

DEPARTMENT OF PLANNING & SUSTAINABILITY

**Rezoning Application to Amend the Official Zoning Map
of DeKalb County, Georgia**

Applicant Name: Vipin Bhimji c/o Battle Law PC

Applicant Email Address: cag@battlelawpc.com; mlb@battlelawpc.com; jsn@battlelawpc.com

Applicant Mailing Address: 3562 Habersham at Northlake, Bldg J, Suite 100, Tucker, GA 30082

Applicant Phone Number: 404-601-7616

Owner Name: Vipin Bhimji

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

Owner Email Address: [REDACTED]

Owner Mailing Address: 50 Pointe Ridge Dr, Atlanta, GA 30328

Owner Phone Number: [REDACTED]

Subject Property Address: 3430 North Druid Hills Rd, Decatur, GA 30033

Parcel ID Number(s): 18 113 12 001

Acreage: 1.399

Commission District(s): 2

Super District: 6

Existing Zoning District(s): R-100

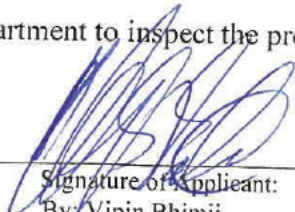
Proposed Zoning District(s): RSM

Existing Land Use Designation(s): SUB

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: x Agent:


Signature of Applicant:
By: Vipin Bhimji



Battle Law

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

Zoom Instructions:

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

We encourage you to come out and participate!

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

FOLLOW-UP COMMUNITY MEETING TO DISCUSS 3430 NORTH DRUID HILLS ROAD REZONING UPDATES

**Project Title: Vipin Bhimji - 3430
North Druid Hills Road**

When: July 8, 2026

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

Register in advance for this meeting:

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

Meeting ID: 816 5812 6876

Password: 914519

ID	Email	Last Name	First Name
8		Thompson	Amanda
11		Nega	Ash
15		Floyd	Bill
17		Rader	Carolyn
19		Morris	Christopher P.
29		Reed	Donald
46		Smith	Jamie
55		Turner	John
61		Taylor	Katerina
66		Cline	Kyle
87		Wilson	Nancy
103		Immel	S.
111		Crawford	Teresa
118		Uddin	Aaron
119		Sands	Abbe
133		Hansen	Art
142		Belton	Blair
147		Willils	Betty
148		Blondeau	Betty
149		Blondeau	Betty
150		Vargas	Barbara
156		Estates	Victoria

171		Howett	Ciannat
189		Payne	David
245		Chilik	Greg
250		Gordon	Kenna
262		Shuster	Heather
268		Bogost	Ian
276		Attwood	James
277		Lamar-Meeks	Janet
281		Miner	Howard G.
284		Durrett	Jim
285		Dutro	James
287		Chester	Jeff
317		Moore	Katherine
320		Eastburn	Kate
343		Pacini	Martha
347		Hutt	Matt
352		Diehl	Larry
376		Levelle	Myles
383		VanDerGrinten	Nikki
387		Smith	Nathaniel
393		Thomas	Pat
406		McGregor	Bruce
409		Hansen	Art
415		Roosa	Randy
422		Kirlin	Renee
424		Gilley	Ray
425		Meehan	Richard
441		Reeves	Kimberly
444		Green	Janel
475		Wright	Taylor
478		Daniel	Ted
493		Woodward	Tom

511		Walldroff	Zachary
516		Vargas	Barbara
521		Wilson	Jacob
562		Powers	Asali
565		Martin	Lara
576		Clark	Skylar
582		Osibodu	Ayodele
532		Smith	Jim
537			

Address	City	State	Zip Code	Phone
████ North McDonough Street	Decature	GA	30030	██████████
████ Briarcliff Rd	Atlanta	GA		██████████
████ North McDonough Street	Decatur	GA	30030	██████████
████ Peachtree St NW #100	Atlanta	GA	30303	██████████
████ Beacon Hill Blvd	Atlanta	GA	30329	██████████
████ Tullie Circle	Atlanta	GA	30329	██████████
████ Clifton Road	Atlanta	GA	30322	██████████
Two Decatur Town Center, 125 Clairemont Avenue, Suite 235	Decatur	GA	30030	██████████
████ Briarcliff Rd Apt. # 2	Atlanta	GA	30329	
████ North Candler Street	Decatur	GA	30030	██████████
████ Georgiana Dr	Atlanta	GA	30329	
████ Clifton Road	Atlanta	GA	30322	██████████
████ Branch Bend NE	Atlanta	GA	30345	██████████
████ Creat Oaks Pl	Atlanta	GA	30340	██████████
Emory University, 1599 Clifton Road NE, 5th Floor	Atlanta	GA	30322	██████████
████ Pinetree Dr	Decatur	GA	30030	██████████
████ Chrysler Pine	Atlanta	GA	30345	██████████

Emory University; Mailstop [REDACTED] Clifton Road	Atlanta	GA	30322	[REDACTED]
Office of the Executive Vice President, Administration Building, Suite 409, Dowman Drive	Atlanta	GA	30322	[REDACTED]
[REDACTED] West Pharr Road	Decatur	GA	30030	
[REDACTED] Leafmore Ridge	Decatur	GA	30033	[REDACTED]
[REDACTED] Hawaii Ct	Decatur	GA	30033	
[REDACTED] E Clifton Rd NE	Atlanta	GA	30307	[REDACTED]
[REDACTED] Lebaron Drive	Atlanta	GA	30345	[REDACTED]
[REDACTED] Branch Bend	Atlanta	GA	30345	[REDACTED]
[REDACTED] Weigelia Rd NE	Atlanta	GA	30345	[REDACTED]
[REDACTED] Continental Drive	Atlanta	GA	30345	[REDACTED]
[REDACTED] Council Bluff Dr				[REDACTED]
[REDACTED] Renault	Atlanta	GA	30345	
[REDACTED] West Peachtree Street	Atlanta	GA	30308	[REDACTED]
[REDACTED] Amanda Cir	Decatur	GA	30033	[REDACTED]
[REDACTED] Castle Falls Drive NE	Atlanta	GA	30329	[REDACTED]
[REDACTED] Continental Drive	Atlanta	GA	30345	[REDACTED]
[REDACTED] Willivee Dr	Decatur	GA	30033	[REDACTED]
[REDACTED] Briarcliff Rd NE Unit 16	Atlanta	GA	30329	
				[REDACTED]
[REDACTED] Peachtree Street NW	Atlanta	GA	30303	[REDACTED]
P.O. Box [REDACTED]	Decatur	GA	30031-0363	[REDACTED]
[REDACTED] Brookdale Dr NE	Atlanta	GA	30345	[REDACTED]
[REDACTED] Imperial Drive		GA	30345	[REDACTED]
[REDACTED] Schoel Dr	Decatur	GA	30033	[REDACTED]
Two Decatur Town Center, 125 Clairemont Avenue, Suite 150	Decatur	GA	30030	[REDACTED]
[REDACTED] Ashford Center North, Suite 150	Atlanta	GA	30338	[REDACTED]
Office of the President; 141 East College Avenue	Decatur	GA	30030	[REDACTED]
[REDACTED] Lindmoor Dr.	Decatur	GA	30033	
Two Decatur Town Center, 125 Clairemont Avenue, Suite 235	Decatur	GA	30030	[REDACTED]
[REDACTED] Knollwood Terrace	Decatur	GA	30033-1907	[REDACTED]
[REDACTED] Brookforest Drive NE	Atlanta	GA	30324	[REDACTED]

████ Ponce de Leon Manor	Atlanta	GA	30307	██████████
████ Chrysler Dr NE	Atlanta	GA	30345	██████████
████ N Decatur Rd NE	Atlanta	GA	30306	██████████
████ Clairmont Circle, █████	Decatur	GA	30033	██████████
████ Burgundy Road	Decatur	GA	30033	██████████
████ Briarcliff Road Northeast	Atlanta	GA	30329	██████████
████ Hudson Ct	Decatur	GA	30033	██████████
████ Densley Drive	Decatur	GA	30033	██████████
		GA		

Affiliation Name	Affiliation Type	Project	Commission District
City of Decatur	Private Businesses		2
			2
City of Decatur	Private Businesses		2
Atlanta Regional Commission, Lifelong Communities Initiative	Planning Firms		2
			2
Children's Healthcare of Atlanta	Private Businesses		2
Bike Emory / Atlanta Bicycle Coalition	Private Businesses		2
Community Council 2			2
Dekalb Chamber	Private Businesses	I-20 TOD Advisory Team	2
Riviera Terrace Condo Assoc.	HOA/Civic		2
DeKalb Medical	Private Businesses		2
North Druid Hills Resident Assoc.	HOA/Civic		2
Children's Healthcare of Atlanta	Planning Firms		2
Briarcliff Woods	HOA/Civic		2
			2
Community Council 2			2
Community Council 2			2
Emory University	Private Businesses		2
Community Council 2			2
Hampton Court Condo Pintree Neighbors	HOA/Civic		2
			2
Victoria Estates	HOA/Civic		2

Emory University	Private Businesses		2
Emory University	Private Businesses		2
Oakhurst Neighborhood Association	HOA/Civic		2
Appointee - Commissioner Rader			2
Community Council 2			2
Druid Hills Civic Association	HOA/Civic		2
Briarcliff Woods Civic Association	HOA/Civic		2
Briarcliff Woods Civic Association	HOA/Civic		2
Oak Grove	HOA/Civic		2
Briarcliff Woods Civic Association	HOA/Civic		2
Sasamone Hills Civic Assoc	HOA/Civic		2
Briarcliff Woods Civic Association	HOA/Civic		2
Georgia Conservancy	Private Businesses		2
			2
Citizens of Victoria Estates	HOA/Civic		2
			2
MANA			2
Riviera Terrace Condo Assoc	HOA/Civic		2
Dresden East	HOA/Civic		2
Partnership for Southern Equity	Private Businesses	I-20 TOD Advisory Team	2
Community Council 2			2
Druid Hills Civic Association	HOA/Civic		2
North Briarcliff CA	HOA/Civic		2
Briarcliff Woods	HOA/Civic		2
			2
Decide DeKalb Development Authority	Private Businesses	I-20 TOD Advisory Team	2
City of Brookhaven	Private Businesses		2
Agnes Scott College	Private Businesses		2
Community Council 2			2
DeKalb Chamber of Commerce	Private Businesses		2
Community Council 2	HOA/Civic		2
Lavista Park Civic Association	HOA/Civic		2

Druid Hills Civic Association	HOA/Civic		2
			2
			2
			2
			2
			2
			2
			2
Thomson Park Civic Association	HOA/Civic		2

Super District	Other	Extension	Date Entered	Field1
6	Planning Director		09-Jul-18	
6			01-May-18	
6	Former Mayor		09-Jul-18	
6	Principal Program Specialist		09-Jul-18	
6			01-May-18	
6	Vice President of Facilities		09-Jul-18	
6	Director		09-Jul-18	
6				
6			01-May-18	
6	Assistant to the Chief Executive Officer		09-Jul-18	
6			01-May-18	
6	Parking & Transportation Coordinator		09-Jul-18	
6			14-May-19	
6			01-May-18	
6	Senior Associated Vice President, Governmental and Community Affairs		09-Jul-18	
6			29-Jun-18	
6			14-May-19	
6				

6	Director of Sustainability Initiatives		09-Jul-18	
6	Senior Director of Operations		09-Jul-18	
6			23-May-19	
6			09-Jul-18	
6			29-Jun-18	
6			21-May-19	
6			11-Jun-19	
7			29-Jun-18	
6			21-May-19	
6			01-May-18	
6			22-May-19	
6	Program Manager		09-Jul-18	
6			01-May-18	
6				
6			08-May-19	
6			29-Jun-18	
6			01-May-18	
6			09-Jul-18	
6				
6	President		09-Jul-18	
6			29-Jun-18	
6			14-May-19	
6			01-May-18	
6				
6	Director of Public Works		09-Jul-18	
6	Director of Sustainability		09-Jul-18	
6	Project Director		09-Jul-18	
6	CC2 Chairman as of 2020			
6			11-Jun-19	

6	Druid Hills Representative		09-Jul-18	
6			13-Jun-23	
6				
6				
7				
6				
6				
6				
6				



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STATEMENT OF INTENT

and

Other Material Required by the
DeKalb County Zoning Ordinance
For
A Rezoning from R-R100 to RSM
To Allow Four Single-Family Detached Homes

of

Vipin Bhimji
c/o Battle Law, P.C.

for

+/-1.399 Acres of Land
Being 3430 North Druid Hills Road
DeKalb County, Georgia and
Parcel Nos. 18 113 12 001

Submitted for Applicant by:

Michèle L. Battle, Esq.
Joshua S. Mahoney, 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
jsm@battlelawpc.com



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I. LETTER OF INTENT

Vipin Bhimji (the “Applicant”) is seeking to develop on +/- 1.399 acres of land being Tax Parcel number. 18 113 12 001 and 3430 North Druid Hills Road (the “Subject Property”) with four single-family detached homes. The Applicant is seeking a rezoning of the Subject Property from R-100 to RSM.

This document serves as a statement of intent and analysis of the criteria under the DeKalb County Zoning Ordinance and the Georgia Zoning Procedures Law, O.C.G.A. § 36-66-1 et seq., and contains notice of constitutional allegations as a reservation of the Applicant’s rights.

II. DEKALB COUNTY REZONING CRITERIA

1. *Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan;*

The Subject Property has a Suburban land use designation under the DeKalb County 2050 Comprehensive Plan, which seeks a diversity of housing options by supporting a variety of residential zoning districts including RSM. The Suburban land use designation allows for a base maximum of four (4) dwelling units per acre with an absolute maximum of eight (8) dwelling units per acre. The Applicant proposes four (4) units on 1.399 acres of land for a total density of 2.86 dwelling units per acre, which is well below the base maximum density. This proposal directly advances the Comprehensive Plan’s goal of providing diverse housing options within established suburban neighborhoods while maintaining compatibility with the surrounding residential character. The Subject Property is not located within any Overlay District or Small Area Plan that would impose additional requirements. Therefore, the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.

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

The zoning proposal will permit single-family detached homes in an area characterized by diverse housing stock, including other single-family detached homes on North Druid Hills Road, townhomes, and multi-family apartments in the immediate vicinity. The proposed RSM zoning district is consistent with the pattern of residential development along this corridor. The new homes will be compatible in scale, setbacks, and character with surrounding residential uses, and the single-family detached use is among the least intensive residential uses permitted under DeKalb County’s zoning framework. Accordingly, the proposed use is suitable in view of the use and development of adjacent and nearby properties.

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

The Subject Property does not have a reasonable economic use as currently zoned.



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4. *Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby properties;*

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties. The proposed single-family detached homes are consistent with the residential character of the surrounding neighborhood. The development will not generate noise, traffic, or other impacts beyond those typical of single-family residential uses already present in the area. Additionally, the proposed homes will be subject to all applicable setback, height, and buffer requirements under the RSM zoning district, ensuring adequate separation from adjacent properties.

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

The Applicant is not aware of any 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.

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

The Subject Property is vacant and is not located in a historic district. The Applicant is not aware of any historic buildings, sites, or archaeological resources on the Subject Property.

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

The zoning proposal calls for four (4) single-family detached homes on 1.399 acres of land. Any impact from this proposal would be minimal and would not approach causing excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The impact would be similar to the impact of other, established single-family detached homes already in the area.

8. *Whether the zoning proposal adversely impacts the environment or surrounding natural resources*

The Subject Property is partially within the South Fork Peachtree Creek flood zone as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM). However, only the northern corner of the Subject Property is within the Special Flood Hazard Area, and the proposed building footprints are located entirely outside of the flood zone. No fill, grading, or construction is proposed within the floodplain. The Applicant will comply with all applicable provisions of the DeKalb County Stormwater Management Ordinance, including requirements for erosion and sedimentation control, post-construction stormwater management, and stream buffer protection. A stormwater management plan will be submitted as part of the



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land development permit application to ensure that post-development runoff does not exceed pre-development levels and that downstream properties are not adversely affected. Accordingly, the zoning proposal will not adversely impact the environment or surrounding natural resources.

III. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the DeKalb County Board of Commissioners approve the application for a rezoning of the Subject Property from R-100 to RSM to allow the development of four (4) single-family detached homes. The proposed rezoning satisfies each of the criteria set forth in the DeKalb County Unified Development Ordinance and is consistent with the goals and policies of the DeKalb County 2050 Comprehensive Plan. The Applicant welcomes any questions from the Planning Department staff and looks forward to working cooperatively with DeKalb County through the review process.

NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS

Vipin Bhimji c/o Battle Law, P.C. (“Applicant”) hereby gives notice that, to the extent DeKalb County Board of Commissioners denies this rezoning application (the “Application”) affecting 3430 North Druid Hills Road, Decatur, GA. bearing parcel number 18 113 12 001 (the “Property”), or approves it subject to conditions that deprive the Property of an economically viable use or otherwise impose an unconstitutional classification, Applicant will invoke all remedies available under state and federal law. Applicant specifically preserves:

1. All state and federal constitutional challenges to the maintenance of the existing zoning classification, to any interim or conditional classification imposed as a condition of approval, or to any quasi-judicial decision affecting the Property, including claims that such action constitutes (a) an uncompensated taking under the Fifth and Fourteenth Amendments to the Constitution of the United States and under Article I, Section III, Paragraph I of the Constitution of the State of Georgia; (b) a denial of substantive or procedural due process and equal protection under the Fourteenth Amendment to the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia; and (c) an impermissible delegation of zoning power contrary to Article IX, Section II, Paragraph IV of the Constitution of the State of Georgia.
2. To the extent this Application involves a legislative zoning decision (including rezoning, adoption of an interim classification, or imposition of conditions that function as a new classification), the right, pursuant to O.C.G.A. § 36-66-5.1(a)(1), to seek de novo review in the Superior Court of DeKalb within thirty (30) days of such decision, subject to Applicant’s burden to show by clear and convincing evidence that the classification inflicts a significant detriment on the Property that bears no substantial relation to the public health, safety, morality, or general welfare.
3. To the extent this Application involves a quasi-judicial decision (including a variance, special exception, or conditional/special use permit), the right to seek appellate review by petition under Title 5 of the Official Code of Georgia Annotated within thirty (30) days of such decision.
4. All claims for just and adequate compensation and other relief after timely compliance with the applicable ante-litem notice requirements of O.C.G.A. § 36-33-5 (six months, where the respondent is a municipality) or O.C.G.A. § 36-11-1 (twelve months, where the respondent is a county), including claims for inverse condemnation, diminution in value, and attorney’s fees.

Nothing in this reservation shall be construed as a waiver of any rights under 42 U.S.C. § 1983, the Religious Land Use and Institutionalized Persons Act (where applicable), or other applicable state or federal law.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'J SM', is positioned above a horizontal line.

Joshua Mahoney, Esq.

Battle Law, P.C.

3562 Habersham at Northlake Bldg. J Ste. 100

Tucker, GA. 30084

470-668-2060 ext. 803

jsm@battlelawpc.com

Georgia Bar No. 954558

Attorney for Applicant

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

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

Yes: _____ No: ☒ _____ *

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

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

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

Notary



Signature of Applicant / Date

By: Vipin Bhimji

Check one: Owner ☒ Agent _____

Expiration Date/ Seal

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

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: 7/17/2026

TO WHOM IT MAY CONCERN:

I/WE: Vipin Bhimji
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.


Notary Public




Owner
By: Vipin Bhimji

TITLE INFORMATION

The Title Description and Schedule B items hereon are per.
First American Title Insurance Company.
Issuing Agent: Freedom Title & Abstract Co., Inc.

Commitment Number: 22-120
Commitment Date: May 20

TITLE EXCEPTIONS:

Schedule B, Part II
This survey relied upon information contained within the title commitment
The Title Description and Schedule B items hereon are per.
First American Title Insurance Company.
Issuing Agent: Freedom Title & Abstract Co., Inc.
Commitment Number: 22-120
Commitment Date: May 20
With respect to the property surveyed described in "Schedule A", and the exceptions listed in "Schedule B, Part II":

9. Sewer Easement from Mrs. L. D. Burns, Sr. to DeKalb County, dated April 23, 1957, recorded in Deed Book 1264, Page 103 aforesaid records.
MAY AFFECT, NOT PLOTABLE

TITLE LEGAL DESCRIPTIONS

Tax Parcel No. 18-113-12-0001
(TITLE EXHIBIT "A")

All that tract or parcel of land lying and being in Land Lot 113, 18th District, DeKalb County, Georgia, and being more particularly described as follows:

BEGINNING at a rock found which marks the intersection of the common corner of Land Lots 102, 103, 113, and 114 of the 18th District of DeKalb County, Georgia;
THENCE along the common Land Lot Line between Land Lots 102 and 113 run North 86 degrees 44 minutes 02 seconds West a distance of 388.22 feet to an iron pin found marked by a 1/2" rebar;

THENCE, leaving said common Land Lot Line and running along the southerly right-of-way line of CSX Railroad right-of-way (100' right-of-way) along the arc of a curve to the Left having a radius of 3293.16, arc length of 165.53, being subtended by a chord bearing of North 53 degrees 33 minutes 52 seconds East a chord distance of 165.51 feet to a point;

THENCE, continuing along said southerly right-of-way North 52 degrees 07 minutes 28 seconds East a distance of 321.26 feet to a point;

THENCE, leaving said southerly right-of-way South 00 degrees 09 minutes 10 seconds East a distance of 317.66 feet to a point marked by a rock found at the corner common to Land Lots 102, 103, 113, and 114 and the POINT OF BEGINNING.

Said tract contains 1.3950 acres (60,768 square feet +/-) and shown as Parcel I as per the ALTA/ACSM Land Title Survey dated January 4, 2000, prepared by Arcadis Geraghty & Miller and certified by Andrew Milner, Georgia Registered Land Surveyor #2546.

Said property being the same property as Tax Parcel 18 113 12 001 according to the DeKalb County, Georgia Tax Assessor's records.

Tax Parcel No. 18-113-12-001
(TRUSTEES' DEED) (EXHIBIT "A")
(DEED BOOK 22298 PAGE 750)

Property owned by SHIRLEY S. BOWDEN, as Trustee of the Robert C. Bowden Family Trust created U/A of the Robert C. Bowden Amended and Restated Living Trust Agreement dated January 9, 2002.

TRACT ONE

All that tract or parcel of land lying and being in Land Lot 113 of the 18th District of DeKalb County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin located at the common corner of Land Lots 102, 113 and 114 of the 18th District of DeKalb County, Georgia, and running: thence north along the line dividing Land Lots 113 and 114 a distance. of 318.05 feet to an iron pin located on the southeast right-of-way line of the Seaboard Railroad (100 foot right-of-way); running thence southwesterly along the southeastern right-of-way line of the Seaboard Railroad a distance of 487.3 feet to an iron pin located on the south line of Land Lot 113 of the 18th District; running thence in an eastern direction along the south line of the aforesaid Land Lot 113 a distance of 388.15 feet to the point of beginning, said tract containing 1.3980 acres according to plat of survey by Joseph C. King, Registered Land Surveyor, dated February 26, 1374.

ALTA/NSPS LAND TITLE SURVEY FOR:
VIPIN BHIMJI,
SHIRLEY S. BOWDEN, as Trustee of the
Robert C. Bowden Family Trust created U/A of the
Robert C. Bowden Amended Restated Living Trust Agreement
and First American Title Insurance Company.

3430 NORTH DRUID HILLS ROAD

DEKALB COUNTY, GEORGIA
LAND LOT 113, DIST 18
DATE: JULY 12, 2022

ALTA/NSPS Land Title Survey

AS-SURVEYED DESCRIPTION

AS-SURVEYED DESCRIPTION:
Tax Parcel No. 18-113-12-0001

All that tract or parcel of land lying and being in Land Lot 113, 18th District, DeKalb County, Georgia, and being more particularly described as follows:

BEGINNING at a rock found which marks the intersection of the common corner of Land Lots 102, 103, 113, and 114 of the 18th District of DeKalb County, Georgia, said rock being the TRUE POINT OF BEGINNING.

THENCE along the common Land Lot Line between Land Lots 102 and 113 run North 84 degrees 16 minutes 44 seconds West a distance of 388.19 feet to a half inch rebar found located on the southern right of way of Seaboard Airline Railroad (100 foot right of way).

THENCE, leaving said common Land Lot Line and running along the southerly right-of-way line of CSX Railroad right-of-way (100' right-of-way) along the arc of a curve to the Left having a radius of 3293.16, arc length of 165.53, being subtended by a chord bearing of North 55 degrees 44 minutes 09 seconds East a chord distance of 165.51 feet to a calculated corner;

THENCE, continuing along said southerly right-of-way North 54 degrees 42 minutes 44 seconds East a distance of 321.77 feet to a point;

THENCE, leaving said southerly right-of-way South 02 degrees 41 minutes 37 seconds East a distance of 154.64 feet to a half inch rebar found.

THENCE, South 02 degrees 20 minutes 16 seconds East a distance of 109.59 feet to a one inch crimp top pipe found.

THENCE, South 01 degrees 59 minutes 47 seconds East a distance of 53.82 feet to a stone found and the TRUE POINT OF BEGINNING.

Said tract or parcel of land containing a total area of 60,950 Square Feet or 1.399 Acres. As shown on a ALTA/NSPS Land Title Survey by DeKalb Surveys, Inc. Dated: 07-12-2022.

Said property being the same property as Tax Parcel 18 113 12 001 according to the DeKalb County, Georgia Tax Assessor's records.

DEED BOOK REFERENCES

Site Tax ID #'S

3430
NORTH DRUID HILLS ROAD
ATLANTA, GEORGIA 30033

TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR SUBJECT
PROPERTY: DB 29912 PG 709
PROPERTY OWNER AT TIME OF SURVEY:
LAURA BOWDEN TRUSTEE "ET AL"
PARCEL NUMBER: 18 113 12 001

SITE AREA NOTE:

#3430
TOTAL AREA: 60,950 SQ FT, 1.399 AC
CALCULATED PLAT CLOSURE: 1:612,814

ZONING INFORMATION

Zoning Information:
(UNINCORPORATED)
(DEDALB) (R-100)
(zoning letter not provided)
Required for Table A Items
6(a) & 6(b)

Existing Utilitiy Note:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

ENCROACHMENT NOTES:

NONE FOUND AT TIME OF SURVEY

GAP/GORE NOTE:

The surveyed property is the same property conveyed per title deeds and it is this surveyors opinion that there are no are no gaps or gores between the properties.

FLOOD NOTE:

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY 13089C0066K
EFFECTIVE DATE: AUGUST 15, 2019.

SHEET INDEX

SHEET ONE OF TWO
ALTA/NSPS NOTES

SHEET TWO OF TWO
ALTA/NSPS SURVEY

SITE ADDRESS:

3430 NORTH DRUID HILLS ROAD
DECATUR, GEORGIA 30033

GENERAL NOTES:

1: This Plat has been prepared with the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.

2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.

3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.

4: No Geodetic monuments were found within 500 feet of this site

5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

6. No evidence of changes in street rights of way.

PLAT REFERENCES:

REFERENCE: PLAT BOOK 24 PG 85
REFERENCE: PLAT BOOK 37 PG 167

FIELD DATA NOTES:

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 13089C0066K EFFECTIVE DATE AUGUST 15, 2019
SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR SUBJECT
PROPERTY: DB 29912 PG 709
PROPERTY OWNER AT TIME OF SURVEY:
LAURA BOWDEN TRUSTEE "ET AL"
PARCEL NUMBER: 18 113 12 001

BASIS OF BEARINGS IS A SINGLE COMPASS BEARING AND ANGLES TURNED.

TOTAL AREA: 60,950 SQ FT, 1.399 AC
CALCULATED PLAT CLOSURE: 1:612,814

FIELD DATA:

DATE OF FIELD SURVEY 6-23-2022

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.015 FEET.

EQUIPMENT:
ELECTRONIC TOTAL STATION

ALTA/NSPS Certification:

Surveyors Certification:
To:

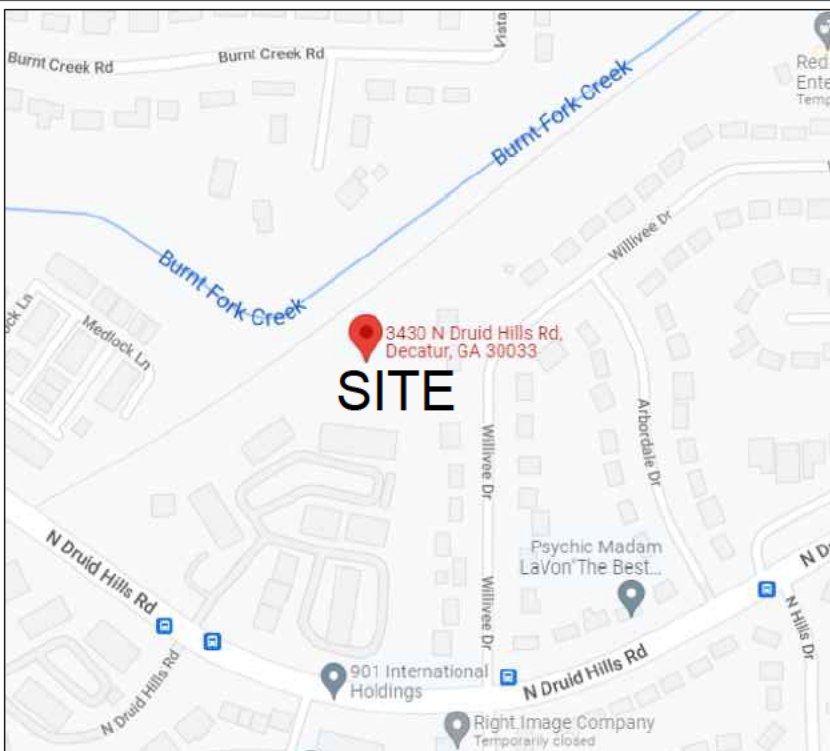
VIPIN BHIMJI,
SHIRLEY S. BOWDEN, as Trustee of the
Robert C. Bowden Family Trust created U/A of the
Robert C. Bowden Amended Restated Living Trust Agreement
and First American Title Insurance Company.

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, 5, 6(a), 6(b), 8, 9, 11b (observed), 13, 14, 17 and 18 (no observed wetlands delineated or found) of Table A thereof. The fieldwork was completed on 6-23-2022.

Date of Plat or Map: JULY 12, 2022

Jonathan M. Coe Date 07-12-2022 Georgia Reg. Land Surveyor No. 3354

Pursuant to Rule 180-6.09 of the Georgia State Board of Registration for Professional Engineers and Land Surveyors, the term "certify" or "certification" relating to land surveying services shall mean a signed statement based on facts and knowledge known to the land surveyor and is not a guarantee or warranty, either expressed or implied.

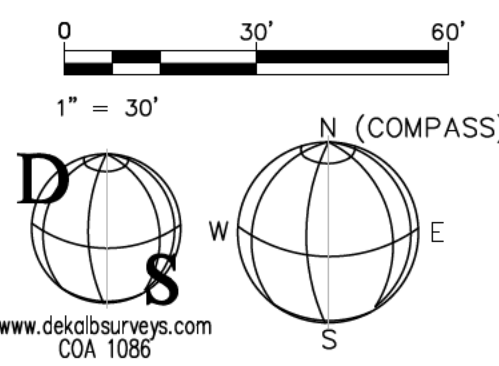


VICINITY MAP

Not to Scale

SITE ACCESS NOTE:

THIS PROPERTY HAS DIRECT ACCESS
TO A PUBLIC RIGHT OF WAY
(NO NAME ROAD) (UNIMPROVED)
(60' R/W)
(PER PB 37 PG 167)



LEGEND

- EOP EDGE OF PAVEMENT (CURB)
- PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND
- IPS 1/2" REBAR SET
- SW SIDE WALK
- CLEAN OUT
- OHP OVERHEAD POWER
- FH FIRE HYDRANT
- CB CATCH BASIN
- MH MANHOLE
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- LP LIGHT POLE
- CONCRETE PAD

SURVEYORS NOTE:

This survey was actually made on the ground, shows field measurement and the record description of the land and correctly shows the square footage and the location of all buildings, structures and other improvements situated on the Land, the number and layout of all loading docks and parking spaces and facilities, the location of water courses or water bodies, lot lines and monuments. Except as shown on the survey, there are no visible easements benefiting or burdening the premises, or rights-of-way across the Land or any other easements or rights-of-way which the undersigned has been advised, no party walls, no encroachments on adjoining premises, streets or alleys by any of the Land or any encroachments from adjoining premises by buildings, structures or other improvements situated on adjoining premises except as shown.



FOR
DEKALB SURVEYS, INC.
407 WEST FORGE DE LEON AVENUE
SUITE B
DECATUR, GEORGIA 30030
404.373.9003

© 2018-2022: THIS 24 X 36 DRAWING AND REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR

SHEET INDEX

SHEET ONE OF TWO
ALTA/NSPS NOTES

SHEET TWO OF TWO
ALTA/NSPS SURVEY

AS-SURVEYED DESCRIPTION

AS-SURVEYED DESCRIPTION:
Tax Parcel No. 18-113-12-0001

All that tract or parcel of land lying and being in Land Lot 113, 18th District, DeKalb County, Georgia, and being more particularly described as follows:

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Said tract or parcel of land containing a total area of 60,950 Square Feet or 1.339 Acres. As shown on a ALTA/NSPS Land Title Survey by Dekalb Surveys, Inc. Dated: 07-12-2022.

Said property being the same property as Tax Parcel 18 113 12 001 according to the DeKalb County, Georgia Tax Assessor's records.

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 hereon.

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 15-6-67.

GENERAL NOTES:

1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.

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4: No Geodetic monuments were found within 500 feet of this site

5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

REFERENCE: PLAT BOOK 24 PG 85

REFERENCE: PLAT BOOK 37 PG 167

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 13089C0066K EFFECTIVE DATE: AUGUST 15, 2019

SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR SUBJECT
PROPERTY: DB 29912 PG 709
PROPERTY OWNER AT TIME OF SURVEY:
LAURA BOWDEN TRUSTEE "ET AL"
PARCEL NUMBER: 18 113 12 001

BASIS OF BEARINGS IS A SINGLE COMPASS
BEARING AND ANGLES TURNED.

TOTAL AREA: 60,950 SQ. FT. 1.399 AC
CALCULATED PLAT CLOSURE: 1:612,814

FIELD DATA:

DATE OF FIELD SURVEY 6-23-2022

THE CALCULATED POSITIONAL TOLERANCE BASED ON
REDUNDANT LINEAR MEASUREMENTS OF OBSERVED
POSITIONS WAS FOUND TO BE 0.015 FEET.

EQUIPMENT:

ELECTRONIC TOTAL STATION

ZONING: R-100

IMPERVIOUS SURFACES:
VACANT LOT
DRIVE = N/A SQ. FT.
HOUSE = N/A SQ. FT.

TOTAL IMPERVIOUS
= 0 SQ. FT. (00.0%)
TOTAL LOT = 60,950 SQ. FT.

SEABOARD AIRLINE RAILROAD (100' R/W)

3430

VACANT LOT

SITE ACCESS NOTE:

THIS PROPERTY HAS DIRECT ACCESS
TO A PUBLIC RIGHT OF WAY
(NO NAME ROAD) (UNIMPROVED)
(60' R/W)
(PER PB 37 PG 167)

FLOOD NOTE:

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT
LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY
FIRM MAP OF DEKALB COUNTY 13089C0066K
EFFECTIVE DATE: AUGUST 15, 2019.

SITE ADDRESS:

3430 NORTH DRUID HILLS ROAD
DECATUR, GEORGIA 30033

SITE AREA NOTE:

#3430
TOTAL AREA: 60,950 SQ. FT., 1.399 AC
CALCULATED PLAT CLOSURE: 1:612,814

ALTA/NSPS LAND TITLE SURVEY FOR:

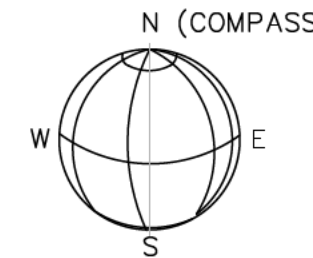
VIPIN BHIMJI,
SHIRLEY S. BOWDEN, as Trustee of the
Robert C. Bowden Family Trust created U/A of the
Robert C. Bowden Amended Restated Living Trust Agreement
and First American Title Insurance Co., Inc.

3430 NORTH DRUID HILLS ROAD

DEKALB COUNTY, GEORGIA
LAND LOT 113, DIST 18
DATE: JULY 12, 2022

ALTA/NSPS Land Title Survey

0 30' 60'
1" = 30'



BASIS OF BEARINGS

BASIS OF BEARINGS IS A SINGLE COMPASS
BEARING AND ANGLES TURNED.

LEGEND

- EQP EDGE OF PAVEMENT (CURB)
- PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND
- IPS 1/2" REBAR SET
- SW SIDE WALK
- BOLLARD
- OHP OVERHEAD POWER
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- CB CATCH BASIN
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SURVEYOR

SHEET TWO of TWO

Magnetic North

SEABOARD AIRLINE RAILROAD (100' R/W)

VISTA LEAF DRIVE (80' R/W)
(PB 37 PG 167)
(UNIMPROVED)

NO NAME ROAD (60' R/W)
(PB 37 PG 167)
(UNIMPROVED)

WILLVEE DRIVE (60' R/W)



LOCATION MAP
NOT TO SCALE

- PROJECT NOTES:**
- Owner: Vipin Bhimji
Developer: Vipin Bhimji
PHONE: 770-318-4261
EMAIL: vipinbhimji@gmail.com
CONTACT: ---
PHONE: ---
EMAIL: vipinbhimji@gmail.com
- ENGINEER:
WOODRUFF DESIGN ASSOCIATES
3301 STEWART LAKE ROAD
MONROE, GA 30655
PHONE: (404) 530-9218
CONTACT: Michael J. Woodruff
E-MAIL ADDRESS: michael@woodruffda.com
- Property located in L.L. 113, 18th Dist, Dekalb Co. Parcel No. 18 113 12 001.
 - Current Zoning: R-60.
 - Building Setbacks:
Front- 30 feet (Major) / 20 feet (Minor)
Side- 7.5 feet
Rear- 30 feet
 - Proposed Bldg use is Residential.
 - Total tract contains 1.4 acres/disturbed area----- acres ± including R-O-W.
 - Boundary information obtained from survey by Dekalb Surveys, Inc. dated 7/12/2022.
 - Topographical information obtained from Dekalb County GIS dated 5/1/2025.
 - Vertical datum for topography is based on NAVD.
 - Contour interval is two feet.
 - This property is shown on F.I.R.M. panel number 13089C0066K, dated 8/15/2019 and is not located within a special flood hazard zone.
 - Utilities:
Water - Dekalb County
Sanitary Sewer - Dekalb County
 - The location of underground utilities shown is approximate based on surface field evidence and information supplied by utility agencies. The survey makes no certification as to the completeness of the locations shown hereon. Appropriate utility companies should be contacted for verification of locations prior to any construction activity.
 - The contractor shall verify the invert elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.
 - Contractor shall notify the engineer and owner/developer of any information found in the field that is different from what is shown on these design plans.
 - No outside storage proposed, this includes supplies equipment, vehicles, products, etc.
 - All new utility lines shall be located underground.

RSM ZONING CONFORMANCE	
CURRENT ZONING:	R-60
PROPOSED ZONING:	RSM
NUMBER OF LOTS:	4
DENSITY:	2.86 lots/ac (4.0 Max)
OPEN SPACE REQUIRED (20%):	0.28 ac
PROVIDED OPEN SPACE:	0.37 ac

RSM DIMENSIONAL STANDARDS	
MAX. LOT COVERAGE:	50%
MAX. BUILDING HEIGHT:	35 feet
MIN. HOUSE SIZE:	1,200 S.F.
FRONT SETBACK:	20 feet (min) / 30 feet (max)
SIDE SETBACK:	3 feet (10 feet between bldgs.)
REAR SETBACK:	20 feet

	SF	AC
Total Site	60,950	1.399
IMPERVIOUS		
Road	9,532	
Lot 1 (50% OF 6,053 S.F.)	3,027	
Lot 2 (50% OF 5,700 S.F.)	2,850	
Lot 3 (50% OF 5,700 S.F.)	2,850	
Lot 4 (50% OF 5,237 S.F.)	2,619	
Total	20,877	
IMPERVIOUS COVERAGE	34.25%	



IF YOU DIG GEORGIA...
CALL US FIRST!
811
IT'S THE LAW

24-HOUR EMERGENCY CONTACT:

Vipin Bhimji
PH: 770-318-4261



REV	DATE	DESCRIPTION
1	7/6/2025	PER ZONING PLAN

WOODRUFF
Design Associates
3301 Stewart Lake Road
Monroe, GA 30655



LAND LOT 113, 18TH DISTRICT, DEKALB COUNTY, GA
ZONING PLAN FOR
N. DRUID HILLS SUBDIVISION

GEORGIA REGISTERED
No. 33985
PROFESSIONAL
ENGINEER
MICHAEL J. WOODRUFF
LEVEL II CERT. # 159228
7/6/2026

RZ-I

ZONING PLAN
5/2/2025
SCALE: 1" = 30'
JOB: 2025-VIP-01
ISSUE: A.0
SHEET RZ-1 OF 1







DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

PRE-APPLICATION FORM

REZONE, SPECIAL LAND USE PERMIT, MAJOR MODIFICATION, & LAND USE AMENDMENTS

(Required prior to filing application. Signed copy of this form must be submitted at filing.)

Applicant(s) Name: Batoya Clements Phone: _____

Email: bdc@battlelawpc.com Commission District(s): 2 & 6

Property Address: 3430 North Druid Hills Road, Decatur 30033

Tax Parcel ID: 18 113 12 001 Acreage: 1.23

Existing Use: _____ Proposed Use: Single-family, detached homes.

Supplemental Regs: _____ Overlay District: NO

☒ Rezoning: Existing Zoning: R-100 Proposed Zoning: R-SM

DRI: NA Square Footage/Number of Units: _____

Rezoning Request: Rezone to RSM for single-family, detached homes.

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

Land Use Amendment Request: _____

☐ Special Land Use Permit Special Land Use Permit Article Number(s) 27- _____

Special Land Use Request(s): N/A

PCH/CCI: Use both of these links to search & identify other "Personal Care Homes" (PCH) and/or "Child Care Institution" (CCI) [Child Care Distance Measuring Tool](#) and [PCH-CLA Distance Measuring Tool](#) Select both of those types on the left-hand side and then click "search".

☐ Major Modification: Existing Zoning Conditions: None

Major Modification Request: N/A

Condition(s) to be modified (if applicable): N/A

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting Deadline w/15-day notification: August 10, 2026

Calendar Dates: CC: 10.13.2026 (Zoom) PC: 11.05.2026 (Zoom) BOC: 11.19.2026 (In-Person)

- ☒ Letter of Intent ☒ Impact Analysis ☒ Owner Authorization(s) ☒ Campaign Disclosure
☒ Public Notice, Signs ☒ Tree Survey, Conservation (if applicable)

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	*Parking – Bicycle	*Building Separation	*Lot Size	*Screening
*Pedestrian Plan	*Streetscapes	*Enhanced Open Space	*Garages	*Building Orientation
*Perimeter Landscapes	*Setbacks: front, sides, side corner, rear	*Building Materials: Roof, Fenestration, Façade Design		

☐ Possible Variances: _____

Comments: Must meet SUB character area - Max 4 units per acre base up to 8 with density bonuses.

Looks like there may be floodplain encroachments on north side of property.

Comply with Article 5, relating to street trees, sidewalks, etc....

Last day to hold community meeting with 15 days notice and qualify for November 2026 zoning cycle
is Aug 10th. Filing deadline is Aug 17th.

Must show compliance with RSM zoning requirements including but not limited to min building setback
max building height, building materials, parking, etc. Stub out streets are not allowed/discouraged.

Planner: John Reid, Sr. Planner

Date: July 9, 2026