

Amended REZONING APPLICATION

to Amend the Official Zoning Map of DeKalb County, Georgia

APPLICANT/OWNER: Urbanvue Apartments, LLC c/o Battle Law PC

Subject Property Address: 3003 Chamblee Tucker Rd & 2936 Mercer University Drive

City: Atlanta State: GA Zip: 30341

Parcel ID Number(s): 18 283 04 001 & 18 266 05 014

Acreage: 5.66 ~~5.39~~ Commission District(s): 1 Super District: 7

Existing Zoning District(s): O-I Proposed Zoning District(s): MR-1

Existing Land Use Designation(s): RC Proposed Land Use Designation(s): (if applicable)

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

Amendment

Owner Agent

Signature: [Signature] Date: 5.1.2026

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:

Table with 2 columns: Zoning Districts and Fees. Includes RE, RLG, R-100, R-85, R-75, R-60 MHP, RNC, RSM, MR-1, MR-2 (\$500.00) and 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: Urbanvue Apartments, LLC c/o Battle Law, PC

Applicant Email Address: cag@battlelawpc.com

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

Applicant Phone Number: 404-601-7616

Owner Name: Urbanvue Apartments, LLC (If more than one owner, attach list of owners.)

Owner Email Address: [Redacted]

Owner Mailing Address: 9155 Woods Ferry Xing, Duluth, GA 30097

Owner Phone Number: [Redacted]

Subject Property Address: 3003 Chamblee Tucker Rd & 2936 Mercer University Dr, Atlanta, GA 30341

Parcel ID Number(s): 18 266 05 014 and 18 283 04 001

Acreage: 5.66 Commission District(s): 1 Super District: 7

Existing Zoning District(s): O1 Proposed Zoning District(s): MR 1

Existing Land Use Designation(s): RC 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: [Signature] Agent: [Signature] Signature of Applicant:

Sid Tejpaul - 3003 Chamblee-Tucker Rd and 2936  
Mercer University Dr

# 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](mailto:projects@battlelawpc.com) to request the information.

## Zoom Meeting Info:

Meeting ID: 867 6480 2582

Password: 449015

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



participants\_86764802582\_2025\_12\_05

Name (original name)	Email	Total duration (minutes)	Guest
Michele Battle	mlb@battlelawpc.com	16	No
Sid Tejpaul	[REDACTED]	15	Yes
sudhir tejpaul	S [REDACTED]	2	Yes
Sanjay Vinjamaram	[REDACTED]	11	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](mailto:jeb@battlelawpc.com)

Follow-Up Community Meeting to  
discuss 3003 Chamblee-Tucker Rd and  
2936 Mercer University Dr. project  
updates

**Project Title: 3003 Chamblee-Tucker Rd  
and 2936 Mercer University Dr.**

**When: March 25 , 2026**

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

**Register in advance for this meeting:**

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

**Meeting ID: 896 5984 4345**

**Password: 563081**



## Battle Law

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

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Follow-Up Community Meeting to  
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2936 Mercer University Dr. project  
updates

**Project Title: 3003 Chamblee-Tucker Rd  
and 2936 Mercer University Dr.**

**When: May 14, 2026**

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

**Register in advance for this meeting:**

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

**Meeting ID: 817 7796 6450**

**Password: 162255**



# Battle Law

## AMENDED AND RESTATED STATEMENT OF INTENT

and

Other Material Required by  
DeKalb Zoning Ordinance  
For  
A Rezoning from O-I to MR-1  
for a Townhome Community

of

**Urbanvue Apartments, LLC**  
**c/o Battle Law, P.C.**

for

**+/- 5.66 Acres of Land**  
Being 3003 Chamblee-Tucker Road and 2936 Mercer University Drive  
Chamblee, Georgia and  
Parcel Nos. 18 283 04 001 and 18 266 05 014

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](mailto:mlb@battlelawpc.com)



# Battle Law

## **I. LETTER OF INTENT**

Urbanvue Apartments, LLC (the “Applicant”) is seeking to redevelop an existing vacant office building on +/- 5.66 acres of land being Tax Parcel Nos. 18 283 04 001 and 18 266 05 014, having frontage on 3003 Chamblee-Tucker Road and 2936 Mercer University Drive (the “Subject Property”), into a build to a 41 unit for sale townhome community. The Subject Property is currently zoned O-I with a land use designation of Regional Center. The Application is seeking to rezone the property from O-I to MR-1 with a density of 7.25 units per acre based on the site plan submitted with this Application.

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 7.25 units per acre is less than 75 units per acre or more density allowed under the Regional Center land use designation. While the density for the proposed project is at the lower end of the scale, this is appropriate based upon the fact that the Subject Property is adjacent to single family homes zoned R-100 on the North side of the Subject Property. This density and product type provides a suitable transition zone between the core of the activity center and the adjacent neighborhood which is outside of the activity center.

2. *Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties;*

As stated above, the Subject Property is located along the edge of the Regional Center activity center, and abuts R100 property within the Suburban land use district. The proposed rezoning will support a use that is suitable adjacent to the abutting single-family community. With respect to the adjacent commercial uses, the proposed project will provide a live work option for those working in the adjacent and nearby commercial/office spaces, which supports the continued growth and viability of the Embury Hills community with more homeowners who will be connected to the community long term.



## Battle Law

3. *Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;*

Due to the residual impact of the COVID crisis of 2020-2021, the office market in DeKalb County has experienced a significant downturn in the viability of office builds such as the one on the Subject Property. The building has been vacant for years, with few if any prospects for full occupancy of the building. As a result, the Subject Property has marginal use as an office building. This is supported by the fact that a few years ago the DeKalb County Board of Commissions approved a Special Land Use Permit for the Subject Property to allow for the conversion of the building from office space to 47 residential dwelling units. Unfortunately, due to the conversion costs the Applicant elected not to move forward with the conversion of the building, but is instead looking to demolish the existing improvements and redevelop the property for 41 for sale units, which is more in alignment with providing a variety of residential options in an area that has a significant of established rental and single family detached units already in the area.

3. *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. The adjacent offices North and South of the Subject Property will benefit from having a live work option immediately adjacent to their sites. As for the single-family community east of the Subject Property, a buffer will be maintained along the boundary line, and the subdivision has direct access to Chamblee -Tucker Road. The Subject Property only has direct access to Mercer University Drive. Therefore, there should be minimal traffic impact on the adjacent residential community.

4. *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 growing. Mercer University has been investing in improving its residential options for its graduate student population. Additionally, the Regal Theater off the I-85 Access Road is being redeveloped for a traditional apartment community. The proposed townhome community will provide for more home ownership for young professionals with easy access to the interstate and surrounding area. Additionally, due to the size and shape of the Subject Property, along with the stream buffer that crosses through the front yard, the buildable envelope of the Subject Property is significantly reduced. Any significant increase in density and change in product type would require more vertical development which is not supported by the adjacent residential neighborhood.



## Battle Law

5. *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, and is not located within a historic district.

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

The zoning proposal will not result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The proposed use will have little to no effect on the aforementioned resources.

7. *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 O-I to MR-1 for 41 townhome units be approved. The Applicant welcomes any questions and feedback from the planning staff.



## Battle Law

### **IV. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS**

The portions of the DeKalb County Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the DeKalb County Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the DeKalb County Board of Commissioners to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any Special Land Use Permit of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.



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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

**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: 12/11/2025

TO WHOM IT MAY CONCERN:

I/WE: Urbanvue Apartments, 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.

*wpatz*

Notary Public

*[Signature]*

Owner



**DISCLOSURE OF CAMPAIGN CONTRIBUTION**

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

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?

Yes: \_\_\_\_\_ No:  \_\_\_\_\_ \*

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

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

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

W. Patel  
Notary

[Signature]  
Signature of Applicant /Date

Check one: Owner  Agent \_\_\_\_\_

04/01/2026  
Expiration Date/ Seal



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



DeKalb County  
GEORGIA

DEPARTMENT OF PLANNING & SUSTAINABILITY

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Notary

Signature of Applicant /Date

Check one: Owner \_\_\_\_\_ Agent XX



Expiration Date/Seal

\*Notary seal not needed if answer is "no".



CHAMBLEE TUCKER RD  
R/W VARIES

P.O.C. N 09°08'22"W 117.28'

10' S.S.E. DEED BOOK 1395, PAGE 68  
10' S.S.E. DEED BOOK 1477, PAGE 585  
10' S.S.E. DEED BOOK 1479, PAGE 543  
N 50°55'56"W 185.51'  
N 60°22'34"E 181.15'

**SURVEY DATA.**  
95% OF THE DATA SHOWN FOR THIS PLAT WAS OBTAINED UTILIZING GPS. IT INCLUDES ALL HORIZONTAL AND VERTICAL CONTROL POINT INFORMATION, THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A CARLSON 8007 WITH A CARLSON 814 TABLET AND A TOPCON GT 1003 ROBOTIC TOTAL STATION. THE TECHNIQUE WAS RTK CORRECTED MEASUREMENTS. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED ON THIS SURVEY WERE 0.06 FEET HORIZONTALLY AND 0.03 VERTICALLY AT THE 95% CONFIDENCE LEVEL.  
FIELD WORK COMPLETED ON APRIL 25, 2023  
SURVEY BEARINGS WERE ROTATED TO GEORGIA WEST STATE PLANE COORDINATE SYSTEM USING 1983 DATUM AND VERTICAL DATUM OF 1988.  
THIS PLAT HAS BEEN CALCULATED FOR PRECISION AND WAS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 29,857 FEET.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND NO WARRANTIES EXTEND TO ANY UNNAMED PERSON WITHOUT A RE-CERTIFICATION BY THE SURVEYOR NAMED SAID PERSON.  
COPYRIGHT 2023 DIVERSIFIED TECHNICAL GROUP, L.L.C.  
THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

This plat is a re-survey 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 CONSTITUTE AN 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 47-6-57.  
A. SCOTT SMITH, PLS 3014 4/25/23 ASB TSPB 2/16/25 DATE



NOW OR FORMERLY BOSS ATLANTA BRIDGE, LLC DEED BOOK 2740, PAGE 118 ZONED-O1

NOW OR FORMERLY BPS LEGACY, LLC DEED BOOK 2797, PAGE 685 ZONED-O1

**LEGEND**

1/4" W	RIGHT OF WAY	1/2" S	FLARED END SECTION
W	WATER METER	J	JUNCTION BOX
W/L	WATER LINE	W	WELLS
P	PROPERTY LINE	C	CENTER LINE
A	ALERT	D	DRAINAGE DIRECTION
+	FIRE HYDRANT	H	HOUSE NUMBER
W	WATER MAIN	P	IRON PIN FOUND
W/M	WATER METER	P/F	IRON PIN FOUND
+	SEWER LINE	E	ELECTRIC POWER
+	SEWER EXHAUST	C	CURB OF CURBATURE
+	SEWER EXHAUST	CS	DOUBLE WIND CATCH BRUSH
+	SEWER EXHAUST	CS	SINGLE WIND CATCH BRUSH
+	SEWER EXHAUST	PP	POWER POLE
+	SEWER EXHAUST	A	ARC OF CURVE
+	SEWER EXHAUST	M	INVERT
+	SEWER EXHAUST	D	DROP INLET
+	SEWER EXHAUST	RE	PROPOSED ELEVATION
+	SEWER EXHAUST	PC	POINT OF BEGINNING
+	SEWER EXHAUST	OT.P	OPEN TOP PIPE

**General Notes:**

SURVEY AS PER IRON PINS FOUND DEED BOOK 6486, PAGE 28. SURVEY FOR UNIVERSITY OFFICE PARK PREPARED BY EARTH PRO LAND SURVEYORS DATED SEPTEMBER 28, 2017 AND REVISED DECEMBER 2, 2017. AND OTHER REFERENCES AS NOTED HEREON.  
THIS SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND PROPERTY IS SUBJECT TO ALL MATTERS OF TITLE, SEWER EASEMENT AND DRAINAGE EASEMENT TAKEN FROM SURVEY BY EARTH PRO-SEE ABOVE NOTE.  
SAID DESCRIBED PROPERTY IS LOCATED WITHIN A FLOOD ZONE DESIGNATION "X" AND "AE" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO 1308900019K, WITH A DATE OF IDENTIFICATION OF 8/15/2019, FOR COMMUNITY NUMBER 130065, IN DEKALB COUNTY, STATE OF GEORGIA WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.  
NO EVIDENCE OF RECENT WORK ON SUBJECT PROPERTY  
PROPERTY IS VACANT  
PROPERTY HAS DIRECT ACCESS TO MERCER UNIVERSITY DRIVE, A PUBLIC RIGHT OF WAY.

AREA:  
246,791 SQ. FT / 5.66 ACRES



**REVISIONS**

NO.	DATE	DESCRIPTION
1	4/25/23	ASB

**DIVERSIFIED TECHNICAL GROUP, L.L.C.**  
LAND SURVEYORS - LAND PLANNERS  
LAND SURVEYING, ESTABLISHMENT, ETC.  
2700 W. BENTLEY AVENUE  
SUITE 100  
DUBLIN, GA 31006  
PH: 770.246.0010  
EMAIL: info@earthpro.com



**Boundary and As-Built Survey**  
**Slid Topout**  
LAND LOTS(S): 283, 286  
DISTRICT: 18  
DEKALB COUNTY, GEORGIA

**Boundary As-Built**

**PROJECT NUMBER**  
23155  
**DRAWING NUMBER**  
1



**TOWNHOMES: 41 UNITS**  
 2 CAR GARAGE UNITS  
 UNIT SIZE: 25' x 50'  
 NUMBER OF UNITS: 41

**General Notes:**

SURVEY AS PER IRON PINS FOUND DEED BOOK 6496, PAGE 29, SURVEY FOR UNIVERSITY OFFICE PARK PREPARED BY EARTH PRO LAND SURVEYORS DATED SEPTEMBER 28, 2017 AND REVISED DECEMBER 2, 2017, AND OTHER REFERENCES AS NOTED HEREON.

THIS SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND PROPERTY IS SUBJECT TO ALL MATTERS OF TITLE, SEWER EASEMENT AND DRAINAGE EASEMENT TAKEN FROM SURVEY BY EARTH PRO—SEE ABOVE NOTE.

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NO EVIDENCE OF RECENT WORK ON SUBJECT PROPERTY. PROPERTY IS VACANT.

PROPERTY HAS DIRECT ACCESS TO MERCER UNIVERSITY DRIVE, A PUBLIC RIGHT OF WAY.

**LEGEND:**

- GREEN/OPEN SPACES
- GREENWAY
- POCKET PARK

**SURVEY DATA:**  
 95% OF THE DATA SHOWN FOR THIS PLAT WAS OBTAINED UTILIZING GPS. IT INCLUDED ALL HORIZONTAL AND VERTICAL CONTROL POINT INFORMATION, THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A CARLSON BRX7 WITH A CARLSON RT4 TABLET AND A TOPCON GT 1003 ROBOTIC TOTAL STATION. THE TECHNIQUE WAS RTK CORRECTED MEASUREMENTS. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED ON THIS SURVEY WERE 0.06 FEET HORIZONTALLY AND 0.03 VERTICALLY AT THE 95% CONFIDENCE LEVEL.

FIELD WORK COMPLETED ON APRIL 25, 2023.

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**CHAMBLEE TUCKER RD**  
 R/W VARIES

P.O.C.  
 N 09°08'22"W 117.28'  
 N 50°55'56"W 165.83'  
 10' S.S.E. DEED BOOK 1398, PAGE 86  
 DEED BOOK 1477, PAGE 669  
 DEED BOOK 1478, PAGE 543

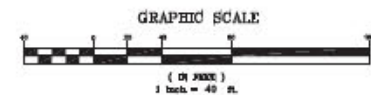
**TOTAL SITE AREA:**  
 -346,795 SQ. FT.  
 -3.634 AC

**MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT DIMENSIONAL REQUIREMENTS (MDR-1) AND SINGLE-FAMILY ATTACHED (SFA)**

REQUIREMENTS	MDR-1	PROPOSED
<b>OVERALL SITE REQUIREMENTS (MINIMUM)</b>		
DWELLING UNITS PER ACRE (MAX. DENSITY AND MAX. POSSIBLE WITH BOUNDARIES)	8-8	32
OPEN SPACE REQUIRED (MINIMUM %)	20%	50%
<b>LOT REQUIREMENTS (MINIMUM)</b>		
SINGLE-FAMILY ATTACHED (SFA)	REQUIRED	PROPOSED
LOT AREA (SQUARE FEET)	5000	275
LOT WIDTH (FEET)	25	25
LOT COVERAGE (MAX. % FOR LOT OR TOTAL PARCEL ACRES)	80	66.7%
<b>BUILDING RETICULES (BY INDIVIDUAL INTERNAL LOTS AND OVERALL SITE)</b>		
SINGLE-FAMILY ATTACHED (SFA)	REQUIRED	PROPOSED
FRONT THROUGHFARES AND ARTERIALS (MIN. AND MAX. FEET)	7' MIN. 30' MAX. 30'	N/A
FRONT - ALL OTHER STREETS BY CHARACTER AREA (MIN. AND MAX. FEET)	0	N/A
FRONT WITH ALLEY ACCESS (MIN. FEET)	0	3'
SIDE - INTERIOR LOT (MIN. FEET)	0	3'
SIDE - CORNER LOT ON PUBLIC STREET (FEET)	MIN. 0	0'
REAR WITHOUT ALLEY (FEET)	0	N/A
REAR WITH ALLEY (FEET)	0	3'
<b>UNIT SIZE HEATED LIVING AREA (SQUARE FEET, MINIMUM)</b>		
SINGLE-FAMILY ATTACHED (SFA)	REQUIRED	PROPOSED
	200	543.8
<b>HEIGHT (MAX. AND WHICHEVER IS LESS WHEN INDICATED AS STORES OR FEET)</b>		
SINGLE-FAMILY ATTACHED (SFA)	REQUIRED	PROPOSED
	3 STORES OR 10 FEET	3 STORES MAX. 30'-4"



**MERCER UNIVERSITY DRIVE**  
 R/W VARIES



**CONSULTING ENTERPRISES, CORP.**  
 CIVIL, STRUCTURAL & SITE ENGINEERING AND INSPECTIONS  
 FORM 1718 (10/18)



**CONCEPTUAL SITE PLAN**  
 3003 CHAMBLEE TUCKER ROAD  
 CHAMBLEE, GA - 30341  
 JURISDICTION: DEKALB COUNTY  
 URBANVILLE APARTMENTS, LLC

**REVISIONS**

NO.	DATE	DESCRIPTION

**CONCEPTUAL PLANS ONLY**

DRAWN  
 AMMARNATH  
 CHECKED

DATE  
 03-30-2024

SCALE  
 AS NOTED

SHEET

**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 Commission District(s): 1 & 7

Property Address: 2936 Mercer University Dr. & 3003 Chamblee-Tucker Rd, Chamblee 30341

Tax Parcel ID: 18 266 05 014 & 18 283 04 012 Acreage: 5.12

Existing Use: vacant office Proposed Use: Townhome development

Supplemental Regs: No Overlay District: No

Rezoning: Yes  No  Existing Zoning: O-I Proposed Zoning: MR-2

DRI: no Square Footage/Number of Units: 88

Rezoning Request: Rezoning from O-I to MR-1 for 41 multi-family townhome units.

Please not any conditions with the subject site are removed upon a rezone. Please only submit  
a rezone application.

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

Proposed Land Use: \_\_\_\_\_ Consistent  Inconsistent \_\_\_\_\_

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

Special Land Use Request(s): not at this time.

Major Modification: Yes  No  Existing Zoning Conditions: SLUP-23-1246545

Major Modification Request: Conditions removed upon rezone \*\*\*\*\*

Condition(s) to be modified: \_\_\_\_\_

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: X \_\_\_\_\_ 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: The site plan shared with Staff is in conceptual phase. \_\_\_\_\_

Comments: Applicant has revised original SLUP application (redevelopment of an office building with townhome units). The applicant is requesting to rezone to MR-1 for a townhome development. \_\_\_\_\_

The Applicant has shared they are considering inter=parcel access and potentially a parking agreement. \_\_\_\_\_

The subject site is located in a RC (Regional Center) permitting up to 24 u/acre based on \_\_\_\_\_

Section 2.11. 1. The site plan is required to include dimensional requirements from 2.1 \_\_\_\_\_

1.1, transitional buffer (section 5.4.5), parking (6.1.3), and streetscape and landscape (5.4.3 ). \_\_\_\_\_

The site plan shared during the pre-app meeting will not suffice. \*\*\*\*\* \_\_\_\_\_

Amenity offerings for the proposed development are encouraged. Additionally, the Applicant \_\_\_\_\_

should consider access to the Peachtree Creek Greenway (Northfork Trail) as part of the connectivity and pedestrian oriented development goals within a RC. \_\_\_\_\_

Planner: Andrea Folgherait, Sr. Planner \_\_\_\_\_

Date: December 9, 2025 \_\_\_\_\_