



Lorraine Cochran-Johnson

Chief Executive Officer

DeKalb County Zoning Board of Appeals
Department of Planning & Sustainability
178 Sams Street,
Decatur, GA 30030

Wednesday, June 10, 2025

Planning Department Staff Analysis



Juliana Njoku

Director

N5. Case No: A-26-1248082

Parcel ID(s): 18 103 01 006

Commission District 02 Super District 06

Applicant: Kush Patel / Kimley-Horn and Associates
410 Peachtree Parkway, Suite 4230
Cumming, GA 30041

Owner: Shepherd Center, Inc.
2020 Peachtree Road NW
Atlanta, GA 30309

Project Name: 1932 Clairmont Road - Parking Lot Addition

Location: 1932 Clairmont Road, Decatur, GA 30033

Requests: Variance request from Sections 27-6.1.3 and 27-5.4.5 of the DeKalb County Zoning Ordinance to:

- Allow parking within the front yard; and
Reduce the required transitional buffer from 50 feet to 40 feet, allow existing encroachments into the transitional buffer to remain, and allow the existing detention pond located within the transitional buffer to remain unplanted to buffer standards

to facilitate construction of a parking lot addition in the O-I (Office-Institutional) zoning district.

Staff Recommendation: Approval with Conditions

Conditions:

- The following information about this variance shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance, and condition(s) of approval.

STAFF FINDINGS:

The applicant requests variance relief to facilitate a parking lot addition for the existing Shepherd Center facility at 1932 Clairmont Road. The subject property is zoned O-I (Office-Institutional) and is developed with existing institutional/medical office use. The applicant indicates that the 1924 Clairmont Road parcel is in the process of combining 1932 Clairmont Road to create an approximately 1.9-acre overall parcel, and that the proposed parking lot addition is intended to replace off-site leased parking currently used by employees and patients.

1. There is an extraordinary or exceptional physical condition(s) pertaining to the particular piece of property (such as, but not limited to, lot size, lot shape, specimen tree(s), steep slope(s), or preservation of historic characteristics of the property), which was not created by the current owner, previous owner, or applicant; by reason of a clearly demonstrable condition(s), the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district, as distinguished from a special privilege or convenience sought by the property owner.

The subject property contains an established institutional/medical office use and includes legal non-conforming site improvements that constrain the practical placement of additional parking and impede into the transitional buffer. The submitted materials indicate that the property is being assembled from 1924 and 1932 Clairmont Road and that the combined property must accommodate existing building improvements, access points, right-of-way dedication, existing stormwater detention, drainage and buffer areas, and transitional buffer requirements adjacent to residential zoning.

The proposed parking addition is further constrained by the location of the existing Shepherd Center building, existing surface and under-building parking, an existing detention pond, a 10-foot drainage easement, and the required transitional buffer along the rear of the site.

2. The requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located:

The requested relief is limited to the parking lot addition and site configuration shown on the submitted site plan. The proposed transitional buffer reduction from 50 feet to 40 feet is to accommodate existing encroachments and an existing detention pond to remain, rather than to expand. The requested front yard parking relief is tied to a specific parking layout and is necessary because the rear and side portions of the property are constrained by transitional buffer requirements and existing building placement.

3. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located:

The proposed parking lot addition is intended to serve an existing institutional/medical office facility and reduce reliance on off-site leased parking. Consolidating employee and patient parking on or adjacent to the facility may improve operational efficiency and reduce the need for users to walk from off-site parking locations. The submitted plan includes sidewalk improvements and internal connections to the existing main parcel, which support safer circulation within the site. The transitional buffer reduction is modest and accommodates existing infrastructure and may likely have minimal impact on the adjacent residences.

4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship:

Strict application of the front yard parking restriction would leave the applicant with limited practical options for providing additional parking on the combined property. The submitted materials indicate that the facility currently relies on off-site leased parking for employees and patients. Requiring strict compliance would perpetuate that operational hardship and limit the ability of the existing institutional use to provide parking in closer proximity to the facility.

Strict application the transitional buffer would be required for any meaningful improvements to the property as legal non-conforming components currently impede it.

5. The requested variance would be consistent with the spirit and purpose of this Chapter and the DeKalb County Comprehensive Plan Text:

The purpose of the front yard parking and transitional buffer standards is to maintain orderly site design, protect adjacent properties, preserve streetscape quality, and reduce the visual and operational impacts of nonresidential development near residential areas. The proposal remains consistent with those purposes as it retains a transitional buffer, limits the relief to a defined parking layout, preserves existing stormwater infrastructure, and remains subject to departmental review for landscaping, stormwater, circulation, and public safety.

FINAL STAFF ANALYSIS:

The applicant requests variances to allow front yard parking and to reduce and modify the required transitional buffer to facilitate a parking lot addition for the existing Shepherd Center facility at 1932 Clairmont Road. The record indicates that the property is being combined with the adjacent parcel at 1924 Clairmont Road, and the proposed parking lot addition is intended to provide on-site parking for employees and patients who currently rely on off-site parking arrangements.

The site is constrained by existing institutional development, right-of-way dedication, existing stormwater detention, drainage easements, access limitations, and transitional buffer requirements adjacent to residential zoning. The proposed plan maintains a 40-foot transitional buffer, preserves the existing detention pond, and confines the parking relief to a defined site layout. While the request modifies standards intended to protect adjacent residential properties, the relief is limited in scope and can be conditioned to preserve the remaining buffer function and ensure departmental review of landscaping, stormwater, circulation, and safety requirements. Therefore, Staff recommends approval with conditions.

Staff Recommendation: Approval with Conditions

Conditions:

1. The following information about this variance shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance, and condition(s) of approval.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

ZONING BOARD OF APPEALS (ZBA) APPLICATION

to Amend the Official Zoning Map of DeKalb County, Georgia

APPLICANT/OWNER: SHEPHERD CENTER, INC

Subject Property Address: 1932 CLAIRMONT ROAD

City: DECATUR State: GA Zip: 30033

Parcel ID Number(s): 18 103 01 006

Commission District(s): 2 Super District(s): 6 Acreage: 1.90

TYPE OF HEARING REQUESTED (check one)

- [checked] VARIANCE (from Development Standards causing undue hardship upon owners of property.)
- [] SPECIAL EXCEPTIONS (to Reduce or Waive off-street parking or loading space requirements.)
- [] OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.

*PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4.

FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS.*

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

Kush Patel
Signature

04/06/2026
Date

ZONING BOARD OF APPEALS (ZBA) APPLICATION FEE:
\$300.00

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

Email plansustain@dekalbcountyga.gov with any questions

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the Zoning Board of Appeals for the requests as shown in this application.

04/06/2026
Date

Kush Patel
Applicant/Owner Signature:


TO WHOM IT MAY CONCERN:

(I)/ (WE): Shepherd Center, Inc.
(Name of Owners)

being (owner/owners) of the property described below or attached hereby delegate authority to the above signed agent/applicant.


Notary Public

Susan Speer Holt
NOTARY PUBLIC
DEKALB COUNTY, GEORGIA
My Commission Expires 03/12/2029


Owner/Applicant Signature
Stephen K. Marsh, Shepherd Center, Inc.
General Counsel + Chief Compliance Officer
Date: 4/6/26

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION


AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property subject to the application.

DATE: 04/06/2026

Applicant Signature: 
Stephen K. Marsh, Shepherd Center, Inc.
General Counsel + Chief Compliance Officer

DATE: _____

Applicant Signature: _____

April 6, 2026

DeKalb County Department of Planning & Sustainability
Attn: Director of Planning
178 Sams Street
Decatur, GA 30030

RE: *Request for Variances for 1924 and 1932 Clairmont Road, Decatur, GA.*

Dear Director and Staff,

This Letter of Intent is submitted in support of an application for variances from **Section 6.1.3.5** and **Section 5.4.5** of the DeKalb County Code of Ordinances for the above-referenced property.

The subject property is located at 1924 Clairmont Road, Decatur, GA (PID 18 103 01 007) which at the time of this application is in the process of being combined with 1932 Clairmont Road, Decatur, GA (PID 18 103 01 006) to form an overall parcel of 1.9 acres with the latter's address and parcel id number. Shepherd Pathway's is a non-profit entity that operates a rehabilitation facility at 1932 Clairmont Road. As part of their operations, they are currently leasing off-site parking spaces for their employees and patients to park at and walk to. In an effort to ease employees' and patients' experience, they purchased the property adjacent to themselves located at 1924 Clairmont Road. The proposed plan for the center is to demolish the existing building at 1924 Clairmont Road and convert the use into a parking lot. The requests for variances to Section 6.1.3.5 and Section 5.4.5 not only arises from the above-mentioned plan but also are existing non-conformities. The existing building at 1932 Clairmont Road encroaches into the 50' transitional buffer and has parking that is in the front yard.

We respectfully requests variances from the following sections of the Code:

- **Section 6.1.3.5**, to permit parking in the front yard of the new combined lot.
- **Section 5.4.5**, to allow for a reduction of the required transitional buffer from 50' to 40', to allow all existing encroachments into the buffer to remain as-is, existing detention ponds in transitional buffer to not be planted to buffer standards.

These requests are limited in scope and represent the minimum relief necessary to reasonably develop and use the property. They are warranted due to unique site conditions that create practical difficulty in meeting the strict application of the Code, including but not limited to:

- As previously mentioned, existing conditions are existing non-conformities to the current DeKalb County Code. The variance request is to make them legal conforming.
- With the required transitional buffer at the rear of the lot, it is impossible to avoid the need for the variance to allow front yard parking.

These conditions are not self-imposed and are specific to the subject property, making strict compliance with Sections 6.1.3.5 and 5.4.5 unreasonable without variance relief.

Granting the requested variances will remain consistent with the purpose and intent of the DeKalb County Code of Ordinances. The proposed development:

- Preserves the overall goals of public safety, orderly development, and aesthetic quality;
- Does not undermine the intent of the regulations from which relief is sought; and
- Maintains consistency with surrounding land uses and development patterns.

Approval of the variances will not negatively impact adjacent properties or the surrounding community. Specifically, no adverse effects on traffic, drainage, utilities, or public services are anticipated; the request will not impair neighboring property values or use and enjoyment; and the proposal complies with all other applicable zoning, building, and development regulations.

For the reasons stated above, we respectfully requests approval of the variances from Section 6.1.3.5 and Section 5.4.5. The requested relief is reasonable, justified by site-specific conditions, and consistent with the intent of the DeKalb County Code of Ordinances.

Thank you for your time and consideration. Please feel free to contact me should you require any additional information.

Sincerely,

Kimley-Horn and Associates

A handwritten signature in blue ink, appearing to read 'K. Patel', with a long horizontal flourish underneath.

Kush Patel, P.E.

ALTA/NSPS SURVEY

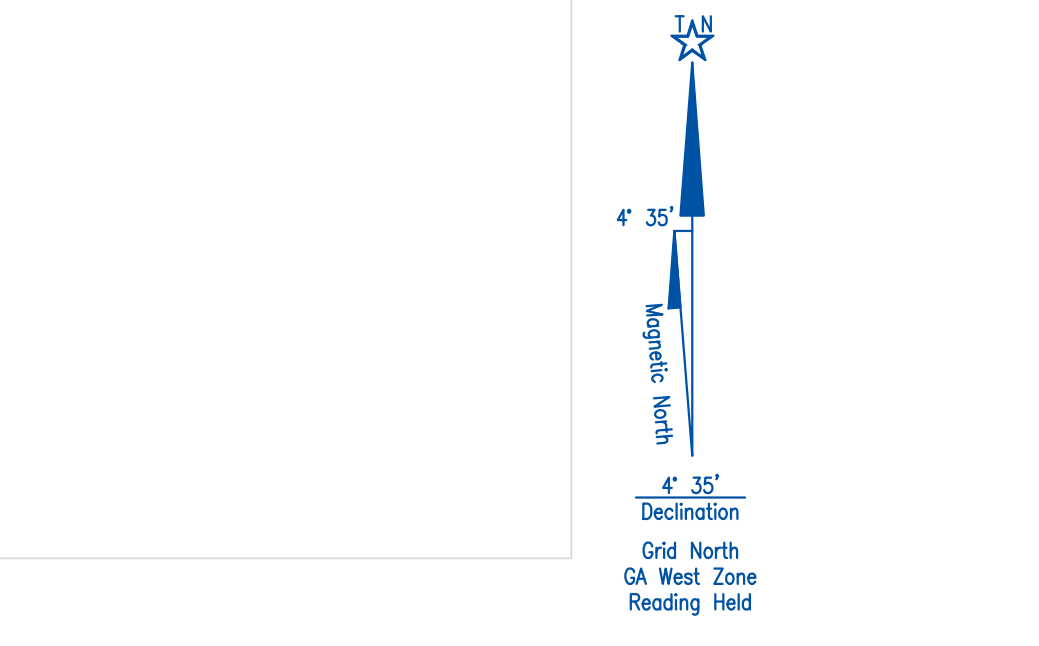
COMMITMENT NO. 2-44786(D) (EXHIBIT A)
TRACT 1:
 All that tract, or parcel of land lying and being in Land Lot 103 of the 18th District of DeKalb County, Georgia, Claimant Heights Subdivision, and being more particularly described as follows:
BEGINNING at a point on the westerly side of Clairmont Road at a distance of 641.97 feet north from the 60 foot right of way of McConnell Drive, (said right of way of Clairmont Road being 66 feet of this point), thence running north 81 degrees 12 minutes 10 seconds west a distance of 17.36 feet to a point on the westerly side of Clairmont Road (100 foot right of way) and the TRUE POINT OF BEGINNING; thence running north 81 degrees 12 minutes 10 seconds west a distance of 303.99 feet to an iron pin found; thence running north 100 degrees 01 minutes 42 seconds east along the line which divides Lot 103 and 104, a distance of 100.13 feet to an iron pin found; thence running south 80 degrees 56 minutes 10 seconds east a distance of 163.56 feet to a point; thence running south 20 degrees 46 minutes 40 seconds west a distance of 43.71 feet to the true point of beginning. Said property being known as 1942 Clairmont Road, as per survey prepared by EDI Engineers & Surveyors, Inc. dated July 17, 1990, and as per survey prepared by Virgil F. Gaddy & Assoc., dated July 21, 1997.

TRACT 2:
 All that TRACT or parcel of land lying and being in Land Lot 103, 18th District of DeKalb County, Georgia, and being Lot 6 of Claimant Heights Subdivision according to a plat thereof, recorded at Plat Book 11, Page 122 in the DeKalb County Records, and being more particularly described, measured and bounded as follows:
BEGINNING AT AN IRON PIN on the northwesterly edge of the right-of-way of Clairmont Road (being 33 feet northwest of centerline of the pavement of said road) and being 665.0 feet southwesterly along said right-of-way from the north line of Land Lot 103; from said POINT OF BEGINNING the property is described by running northwesterly at an interior angle of 100 degrees 30 minutes with the northwesterly right-of-way of Clairmont Road a distance of 287.4 feet to an iron pin on the west line of Land Lot 103; thence northerly along the west line of Land Lot 103 on an interior angle of 88 degrees 30 minutes with the preceding course, a distance of 100.0 feet to an iron pin; thence running southeasterly along said right-of-way line along a line forming an interior angle of 79 degrees 30 minutes with the preceding course a distance of 100.0 feet to the POINT OF BEGINNING. Being improved property containing a single family residence thereon and 1932 Clairmont Road, DeKalb County, Georgia, according to the present system of numbering houses and zoning streets in the DeKalb County, Georgia, and being that same property which was acquired by Albert F. Lagerstrom by Warranty Deed from Robert H. Little, et al. dated July 3, 1986 recorded at Deed Book 5513, Page 552 in the DeKalb County Land Records.
 Said property is also shown on a plat of survey for Albert F. Lagerstrom by A.E. Vaughn, R.L.S. dated June 13, 1986, which plat is incorporated herein by reference.

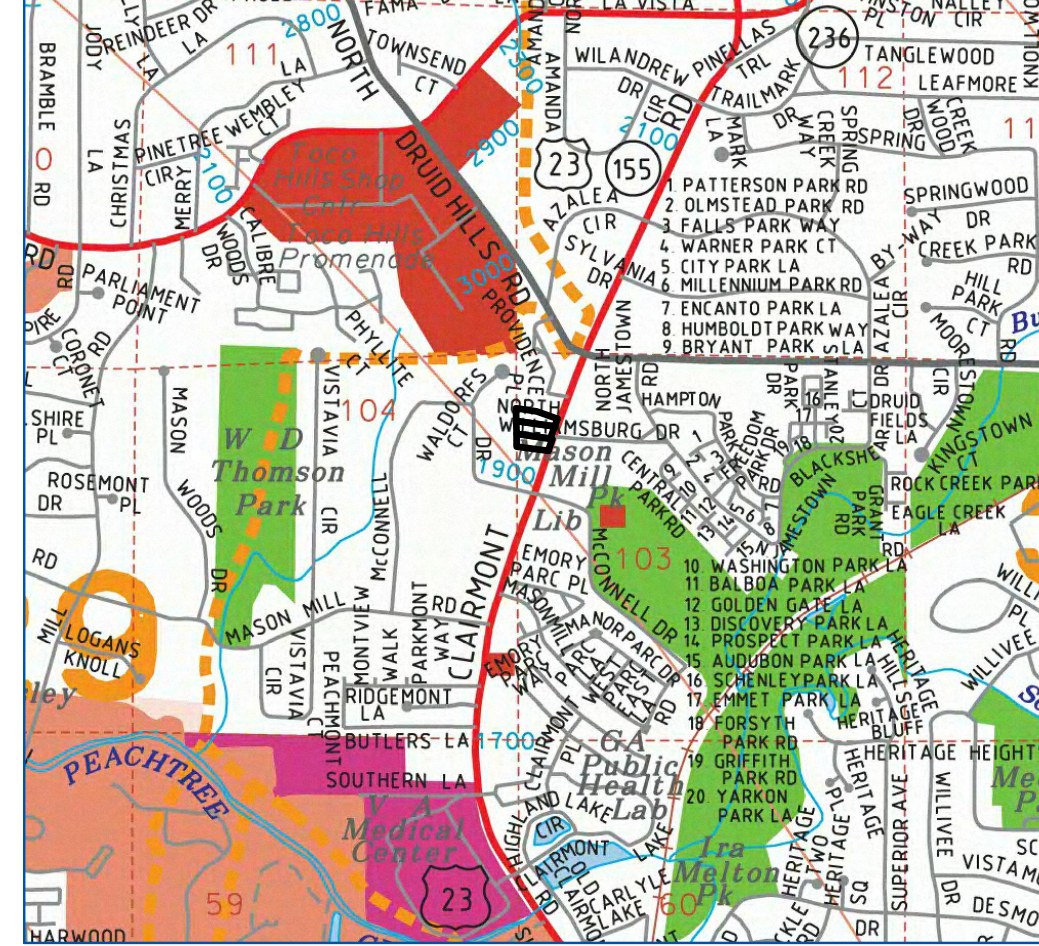
TRACT 3:
 All that TRACT or parcel of land lying and being in Land Lot 103 of the 18th District, DeKalb County, Georgia, being Lot 7 of the Property of Hill Jones Subdivision (A.K.A. Claimant Heights Subdivision) as per plat filed in Plat Book 11 Page 122 and also being depicted on Plat Book 49, Page 40, DeKalb County, Georgia records, and being more particularly described as follows:
 Commencing at the Northeastern intersection of the Northern 60' right of way of McConnell Drive and the Northeastern variable right of way of Clairmont Road (A.K.A. U.S. Route 24), thence Northwesterly along said right of way of Clairmont Road a distance of 341.58 feet to a 1/2" Rebar Set at Grid North Georgia West Zone Coordinates: Northing: 1386229.436 Easting: 2253397.304 and the POINT OF BEGINNING, thence leaving said right of way North 82 Degrees 17 Minutes 11 Seconds West a distance of 249.80 feet to a Angle Iron Found on the dividing line of Land Lot 103 and 104, thence along said line North 50 Degrees 30 Minutes 30 Seconds West a distance of 100.55 feet to a 1/2" Rebar Found, thence leaving said dividing line South 81 Degrees 54 Minutes 06 Seconds East a distance of 284.49 feet to a 1" Open Top Pipe Found on said Northeastern right of way of Clairmont Road, thence along said right of way South 19 Degrees 56 Minutes 12 Seconds West a distance of 100.00 feet to the POINT OF BEGINNING.
 Having an area of 26,367 Sq. Ft., 0.605 Acres, all as shown and described on that certain plat entitled "ALTA/NSPS Land Title Survey for Stewart Guaranty Company, Shepherd Center, Inc., a Georgia nonprofit corporation, Steven W. Reighard and Barbara K. Reighard", dated September 15, 2025, last revised 12-24-2025, prepared by Georgia Land Surveying Co., bearing the seal and certification of Josh L. Lewis, IV, Georgia Registered Land Surveyor No. 3028 (Job Number 202514), with said plat of survey being incorporated herein by reference.

Schedule B-Section II
 Stewart Title Guaranty Company
 Commitment No. 2-44786(D)
 Commitment Date: February 4, 2026 at 5:00 p.m.
THE FOLLOWING AFFECT TRACT 1:
 (i) Easement from H. H. Jones to Georgia Power Company, dated June 9, 1937, filed for record August 13, 1937 at 10:00 a.m., recorded in Deed Book 456, Page 508, Records of DeKalb County, Georgia.
 Location can not be determined from record document. (Document is Blanked in Nature)
 (ii) Right-of-Way Easement from H. H. Jones to Georgia Power Company, dated November 24, 1952, filed for record December 4, 1952 at 11:00 a.m., recorded in Deed Book 953, Page 282, aforesaid Records.
 Location can not be determined from record document. (Document is Blanked in Nature)
 (iii) Right-of-Way Deed from H. H. Jones to DeKalb County, Georgia, dated October 1, 1940, recorded in Deed Book 1127, Page 247, aforesaid Records.
 Location can not be determined from record document. (References plans not provided/Deventer 50' from centerline)
NOTE: May be removed or modified upon further examination and/or survey review.
 (i) Right of Way Deed from Chris S. Dougherty and R. W. Williams to DeKalb County, dated November 20, 1985, filed for record March 31, 1986 at 4:20 p.m., recorded in Deed Book 5436, Page 624, aforesaid Records.
 Location can not be determined from record document. (Document is Blanked in Nature)
NOTE: May be removed or modified upon further examination and/or survey review.
 (i) Easement from Chris S. Dougherty and R. W. Williams to Georgia Power Company, dated May 20, 1987, recorded in Deed Book 5861, Page 158, aforesaid Records.
 Location can not be determined from record document. (References 1948 Clairmont Road that no longer exists)
 (ii) Reciprocal Declaration of Easement and Agreement for Wellington Pointe by and between Chris S. Dougherty and Joseph R. Williams, dated December 15, 1987, filed for record December 17, 1987 at 8:30 a.m., recorded in Deed Book 6021, Page 754, aforesaid Records.
 Affects Site - Blanked in Nature to Tract 1 and as shown.
 (iii) Right of Way Deed from Shepherd Center, Inc. to DeKalb County, dated January 18, 2000, filed for record January 21, 2000 at 10:05 a.m., recorded in Deed Book 11168, Page 106, Records of DeKalb County, Georgia.
NOTE: May be removed or modified upon further examination and/or survey review.
 (m) Stormwater Water Quality Facility Inspection and Maintenance Agreement Plan of Shepherd Pathways Building Addition from Shepherd Center, Inc. to DeKalb County, dated June 26, 2015, filed for record June 26, 2015 at 11:40 a.m., recorded in Deed Book 25015, Page 661, aforesaid Records.
 Affects Site - Blanked in Nature to Tracts 1 & 2 and as shown.
 (n) Easement from Shepherd Pathways Building Addition from Shepherd Center, Inc. to DeKalb County, dated June 26, 2015, filed for record June 26, 2015 at 11:40 a.m., recorded in Deed Book 25015, Page 661, aforesaid Records.
 Affects Site - Blanked in Nature to Tracts 1 & 2.
 (o) All matters disclosed by plat recorded in Plat Book 11, Page 122, aforesaid Records.
 Affects Site - Blanked in Nature.
 (p) All matters disclosed by survey prepared by Virgil F. Gaddy & Assoc., dated July 21, 1997.
 Supporting Document Not Provided.

THE FOLLOWING AFFECT TRACT 2:
 (a) Right of Way Deed from Mary Frances Singer to State Highway Department of Georgia, dated August 16, 1961, filed for record August 25, 1961 at 4:00 p.m., recorded in Deed Book 1598, Page 512, aforesaid Records.
 Location can not be determined from record document.
NOTE: May be removed or modified upon further examination and/or survey review.
 (i) Sewer Easement from Albert F. Lagerstrom to DeKalb County, dated July 3, 1986, recorded July 11, 1986, in Deed Book 5521, Page 365, aforesaid Records.
 Affects Site as shown.
 (ii) Right of Way Deed from Shepherd Center, Inc. to DeKalb County, dated January 18, 2000, filed for record January 21, 2000 at 10:05 a.m., recorded in Deed Book 11168, Page 106, aforesaid Records.
 No longer Affects Site as shown.
NOTE: May be removed or modified upon further examination and/or survey review.
 (m) Stormwater Water Quality Facility Inspection and Maintenance Agreement Plan of Shepherd Pathways Building Addition from Shepherd Center, Inc. to DeKalb County, dated June 26, 2015, filed for record June 26, 2015 at 11:40 a.m., recorded in Deed Book 25015, Page 661, aforesaid Records.
 Affects Site - Blanked in Nature to Tracts 1 & 2 and as shown.
 (n) Easement from Shepherd Pathways Building Addition from Shepherd Center, Inc. to DeKalb County, dated July 16, 2015, filed for record September 15, 2015 at 11:41 a.m., recorded in Deed Book 25160, Page 70, aforesaid Records.
 Affects Site - Blanked in Nature to Tracts 1 & 2.
 (v) All matters disclosed by plat recorded in Plat Book 11, Page 122, aforesaid Records.
 Affects Site - Blanked in Nature.
THE FOLLOWING AFFECT TRACT 3:
 (a) Right-of-Way Easement from Robert Scott Lutz to Georgia Power Company, dated September 27, 1973, filed for record October 16, 1973 at 9:51 a.m., recorded in Deed Book 3064, Page 376, aforesaid Records.
 Affects Site - Blanked in Nature to Tract 3.
 (b) Drainage Easement from Robert S. Lutz Estate to DeKalb County, dated October 30, 1981, filed for record December 6, 1981 at 8:54 a.m., recorded in Deed Book 4570, Page 325, aforesaid Records.
 Affects Site - As Shown.
 (c) Sewer Easement from the Robert S. Lutz Childrens Trust to DeKalb County, dated June 23, 1986, filed for record July 11, 1986 at 4:10 p.m., recorded in Deed Book 5521, Page 363, aforesaid Records.
 Affects Site - As Shown.
 (d) Easement from Stephen Reighard and Barbara Reighard to Medicine, Inc., dated December 5, 1996, filed for record February 7, 1997 at 2:20 p.m., recorded in Deed Book 9316, Page 534, aforesaid Records.
 Affects Site - As Shown.
 (e) Matters disclosed by plat recorded in Plat Book 49, Page 40, aforesaid Records.
 Affects Site - Blanked in Nature to Tract 3.
 (f) Matters disclosed by plat recorded in Plat Book 11, Page 122, aforesaid Records.
 Affects Site - Blanked in Nature to Tract 3.
 (g) Matters disclosed by ALTA/NSPS Land Title Survey (Josh L. Lewis, IV, RLS No. 3028), dated September 15, 2025, last revised December 24, 2025, including:
 1. Fence crossing westerly and northerly boundary lines
 2. Detention pond in westerly portion
 3. 18" corrugated metal pipe crossing northerly boundary
 4. Portions of driveway crossing northerly boundary
 Affects Site - Blanked in Nature to Tract 3



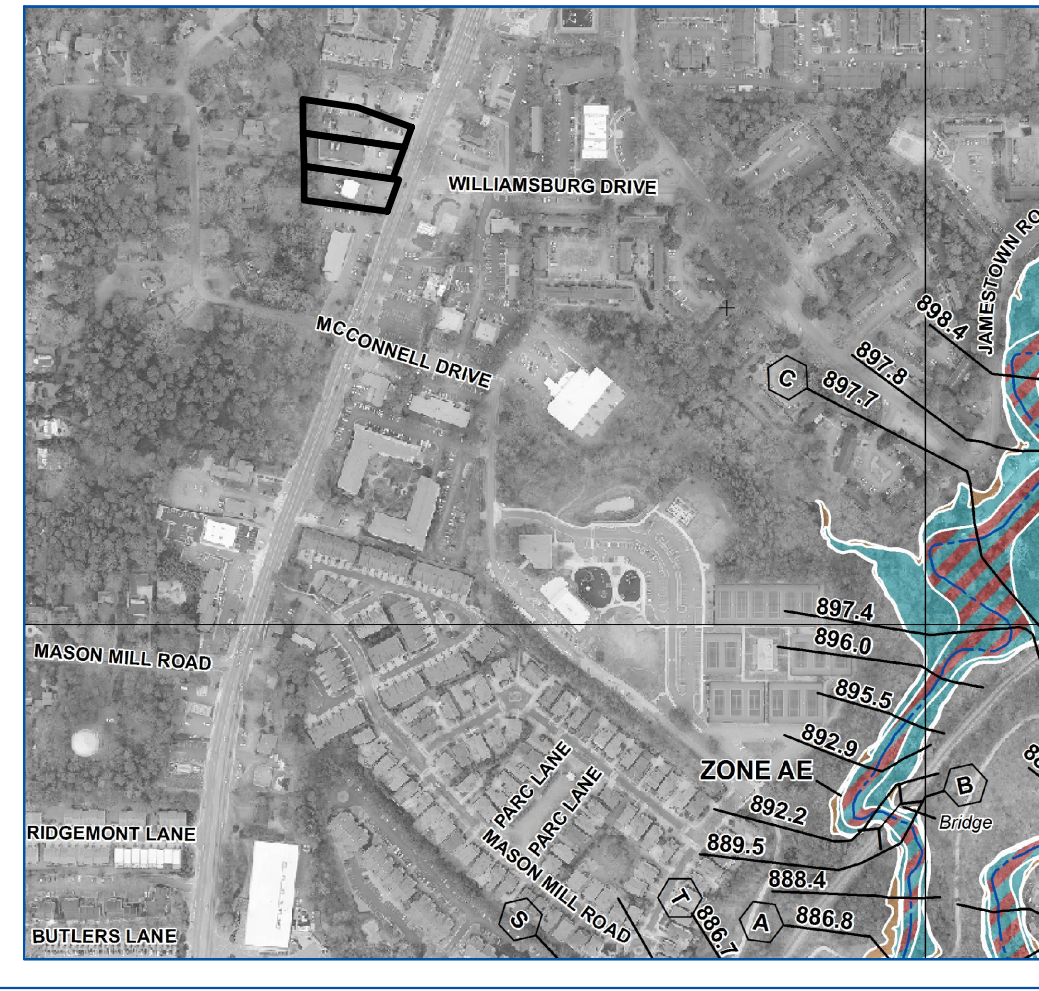
LOCATION MAP - N.T.S. - (BOUNDARY APPROXIMATELY SHOWN)



DEKALB COUNTY G.I.S. AERIAL - N.T.S. - (BOUNDARY APPROXIMATELY SHOWN)

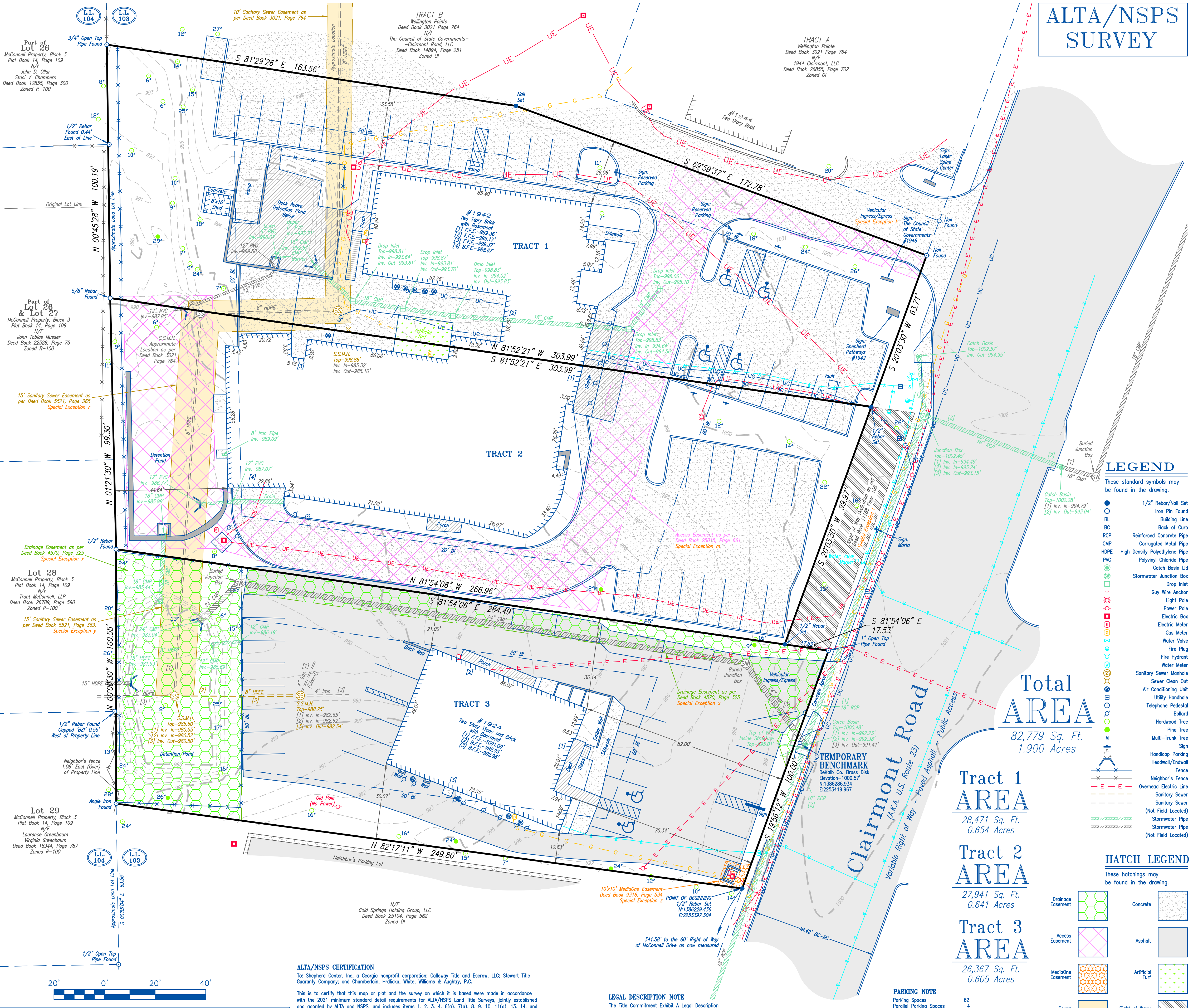


F.E.M.A. MAP PANEL NUMBER 13089C006GK - N.T.S. - (BOUNDARY APPROXIMATELY SHOWN)



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

DRAWING NUMBER 6190	ALTA/NSPS LAND TITLE SURVEY FOR: 1924, 1932, & 1942 Clairmont Road, Decatur Georgia 30033		DATE: 12/8/25	SCALE: 20'
	SHEPHERD CENTER, INC. A GEORGIA NONPROFIT CORPORATION CALLOWAY TITLE AND ESCROW, LLC STEWART TITLE GUARANTY COMPANY CHAMBERLAIN, HRDLICKA, WHITE, WILLIAMS & AUGHTRY, P.C.		REVISION	BY DATE
LAND LOT: 103	18TH DISTRICT	SECTION	DeKalb COUNTY, GA	
LOT:	BLOCK:	UNIT:	PHASE:	
SUBDIVISION:				
PLAT BOOK	PAGE	PARTY CHIEF: J.J.	FIELD DATE:	SHEET 1 OF 1
DEED BOOK	PAGE	DRAFTER: BJC	12/23/25	



Total AREA
 82,779 Sq. Ft.
 1.900 Acres

Tract 1 AREA
 28,471 Sq. Ft.
 0.654 Acres

Tract 2 AREA
 27,941 Sq. Ft.
 0.641 Acres

Tract 3 AREA
 26,367 Sq. Ft.
 0.605 Acres

ALTA/NSPS CERTIFICATION
 To: Shepherd Center, Inc., a Georgia nonprofit corporation; Calloway Title and Escrow, LLC; Stewart Title Guaranty Company; and Chamberlains, Hrdlicka, White, Williams & Aughtry, P.C.
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 minimum standard detail requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 7(c), 8, 9, 10, 11(c), 13, 14, and 19 of Table A thereof.
 The fieldwork was completed on December 23, 2025.
 Date of plat or map: December 8, 2025

Josh L. Lewis IV
 Georgia Registered Land Surveyor No. 3028

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 stored 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 15-6-87.



LEGAL DESCRIPTION NOTE
 The Title Commitment Exhibit A Legal Description and the Survey Legal Description are and constitute the same parcel of land.

SPECIAL FLOOD HAZARD NOTE
 I have this date, examined the T.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 option for said parcel map D 13089C006GK effective date 8/15/2019.

SURVEY NOTES
 1. Elevation are based on N.A.S.D. 88 datum.
 2. Contour lines are at one (1) foot intervals.
 3. Equipment used: Leica TS12 robotic total station, Carlson Survey 2 data collector, and Leica GS16 RTK.
 4. Software used: Carlson Survey 2025 and Carlson SurvCE.
 5. The coordinate values shown are based on Georgia West Zone coordinate system. The datum for this coordinate system is NAD83 (2011).
 6. Above ground visible utilities were obtained from field observations. Georgia Land Surveying Co. has not researched underground utility locations. Information shown hereon site type, and location of underground utilities is based on observations within the field and Georgia Land Surveying Co. is unable to certify the accuracy or completeness of this underground information.
 7. Any graphic depiction of setback lines and other matters of zoning are the surveyor's interpretation of the zoning information furnished. The surveyor offers no certification as to the zoning of the subject property or compliance with zoning regulations for the structures or business on the subject property.

PARKING NOTE
 Parking Spaces: 62
 Parallel Parking Spaces: 6
 Total Parking Spaces: 72

ZONING
 (DeKalb County)
 (O) (Office Institutional)
 Minimum lot size-20,000 SQ. FT.
 Minimum lot width, street frontage-100'
 Maximum lot coverage-80%
 Minimum open space-15%
 Transitional buffer-50' (along residential front yard setbacks-60' (throughfares & arterial streets))
 Side yard setbacks-20' (all other streets)
 Rear yard setbacks-30'
 Maximum building height-5 stories/70'

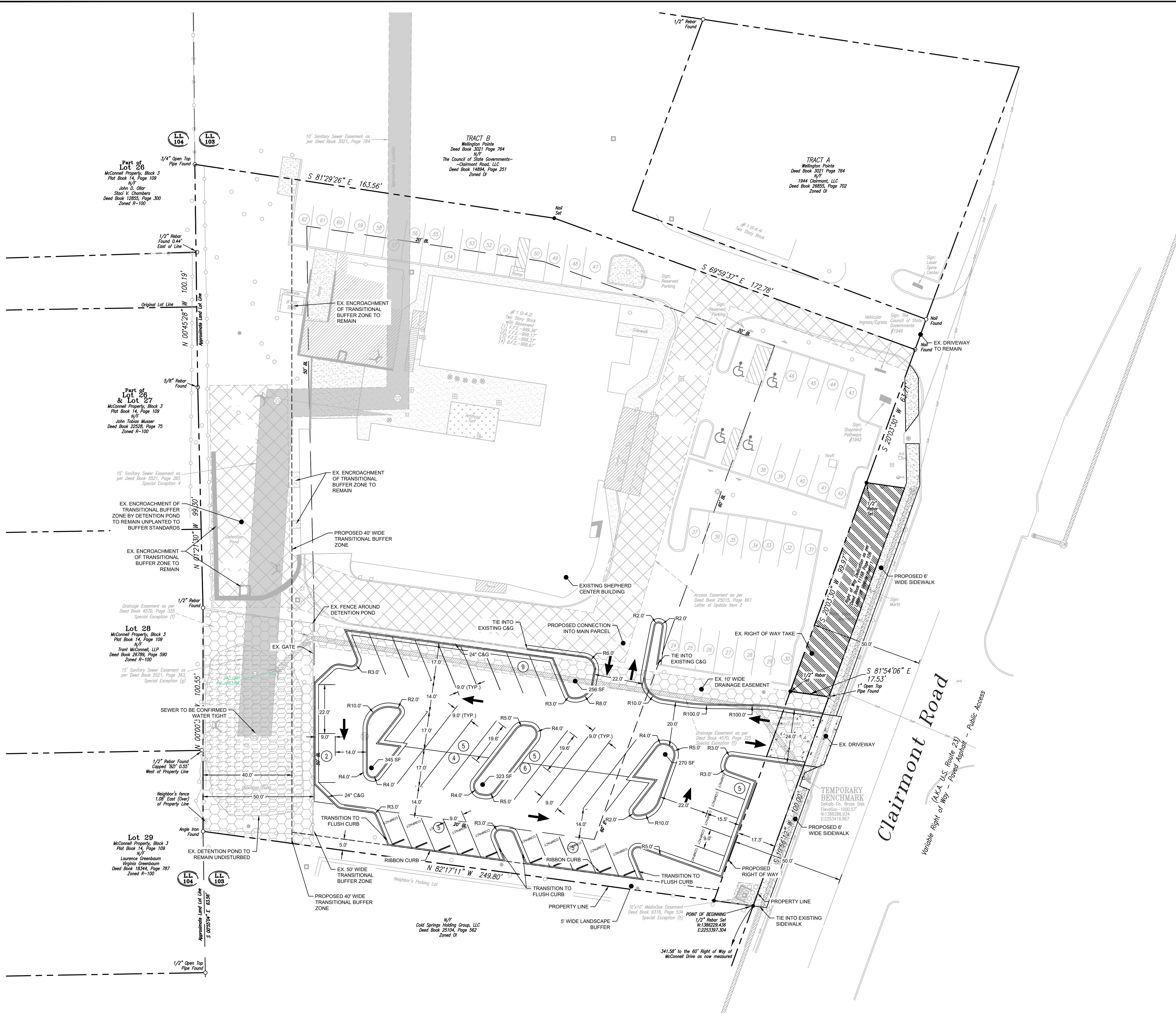
Note: If located next to single-family residential and the building will exceed 35 feet, the building setback from SF residential shall be increased 50%.

Zoning report from client not provided as of 1/28/26.

UNDERGROUND UTILITY LOCATIONS NOTE
 Underground Utility Locations provided by:
 PUD Services
 P.O. Box 813399
 Smyrna, GA 30081
 Phone: (404)874-8585
 www.pudservices.com
 Information gathered by point-to-point utility location locator and graphically depicted on the survey, and assumes no responsibility for any mistakes or incomplete underground utility locations.

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 RECIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.

Drawing name: C:\ACCC\ACCDocs\Kimley-Horn\13679005_1924 CLAIRMONT\Project Files\CAD\Plansheets\C2.00 - SITE PLAN.dwg C2.00 SITE PLAN Apr 06, 2026 4:33pm by: Kush Patel



SITE DEVELOPMENT SUMMARY

SITE SUMMARY

ZONING:	O-1
SITE AREA:	1.246 ACRES
ROW DEDICATION:	0.079 ACRES
ADJUSTED SITE AREA:	1.167 ACRES
TOTAL DISTURBED AREA:	0.5108 ACRES
BUILDING SETBACKS:	
FRONT (CLAIRMONT ROAD):	60 FT
SIDE:	20 FT
REAR:	30 FT

PARKING SUMMARY

REQUIRED PARKING:	
OFFICE, DOCTOR (39,000 SF)	78 SPACES (MIN. 1/500 SF)
	195 SPACES (MAX. 1/200 SF)
EXISTING PARKING:	62 SPACES (TOTAL)
SURFACE PARKING	39 SPACES
UNDERGROUND PARKING DECK	23 SPACES
PROPOSED PARKING:	107 SPACES (TOTAL)
EXISTING SURFACE PARKING	39 SPACES
UNDER BUILDING PARKING	22 SPACES
STANDARD	31 SPACES
COMPACT	15 SPACES

VARIANCES REQUESTED

- Sec. 6.1.3.5**
PARKING SHALL NOT BE PERMITTED WITHIN THE FRONT YARD.
- Sec. 5.4.5**
TRANSITIONAL BUFFERS REQUIRED WHEN O1 ZONING ABUTS RESIDENTIAL ZONING.

- SITE NOTES**
- EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY GEORGIA LAND SURVEYING CO., DATED 01.29.2026.
 - ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
 - ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
 - REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

SITE NOTES

---	PROPERTY LINE
---	60 FT BUILDING SETBACK LINE
---	5 FT LANDSCAPE BUFFER LINE
▭	STANDARD DUTY ASPHALT PAVEMENT
▭	HEAVY DUTY CONCRETE PAVEMENT
▭	CONCRETE SIDEWALK
⊙	PARKING COUNT

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SHEPHERD CENTER

2020 PEACHTREE ROAD NW
ATLANTA, GA 30309

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

1932 CLAIRMONT ROAD

18 103.01 005 LAND LOT 133
18TH DISTRICT

PROJECT: 013679005

DATE: 04/06/2026

DRAWN BY: DR

DESIGNED BY: DR

REVIEWED BY: KHP

TITLE: **SITE PLAN**

SHEET NUMBER: **C2.00**

811
Know what's below.
Call before you dig.

PRELIMINARY - NOT FOR CONSTRUCTION

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