

To operate an after-school program like this out of the Property, the DeKalb County code of ordinances will require a change in the zoning classification of the Property. Accordingly, the Missionaries of Charity plan to apply to re-zone the Property from R-85 to OIT. Before we submit our application, we are holding a community meeting where you can find out more information, ask questions, and voice your opinion. We invite you to join us.

The community meeting will be held via Zoom on Wednesday, June 3, 2026 from 6:00pm-7:00pm to discuss this proposed re-zoning. Enclosed are meeting instructions. There are multiple ways for you to join the meeting, including with your computer, tablet, or cell phone, and with or without video.

You Are Invited to a Zoom Meeting

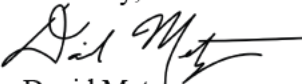
When: Wednesday, June 3, 2026 6:00 PM Eastern Time (US and Canada)

Meeting ID: 854 3302 0288

Passcode: 934665

Please contact our office if you have any questions about the proposed re-zoning or regarding the community meeting.

Sincerely,



David Metzger

SCREENSHOT FROM JUNE 3, 2026 COMMUNITY MEETING



Diane Lewis



David Metzger



Joy Miller



MaryAnn Anderson



Sister Dominga



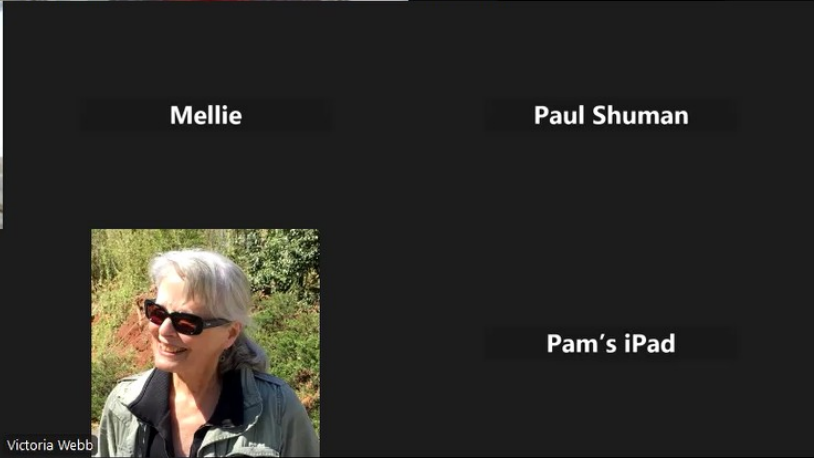
Gigi S



Andrea



Molly Gray



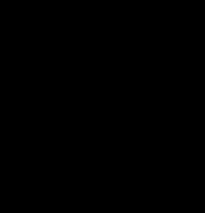
Mellie

Paul Shuman

Pam's iPad



Christopher Wilde



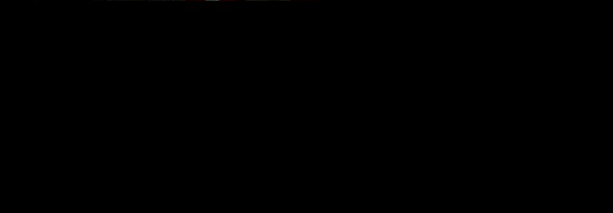
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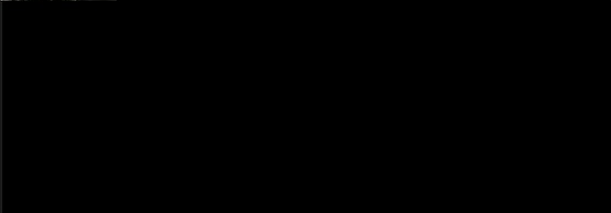
Alyson



Victoria Webb



Theresa Mann



Ann McCormack



David Metzger
Attorney at Law

404.373.9304 Direct Dial
dmetzger@williamsteusink.com

June 15, 2026

Via Electronic Submission and Filing

Juliana A. Njoku, Director
DeKalb County Department of Planning and Sustainability
178 Sams Street
Decatur, GA 30030

**Re: 3970 Norman Road, Stone Mountain, DeKalb County, Georgia 30083
Tax Parcel ID No. 18 095 06 072**

LETTER OF APPLICATION FOR REZONING

Dear Director Njoku:

I represent the Missionaries of Charity, Inc. which is a Catholic religious order founded by Mother Teresa and dedicated to the service of the poorest of the poor (“Applicant”). Applicant is the owner of the property located at 3970 Norman Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel ID No. 18 095 06 072) (the “Property”). The Property consists of 1.13 acres / 49,775 square feet with 158.4 feet of frontage along Norman Road. The Property is currently improved with a one-story single-family home with a detached two car garage. Applicant wishes to operate a free afterschool program for refugee children a few days per week on the Property.

Existing and Proposed Zoning.

The Property is currently zoned R-85 (Residential Medium Lot-85), and is not located within any overlay district. Applicant respectfully requests rezoning to OIT (Office Institutional Transitional). Applicant is willing to consider reasonable conditions to the rezoning to ensure the use of the Property remains highly compatible with the surrounding neighborhood.

Reason for Rezoning

The purpose of the requested rezoning is to allow Applicant to use the Property for a free afterschool program for refugee children in the Clarkston and Stone Mountain areas. Under the DeKalb County Code of Ordinances, this use as an afterschool program is considered a child daycare center which is not a permitted use under R-85. Accordingly, Applicant’s desire to operate a free afterschool program for refugee children on the Property is the reason for the proposed rezoning.

Existing and Proposed Use of the Property

The Property is currently improved with a single-family home which is not currently being used by Applicant. Applicant proposes to use the Property to operate a free afterschool program for refugee children.

Characteristics of the Proposed Use

Applicant wishes to operate a free afterschool program for refugee children at the Property. A description of the proposed operations is as follows: Three days per week, local refugee children would be dropped off at the Property around 3:00 pm. Two to five Missionaries of Charity sisters will assist the children with their homework and school studies. Refugee children often face challenges in school because their parents are sometimes not proficient in English and often have to work in the evening or at night. This makes it hard for the parents to assist their children with their studies. The children are provided with something to eat and then are picked up by their parents around 5:30 pm. Applicant anticipates 20 to 30 children in the program, who range in age from five to eighteen. In addition, Applicant will offer a program for the children on Sunday mornings between 10:00 am and noon. This is a free program offered free of charge, which distinguishes it from other for-profit childcare and tutoring operations in the area.

To specifically address the requirements of Chapter 27, Article 4.2.19 of the DeKalb County Code of Ordinances relating to child day care centers:

- A. Applicant's operations will comply with all applicable state requirements for standards, licensing and inspection and obtain a DeKalb County business license (if applicable for an afterschool program that does not charge a fee).
- B. Applicant will obtain necessary licensing from the State of Georgia, if applicable. Moreover, the Property has more than the 3.29 parking spaces required under Chapter 27, Article 6 of the DeKalb County Code of Ordinances as well as space for a turnaround, as shown on the parking survey enclosed herein.
- C. Applicant does not currently propose any changes to the existing footprint of the single-family home or detached garage improving the Property, and intends to keep the appearance of the Property largely the same as it is currently. Accordingly, the exterior appearance of the Property shall be maintained as a residential structure, and no unauthorized signs or displays shall be erected.
- D. The Property is not located within one thousand feet of another child day care facility.

Community Meetings & Pre-Application Review

A pre-application conference was held with Planning Staff on May 4, 2026.

On June 3, 2026 Applicant conducted a pre-application community meeting and invited all neighboring property owners within 500 feet of the Property, as well as representatives of the Norman Road Neighbors and other local community organizations, and the members of the District 4 Community Council.

June 15, 2026

Thank you for your time and your kind consideration of this rezoning request. Applicant greatly appreciates the guidance provided by the DeKalb County Planning & Sustainability staff through this process. Applicant sincerely hopes that this rezoning will allow it to operate its free afterschool program for refugee children in the Property. Please contact me if you have any questions or require an additional information

Sincerely,



David Metzger

Parking Diagram



REFERENCE MATERIAL

1 LIMITED WARRANTY DEED IN FAVOR OF MISSIONARIES OF CHARITY, INC. DEED BOOK 32083 PAGE 422-424 DEKALB COUNTY, GEORGIA RECORDS

FLOOD NOTE

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIRM OFFICIAL FLOOD HAZARD MAPS THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA FOR MORE ACCURATE INFORMATION A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.

2 parking spaces in the garage and space for 3 or more along the side of the driveway

Ample turnaround space

SURVEY NOTES

1 STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.



Know what's below. Call before you dig.

2 SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE. FOR NEW PERMITS THE LOCAL ISSUING AUTHORITY MAY REQUIRE ADDITIONAL EASEMENTS NOT SHOWN.

3 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 THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

4 THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 72,936 FEET A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.

5 BEARINGS SHOWN WERE COMPUTED BASED ON DEED BOOK 32083 PAGES 422-424.

6 THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.

7 ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED

8 THE EXISTENCE, SIZE, AND LOCATION OF STREAM BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.

ZONING INFORMATION

DEKALB COUNTY R-8S
MINIMUM LOT WIDTH: 85 FEET
MINIMUM LOT AREA: 12,000 SQUARE FEET
FRONT SETBACK (UNR. HIGHWAY): 60 FT
FRONT SETBACK (COLLECTOR ST.): 40 FT
MINIMUM SIDE SETBACK: 8.5 FEET
MINIMUM REAR SETBACK: 40 FEET
MAXIMUM LOT COVERAGE: 30%
MINIMUM FLOOR AREA: 2,000 SQUARE FEET
MAXIMUM BUILDING HEIGHT: 35 FEET
MUST BE APPROVED BY DEKALB COUNTY ZONING PRIOR TO CONSTRUCTION

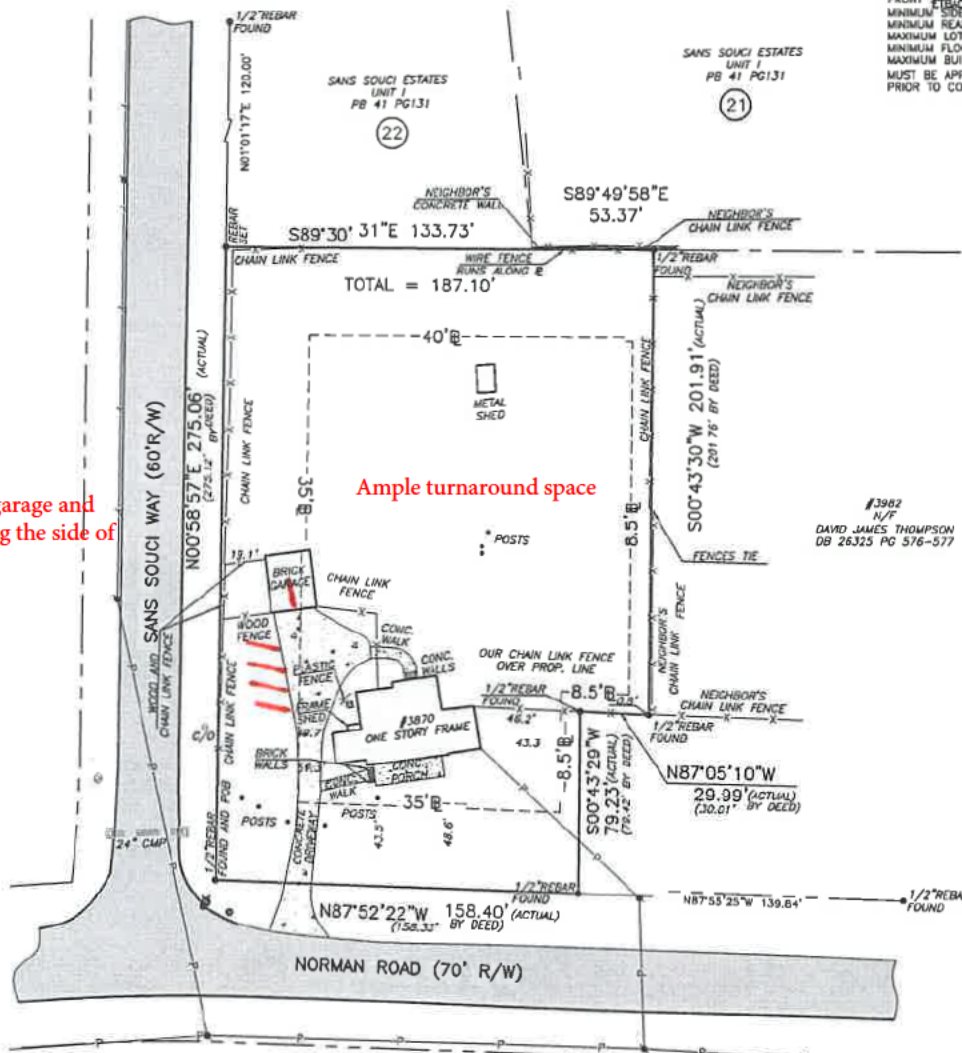
LEGEND

B	BUILDING LINE
R/W	PROPERTY LINE
C	RIGHT-OF-WAY
BC	CENTERLINE
D	BACK OF CURB
G	GUTTER
EP	EDGE OF PAVING
TW	TOP OF WALL
BW	BOTTOM OF WALL
X	FENCE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
PP	POWER POLE
LP	LIGHT POLE
GW	QUI WIRE
P	POWER LINE
PM	POWER METER
PB	POWER BOX
FO	FIBER OPTIC
A/C	AIR CONDITION
CB	CABLE BOX
TB	TELEPHONE BOX
GM	GAS METER
GLV	GAS VALVE
GLM	GAS LINE MARKER
WM	WATER METER
WV	WATER VALVE
FH	FIRE HYDRANT
ME	MONITORING WELL
HW	HEADWALL
JB	JUNCTION BOX
DI	DROP INLET
SSMH	SANITARY SEWER LINE
SSMH	SANITARY SEWER MANHOLE
CO	CLEAN OUT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
	SUBJECT PROPERTY LINE

IMPERVIOUS CALCULATIONS

EXISTING IMPERVIOUS CONDITIONS
HOUSE = 1,663.3± SQ.FT.
CONCRETE PORCH = 281.4± SQ.FT.
STEPS = 12.2± SQ.FT.
BRICK WALL = 2.1± SQ.FT.
CONC. WALK = 93.2± SQ.FT.
BRICK WALL = 2.2± SQ.FT.
CONCRETE DRIVEWAY = 2,050.8± SQ.FT.
SHED = 14.6± SQ.FT.
AC PAD = 9± SQ.FT.
CONC. WALL = 2.4± SQ.FT.
STEPS = 12.2± SQ.FT.
CONC. WALL = 2.2± SQ.FT.
CONC. WALK = 109.6± SQ.FT.
BRICK GARAGE = 498.8± SQ.FT.
METAL SHED = 97.8± SQ.FT.
TOTAL IMPERVIOUS AREA = 4,854.4± SQ.FT. OR 9.7%±

#3982
N/F
DAVID JAMES THOMPSON
DB 26325 PG 576-577



Michael R. Noles
Georgia RLS #2646
Member SAMSOG

SURVEYOR'S CERTIFICATE

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 (a) property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECERTIFICATION OF THIS PLAT DOES NOT IMPLY AGREEMENT 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.

Michael R. Noles

Michael R. Noles Georgia RLS No. 2646 4-29-2026

NO.	REVISIONS	DATE

McClung SURVEYING
McClung Surveying Services, Inc.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383
www.mcclungsurveying.com Certificate of Authorization #LSF000752

SURVEY FOR
MISSIONARIES OF CHARITY

3970 NORMAN ROAD
STONE MOUNTAIN, GEORGIA

TOTAL AREA= 1.143± ACRES
OR 049,775± SQ. FT.

40' 20' 0' 40' 80'
SCALE IN FEET

LAND LOT 95
18TH DISTRICT
DEKALB COUNTY, GEORGIA
PLAT PREPARED: 4-29-2026
FIELD: 4-28-2026 SCALE: 1"=40'
JOB#268456

IMPACT ANALYSIS

Is the zoning proposal in conformity with the policy and intent of the Comprehensive Plan?

Yes. The Property has an existing land use classification as Suburban on the Future Land Use Map. OIT (Office Institutional Transitional) is a permitted zoning designation of the Suburban land use classification and therefore the rezoning of the Property is in conformity with the policy and intent of DeKalb County's Comprehensive Plan. The requested rezoning to OIT to allow for use of the existing single-family home on the Property for a free afterschool program respects the existing neighborhood character while providing for services that are valuable to the surrounding community.

Moreover, one of the "issues, opportunities, and goals" identified in DeKalb County's Comprehensive Plan is Equity and the need to address "a perception that many within the immigrant and refugee communities in DeKalb do not feel included," and that these communities do not feel "connected to decision making or the broader community." The requested rezoning to OIT to allow for use of the Property for a free afterschool program for refugee children is intended to specifically address the needs of the refugee community in Clarkston and Stone Mountain, therefore it promotes this policy provision of DeKalb County's Comprehensive Plan.

Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property or properties?

Yes. The proposed rezoning is intended to permit the use of the Property for an afterschool program for refugee children that is suitable in view of the development of the neighborhood and surrounding community, as it will allow for a community-based use of the Property while preserving the existing single-family improvement on the Property.

Under Applicant's proposed use, the Property will largely appear as it always has – as a detached single-family home on an attractive, large lot in a neighborhood with many other detached single-family homes. The Property will continue to essentially look like it does currently and in conformity with surrounding single-family properties. However, the Property is located on Norman Road only two lots to the west of Jolly Elementary School. It is located approximately 1,000 feet east of Milam Park and its community pool center, and one mile east of downtown Clarkston. Accordingly, the rezoning will permit a use that is suitable in view of the nearby single-family homes, but also suitable with the use of nearby properties for education and community-based programs.

Moreover, Applicant is willing to consider reasonable conditions to the proposed rezoning, such as having the rezoning be conditioned on Applicant's ownership of the Property, or having it be conditioned on the Property's use for an afterschool program.

Does the property to be affected by the zoning proposal have a reasonable economic use as currently zoned?

Yes. The Property is currently zoned R-85 and is improved with a single-family home, so it does have reasonable economic use currently. However, the Property is 1.13 acres in size and has nearly 160 feet of frontage along Norman Road, and it is improved with a single-family home built in the 1930s. As a result, the Property is attractive for redevelopment for construction of a significantly larger, more modern detached single-family home or for higher density development, as the Suburban Land Use classification allows for density of up to 8 dwelling units per acre.

The proposed rezoning to OIT for use as an afterschool program for refugee children in the existing single-family home on the Property would preserve the current character of the Property and surrounding neighborhood, prevent the Property from being redeveloped for higher density, and provide for a use that serves the needs of the surrounding community.

Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby properties?

No. The use of the existing single-family home on the Property for an afterschool program for refugee children is intended to be compatible with the surrounding neighborhood and single-family homes, as the Property would largely continue to appear as it always has. Moreover, the impact of the Missionaries of Charity sisters and children coming to the Property a few days each week will not adversely affect the use or usability of the surrounding single-family homes – all of which are already in very close proximity to Jolly Elementary School and its student population of nearly eight hundred (800) children.

Are there 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?

Yes. As noted above, the Property is located very close to Jolly Elementary School and Milam Park and its community pool center. Moreover, the Property is located approximately one mile east of downtown Clarkston, which has a significant population of refugee families that have school age children who would benefit from the proposed use of the Property for a free afterschool program. Accordingly, these are existing conditions that positively affect the proposed use of the Property by Applicant and therefore support approval of the proposed rezoning.

Will the zoning proposal adversely affect historic buildings, sites, districts, or archaeological resources?

No. The proposed rezoning will not adversely affect historic buildings, sites, districts, or archaeological resources. The Property is not located within a local, state, or federally designated historic district, nor is it known to contain any designated historic structures or recorded archaeological resources. Based on available information and data, the proposed rezoning and use as a free afterschool program will not adversely affect historic buildings, sites, districts, or archaeological resources.

Will the zoning proposal result in a use which would or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

No. The proposed use of the Property for a free afterschool program allowing the Missionaries of Charity sisters (who carpool in one vehicle) and children (most, if not all of whom will be dropped off by their parents) to come to the Property a few days each week will have a very limited impact on existing streets and transportation facilities, utilities, or schools. No one will live at the Property full-time, the dwelling unit density for the Property will not be increased under the proposed use, and the afterschool program will have a positive impact on local schools and their efforts to educate refugee children.

Applicant recognizes the surrounding community's existing concerns about the safety of Norman Road, and it supports efforts to improve safety – particularly within the school zone associated with Jolly Elementary School.

Will the zoning proposal adversely impact the environment or surrounding natural resources?

No. The proposed use of the Property for a free afterschool program does not involve an intensity of use or development that will adversely affect natural resources. Moreover, the Property does not contain or border any streams, wetlands, bodies of water or other areas with unique environmental concerns.

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: June 11, 2026

TO WHOM IT MAY CONCERN:

I/WE: the Missionaries of Charity, Inc.
Name of Owner(s)

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

David Metzger, Molly Gray, and the law firm of Williams Teusink, LLC

312 Sycamore Street
Decatur, GA 30030
404-373-9590

Name of Agent or Representative

to file an application on my/our behalf.

MISSIONARIES OF CHARITY, LLC

Melba Derouen
Notary Public

Gracy Mathai (AKA) Sr. m. Sujaya MC
Owner

Gracy Mathai ata Sr. m. Sujaya MC
Printed Name

Local Superior
Title



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: X 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.

[Signature]
Notary

[Signature] 6/12/2026
Signature of Applicant /Date

Check one: Owner _____ Agent DJM

1-9-2028
Expiration Date/ Seal



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

- Robert Patrick, District 1 Commissioner - \$750.00 - 6/3/2025
- Nicole Massiah, District 3 Commissioner - \$500.00 - 10/9/2024
- Yolanda C. Parker-Smith, Superior Court Judge - \$250.00 - 2/27/2024
- Yolanda Mack, State Court Judge - \$250.00 - 2/15/2024
- Charles E. Bailey, State Court Judge - \$750.00 - 6/24/2025
- Ana Maria Martinez, State Court Judge - \$500.00 - 4/17/2024



REFERENCE MATERIAL

1. LIMITED WARRANTY DEED IN FAVOR OF MISSIONARIES OF CHARITY, INC. DEED BOOK 32083 PAGE 422-424 DEKALB COUNTY, GEORGIA RECORDS

FLOOD NOTE

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS. THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.

SURVEY NOTES

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.
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- ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
- THE EXISTENCE, SIZE, AND LOCATION OF STREAM BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.



ZONING INFORMATION

DEKALB COUNTY R-85
 MINIMUM LOT WIDTH: 85 FEET
 MINIMUM LOT AREA: 12,000 SQUARE FEET
 FRONT SETBACK (MIN. THIGHFARE): 50 FT
 FRONT SETBACK (MIN. THIGHFARE): 40 FT
 FRONT SETBACK (COLLECTOR ST.): 35 FT
 MINIMUM SIDE SETBACK: 8.5 FEET
 MINIMUM REAR SETBACK: 40 FEET
 MAXIMUM LOT COVERAGE: 35%
 MINIMUM FLOOR AREA: 2,000 SQUARE FEET
 MAXIMUM BUILDING HEIGHT: 35 FEET
 MUST BE APPROVED BY DEKALB COUNTY ZONING PRIOR TO CONSTRUCTION

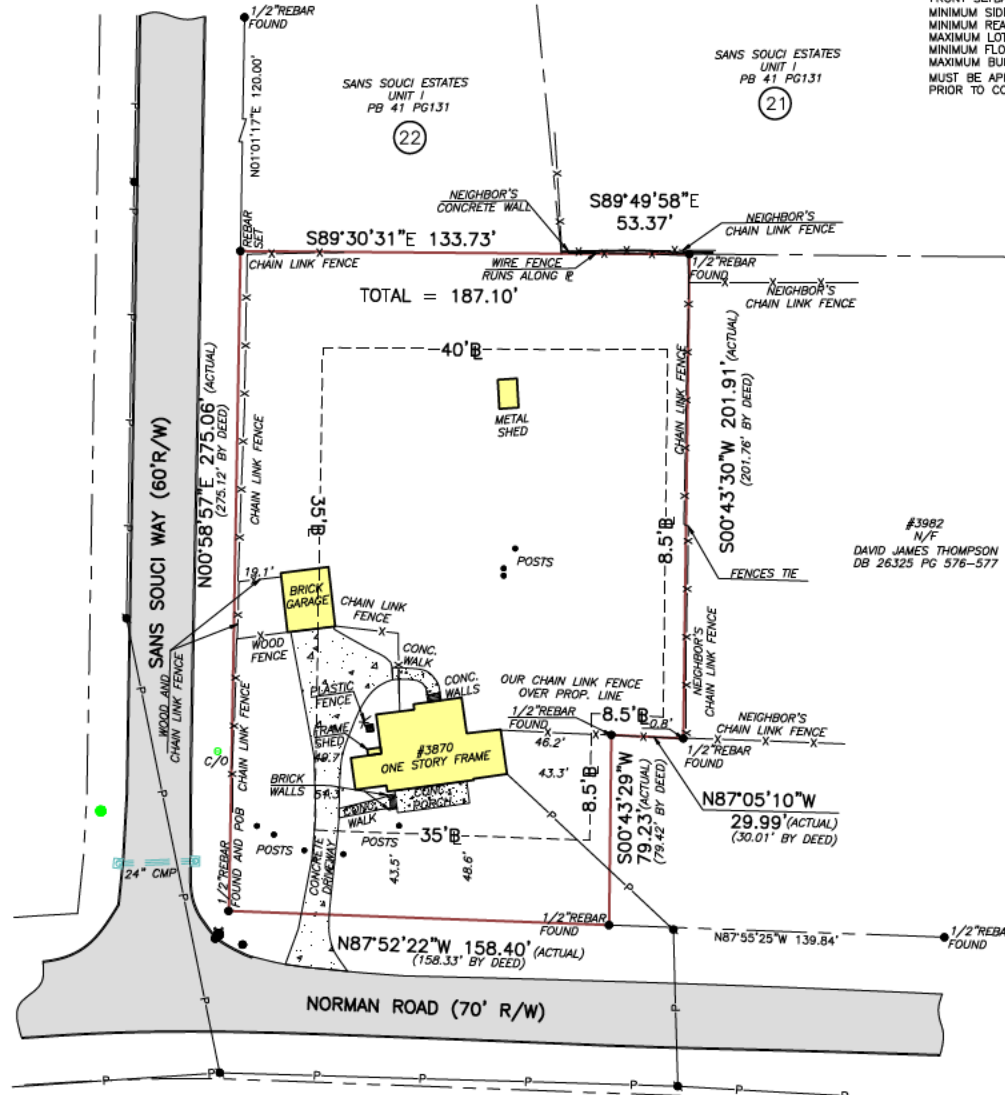
LEGEND

- BL BUILDING LINE
- PL PROPERTY LINE
- R/W RIGHT-OF-WAY
- CL CENTERLINE
- BC BACK OF CURB
- G GUTTER
- EP EDGE OF PAVING
- TW TOP OF WALL
- BW BOTTOM OF WALL
- X-X FENCE
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- PP POWER POLE
- LP LIGHT POLE
- GW GUY WIRE
- P-P POWER LINE
- PM POWER METER
- PB POWER BOX
- FO FIBER OPTIC
- A/C AIR CONDITION
- CB CABLE BOX
- TB TELEPHONE BOX
- GM GAS METER
- GV GAS VALVE
- GLM GAS LINE MARKER
- WM WATER METER
- WW WATER VALVE
- FH FIRE HYDRANT
- HW HEADWALL
- JIB JUNCTION BOX
- DI DROP INLET
- S-S SANITARY SEWER LINE
- SSMH SANITARY SEWER MANHOLE
- CO CLEAN OUT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- D.E. DRAINAGE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- SUBJECT PROPERTY LINE

IMPERVIOUS CALCULATIONS

EXISTING IMPERVIOUS CONDITIONS
 HOUSE = 1,665.3± SQ.FT.
 CONCRETE PORCH = 281.4± SQ.FT.
 STEPS = 12.2± SQ.FT.
 BRICK WALL = 2.1± SQ.FT.
 CONC. WALK = 93.2± SQ.FT.
 BRICK WALL = 2.6± SQ.FT.
 CONCRETE DRIVEWAY = 2,050.8± SQ.FT.
 SHED = 14.6± SQ.FT.
 AC PAD = 8± SQ.FT.
 CONC. WALL = 2.4± SQ.FT.
 STEPS = 12.9± SQ.FT.
 CONC. WALL = 2.2± SQ.FT.
 CONC. WALK = 108.6± SQ.FT.
 BRICK GARAGE = 498.6± SQ.FT.
 METAL SHED = 97.8± SQ.FT.
 TOTAL IMPERVIOUS AREA = 4,854.4± SQ.FT. OR 9.7%±

#3982
 N/F
 DAVID JAMES THOMPSON
 DB 26325 PG 576-577



Michael R. Noles
 Georgia RLS #2646
 Member SAMSOG

SURVEYOR'S CERTIFICATE

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 Regulation for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-8-67.

Michael R. Noles

Michael R. Noles Georgia RLS No. 2646 4-29-2026

NO.	REVISIONS	DATE

McClung Surveying
 McClung Surveying Services, Inc.
 4833 South Cobb Drive Suite 200
 Smyrna, Georgia 30080 (770) 434-3383
 www.mcclungsurveying.com Certificate of Authorization #LSF000752

SURVEY FOR MISSIONARIES OF CHARITY
 3970 NORMAN ROAD
 STONE MOUNTAIN, GEORGIA
 TOTAL AREA= 1.143± ACRES
 OR 049,775± SQ. FT.

40' 20' 0' 40' 80'
 SCALE IN FEET

LAND LOT 95
 18TH DISTRICT
 DEKALB COUNTY, GEORGIA
 PLAT PREPARED: 4-29-2026
 FIELD: 4-28-2026 SCALE: 1"=40'
 JOB#268456

3970 Norman Rd – Legal Description

All that tract or parcel of land lying and being in Land Lot 95, of the 18th District, DeKalb County, Georgia, and being more particularly described as follows:

Beginning at an iron pin placed at the intersection formed by the northerly right-of-way of Norman Road (70-foot r/w) and the easterly right-of-way of Sans Souci Way (60-foot r/w); and running thence North 00 degree 58 minutes 13 seconds East along the easterly right-of-way of Sans Souci Way, 275.12 feet to an iron pin found, and the southerly line of Sans Souci Estates Subdivision, Unit I; running thence South 89 degrees 41 minutes 24 seconds East, 187.10 feet to an iron pin set; running thence South 00 degree 43 minutes 26 seconds West, 201.76 feet to an iron pin set; running thence North 87 degrees 18 minutes 37 seconds West, 30.01 feet to an iron pin set; running thence South 00 degrees 43 minutes 26 seconds West, 79.42 feet to an iron pin set on the northerly right-of-way of Norman Road; running thence North 87 degrees 56 minutes 43 seconds West, along the northerly right-of-way of Norman Road, 158.33 feet to an iron pin placed and the point of beginning, said tract containing 1.14 acres, more or less, and being more particularly shown on survey prepared for Mrs. E. W. Singleton by Patrick and Associates, Inc., dated July 25, 1995.

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: David Metzger Phone: [REDACTED]

Email: [REDACTED] Commission District(s): 4 & 6

Property Address: 3970 Norman Road, Stone Mountain 30083

Tax Parcel ID: 18 095 06 072 Acreage: 1.13

Existing Use: _____ Proposed Use: Child daycare center

Supplemental Regs: 4.2.19 Overlay District: No

Rezoning: Existing Zoning: R-85 Proposed Zoning: OIT

DRI: N/A Square Footage/Number of Units: N/A

Rezoning Request: Rezone to OIT for a child daycare center, operated by the Missionaries of Charity, a Catholic religious order & would cater to refugee children in the area.

This will be for 25 to 30 children (ages 6-18).

Land Use Plan Amendment - Existing Land Use: SUB Proposed Land Use: _____ Consistent Inconsistent

Land Use Amendment Request: _____

Special Land Use Permit Article Number(s) 27- N/A

Special Land Use Request(s): N/A

Major Modification - Existing Zoning Conditions: None

Major Modification Request: n/a

Condition(s) to be modified: n/a

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: 06.08.2026 w/15-day notice Calendar Dates: CC: 08.18.2026 (Zoom)

PC: 09.01.2026 (Zoom) BOC: 09.24.2026 (In-Person)

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

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

Submittal Format:

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

Site Plan Checklist, if applicable:

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

Possible Variances: There is no proposed development at this time.

Future development will likely require variances.

Comments: The Applicant is requesting to rezone to OIT for a child day care center (more than 7 children. Applicant should supply Staff an overview of operations (number of children, hours, age, employees, etc.). Applicant must supply answers to Section 4.2.19. - Child day care facility (up to six children), or child day care center (seven or more children).

Planner: Andrea Folgherait, Sr. Planner

Date: May 4, 2026