

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

Commission District(s): 4 and 6

Application of David Metzger to rezone property from R-85 (Residential Medium Lot-85) zoning district to OIT (Office-Institutional-Transitional) zoning district to allow a child daycare center, for more than seven (7) children, at 3970 Norman Road.

PETITION NO: N5-2026-1102 Z-26-1248179

PROPOSED USE: Child daycare, more than seven (7) children.

LOCATION: 3970 Norman Road, Stone Mountain, GA 30083

PARCEL NO. : 18 095 06 072

INFO. CONTACT: Whitney Fuller, Zoning Administrator

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of David Metzger to rezone property from R-85 (Residential Medium Lot-85) zoning district to OIT (Office-Institutional-Transitional) zoning district to allow a child daycare center, for more than seven (7) children.

RECOMMENDATION:

COMMUNITY COUNCIL: (August 2026) Approval with a condition.

PLANNING COMMISSION: (September 1, 2026) Pending.

PLANNING STAFF: (September 2026) Full-Cycle Deferral.

STAFF ANALYSIS: Under the DeKalb County Code of Ordinances, the range of nonresidential uses permitted within residential zoning districts is limited. A more integrated approach to land use can provide opportunities for complementary services that support the economic, social, and cultural vitality of established residential communities. Locating compatible services within or near residential neighborhoods can also reduce the need for vehicle trips by allowing residents to access certain services closer to home. The proposed program would also be operated by a nonprofit organization and offered at a subsidized cost, increasing access to childcare for families who may otherwise face financial or geographic barriers to this essential service. The provision of accessible childcare and other community-serving services can contribute to the long-term social and economic vitality of a neighborhood. However, the potential benefits of the proposed use must be evaluated against the capacity of the subject property to accommodate the intensity of the proposed activity. The application does not propose site improvements to address the increased daily occupancy and activity associated with the proposed child day care center. The parking plan shows four (4) potential spaces for vehicular parking (shown in red on the survey *dated 04-29-26*). The proposed program would serve approximately 30 children on a daily basis Monday through Saturday, which would generate additional vehicular activity, pedestrian activity, and demand for on-site parking and passenger drop-off and pick-up areas. Of particular concern is the relationship between the anticipated drop-off and pick-up activity, available on-site parking, and the limited site improvements proposed as part of the request. Without adequate areas for queuing and circulation on the property, there is potential for vehicle stacking or queuing to extend into the public right-of-way, creating conflicts with through traffic and increasing pedestrian safety concerns. These impacts may be capable of being mitigated through site design, circulation improvements, operational measures, or appropriate zoning conditions; however, the proposal as submitted does not sufficiently

address the anticipated impacts associated with the proposed intensity of use. While staff supports the underlying use, the application does not yet establish conformity with the Suburban character area's land use policy as set out on page 25 of the 2050 Unified Plan (Finding A). In addition, the submitted survey and parking schematic do not provide clear evidence that on-site parking and vehicular circulation can adequately accommodate a child day care center serving up to 30 students without creating an adverse burden on adjacent residential properties (Findings D and E). For these reasons, staff recommends a full-cycle deferral to allow the Current Planning Division to make a determination on zoning and land use compatibility, and to allow the applicant the opportunity to amend the application to include a parking and traffic mitigation plan and a drop-off/pick-up operations plan covering Monday through Saturday activity. Therefore, based on review of the applicable criteria under Section 27-7.3.5 of the DeKalb County Zoning Ordinance, it is the recommendation of the Planning & Sustainability Department that this application be ***“Deferred, Full-Cycle to the November 19th BOC Zoning agenda”***. *Because Staff is recommending deferral rather than approval or denial, no conditions are recommended at this time.* Should the application be approved following deferral, Staff recommends the attached conditions.

PLANNING COMMISSION VOTE: (September 1, 2026) Pending.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (August 2026) Approval (6-0-2) with the condition that the Applicant be restricted from any land disturbance.

Z-26-1248179 (2026-1102)
Recommended Conditions_Sept. 2026
3970 Norman Road, Stone Mountain, GA 30083

1. The rezoning remains valid only while the current owner retains the property; a change in ownership requires renewal of the rezoning and/or a new SLUP.
2. No exterior alteration of the existing early-20th-century structure except as needed for building/life-safety code compliance.

Planning Commission Hearing Date: Tuesday, September 1, 2026
Board of Commissioners Hearing Date: Thursday, September 24, 2026

STAFF ANALYSIS

Case No.:	Z-26-1248179	Agenda #: 2026-1102
Address:	3970 Norman Road, Stone Mountain, GA 30083	Commission Districts: 4 and 6
Parcel ID(s):	15 095 06 072	
Request:	Application of David Metzger to rezone property from R-85 (Residential Medium Lot-85) zoning district to OIT (Office Institutional-Transitional) zoning district to allow a child daycare center, for more than seven (7) children.	
Property Owner(s):	Missionaries of Charity, Inc.	
Applicant/Agent:	David Metzger	
Acreage:	1.13	
Existing Land Use:	R-85	
Surrounding Properties:	North: R-85 East: R-85 South: R-85 West: R-85	
Comprehensive Plan:	SUBURBAN	Consistent: X

STAFF RECOMMENDATION: FULL CYCLE DEFERRAL

BACKGROUND

The subject property is located on a 1.13±-acre parcel at 3970 Norman Road. The site is improved with a one-story, single-family residence constructed in the 1930s and a detached two-car brick garage located to the rear of the residence. The property has frontage along Sans Souci Way for approximately 273 feet, according to deed records, and approximately 158.4 feet along Norman Road. Both streets are classified as local collector streets.

Although the property is not located within a designated historic district, both the existing residence and surrounding neighborhood are more than 50 years old. The subject property represents an early example of the traditional suburban residential development pattern, with architectural and site design characteristics representative of the period in which the residence and surrounding community were developed.

The Applicant represents the property owner, the Missionaries of Charity, the nonprofit acquiring the property with the intent of establishing a free after-school and weekend childcare program to serve families in the Clarkston and Stone Mountain areas.

Because the proposed program would serve more than six children, it is classified as a “child day care center” pursuant to Section 27-4.2.19 of the DeKalb County Code of Ordinances. A child day care center is not a permitted use within the R-85

zoning district. Accordingly, the Applicant requests rezoning of the property to OIT (Office-Institutional Transitional) to accommodate the proposed use. No change to the existing Suburban (SUB) Future Land Use designation or exterior modifications to the existing residential structure are proposed.

STAFF ANALYSIS

Under the DeKalb County Code of Ordinances, the range of nonresidential uses permitted within residential zoning districts is limited. A more integrated approach to land use can provide opportunities for complementary services that support the economic, social, and cultural vitality of established residential communities. Locating compatible services within or near residential neighborhoods can also reduce the need for vehicle trips by allowing residents to access certain services closer to home.

The proposed program would also be operated by a nonprofit organization and offered at a subsidized cost, increasing access to childcare for families who may otherwise face financial or geographic barriers to this essential service. The provision of accessible childcare and other community-serving services can contribute to the long-term social and economic vitality of a neighborhood.

However, the potential benefits of the proposed use must be evaluated against the capacity of the subject property to accommodate the intensity of the proposed activity. The application does not propose site improvements to address the increased daily occupancy and activity associated with the proposed child day care center. The parking plan shows four (4) potential spaces for vehicular parking (shown in red on the survey *dated 04-29-26*). The proposed program would serve approximately 30 children on a daily basis Monday through Saturday, which would generate additional vehicular activity, pedestrian activity, and demand for on-site parking and passenger drop-off and pick-up areas.

Of particular concern is the relationship between the anticipated drop-off and pick-up activity, available on-site parking, and the limited site improvements proposed as part of the request. Without adequate areas for queuing and circulation on the property, there is potential for vehicle stacking or queuing to extend into the public right-of-way, creating conflicts with through traffic and increasing pedestrian safety concerns. These impacts may be capable of being mitigated through site design, circulation improvements, operational measures, or appropriate zoning conditions; however, the proposal as submitted does not sufficiently address the anticipated impacts associated with the proposed intensity of use.

FINDINGS OF FACT

Consistent with Sec. 7.3.5 of the DeKalb County Code of Ordinances, staff has evaluated the application against each of the eight standards below. Findings are based on the application materials submitted (Rezoning Application, Letter of Intent, Impact Analysis, boundary/parking survey, and pre-application form) as of the date of this report.

A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.

The subject property carries a Suburban (SUB) Future Land Use character area designation under the 2050 Unified Plan. The SUB character area is intended primarily for single-family detached and single-family attached residential development, with limited non-residential uses permitted around the perimeter of established single-family neighborhoods to serve the needs of local residents.

The Land Use Table on page 25 of the 2050 Unified Plan identifies the zoning districts considered permitted within the Suburban character area as MU-1, C-1, OI, NS, RE, RLG, R-100, and R-85. Staff notes that the Article 4 Use Table in the Zoning Code, as amended August 25, 2015, permits a child day care center for seven (7) or more children by right in the OI (Office-Institutional) district and by Special Use Permit in the OI-T (Office-Institutional Transitional) district.

The Land Use Table's inclusion of OI and exclusion of OIT, while Article 4 includes a permissible treatment of child day care centers in both districts, has not yet been reconciled in a way that conformity can be claimed.

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property or properties.

The proposal has characteristics consistent with spot zoning in that it would apply a different set of use allowances to a single parcel than those governing the surrounding, established single-family neighborhood. Staff notes a mitigating factor to the idea of spot zoning is that the application does not propose to alter the principal structure, which would retain its existing single-family residential appearance and scale. Traffic management associated with the proposed use (specifically vehicle queuing, drop-off/pick-up movements, and on-site circulation) remains an unresolved compatibility concern with adjacent residential properties.

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

The property has a reasonable economic use under its current zoning as a single-family residence, with ample lot area to support future accessory uses permitted in that district.

D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property or properties.

The proposed use may adversely affect adjacent single-family residential properties if incoming and outgoing traffic associated with the day care center becomes congested. Absent clearly established signage, vehicle queuing, and on-site parking, the use could increase the potential for vehicular accidents and degrade the usability of neighboring properties during peak drop-off and pick-up periods.

E. 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.

Both the Comprehensive Plan and the Zoning Ordinance are currently undergoing a comprehensive rewrite. The zoning classifications that currently permit child day care centers by right may change as part of that process, meaning the conflict identified in Finding A may be resolved — in either direction — by the modernized code anticipated for adoption in late 2027.

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

The property is not located within any zoning overlay district or historic district and is not subject to any existing zoning conditions. No adverse impact to historic or archaeological resources is anticipated, as no land disturbance is proposed at this time.

Staff notes that the existing home dates to the 1930s. While the structure has not been identified on any historic preservation register or survey, the applicant proposes to preserve its historic character, and no exterior changes are proposed.

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

No residential dwelling unit will be added and no one will reside at the property; accordingly, the potential burden on schools and residential-serving county services is expected to be minimal.

By contrast, should the application be approved, the applicant would be required to dedicate 35 feet from the centerline of the street to the public right-of-way pursuant to Section 27-5.4.3 of the Zoning Ordinance and Section 14-190 of the Land Development Code, and to construct a 10-foot landscape strip together with either a 6-foot sidewalk and 4-foot bike lane, or a 10-foot multi-use path, along with pedestrian-scale streetlighting.

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

No streams, wetlands, or other water bodies are located on or adjacent to the property per the submitted survey, and no increase in impervious surface is proposed. The proposed use does not involve development activity that would adversely affect natural resources.

RECOMMENDATION:

While staff supports the underlying use, the application does not yet establish conformity with the Suburban character area's land use policy as set out on page 25 of the 2050 Unified Plan (Finding A). In addition, the submitted survey and parking schematic do not provide clear evidence that on-site parking and vehicular circulation can adequately accommodate a child day care center serving up to 30 students without creating an adverse burden on adjacent residential properties (Findings D and E).

For these reasons, staff recommends a full-cycle deferral to allow the Current Planning Division to make a determination on zoning and land use compatibility, and to allow the applicant the opportunity to amend the application to include a parking and traffic mitigation plan and a drop-off/pick-up operations plan covering Monday through Saturday activity.

Therefore, based on review of the applicable criteria under Section 27-7.3.5 of the DeKalb County Zoning Ordinance, it is the recommendation of the Planning & Sustainability Department that this application be DEFERRED, FULL CYCLE TO THE NOVEMBER 19th BOC ZONING AGENDA.

CONDITIONS:

Because Staff is recommending deferral rather than approval or denial, no conditions are recommended at this time. Should the application be approved following deferral, Staff recommends the following conditions:

1. The rezoning remains valid only while the current owner retains the property; a change in ownership requires renewal of the rezoning and/or a new SLUP.
2. No exterior alteration of the existing early-20th-century structure except as needed for building/life-safety code compliance.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Zoning Comments September 2026

N1. SLUP-26-1248084 (2026-0707) 5395 Covington Highway:

Covington Highway is classified as a Major Arterials, also a Georgia State Route. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: Requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 10-foot multiuse path with pedestrian scale streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N2&N3. LP-26-1248188 (2026-1099) & Z-26-1248190 (2026-1100) 5561 – 5567 Memorial Drive:

Memorial Drive is classified as a Major Arterial, also a Georgia State Route. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: Requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 10-foot multiuse path with pedestrian scale streetlights.

N4. SLUP-26-1248176 (2026-1101) 4850 Redan Road:

Redan Road is classified as a Minor Arterial. SLUP does not change the existing shoulders or curb cuts. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N5. Z-26-1248179 (2026-1102) 3970 Norman Road:

Norman Road is classified as a collector road. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane or a 10-foot multi-use path. It requires pedestrian scale streetlights.

N6. SLUP-26-1248182 (2026-1103) 4717 East Anderson Road:

East Anderson is classified as a local road. SLUP does not change the existing shoulders or curb cuts. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N7. Z-26-1248177 (2026-1106) 729 Old Briarcliff Road:

Old Briarcliff Road is classified as local road. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. It requires pedestrian scale streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N8. SLUP-26-1248186 (2026-1107) 3887 Kirksford Road:

Kingsford Drive is classified as a local road. SLUP does not change the existing shoulders or curb cuts. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N9. SLUP-26-1248172 (2026-1108) 4110 Glenwood Road, Ste. A:

Glenwood Road is classified as a Minor Arterial. SLUP does not change the existing shoulders or curb cuts. Verify that all access points have intersection and stopping sight distance as described by AASHTO.



7/30/2026

To: Mr. John Reid, Senior Planner
From: Ryan Cira, Director, Division of Environmental Health
Cc: Alan Gaines, Deputy Director, Division of Environmental Health
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

7/30/2026

N1-2026-1098

TA-26-1248180

Amendment

- Text amendment. See general comments

N2-2026-1099

LP-26-1248188

5561-5567 Memorial Drive, Stone Mountain, GA 30083

- See general comments

N3-2026-1100

Z-26-1248190

5561-5567 Memorial Drive, Stone Mountain, GA 30083

- See general comments.

N4-2026-1101

SLUP-26-1248176

4850 Redan Road, Stone Mountain, GA 30088

- SLUP. See general comments.

N5-2026-1102

Z-26-1248179

3970 Norman Road, Stone Mountain, GA 30083

- Child daycare center. DeKalb County Health Regulations prohibits use of on-site sewage disposal systems for child or adult day care facilities with more than six (6) clients.

N6-2026-1103

SLUP-26-1248182

4717 East Anderson Road, Stone Mountain, GA 30083

- SLUP. See general comments.

7/30/2026

N7-2026-1104

SLUP-26-1248184

6252 Memorial Drive, Stone Mountain, GA 30083

- SLUP. See general comments.

N8-2026-1105

SLUP-26-1248185

6252 Memorial Drive, Stone Mountain, GA 30083

- SLUP. See general comments.

N9-2026-1106

Z-26-1248177

729 Old Briarcliff Road, Atlanta, GA 30306

- See general comments.

N10-2026-1107

SLUP-26-1248186

3887 Kirksford Drive, Decatur, Ga 30035

- SLUP. Child daycare facility. See general comments.

N11-2026-1108

SLUP-26-1248172

4110 Glenwood Road, Suite A, Decatur, GA 30032

- SLUP. See general comments.

LAND DEVELOPMENT ANALYSIS

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO ANDREA FOLGHERAIT akfolgherait@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

CASE #: _____

ADDRESS/PARCEL ID: _____

• Transportation/Access/Row: _____

• Stormwater Management: _____

• Flood Hazard Area/Wetlands: _____

• Landscaping/Tree Preservation: _____

• Tributary Buffer: _____

• Fire Safety: _____

Signature

DEPARTMENT OF PLANNING & SUSTAINABILITY

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO ANDREA FOLGHERAIT akfolgherait@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

PUBLIC WORKS – **ROADS & DRAINAGE** - ZONING COMMENTS FORM

CASE #: _____

ADDRESS/PARCEL: _____

Drainage Basin: _____

Upstream Drainage Area: _____

Percentage of Property in 100-Year Floodplain: _____

Impact on property (flood, erosion, sedimentation) under existing zoning: _____

Required detention facility(s): _____

COMMENTS: _____

Akin Akinsola

Signature

DEPARTMENT OF PLANNING & SUSTAINABILITY

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO ANDREA FOLGHERAIT
akfolgheraite@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

PUBLIC WORKS – **WATER & SEWER** - ZONING COMMENTS FORM

CASE #: _____

ADDRESS: _____

WATER

Size of existing water main: _____ adequate: _____ inadequate: _____

Distance of property to nearest main: _____ Size of line required, if inadequate: _____

SEWER

Outfall Servicing Project: _____

Is sewer adjacent to property? Yes No If no, distance to the nearest line: _____

Water Treatment Facility: _____

Sewage Capacity: _____ (MGPD) Current Flow: _____ (MGPD)

COMMENTS: _____

Signature

DEPARTMENT OF PLANNING & SUSTAINABILITY

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO ANDREA FOLGHERAIT akfolghera@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

PUBLIC WORKS – **TRAFFIC ENGINEERING** - ZONING COMMENTS FORM

CASE #: Z-26-1248179 (2026-1102)

ADDRESS/PARCEL: 3970 Norman Road; 18 095 06 072

ADJACENT ROADWAY(S): _____

CLASSIFICATION:

Capacity (TPD): _____

Capacity (TPD): _____

Latest Count (TPD): _____

Latest Count (TPD): _____

Hourly Capacity (VPH): _____

Hourly Capacity (VPH): _____

Peak Hour Volume (VPH): _____

Peak Hour Volume (VPH): _____

Existing number of traffic lanes: _____

Existing number of traffic lanes: _____

Proposed number of traffic lanes: _____

Proposed number of traffic lanes: _____

Proposed right-of-way width: _____

Proposed right-of-way width: _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of traffic (latest edition applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS: No traffic Engineering Concerns were observed
at this time

R. Landell

Signature

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

Applicant Name: David Metzger

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

Applicant Phone Number: 404 372 0500 Applicant Email: dmetzger@williammetzger.com

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

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

Owner Phone Number: 404 802 5444 Owner Email: n/a

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

Parcel ID Number(s): 18 095 06 072

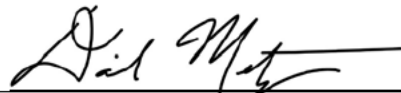
Acreage: 1.13 Commission District(s): 4 Super District: 6

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

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

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

Owner: MC Agent: DJM


Signature of Applicant: _____



David Metzger
Attorney at Law

404.373.9304 Direct Dial
dmetzger@williamsteusink.com

May 15, 2026

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

COMMUNITY MEETING NOTICE

Dear Neighbor:

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

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

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

You Are Invited to a Zoom Meeting

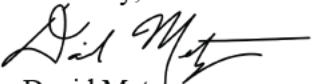
When: Wednesday, June 3, 2026 6:00 PM Eastern Time (US and Canada)

Meeting ID: 854 3302 0288

Passcode: 934665

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

Sincerely,



David Metzger

SCREENSHOT FROM JUNE 3, 2026 COMMUNITY MEETING

A screenshot of a Zoom community meeting grid. The grid is arranged in a 3x4 layout. The participants are as follows:

- Top row: Diane Lewis (woman with glasses, resting chin on hand), David Metzger (man in suit and tie), Joy Miller (woman with glasses, hands clasped), MaryAnn Anderson (woman with glasses, looking down), and a disabled video icon (eye with a slash).
- Middle row: Gigi S (woman with long dark hair), Andrea (woman with glasses, looking down), Molly Gray (woman with curly hair), Mellie (black box with white text), and Paul Shuman (black box with white text).
- Bottom row: Christopher Wilde (man with beard, smiling), Deidre (black box with white text), Alyson (black box with white text), Victoria Webb (woman with white hair and sunglasses), and Pam's iPad (black box with white text).
- Bottom-most row: Theresa Mann (black box with white text) and Ann McCormack (black box with white text).

At the bottom of the screen is a timeline bar with an orange progress line. The time on the left is 0:58:07 and on the right is 0:12:37.



David Metzger
Attorney at Law

404.373.9304 Direct Dial
dmetzger@williamsteusink.com

June 15, 2026

Via Electronic Submission and Filing

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

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

LETTER OF APPLICATION FOR REZONING

Dear Director Njoku:

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

Existing and Proposed Zoning.

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

Reason for Rezoning

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

Existing and Proposed Use of the Property

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

Characteristics of the Proposed Use

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

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

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

Community Meetings & Pre-Application Review

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

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

June 15, 2026

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

Sincerely,

A handwritten signature in black ink, appearing to read 'David Metzger', with a long horizontal flourish extending to the right.

David Metzger

Parking Diagram

ZONING INFORMATION

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

LEGEND

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

REFERENCE MATERIAL

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

FLOOD NOTE

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

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

SURVEY NOTES

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- KNOW WHAT'S BELOW. Call before you dig.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE. FOR NEW PERMITS THE LOCAL ISSUING AUTHORITY MAY REQUIRE ADDITIONAL EASEMENTS NOT SHOWN.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 72,936 FEET A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
- BEARINGS SHOWN WERE COMPUTED BASED ON DEED BOOK 32083 PAGES 422-424.
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- ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED
- THE EXISTENCE, SIZE, AND LOCATION OF STREAM BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.

IMPERVIOUS CALCULATIONS

EXISTING IMPERVIOUS CONDITIONS
HOUSE = 1,663.3± SQ.FT.
CONCRETE PORCH = 281.1± SQ.FT.
STEPS = 12.2± SQ.FT.
BRICK WALL = 2.1± SQ.FT.
CONC. WALK = 93.2± SQ.FT.
BRICK WALL = 2.2± SQ.FT.
CONCRETE DRIVEWAY = 2,050.8± SQ.FT.
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METAL SHED = 97.8± SQ.FT.
TOTAL IMPERVIOUS AREA = 4,854.4± SQ.FT. OR 9.7%±



Michael R. Niles
Georgia RLS #2646
Member SAMSOG

SURVEYOR'S CERTIFICATE

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any (1) property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LAND USE, ZONING, PLANNING, OR PERMITS COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Regulation for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Michael R. Niles

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

NO.	REVISIONS	DATE



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

SURVEY FOR
MISSIONARIES OF CHARITY

3970 NORMAN ROAD
STONE MOUNTAIN, GEORGIA

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



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

JOB#268456

IMPACT ANALYSIS

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

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

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

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

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

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

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

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

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

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

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

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

Are there existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?

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

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

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

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

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

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

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

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

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: June 11, 2026

TO WHOM IT MAY CONCERN:

I/WE: the Missionaries of Charity, Inc.

Name of Owner(s)

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

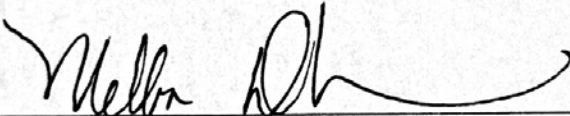
David Metzger, Molly Gray, and the law firm of Williams Teusink, LLC

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

Name of Agent or Representative

to file an application on my/our behalf.

MISSIONARIES OF CHARITY, LLC



Notary Public

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

Gracy Mathai aka Sr. m. Sujaya MC
Printed Name

Local Superior

Title



DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

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

Yes: X No: _____ *

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

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

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

[Signature]
Notary

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

Check one: Owner _____ Agent DJM

1-9-2028
Expiration Date/ Seal



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

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

REFERENCE MATERIAL

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

FLOOD NOTE

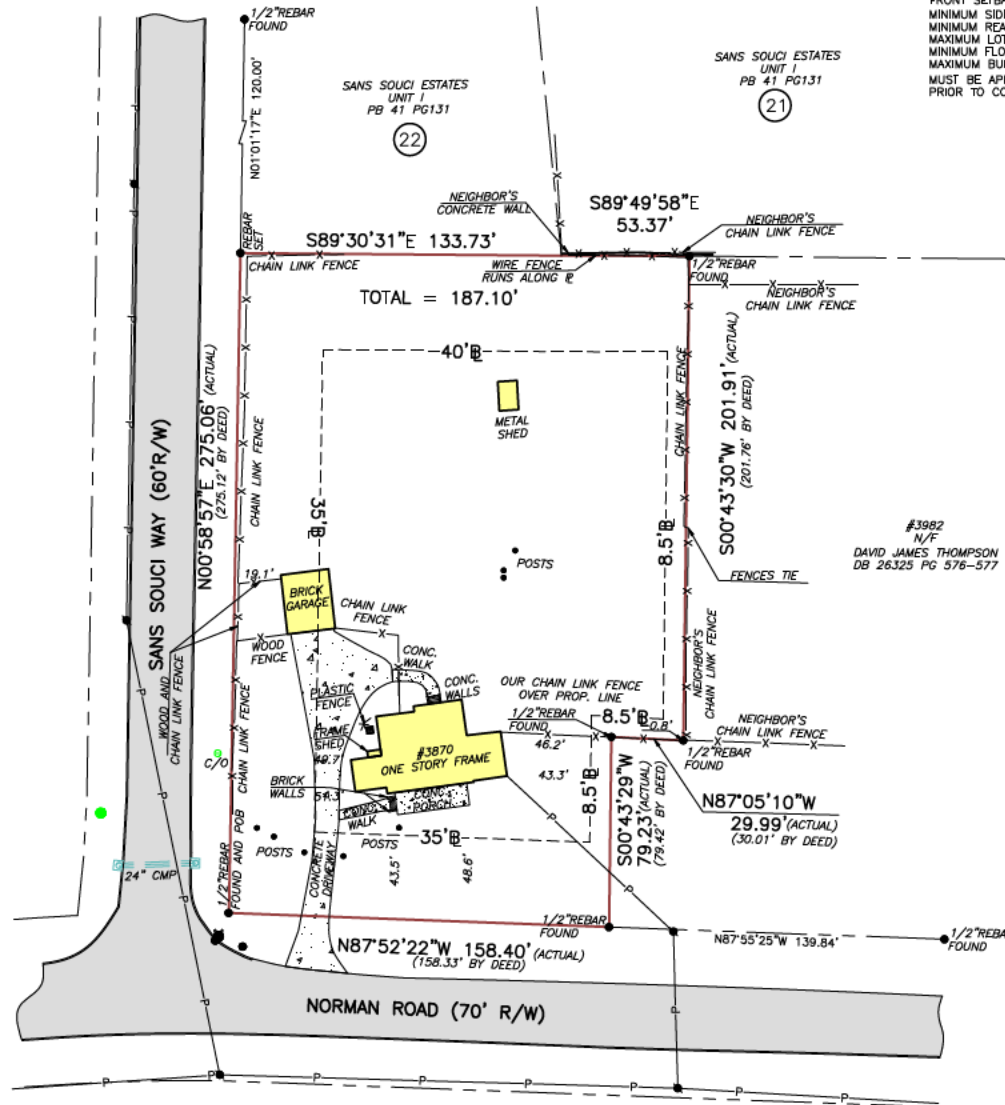
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MAGNETIC
N



ZONING INFORMATION

DEKALB COUNTY R-85
MINIMUM LOT WIDTH: 85 FEET
MINIMUM LOT AREA: 12,000 SQUARE FEET
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FRONT SETBACK (MIN. THIGHFARE): 40 FT
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MINIMUM REAR SETBACK: 40 FEET
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MUST BE APPROVED BY DEKALB COUNTY ZONING PRIOR TO CONSTRUCTION

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S.S.E.	DRAINAGE EASEMENT
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TOTAL IMPERVIOUS AREA = 4,854.4± SQ.FT. OR 9.7%±



Michael R. Noles
Georgia RLS #2646
Member SAMSOG

SURVEYOR'S CERTIFICATE

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated 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 Regulation for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-8-67.

Michael R. Noles

Michael R. Noles Georgia RLS No. 2646

4-29-2026

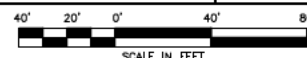
NO.	REVISIONS	DATE

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

SURVEY FOR
MISSIONARIES OF CHARITY

3970 NORMAN ROAD
STONE MOUNTAIN, GEORGIA

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



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

JOB#268456

3970 Norman Rd – Legal Description

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

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

PRE-APPLICATION FORM REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE (Required prior to filing application. Signed copy of this form must be submitted at filing.)

Applicant(s) Name: David Metzger Phone: [REDACTED]

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

Property Address: 3970 Norman Road, Stone Mountain 30083

Tax Parcel ID: 18 095 06 072 Acreage: 1.13

Existing Use: _____ Proposed Use: Child daycare center

Supplemental Regs: 4.2.19 Overlay District: No

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

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

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

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

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

Land Use Amendment Request: _____

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

Special Land Use Request(s): N/A

☐ Major Modification - Existing Zoning Conditions: None

Major Modification Request: n/a

Condition(s) to be modified: n/a

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

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

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

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

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

Submittal Format:

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

Site Plan Checklist, if applicable:

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

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

Future development will likely require variances.

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

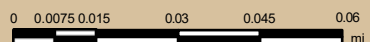
Planner: Andrea Folgherait, Sr. Planner

Date: May 4, 2026





ArcGIS Web Map

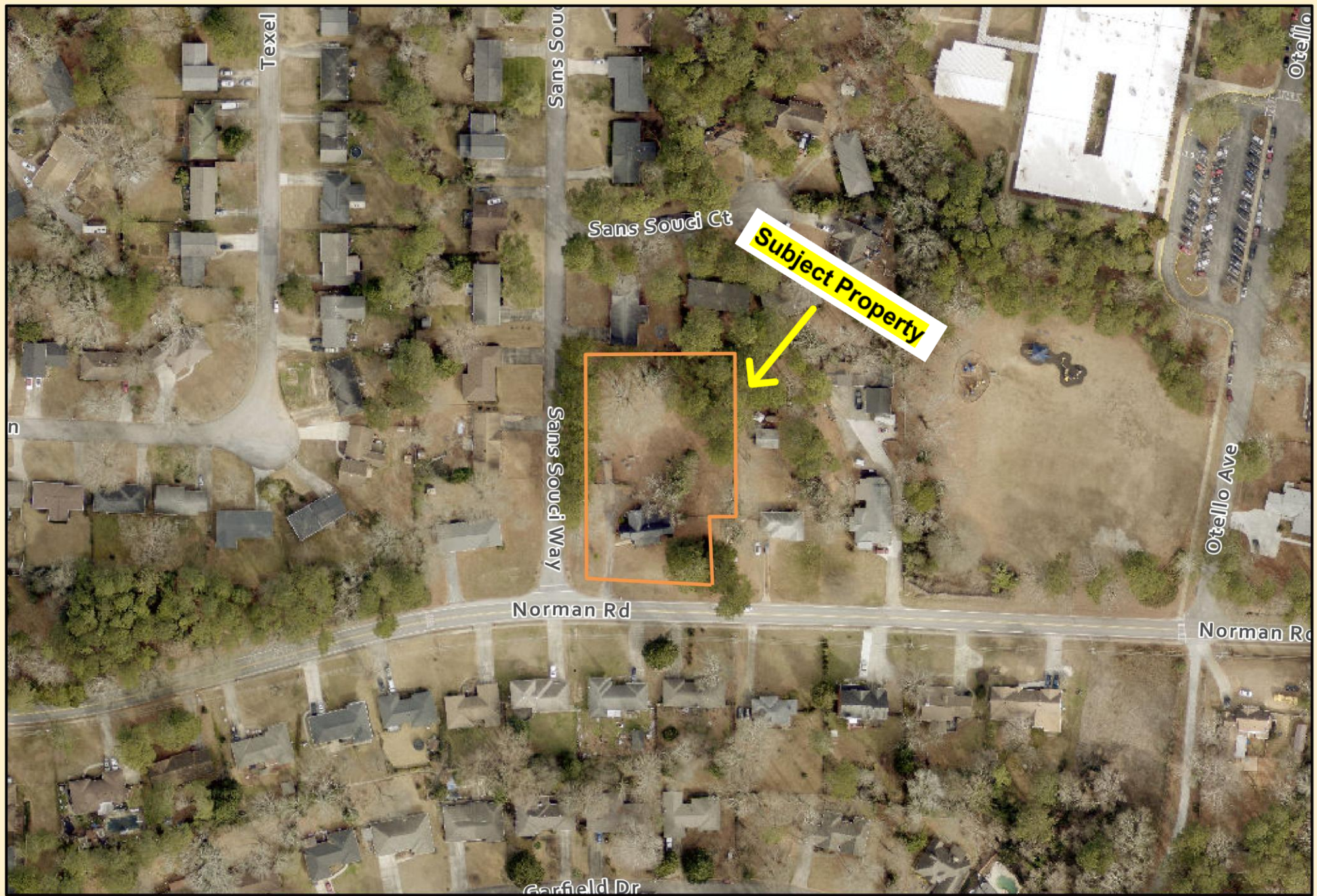


Date Printed: 7/1/2026



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ArcGIS Web Map

0.0075 0.015 0.03 0.045 0.06

Date Printed: 6/17/2026



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