

REZONING APPLICATION

to Amend the Official Zoning Map of DeKalb County, Georgia

APPLICANT/OWNER: Stryant Investmens LLC

Subject Property Address: 1433 Rupert Road

City: Decatur State: GA Zip: 30030

Parcel ID Number(s): 15 201 04 024

Acreage: 0.94 Commission District(s): 4 Super District: 6

Existing Zoning District(s): R-75 Proposed Zoning District(s): R-60

Existing Land Use Designation(s): Suburban Proposed Land Use Designation(s): N/A (if applicable)

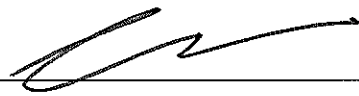
I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.



Owner



Agent

Signature: 

Date: 10/1/2026

REZONE APPLICATION FEES:

RE, RLG, R-100, R-85, R-75, R-60 MHP, RNC, RSM, MR-1, MR-2 \$500.00

HR-1, HR-2, HR-3 MU-1, MU-2, MU-3, MU-4, \$750.00

MU-5 O-I, OD, OIT, NS, C-1, C-2, M, M-2

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



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
Email: jeb@battlelawpc.com

COMMUNITY MEETING TO DISCUSS A REZONING APPLICATION FROM R-75 TO R-60

**Project Title: Stryant Investments,
LLC - 1433 Rupert Rd**

When: October 5, 2026

Time: 6:00PM Eastern (US and Canada)

Register in advance for this meeting:

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

**Meeting ID
846 4033 2387**



Battle Law

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

PLEASE
PLACE
STAMP
HERE

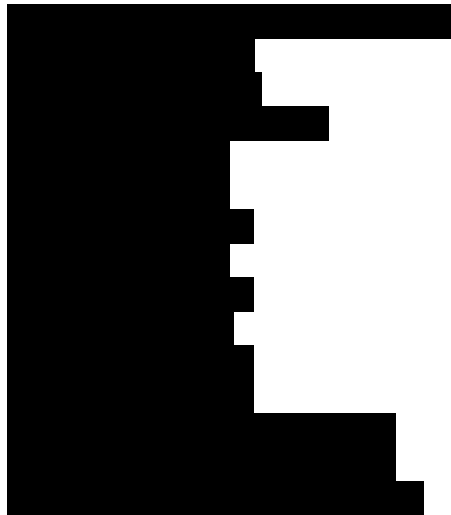
«Name»

«Address»

«City», «State» «Zip»

OWNERNAME1	PSTLADDRESS
CAMSHIRE SERVICES LLC	
HSANASERI LLC	
WHITEHEAD NEDRA	
SFR XII ATL OWNER 3 LP	
AVERY ZACHARY J	
SALAMON SCOTT	
SRIRAM RAM S	
TASDEMIR ILYSE H	
HUNTER ALLISON ANNE	
MOORE BRADLEY A	
RICHARDS STEPHEN	
THOMPSON GARY	
BUTLER WILLIE S	
BUTLER EDWARD JR	
LEVESQUE MARIE	
NAUGLE JAMES ROBERT THOMAS	
NICHOLS COLLIN B	
RACHEL CHERYL B	
IFFRIG ELIZABETH	
GIBBS ERIN R	
BALIAN SCOTT	
WRIGHT JOANN D	
HRUBY JACOB THOMAS	
DINGER STEVEN	
FAIN KAREN Y	
DEANS GLENN T	
KEITH KASEEN GETON	
TATUM HENRIETTA C	
CULBERSON MATTHEW	
NWOYE AMECHI	
ACC REPAIR AND PAINTING LLC	
BOUSQUET JUSTIN GARRETT	
STRYANT INVESTMENTS LLC	
MYERS BONNIE	
SAMADI DAOUD	
KONOR REALTY LLC	
DAVIS JENNIFER LEIGH	
BROOKS MARY GRACE	
HAWAIIAN PROPERTY INVESTMENTS LLC	
VO MAI NGOC	
MCCOLLUM DAVID SAMUEL	
AMAYA ASAD LLC	
OSCAR EQUITIES INC	
A AND R CONSTRUCTION COMPANY LLC	
LIGHTHOUSE PROPERTIES GROUP LLC	
MEMORIAL DRIVE ACQUISITION CO	
GAN CARLOS JR	
IMPECCABLE HOMES INC	
GHANNOUM KHALED	
SHIVER CALEB	
DAGOSTINO PAUL S	
H AND H FAMILY REALTY LLC	

DEKALB BOARD OF EDUCATION
INORDER LLC
FABRIC JOINT LLC
H T INVESTMENTS LLC
TURNER JONATHAN D
MURPHY CHRISTOPHER MICHAEL
JOHNSON JEFFREY P
CARLISI NICHOLAS JOHN
CIBENE MATTHEW PATRICK
COOK ALICE
STEELE JESSICA NICOLE
SMITH MARTHA A
BRL2 LLC
BRL2 LLC
BRL2 LLC





Battle Law

STATEMENT OF INTENT

and

Other Material Required by the
DeKalb County Zoning Ordinance

For

A Rezoning from R-75 to R-60
To Allow Three Single-Family Detached Homes

of

**Stryant Investments LLC
c/o Battle Law, P.C.**

for

+/-0.94 Acres of Land
Being 1433 Rupert Road
DeKalb County, Georgia and
Parcel No. 15 201 04 024

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 30084
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com
jsm@battlelawpc.com



Battle Law

I. LETTER OF INTENT

Stryant Investments LLC (the “Applicant”) is seeking to develop on +/- 0.94 acres of land being Tax Parcel number 15 201 04 024 and 1433 Rupert Road (the “Subject Property”) with three single-family detached homes. The Applicant is seeking a rezoning of the Subject Property from R-75 to R-60.

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 (SUB) land use designation under the DeKalb County 2050 Unified Plan (adopted November 2022). The Suburban Character Area calls for “preservation of established subdivisions and small-scale infill such as cottage court development, accessory housing units and other innovative housing types to increase housing choice and income diversity without significantly altering established neighborhood development patterns.” (*DeKalb County 2050 Unified Plan*, Suburban Character Area, Land Use Compatibility, page 41.) 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 three (3) single-family detached homes on 0.94 acres of land for a total density of approximately 3.19 dwelling units per acre, which is well below the base maximum density.

R-60 is a permitted zoning district within the Suburban Character Area. This proposal directly advances the Comprehensive Plan’s goals of providing diverse housing options within established suburban neighborhoods while maintaining compatibility with the surrounding residential character. The 2050 Unified Plan encourages “well-designed, small-scale, and context-sensitive infill development that preserves neighborhood character,” and the proposed three-lot single-family subdivision is precisely the type of development contemplated by the Suburban Character Area.

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.



Battle Law

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 single-family residential uses. Surrounding zoning includes R-75 to the north and west, C-1 (Local Commercial) along Memorial Drive to the south and southeast, OIT (Office-Institutional-Transitional), and MR-2 (Medium Density Residential) further south. The neighborhood between Conway Road, Fairlee Road, and Rupert Road has experienced significant infill redevelopment, with older one-story homes replaced or updated with two-story construction.

Notably, a 44-unit townhome development was approved on Memorial Drive at Thomas Road (one block south of the Subject Property) in 2020 under Case No. Z-20-1244120, demonstrating the Board of Commissioners' recognition that this corridor is appropriate for intensification.

The single-family detached use is among the least intensive residential uses permitted under DeKalb County's zoning framework. The proposed R-60 zoning district is consistent with the pattern of residential development along this corridor, and the new homes will be compatible in scale, setbacks, and character with surrounding residential uses. 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 an economically viable use as currently zoned.

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 proposed lots will average will exceed the R-75 minimum lot area of 10,000 square feet. The development will not generate noise, traffic, or other impacts beyond those typical of single-family residential uses already present in the area.

The Applicant will proffer conditions requiring all development standards — including setbacks, lot coverage, building height, and minimum unit size — to meet or exceed R-75 standards, with the sole exception of minimum lot width. Accordingly, the zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties.



Battle Law

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 immediate area surrounding the Subject Property is in transition. The 2020 approval of a 44-unit MR-2 townhome development on Memorial Drive at Thomas Road (one block south of the Subject Property) under Case No. Z-20-1244120 demonstrates the Board of Commissioners' recognition that this corridor is appropriate for intensification. Significant infill redevelopment has occurred on surrounding blocks, with older one-story homes replaced or updated with two-story construction.

The County's 2024 text amendment (Ordinance No. 2024-0815) reducing minimum unit sizes in R-75 and R-85 districts reflects evolving housing policy favoring infill-compatible development. Further, the Subject Property is located within a designated Opportunity Zone (Job Tax Credit Court Tier), indicating the County's economic development interest in the area. These changing conditions provide strong supporting grounds for approval of the zoning proposal.

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

The Subject Property is not located in a historic district, and the Applicant is not aware of any historic buildings, sites, or archaeological resources on the Subject Property. DeKalb County GIS records confirm no historic designations applicable to the Subject Property. Accordingly, the zoning proposal will not adversely affect historic buildings, sites, districts, or archaeological resources.

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 three (3) single-family detached homes on 0.94 acres, a net increase of two (2) dwelling units over the existing single-family residence and only a net increase of one (1) over what can be constructed today. 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. Rupert Road is classified as a local road with adequate capacity for the modest increase in traffic generated by two additional single-family homes. The impact would be similar to the impact of other, established single-family detached homes already in the area.



Battle Law

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

The Subject Property is not located within a floodplain, and no streams or stream buffers are present on the site per DeKalb County GIS records. The Applicant will comply with all applicable provisions of the DeKalb County Stormwater Management Ordinance (Section 14-40), including requirements for erosion and sedimentation control and post-construction stormwater management. The Applicant will also comply with the DeKalb County Tree Protection Ordinance (Section 14-39). A tree survey will be conducted and a tree preservation/replacement plan will be submitted as part of the land development permit application.

A stormwater management plan will be submitted as part of the 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-75 to R-60 to allow the development of three (3) single-family detached homes. The proposed rezoning satisfies each of the criteria set forth in Section 27-7.3.5 of the DeKalb County Zoning Ordinance and is consistent with the goals and policies of the DeKalb County 2050 Unified Plan. The Applicant welcomes any questions from the Planning Department staff and looks forward to working cooperatively with DeKalb County through the review process.

**BEFORE THE BOARD OF COMMISSIONERS
OF DEKALB COUNTY, GEORGIA**

APPLICATION OF:

STRYANT INVESTMENTS LLC

PROPERTY:

1433 Rupert Road, Decatur, DeKalb County, Georgia 30030
Tax Parcel No. 15 201 04 024; Commission Districts 4 & 6;
Approximately 0.94 acres, currently zoned R-75; requested rezoning to R-60 to allow
three (3) single-family detached homes

Case/Application No.: [_____]

Application Type: ☒ Zoning/Rezoning ☐ Use Permit/Special-Conditional Use Permit ☐
Variance

**AMENDMENT TO APPLICATION TO ADD NOTICE OF CONSTITUTIONAL
ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS**

Stryant Investments LLC (“Applicant”), by and through undersigned counsel, hereby amends the above-referenced zoning/rezoning application (Case/Application No. [_____]), pending before the DeKalb County Board of Commissioners, to add (or substitute in lieu of any prior version) the following Notice of Constitutional Allegations and Preservation of Constitutional Rights. This amendment is filed pursuant to applicable local rules of procedure and does not alter any other aspect of the Application.

**NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF
CONSTITUTIONAL RIGHTS**

Stryant Investments LLC (“Applicant”) hereby gives notice that, to the extent the DeKalb County Board of Commissioners denies this rezoning application seeking to rezone the property from R-75 to R-60 to allow three (3) single-family detached homes (the “Application”) affecting approximately 0.94 acres located at 1433 Rupert Road, Decatur, DeKalb County, Georgia, being Tax Parcel No. 15 201 04 024 (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 County 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,



Joshua S. Mahoney, Esq.
Battle Law, P.C.

3562 Habersham at Northlake, Building J, Suite 100
Tucker, Georgia 30084
(404) 601-7616
jsm@battlelawpc.com
Georgia Bar No. 954558
Attorney for Applicant Stryant Investments LLC

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: _____

TO WHOM IT MAY CONCERN:

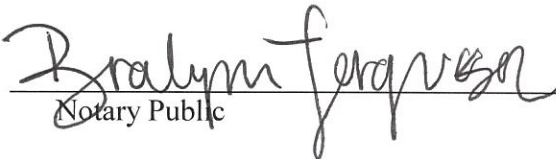
I/WE: _____ Stryant Investments LLC
Name of Owner(s)

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

Battle Law, P.C.

Name of Agent or Representative

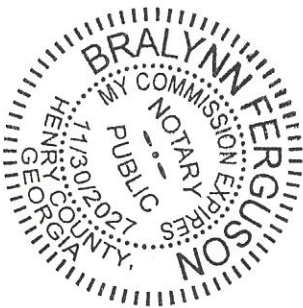
to file an application on my/our behalf.



Notary Public

Stan Sugarman for
Stryant Investments LLC

Owner



DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

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

Yes: _____ No: x *

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.

Bralynn Ferguson
Notary



11-30-27

Expiration Date/ Seal

Stan Sugarman for
Stryant Investments LLC

Signature of Applicant /Date

Check one: Owner x Agent _____

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

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT.

LOT 18 AND PART
OF LOT 17
N ~ F
DINGER, STEVEN
D.B. 30676, PG. 406

LOT 41
N ~ F
MYERS, BONNIE
D.B. 23921, PG. 164

PART OF LOT 19
N ~ F
FAIN, KAREN Y.
D.B. 30028, PG. 774

LOT 20
N ~ F
DEANS, GLEN T.
D.B. 16259, PG. 397

LOT 21
N ~ F
KEITH, KASEEN G.
D.B. 28225, PG. 417

LOT 44
N ~ F
BOSQUET, JUSTIN G.
D.B. 31941, PG. 375

LEGEND			
	P.P.— POWER POLE		R.C.P.— REINFORCED CONCRETE PIPE
	L.P.— LIGHT POLE		C.M.P.— CORRUGATED METAL PIPE
	F.H.— FIRE HYDRANT		F.F.E.— FINISHED FLOOR ELEVATION
	M.H.— SANITARY SEWER MANHOLE		W.V.— WATER VALVE
	W.M.— WATER METER		U.E.— UNDERGROUND ELECTRIC
	G.M.— GAS METER		S.B.M.— SOUTHERN BELL MANHOLE
	R.B.S.— REINFORCING BAR SET		G.— GAS LINE
	R.B.F.— REINFORCING BAR FOUND		O/H— OVERHEAD POWER LINES
	C.T.F.— CRIMP TOP PIPE FOUND		H.W.— HEADWALL
	O.T.F.— OPEN TOP PIPE FOUND		C.B.— CATCH BASIN
	R/W MON.— RIGHT-OF-WAY MONUMENT		P.B.X.— POWERBOX
	X— TYPE OF FENCE		D.— DEED DISTANCE
	J.B.— JUNCTION BOX		P.— PLAT DISTANCE
	D.I.— DROP INLET / YARD INLET		M.— MEASURED DISTANCE



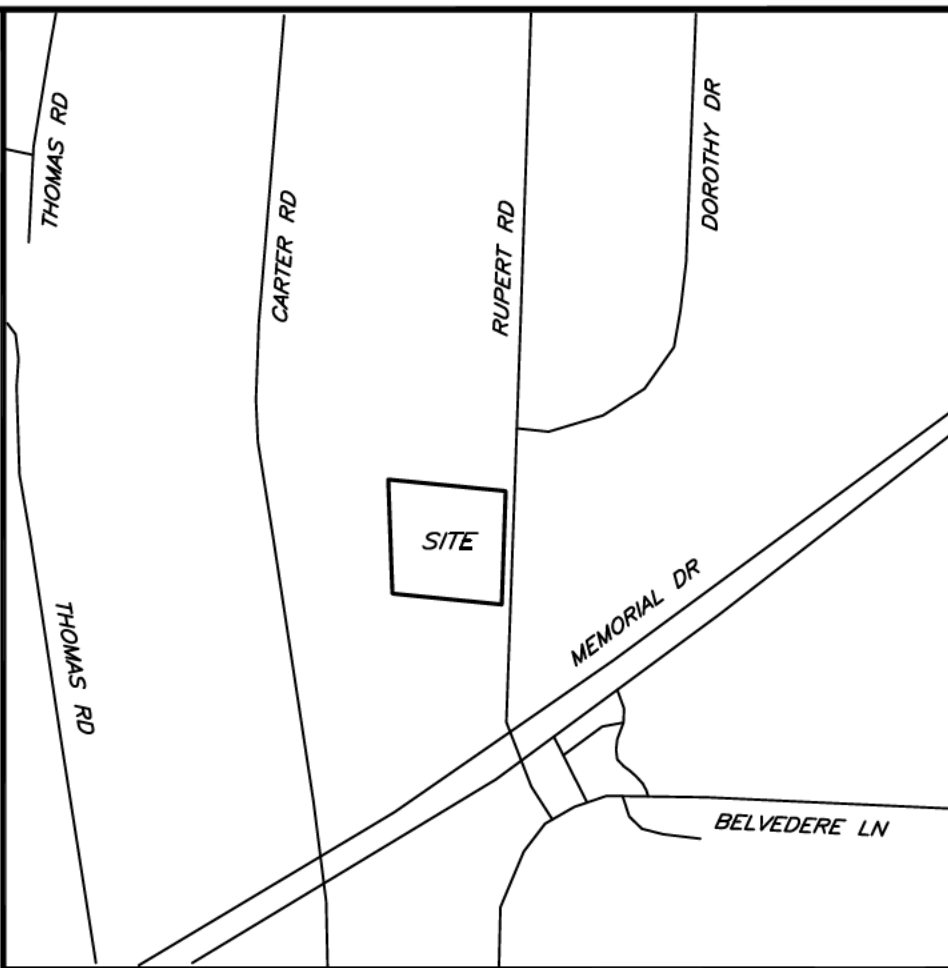
THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS,
PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER
MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED,
OR NOT DISCLOSED IN THE TITLE ABSTRACT PROVIDED BY
THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.

SURVEYORS CERTIFICATION

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 JURISDICTIONS, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR
REQUIREMENTS, OR SUITABILITY FOR ANY PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED
LANDS 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.

K. Addison Blakeslee
K. ADDISON BLAKESLEE GA RLS #3246

5-30-2026
DATE



LOCATION MAP 1" = 2000'

GENERAL PLAT NOTES:

THE FIELD DATA DATED 5-29-2026 UPON WHICH THIS PLAT IS
BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 97,725 FEET
AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE AND WAS
ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN
CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE
WITHIN 1 FOOT IN 537,173 FEET. A TRIMBLE S6 ROBOT WAS
USED FOR ANGULAR AND LINEAR MEASUREMENTS.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN;
ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY PANEL
#13089C0069J DATED MAY 16, 2013.

THIS PLAT IS FOR THE EXCLUSIVE USE OF STRYANT
INVESTMENTS, LLC. ANY USE BY THIRD PARTIES IS AT THEIR
OWN RISK.

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL
SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S
SEAL.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A
CURRENT TITLE COMMITMENT POLICY; THEREFORE EXCEPTION IS
MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS OF
WAY AND RESTRICTIONS OF RECORD, WHICH MAY EXIST.
FURTHERMORE, THIS PROPERTY MAY BE SUBJECT TO
EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS,
WHICH ARE NOT RECORDED OR NOT DISCLOSED BY THE TITLE
COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR;
THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.

ZONING:

CURRENTLY ZONED: R-75

MINIMUM YARD REQUIREMENTS:

FRONT SETBACK
(MAJOR)—45'
(MINOR)—35'
(COLLECTOR)—30'

SIDE SETBACK—7.5'

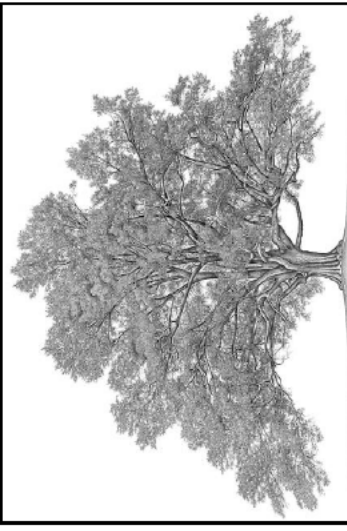
REAR SETBACK—40'

MAX. LOT COVERAGE—35%

OWNER/DEVELOPER TO CONFIRM
ALL ZONING CONDITIONS

PRISTINE

LAND SERVICES
Land Surveys • Landscapes • Environmental
4131 Bolingbrook Dr.
Marietta, Georgia 30062
Phone 404.787.1012
www.pristinelandservices.com



TOPOGRAPHIC SURVEY FOR:
STRYANT INVESTMENTS, LLC

LOCATED IN LAND LOT 201
15TH DISTRICT
LOTS 42 AND 43
BLOCK "D",
COLUMBIA ACRES SUBDIVISION
CITY OF DECATUR
DEKALB COUNTY, GEORGIA



REVISIONS

FIELD WORK DATE: 5-29-2026
DRAFTING DATE: 5-30-2026
SCALE: 1"=20'
DRAWN BY: KAB
CHECKED BY: KAB
PROJECT NO. 2026086

RUPERT.DWG



FRONT ELEVATION

1/8" = 1'-0"

Thrive Homes continually refines and improves its plans. Accordingly, the details of the rendering and floor plans are subject to change. Every reasonable effort has been made to ensure that all dimensions are correct, but they are not guaranteed as such. Room sizes are approximate and may vary due to adjustments made by the contractor during construction.

07-20-2026



Your Home.
You're Home.

(770) 330-3389
adam@adamstillman.net



These drawings are the property of Adam Stillman Residential Design, and are for marketing and informational purposes only. Submission of these drawings to any public body for any use is strictly prohibited. Transmission of these drawings to third parties does not release in any way the copyright and ownership of drawings provided herein. Adam Stillman Residential Design shall protect this copyright and be reimbursed for all legal and court costs, etc., for any necessary protection of the drawings.

07-20-2026



**Your Home.
You're Home.**

(770) 330-3389
adam@adamstillman.net



These drawings are the property of Adam Stillman Residential Design, and are for marketing and informational purposes only. Submission of these drawings to any public body for any use is strictly prohibited. Transmission of these drawings to third parties does not release in any way the copyright and ownership of drawings produced herein. Adam Stillman Residential Design shall protect this copyright and be reimbursed for all legal and court costs, etc., for any necessary protection of the drawings.

07-20-2026



**Your Home.
You're Home.**

(770) 330-3389
adam@adamstillman.net

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: Elliott Simpson Phone: [REDACTED]

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

Property Address: 1433 Rupert Road, Decatur 30030

Tax Parcel ID: 15 201 04 024 Acreage: 0.94

Existing Use: _____ Proposed Use: Three (3) homes

Supplemental Regs: NA Overlay District: NO

☒ Rezoning: Existing Zoning: R-75 Proposed Zoning: R-60

DRI: _____ Square Footage/Number of Units: _____

Rezoning Request: Development of 3 single-family homes. Will submit for a lot division based on the approved rezoning and final site plan.

☐ 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): _____

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: Oct. 5 (Jan 2027) December 7 (March 2027)

Calendar Dates: CC: 12.15.26 or 02.16.2027 PC: 1.7.27 or 1.28.27 BOC: 1.28.27 or 3.25.27

- ☒ 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: The March 2027 calendar dates listed are tentative. Pls contact Ms. Hill mid-December for the final, adopted 2027-28 Zoning calendar.

Applicant to show how proposed project is compatible with surrounding residential area.

There does not appear to be any R-60 zoning in area. Rezoning to R-60 could encourage more rezonings & convert the neighborhood from R-75 to R-60. Since both zoning districts are low density single-family, this may not be an issue. If rezoning is approved, applicant will have to proceed through sketch plat and comply with detention, streetscape requirements, and R-60 requirements.

Applicant indicates that they are trying to qualify for January 2027 zoning agenda cycle--they said they would be holding their community meeting by October 5th and will file by Oct 12th. Otherwise, they will meet the March 2027 agenda cycle deadlines.

Planner: John Reid, Sr. Planner

Date: September 28, 2026