

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: D8-2026-1102 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: (Oct. 2026) No Quorum. (Aug. 2026) Approval with a condition.

PLANNING COMMISSION: (Nov. 5, 2026) Pending. (Sept. 1, 2026) Denial.

PLANNING STAFF: (November 2026) Denial.

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 as submitted. Section 27-4.2.19 of the Zoning Ordinance draws a specific distinction between a “child day care facility” (six (6) or fewer children) and a “child day care center” (seven (7) or more children), and that distinction carries operational consequence: in addition to the off-street parking required by the applicable zoning district, Section 27- 4.2.19 (B) requires that each child day care center provide an adequate on-site turnaround. The proposed site, which would serve approximately 30 children on three weekdays and Sunday, is subject to the childcare center standard, not the lesser standard applicable to a facility serving six or fewer children. Interdepartmental review further indicates that, should the property be rezoned to OIT, the site would be required to comply with the site development and building development standards applicable to a traditional commercial or institutional building, rather than those applicable to a single-family residence. Those standards would be expected to require physical changes to the site and structure that are inconsistent with the Applicant's representation that the residential appearance of the

property will be retained with no exterior modifications. This outcome also conflicts with the intent of the supplemental regulations for child day care uses: Section 27-4.2.19(C) provides that the exterior appearance of a child day care facility located in a residential district shall be maintained as a residential structure, with no signs other than those otherwise authorized and no graphics affixed to the exterior or displayed on the premises. Section 27-4.2.19(C) addresses child caring facilities in residential districts, staff finds that the policy it expresses, that childcare in a residential setting should retain a residential character, cannot be reconciled with commercial-standard development of this parcel if rezoned to OIT in the middle of an established single-family neighborhood. While staff finds that a child day care use is, in general, suitable in a residential and Suburban context, the scale of the specific program proposed here, a child day care center serving approximately 30 children, rather than a child day care facility serving six or fewer, exceeds what the subject property's existing site conditions can reasonably accommodate without adverse impact to adjacent and nearby properties and to the surrounding street network. Staff finds that a child-care use is, in principle, compatible with the Suburban character area and with the residential context of the surrounding neighborhood (Finding A of Sec. 27- 7.3.5). However, the application as submitted does not demonstrate that the subject property, at Prepared by: Whitney Fuller Page 5 Z-26-1248179 approximately 1.13 acres with only four (4) off-street parking spaces and no on-site turnaround, can accommodate a child day care center serving approximately 30 children without adverse impact to adjacent and nearby residential properties and to the surrounding street network (Findings B, D, and G of Sec. 27- 7.3.5). The scale of the proposed program places it well above the six-child threshold that distinguishes a child day care facility from a child day care center under Section 27-4.2.19, triggering the childcare center-level requirement for an adequate on-site turnaround — a requirement the application does not satisfy. Absent a substantially revised site plan demonstrating adequate on-site parking, turnaround, and queuing capacity proportionate to the scale of the proposed program, staff cannot find that the proposal avoids an unmitigated hardship on surrounding streets and adjoining properties. 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 **“Denied”**.

PLANNING COMMISSION VOTE: (November 5, 2026) Pending. (September 1, 2026) Denial 7-0-0. Commissioner Osler moved, Commissioner Costello seconded for denial. Commissioner Murphy was not present for this vote.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (October 2026) No Quorum. Members present voted for Denial (6-0-0). **(August 2026) Approval (6-0-2)** with the condition that the Applicant be restricted from any land disturbance.



DeKalb County Department of Planning & Sustainability

**178 Sams Street,
Decatur, GA 30030**

(404) 371-2155 / www.dekalbcountyga.gov/planning

Planning Commission Hearing Date: Tuesday, November 5, 2026

Board of Commissioners Hearing Date: Thursday, November 19, 2026

STAFF ANALYSIS

Case No.:	Z-26-1248179	Agenda #: 2026-1102
Address:	3970 Norman Road, Stone Mountain 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: DENIAL

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 as submitted. Section 27-4.2.19 of the Zoning Ordinance draws a specific distinction between a “child day care facility” (six (6) or fewer children) and a “child day care center” (seven (7) or more children), and that distinction carries operational consequence: in addition to the off-street parking required by the applicable zoning district, Section 27-4.2.19 (B) requires that each child day care center provide an adequate on-site turnaround. The proposed site, which would serve approximately 30 children on three weekdays and Sunday, is subject to the child-care center standard, not the lesser standard applicable to a facility serving six or fewer children.

Interdepartmental review further indicates that, should the property be rezoned to OIT, the site would be required to comply with the site development and building development standards applicable to a traditional commercial or institutional building, rather than those applicable to a single-family residence. Those standards would be expected to require physical changes to the site and structure that are inconsistent with the Applicant's representation that the residential appearance of the property will be retained with no exterior modifications. This outcome also conflicts with the intent of the supplemental regulations for child day care uses: Section 27-4.2.19(C) provides that the exterior appearance of a child day care facility located in a residential district shall be maintained as a residential structure, with no signs other than those otherwise authorized and no graphics affixed to the exterior or displayed on the premises. Section 27-4.2.19(C) addresses child caring facilities in residential districts, staff finds that the policy it expresses, that childcare in a residential setting should retain a residential character, cannot be reconciled with commercial-standard development of this parcel if rezoned to OIT in the middle of an established single-family neighborhood.

While staff finds that a child day care use is, in general, suitable in a residential and Suburban context, the scale of the specific program proposed here, a child day care center serving approximately 30 children, rather than a child day care facility serving six or fewer, exceeds what the subject property's existing site conditions can reasonably accommodate without adverse impact to adjacent and nearby properties and to the surrounding street network.

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 residents.

The Land Use Table on page 52 of the DeKalb Comprehensive Land Use Plan (2022) identifies the zoning districts considered permitted within the Suburban character area, which includes Office-Institutional Transitional (OIT). 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 OIT district.

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.

With respect to streets and transportation facilities, however, staff finds that the proposed use, at the scale proposed, will or could cause an excessive and burdensome use of Norman Road and Sans Souci Way. The site as submitted does not demonstrate the on-site turnaround required for a child day care center under Section 27-4.2.19(B), or any queuing area, for a program generating concentrated drop-off and pick-up trips for approximately 30 children, multiple days per week. Should the application be approved, the applicant would additionally 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 — improvements that are not reflected in the application as submitted.

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.

RECOMMENDATIONS Staff finds that a child-care use is, in principle, compatible with the Suburban character area and with the residential context of the surrounding neighborhood (Finding A of Sec. 27-7.3.5). However, the application as submitted does not demonstrate that the subject property, at

approximately 1.13 acres with only four (4) off-street parking spaces and no on-site turnaround, can accommodate a child day care center serving approximately 30 children without adverse impact to adjacent and nearby residential properties and to the surrounding street network (Findings B, D, and G of Sec. 27-7.3.5).

The scale of the proposed program places it well above the six-child threshold that distinguishes a child day care facility from a child day care center under Section 27-4.2.19, triggering the child care center-level requirement for an adequate on-site turnaround — a requirement the application does not satisfy. Absent a substantially revised site plan demonstrating adequate on-site parking, turnaround, and queuing capacity proportionate to the scale of the proposed program, staff cannot find that the proposal avoids an unmitigated hardship on surrounding streets and adjoining properties.

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 application Z-26-1248179 be DENIED.

CONDITIONS

Because staff is recommending denial, no conditions are recommended.

INTERDEPARTMENTAL COMMENTS

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

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

- **Transportation/Access/Row:** Right of way improvement will be needed. Minimum will be curb, gutter, landscape strip and side walks.

Catch basin need will depend on the condition of exisiting and gutter spread anaylsis.

- **Stormwater Management:** Future development will have issues fitting require stormwater management on the site.

Runoff reduction is required for water quality. Seperate system for detention will also be required. There is also concern for where detention system will discharge to.

- **Flood Hazard Area/Wetlands:** N/A

- **Landscaping/Tree Preservation:** There will be tree requirements for preservation and for zoning.

Trees planted in stormwater management system can count towards this depending on the species used.

- **Tributary Buffer:** N/A

- **Fire Safety:**

Lia C Fabian
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 – **ROADS & DRAINAGE** - ZONING COMMENTS FORM

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

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

Drainage Basin: Snapfinger Creek

Upstream Drainage Area: N/A

Percentage of Property in 100-Year Floodplain: 0%

Impact on property (flood, erosion, sedimentation) under existing zoning: There is no documented impact
of flood, erosion and sedimentation on property under existing zoning.

Required detention facility(s): N/A

COMMENTS: Approval of this rezoning application to Office- Institutional-Transitional district to allow a
child daycare center will not have appreciable impact on existing roads and drainage infrastructure
in the area.

Akin Akinsola

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

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

ADDRESS: 3970 Norman Road; 18 095 06 072

WATER

Size of existing water main: 6" and 12 " CI adequate: ☐ inadequate: ☐

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

SEWER

Outfall Servicing Project: Upper snapfinger Creek

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

Water Treatment Facility: Snapfinger Creek

Sewage Capacity: 36 (MGPD) Current Flow: 28 (MGPD)

COMMENTS: Approval of this rezoning application to Office- Institutional-Transitional district to allow a

Yola Lewis

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

APPLICATION SITE PLAN(S)

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

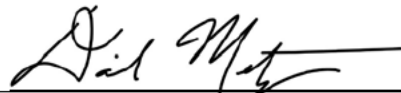
Acreage: 1.13 Commission District(s): 4 Super District: 6

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

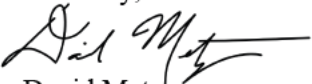
When: Wednesday, June 3, 2026 6:00 PM Eastern Time (US and Canada)

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 composed of 12 individual video feeds arranged in a 3x4 layout. The participants are as follows:

- Row 1:** Diane Lewis (woman with glasses, resting chin on hand), David Metzger (man in a suit and tie), Joy Miller (woman with glasses, hands clasped), MaryAnn Anderson (woman with glasses, looking down), and a disabled video feed icon (a camera with a slash through it).
- Row 2:** Gigi S (woman with long dark hair), Andrea (woman with glasses, looking down), Molly Gray (woman with curly hair), Mellie (text label), and Paul Shuman (text label).
- Row 3:** Christopher Wilde (man with a beard, smiling), Deidre (text label), Alyson (text label), Victoria Webb (woman with white hair and sunglasses), and Pam's iPad (text label).

At the bottom of the screen, there is a black bar containing a red progress bar. The time on the left is 0:58:07, and the time 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.	HEADWALL
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

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.
- 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.
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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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BRICK GARAGE = 498.8± SQ.FT.
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:

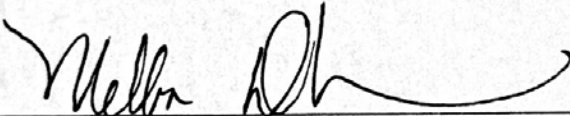
David Metzger, Molly Gray, and the law firm of Williams Teusink, LLC

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

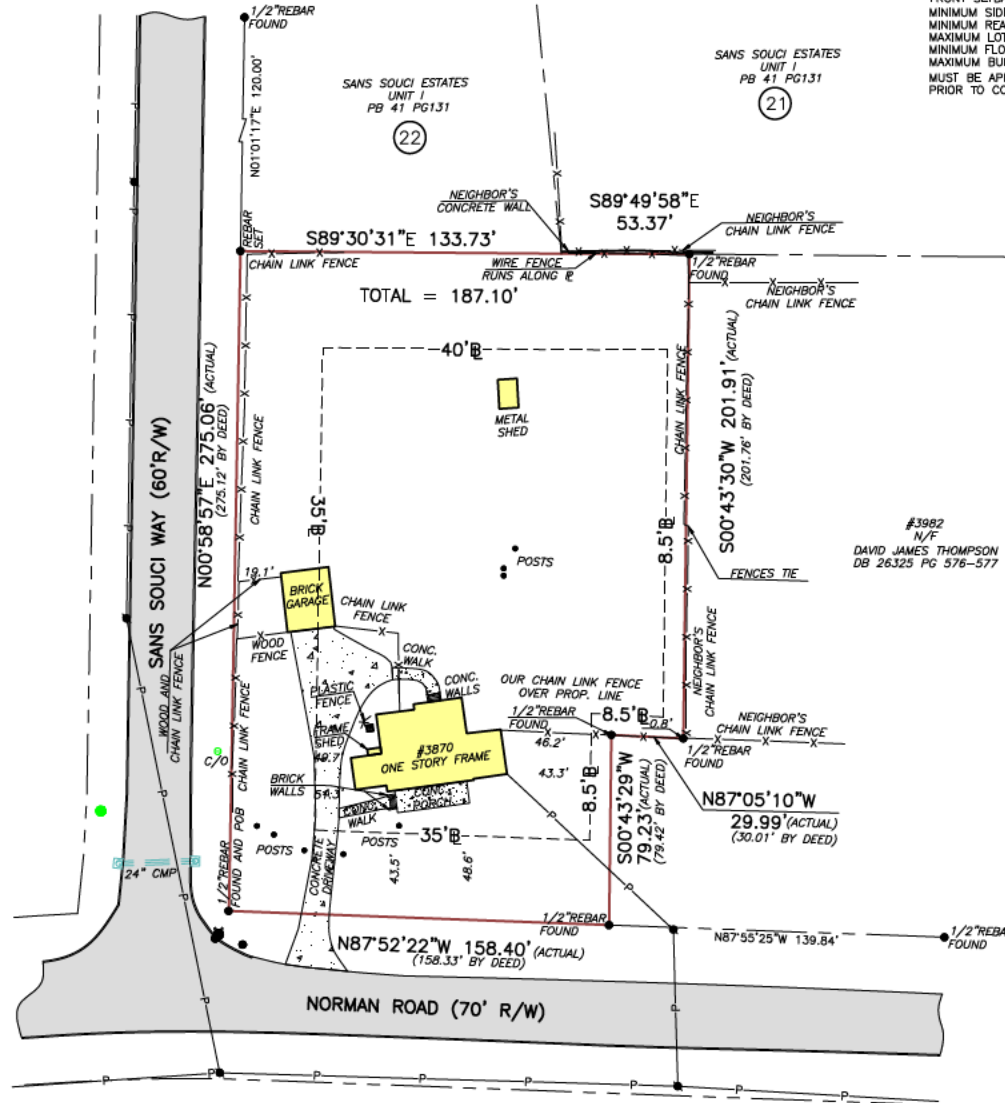
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MAGNETIC
N



ZONING INFORMATION

DEKALB COUNTY R-85
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MINIMUM LOT AREA: 12,000 SQUARE FEET
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TOTAL IMPERVIOUS AREA = 4,854.4± SQ.FT. OR 9.7%±



Michael R. Noles
Georgia RLS #2646
Member SAMSOG

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Michael R. Noles

Michael R. Noles

Georgia RLS No. 2646

4-29-2026

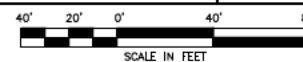
NO.	REVISIONS	DATE

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.



SCALE IN FEET

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

LETTERS IN OPPOSITION

Norman Road Neighbors

Belle Glade Estates | Clark Estates | Norman Forest | Sans Souci Estates | Stoneview | Viking Estates

August 27, 2026

RE: Rezoning Application Z-26-1248179 for 3970 Norman Road

Dear Ms. Fuller and Members of the Planning Commission,

I am writing on behalf of the Norman Road Neighbors (NRN) group and several neighbors to express our opposition to application Z-26-1248179. NRN is a community group with representatives from the subdivisions off Norman Road. NRN does not oppose all development or the Missionaries of Charity and their mission. We oppose the rezoning of 3970 Norman Road from R-85 to OIT and use of the property for a child care center. **We request that the Planning Commission recommend denial of the application for the reasons stated below.**

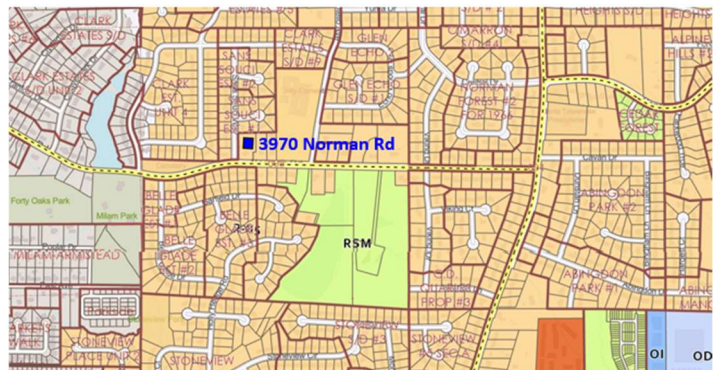
- **The property at 3970 Norman Rd is inconsistent with Section 2.30.1 of the Zoning Ordinance, which establishes the intent of the OIT zoning district.** Section 2.30.1 states that the intent of OIT is:

A. *To provide areas within the county for the location of office and institutional uses which are necessary for the residents, business practitioners, and professional practitioners in existing buildings no longer viable for residential uses.*

3970 Norman Road is a viable residential property, as acknowledged by the applicant: “The Property is currently zoned R-85 and is improved with a single-family home, so it does have reasonable economic use currently.”

C. *To provide for the transition from residential to office and associated commercial uses which do not generate large volumes of traffic, noise or other harmful effects, and which are compatible with residential uses in locations so designated in the comprehensive plan along Commercial Redevelopment Corridor character areas and along the edge of the Office Park and Institutional character areas.*

3970 Norman Rd is in a suburban (SUB) future land use area. Norman Rd is not in transition from residential to nonresidential. The property is not in the vicinity or on the edge of the aforementioned areas, including the Memorial Drive Redevelopment Corridor.



- **Staff cited inconsistency with Section 2.30.1 subsections A and C when recommending denial of a proposal to rezone a suburban property to OIT for a house of worship; the current staff analysis itself has concerns about OIT at this location.**

In 2023, the staff analysis of application Z-23-1246173 to rezone 3964 Chamblee Tucker Road to OIT recommended denial, stating: “The property is located in the Suburban (SUB) future land use area... However, the **proposal is not consistent with subsection A) or C).** The property is **not located along the edge or in the vicinity of any of the aforementioned character areas.** While there are other institutional uses nearby, those uses operate within the parameters of the R-100 Zoning District. **No**

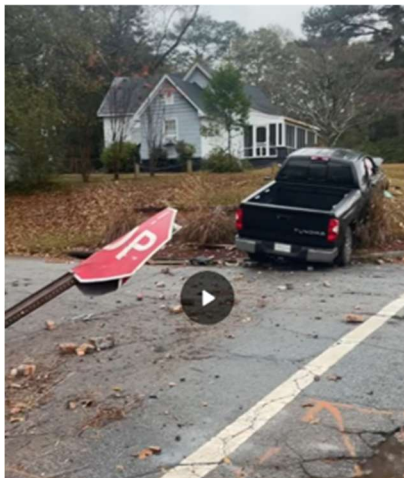
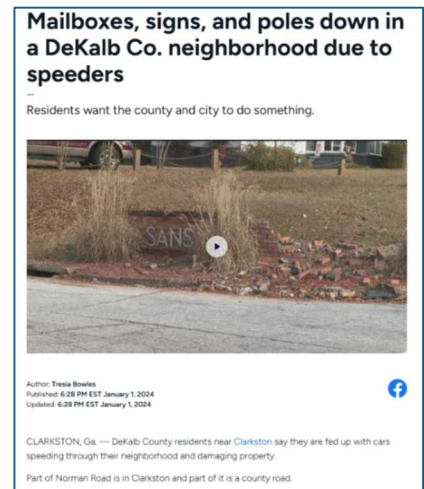
evidence has been provided that this portion of the Chamblee-Tucker Road corridor is in transition from residential to nonresidential...staff recommends denial of the applicant's proposal."

- **Poor driver behavior on Norman Road—documented by the county's speed studies, accident records, and news articles—confirm that 3970 Norman Road is not a safe location for a child care center.**

The speed limit on Norman Rd is 35 mph. In January 2024, the county conducted 2-day speed studies at 3970 Norman Rd and 4069 Norman Rd in response to NRN's concerns. The table shows the **combined number of vehicles at each location traveling both directions from 3-6 pm—the operating hours of the proposed program.** County staff stated, "people drive fast on Norman Rd."

Speed study location	Total vehicles (both directions)	35-45 mph (from 3-6 pm)	45-65 mph (from 3-6 pm)	Total over 35 mph (3-6 pm)
3970 Norman Rd	1,127	448 (39.8%)	32 (2.8%)	480 (42.6%)
4069 Norman Rd	1,253	766 (61.1%)	321 (25.6%)	1,087 (86.8%)

The studies measured vehicle volume and speed; they do not reflect other unsafe driver behavior, such as illegal passing or the history of accidents along Norman Road. In November 2024, a driver coming from Belle Glade crashed into multiple mailboxes, took out the Sans Souci neighborhood 12-foot masonry signs, and **continued onto the frontage of 3970 Norman Rd.** This is **one example of many** incidents that have occurred on Norman Rd. As a result of NRN's advocacy, the county installed two digital radar signs on Norman Rd; however, these have not curbed driver behavior.



See the 11Alive article and video at <https://www.11alive.com/article/traffic/mailboxes-signs-and-poles-down-in-a-dekalb-co-neighborhood-due-to-speeders-clarkston-norman-road/85-5529418e-9306-47ef-b97e-8aae4df453da>

- **Use of the property as child care center for 20-30 children would require significant modifications to accommodate ingress, egress, and vehicle circulation, diminishing the residential character.**

A child care center would require: (1) much more **frequent vehicle entry/exit** than a typical residential use, (2) a substantial portion of the **grassy back yard being converted to gravel or pavement** for vehicle circulation (as indicated in the application), and (3) **widening the driveway to accommodate two vehicles** at once. These changes would substantially reduce the landscaped yard and make the property function more like a commercial site. ***This directly conflicts with the applicant's repeated statements about maintaining the residential character of the home and surrounding neighborhood.***



View of property back yard from 1029 Sans Souci Way

- **The concentration of 20–30 children, 2-5 staff, parents, and vehicles on a property surrounded by single-family homes would introduce a level of daily activity and noise that is substantially greater than residential use.**

The property directly abuts three residential parcels, with several neighboring homes and backyards immediately adjacent to the site. In addition, several neighbors work from home, including the owner directly behind the property at 1029 Sans Souci Way (see photo above). **During the proposed weekday (3-5:30 pm) and weekend (10 am-12 pm) hours, the combined effects of children arriving and leaving, outdoor activity, staff monitoring, parent vehicles, and concentrated pickup/drop-off periods will create recurring disruption for neighbors.**

While we respect the Missionaries of Charity's mission, we respectfully request that the Planning Commission recommend denial of application Z-26-1248179 to rezone 3970 Norman Rd to OIT for use as a child care center.

Sincerely,

Gina Sgro, NRN, Sans Souci Estates

Deidre Burton, NRN, Sans Souci Estates

Karen Grage, NRN, Sans Souci and Viking Estates

Brian Lucy, NRN, Clark Estates

Ann McCormack, NRN, Belle Glade Estates

Greg Mosley, NRN, Stoneview Estates

Steve Reis, NRN, Norman Forest

Paul and Margaret Shuman, Sans Souci Estates

Alyson and David Thompson, Norman Road

Pam White, Sans Souci Estates

Andrea Winkler, Norman Road

Pam White
1029 Sans Souci Way
Clarkston, GA 30021

Re: Opposition to Rezoning Application — 3970 Norman Road, Stone Mountain, GA 30083 (Tax Parcel ID No. 18 095 06 072) — Rezoning from R-85 to OIT

Dear Members of the Planning Commission:

I am writing regarding the rezoning application for 3970 Norman Road. My property is directly adjacent to this parcel and shares a rear fence line with it, so I have a direct interest in how this application is decided.

I want to be clear that my concern is not with the Missionaries of Charity or their proposed afterschool program. My concern is with the rezoning itself, and the long-term implications of changing this parcel's classification from residential (R-85) to OIT (Office Institutional Transitional).

OIT zoning attaches to the land, not to a specific owner or use. If this application is approved, the classification would remain in place regardless of who owns the property in the future or how it is used, so long as the use falls within what OIT permits. This means the current proposal — however limited in scope — does not define the long-term reality of what could occupy this parcel once it is rezoned.

For my property specifically, this creates real concerns: increased activity and noise directly behind my home, additional vehicle traffic and parking pressure on a residential street not built for institutional use, and the potential for exterior lighting or other changes associated with commercial or institutional occupancy. These changes would directly affect my privacy, the residential character behind my home, and my property's value — and unlike the current application, future uses permitted under OIT zoning would not require this level of neighborhood review.

For these reasons, I respectfully ask the Commission to deny this rezoning application.

Thank you for your consideration.

Sincerely,

Pam White

Alyson Thompson
3982 Norman Road
Stone Mountain, GA 30083

Re: Opposition to Application to rezone 3970 Norman Road from R-85 to OIT

Dear Members of the Planning Commission,

My name is Alyson Thompson, and I live at 3982 Norman Road, right next door to the property in question, with my husband and two young children. We share a long border with 3970 and have a wide view of its lovely backyard. I have been told that 3970 was the first house ever built in the area and ours was one of the first four. :)

While we respect the Sisters of the Missionaries of Charity and what they are trying to do, we do not feel that they have selected an appropriate property for their goal. We are surrounded by homes on all sides for quite some distance (other than Jolly Elementary and Milam Park) and feel that an OIT distinction would be very out of place here. And even though an afterschool program for refugee children is a very noble thing to implement, we dread what might happen if they sell the property in the future (i.e. what other type of OIT business could pop up) and what precedent this would set in our neighborhood. We believe that they should have purchased a building in one of the commercial areas of town for this purpose - although we realize that those come at a different price point (\$\$) than R-85 properties do.

While the current application for rezoning seems to say that the Sisters do not intend to greatly change the feel of the property, we also wonder if additional changes (like a commercial sign out front) are going to try to be pushed through in the future, changes that may now be cleverly hidden by the wording of an intelligent lawyer.

And while we love kids and refugees, we are unsure of how having lots of kids (20-30 right now but maybe more in the future) next door to us multiple days a week, and the traffic challenges that come with that, will affect our quality of life/privacy on a daily basis. It also seems that that could greatly affect our property value.

And for what it's worth, from someone who has walked on Norman Road well over a thousand times at this point, I can tell you that I often do not feel safe and am very cautious when walking on it. From broken mailboxes to a truck demolishing the neighborhood sign (on 3970's property), to a car running off the road into someone's yard all the way into their garage door, to another car swerving up onto the sidewalk and then crossing the road and crashing into the fence by the retention pond, to people speeding and passing on the wrong side of the road headed quickly toward the blind hill, it's just a dangerous stretch of road.

Thank you for reading my statement. We appreciate getting to share our thoughts

Sincerely,

Alyson Thompson

DeKalb County Government Transportation Division



1950 West Exchange Place
4th floor
Tucker, GA30084

Site Code: 0
3970 Norman Rd
Direction: South, Lane 1

1/22/2024	> 15 - 20	> 20 - 25	> 25 - 30	> 30 - 35	> 35 - 40	> 40 - 45	> 45 - 50	> 50 - 55	> 55 - 60	> 60 - 65	> 65 - 70	> 70 MPH	Total
Time 0 - 15 MPH MPH MPH MPH MPH MPH MPH MPH MPH MPH MPH MPH													
12:00 AM	*	*	*	*	*	*	*	*	*	*	*	*	0
1:00	*	*	*	*	*	*	*	*	*	*	*	*	0
2:00	*	*	*	*	*	*	*	*	*	*	*	*	0
3:00	*	*	*	*	*	*	*	*	*	*	*	*	0
4:00	*	*	*	*	*	*	*	*	*	*	*	*	0
5:00	*	*	*	*	*	*	*	*	*	*	*	*	0
6:00	*	*	*	*	*	*	*	*	*	*	*	*	0
7:00	*	*	*	*	*	*	*	*	*	*	*	*	0
8:00	*	*	*	*	*	*	*	*	*	*	*	*	0
9:00	*	*	*	*	*	*	*	*	*	*	*	*	0
10:00	*	*	*	*	*	*	*	*	*	*	*	*	0
11:00	*	*	*	*	*	*	*	*	*	*	*	*	0
12:00 PM	*	*	*	*	*	*	*	*	*	*	*	*	0
1:00	*	*	*	*	*	*	*	*	*	*	*	*	0
2:00	*	*	*	*	*	*	*	*	*	*	*	*	0
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4:00	0	1	13	21	41	34	5	1	0	0	0	0	116
5:00	5	2	5	22	54	41	15	3	2	0	0	0	149
6:00	3	1	5	25	37	24	5	0	0	1	0	0	101
7:00	1	1	4	13	27	13	3	1	0	0	0	0	63
8:00	0	0	1	6	13	9	4	1	0	0	0	0	34
9:00	0	0	2	9	9	7	4	0	0	0	0	0	31
10:00	0	1	1	2	6	8	3	1	0	0	0	0	22
11:00	0	0	1	4	10	0	1	0	0	0	0	0	16
Total	9	8	33	112	223	157	44	9	2	1	0	0	598

DeKalb County Government Transportation Division



1950 West Exchange Place
4th floor
Tucker, GA30084

Site Code: 0
3970 Norman Rd
Direction: South, Lane 1

1/23/2024	> 15 - 20	> 20 - 25	> 25 - 30	> 30 - 35	> 35 - 40	> 40 - 45	> 45 - 50	> 50 - 55	> 55 - 60	> 60 - 65	> 65 - 70	> 70 MPH	Total
Time 0 - 15 MPH MPH MPH MPH MPH MPH MPH MPH MPH MPH MPH MPH													
12:00 AM	0	0	0	1	4	5	1	0	0	0	1	0	12
1:00	0	0	0	1	3	2	1	0	0	1	0	0	8
2:00	0	0	0	0	1	3	1	0	0	0	0	0	5
3:00	0	0	0	2	1	0	1	0	1	0	0	0	5
4:00	0	0	0	0	2	6	0	0	0	0	0	0	8
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6:00	4	1	3	3	11	8	3	1	0	0	0	0	34
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11:00	0	0	4	11	25	17	2	1	0	1	0	0	61
12:00 PM	1	2	2	14	42	26	4	1	1	0	0	0	93
1:00	0	0	5	17	38	8	4	1	0	0	0	0	73
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3:00	2	1	3	28	46	35	5	1	0	0	0	0	121
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5:00	2	1	4	29	55	47	6	1	0	0	0	0	145
6:00	0	2	6	19	50	26	4	0	0	1	0	0	108
7:00	0	0	2	11	25	21	2	1	0	0	0	0	62
8:00	0	0	3	15	23	16	1	1	0	0	0	0	59
9:00	2	0	0	12	8	13	2	0	0	0	0	0	37
10:00	0	0	0	7	15	5	3	0	0	0	0	0	30
11:00	0	0	0	3	9	4	0	1	0	0	0	0	17
Total	26	25	72	274	518	355	70	13	3	3	1	0	1360

DeKalb County Government Transportation Division



1950 West Exchange Place
4th floor
Tucker, GA30084

Site Code: 0
3970 Norman Rd
Direction: South, Lane 1

1/24/2024	> 15 - 20	> 20 - 25	> 25 - 30	> 30 - 35	> 35 - 40	> 40 - 45	> 45 - 50	> 50 - 55	> 55 - 60	> 60 - 65	> 65 - 70	> 70 MPH	Total
Time 0 - 15 MPH MPH MPH MPH MPH MPH MPH MPH MPH MPH MPH MPH													
12:00 AM	0	0	0	2	4	2	0	0	1	0	0	0	9
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7:00	3	4	14	22	20	12	0	0	0	0	0	0	75
8:00	1	0	3	8	17	22	5	1	1	0	0	0	58
9:00	1	0	1	8	7	7	4	0	0	0	0	0	28
10:00	*	*	*	*	*	*	*	*	*	*	*	*	0
11:00	*	*	*	*	*	*	*	*	*	*	*	*	0
12:00 PM	*	*	*	*	*	*	*	*	*	*	*	*	0
1:00	*	*	*	*	*	*	*	*	*	*	*	*	0
2:00	*	*	*	*	*	*	*	*	*	*	*	*	0
3:00	*	*	*	*	*	*	*	*	*	*	*	*	0
4:00	*	*	*	*	*	*	*	*	*	*	*	*	0
5:00	*	*	*	*	*	*	*	*	*	*	*	*	0
6:00	*	*	*	*	*	*	*	*	*	*	*	*	0
7:00	*	*	*	*	*	*	*	*	*	*	*	*	0
8:00	*	*	*	*	*	*	*	*	*	*	*	*	0
9:00	*	*	*	*	*	*	*	*	*	*	*	*	0
10:00	*	*	*	*	*	*	*	*	*	*	*	*	0
11:00	*	*	*	*	*	*	*	*	*	*	*	*	0
Total	8	4	19	53	76	61	17	4	3	0	0	0	245
Grand Total	43	37	124	439	817	573	131	26	8	4	1	0	2203
Stats	Percentile												
	Speed												
	Mean Speed (Average)												
	10 MPH Pace Speed												
	Number in Pace												
	Percent in Pace												
	Number > 45 MPH												
	Percent > 45 MPH												

DeKalb County Government Transportation Division



1950 West Exchange Place
4th floor
Tucker, GA30084

Site Code: 0
3970 Norman Rd
Direction: North, Lane 2

1/22/2024	> 15 - 20	> 20 - 25	> 25 - 30	> 30 - 35	> 35 - 40	> 40 - 45	> 45 - 50	> 50 - 55	> 55 - 60	> 60 - 65	> 65 - 70	> 70 MPH	Total
Time 0 - 15 MPH MPH MPH MPH MPH MPH MPH MPH MPH MPH MPH MPH													
12:00 AM	*	*	*	*	*	*	*	*	*	*	*	*	0
1:00	*	*	*	*	*	*	*	*	*	*	*	*	0
2:00	*	*	*	*	*	*	*	*	*	*	*	*	0
3:00	*	*	*	*	*	*	*	*	*	*	*	*	0
4:00	*	*	*	*	*	*	*	*	*	*	*	*	0
5:00	*	*	*	*	*	*	*	*	*	*	*	*	0
6:00	*	*	*	*	*	*	*	*	*	*	*	*	0
7:00	*	*	*	*	*	*	*	*	*	*	*	*	0
8:00	*	*	*	*	*	*	*	*	*	*	*	*	0
9:00	*	*	*	*	*	*	*	*	*	*	*	*	0
10:00	*	*	*	*	*	*	*	*	*	*	*	*	0
11:00	*	*	*	*	*	*	*	*	*	*	*	*	0
12:00 PM	*	*	*	*	*	*	*	*	*	*	*	*	0
1:00	*	*	*	*	*	*	*	*	*	*	*	*	0
2:00	*	*	*	*	*	*	*	*	*	*	*	*	0
3:00	0	0	3	2	7	8	4	4	1	0	0	0	29
4:00	1	0	3	10	14	24	12	2	1	0	0	0	67
5:00	0	0	2	7	19	18	13	4	2	0	0	0	65
6:00	1	0	1	4	15	24	8	0	0	0	0	0	53
7:00	0	0	2	4	8	10	10	3	1	0	0	0	38
8:00	0	0	1	3	3	6	6	1	0	0	0	0	20
9:00	0	0	0	2	5	4	1	0	0	0	0	0	12
10:00	0	0	0	1	2	2	4	0	0	0	0	0	9
11:00	0	0	1	0	0	3	1	1	0	0	0	0	6
Total	2	0	13	33	73	99	59	15	5	0	0	0	299

DeKalb County Government Transportation Division



1950 West Exchange Place
4th floor
Tucker, GA30084

Site Code: 0
3970 Norman Rd
Direction: North, Lane 2

1/23/2024														
Time	0 - 15 MPH	> 15 - 20 MPH	> 20 - 25 MPH	> 25 - 30 MPH	> 30 - 35 MPH	> 35 - 40 MPH	> 40 - 45 MPH	> 45 - 50 MPH	> 50 - 55 MPH	> 55 - 60 MPH	> 60 - 65 MPH	> 65 - 70 MPH	> 70 MPH	Total
12:00 AM	0	0	0	0	0	1	2	1	0	0	0	1	0	5
1:00	0	0	0	0	2	1	0	0	0	0	1	1	0	5
2:00	0	0	0	0	0	4	1	0	0	0	0	0	0	5
3:00	0	0	0	0	0	0	3	0	0	0	0	0	0	3
4:00	0	0	0	0	0	3	2	0	0	0	0	0	0	5
5:00	1	0	0	1	3	3	4	1	1	0	0	0	0	14
6:00	1	4	1	1	15	10	9	2	0	0	0	0	0	43
7:00	1	0	17	62	100	31	9	2	0	0	0	0	0	222
8:00	1	0	3	8	36	39	18	5	3	0	0	0	0	113
9:00	1	0	0	2	23	19	12	5	1	0	0	0	0	63
10:00	0	0	1	4	11	21	7	2	0	0	0	0	0	46
11:00	0	0	1	4	15	18	4	0	2	1	0	0	0	45
12:00 PM	0	0	0	3	14	21	4	1	0	0	0	0	0	43
1:00	2	2	1	14	25	18	10	2	0	0	0	0	0	74
2:00	1	1	7	19	49	28	15	3	0	0	0	0	0	123
3:00	1	1	4	7	34	26	12	2	1	0	0	0	0	88
4:00	2	0	1	4	19	29	11	1	0	1	0	0	0	68
5:00	1	0	4	6	31	24	8	1	0	0	0	0	0	75
6:00	0	1	0	6	13	26	2	3	0	0	0	0	0	51
7:00	0	0	2	7	12	16	3	1	1	0	0	0	0	42
8:00	0	0	1	1	10	6	11	2	0	0	0	0	0	31
9:00	0	1	1	0	4	5	4	1	0	0	0	0	0	16
10:00	0	0	1	2	1	4	0	1	0	0	0	0	0	9
11:00	0	0	0	1	1	1	0	0	0	0	0	0	0	3
Total	12	10	45	152	418	354	151	36	9	2	1	2	0	1192

DeKalb County Government Transportation Division



1950 West Exchange Place
4th floor
Tucker, GA30084

Site Code: 0
3970 Norman Rd
Direction: North, Lane 2

1/24/2024	> 15 - 20	> 20 - 25	> 25 - 30	> 30 - 35	> 35 - 40	> 40 - 45	> 45 - 50	> 50 - 55	> 55 - 60	> 60 - 65	> 65 - 70	> 70 MPH	Total
Time 0 - 15 MPH MPH MPH MPH MPH MPH MPH MPH MPH MPH MPH MPH													
12:00 AM	0	0	0	2	1	0	0	0	0	0	0	0	3
1:00	0	0	0	0	1	0	1	0	0	0	0	0	2
2:00	0	0	1	0	0	0	0	1	0	0	0	0	2
3:00	0	0	0	1	1	2	1	1	1	0	0	0	7
4:00	0	0	0	1	0	4	3	0	0	0	0	0	8
5:00	1	0	0	1	4	2	4	1	0	0	0	0	13
6:00	3	2	1	8	9	17	3	3	0	0	0	0	46
7:00	0	0	19	54	77	50	16	2	0	0	0	0	218
8:00	0	0	1	15	32	49	25	10	0	0	0	0	132
9:00	0	0	1	10	5	25	7	2	0	0	0	0	50
10:00	*	*	*	*	*	*	*	*	*	*	*	*	0
11:00	*	*	*	*	*	*	*	*	*	*	*	*	0
12:00 PM	*	*	*	*	*	*	*	*	*	*	*	*	0
1:00	*	*	*	*	*	*	*	*	*	*	*	*	0
2:00	*	*	*	*	*	*	*	*	*	*	*	*	0
3:00	*	*	*	*	*	*	*	*	*	*	*	*	0
4:00	*	*	*	*	*	*	*	*	*	*	*	*	0
5:00	*	*	*	*	*	*	*	*	*	*	*	*	0
6:00	*	*	*	*	*	*	*	*	*	*	*	*	0
7:00	*	*	*	*	*	*	*	*	*	*	*	*	0
8:00	*	*	*	*	*	*	*	*	*	*	*	*	0
9:00	*	*	*	*	*	*	*	*	*	*	*	*	0
10:00	*	*	*	*	*	*	*	*	*	*	*	*	0
11:00	*	*	*	*	*	*	*	*	*	*	*	*	0
Total	4	2	23	92	130	149	60	20	1	0	0	0	481
Grand Total	18	12	81	277	621	602	270	71	15	2	1	2	1972
Stats	Percentile												
	Speed												
	Mean Speed (Average)												
	10 MPH Pace Speed												
	Number in Pace												
	Percent in Pace												
	Number > 45 MPH												
	Percent > 45 MPH												

DeKalb County Government Transportation Division



1950 West Exchange Place
4th floor
Tucker, GA30084

Site Code: 0
3970 Norman Rd
Direction: Combined

1/22/2024	> 15 - 20	> 20 - 25	> 25 - 30	> 30 - 35	> 35 - 40	> 40 - 45	> 45 - 50	> 50 - 55	> 55 - 60	> 60 - 65	> 65 - 70	> 70 MPH	Total
Time 0 - 15 MPH MPH MPH MPH MPH MPH MPH MPH MPH MPH MPH MPH													
12:00 AM	*	*	*	*	*	*	*	*	*	*	*	*	0
1:00	*	*	*	*	*	*	*	*	*	*	*	*	0
2:00	*	*	*	*	*	*	*	*	*	*	*	*	0
3:00	*	*	*	*	*	*	*	*	*	*	*	*	0
4:00	*	*	*	*	*	*	*	*	*	*	*	*	0
5:00	*	*	*	*	*	*	*	*	*	*	*	*	0
6:00	*	*	*	*	*	*	*	*	*	*	*	*	0
7:00	*	*	*	*	*	*	*	*	*	*	*	*	0
8:00	*	*	*	*	*	*	*	*	*	*	*	*	0
9:00	*	*	*	*	*	*	*	*	*	*	*	*	0
10:00	*	*	*	*	*	*	*	*	*	*	*	*	0
11:00	*	*	*	*	*	*	*	*	*	*	*	*	0
12:00 PM	*	*	*	*	*	*	*	*	*	*	*	*	0
1:00	*	*	*	*	*	*	*	*	*	*	*	*	0
2:00	*	*	*	*	*	*	*	*	*	*	*	*	0
3:00	0	2	4	12	33	29	8	6	1	0	0	0	95
4:00	1	1	16	31	55	58	17	3	1	0	0	0	183
5:00	5	2	7	29	73	59	28	7	4	0	0	0	214
6:00	4	1	6	29	52	48	13	0	0	1	0	0	154
7:00	1	1	6	17	35	23	13	4	1	0	0	0	101
8:00	0	0	2	9	16	15	10	2	0	0	0	0	54
9:00	0	0	2	11	14	11	5	0	0	0	0	0	43
10:00	0	1	1	3	8	10	7	1	0	0	0	0	31
11:00	0	0	2	4	10	3	2	1	0	0	0	0	22
Total	11	8	46	145	296	256	103	24	7	1	0	0	897

DeKalb County Government Transportation Division



1950 West Exchange Place
4th floor
Tucker, GA30084

Site Code: 0
3970 Norman Rd
Direction: Combined

1/23/2024		> 15 - 20	> 20 - 25	> 25 - 30	> 30 - 35	> 35 - 40	> 40 - 45	> 45 - 50	> 50 - 55	> 55 - 60	> 60 - 65	> 65 - 70	> 70 MPH	Total
Time	0 - 15 MPH	MPH	MPH	MPH	MPH	MPH	MPH	MPH	MPH	MPH	MPH	MPH		
12:00 AM	0	0	0	1	4	6	3	1	0	0	1	1	0	17
1:00	0	0	0	1	5	3	1	0	0	1	1	1	0	13
2:00	0	0	0	0	1	7	2	0	0	0	0	0	0	10
3:00	0	0	0	2	1	0	4	0	1	0	0	0	0	8
4:00	0	0	0	0	2	9	2	0	0	0	0	0	0	13
5:00	2	0	1	1	10	5	7	1	1	0	0	0	0	28
6:00	5	5	4	4	26	18	12	3	0	0	0	0	0	77
7:00	8	11	23	91	119	42	13	2	0	0	0	0	0	309
8:00	2	1	6	17	54	55	21	6	3	0	0	0	0	165
9:00	1	0	5	11	41	33	16	5	1	0	0	0	0	113
10:00	1	0	3	17	25	40	8	3	0	0	0	0	0	97
11:00	0	0	5	15	40	35	6	1	2	2	0	0	0	106
12:00 PM	1	2	2	17	56	47	8	2	1	0	0	0	0	136
1:00	2	2	6	31	63	26	14	3	0	0	0	0	0	147
2:00	2	6	22	34	82	44	19	4	0	0	0	0	0	213
3:00	3	2	7	35	80	61	17	3	1	0	0	0	0	209
4:00	6	1	9	30	70	64	22	2	1	1	0	0	0	206
5:00	3	1	8	35	86	71	14	2	0	0	0	0	0	220
6:00	0	3	6	25	63	52	6	3	0	1	0	0	0	159
7:00	0	0	4	18	37	37	5	2	1	0	0	0	0	104
8:00	0	0	4	16	33	22	12	3	0	0	0	0	0	90
9:00	2	1	1	12	12	18	6	1	0	0	0	0	0	53
10:00	0	0	1	9	16	9	3	1	0	0	0	0	0	39
11:00	0	0	0	4	10	5	0	1	0	0	0	0	0	20
Total	38	35	117	426	936	709	221	49	12	5	2	2	0	2552

DeKalb County Government Transportation Division



1950 West Exchange Place
4th floor
Tucker, GA30084

Site Code: 0
3970 Norman Rd
Direction: Combined

1/24/2024	> 15 - 20	> 20 - 25	> 25 - 30	> 30 - 35	> 35 - 40	> 40 - 45	> 45 - 50	> 50 - 55	> 55 - 60	> 60 - 65	> 65 - 70	> 70 MPH	Total	
Time 0 - 15 MPH	MPH	MPH	MPH	MPH	MPH	MPH	MPH	MPH	MPH	MPH	MPH			
12:00 AM	0	0	0	4	5	2	0	0	1	0	0	0	12	
1:00	0	0	0	1	2	1	1	0	0	0	0	0	5	
2:00	0	0	1	0	4	4	1	1	0	0	0	0	11	
3:00	0	0	0	2	4	4	3	2	1	0	0	0	16	
4:00	0	0	0	1	4	6	3	0	1	0	0	0	15	
5:00	3	0	0	6	8	5	4	2	0	0	0	0	28	
6:00	4	2	2	14	21	23	8	4	0	0	0	0	78	
7:00	3	4	33	76	97	62	16	2	0	0	0	0	293	
8:00	1	0	4	23	49	71	30	11	1	0	0	0	190	
9:00	1	0	2	18	12	32	11	2	0	0	0	0	78	
10:00	*	*	*	*	*	*	*	*	*	*	*	*	0	
11:00	*	*	*	*	*	*	*	*	*	*	*	*	0	
12:00 PM	*	*	*	*	*	*	*	*	*	*	*	*	0	
1:00	*	*	*	*	*	*	*	*	*	*	*	*	0	
2:00	*	*	*	*	*	*	*	*	*	*	*	*	0	
3:00	*	*	*	*	*	*	*	*	*	*	*	*	0	
4:00	*	*	*	*	*	*	*	*	*	*	*	*	0	
5:00	*	*	*	*	*	*	*	*	*	*	*	*	0	
6:00	*	*	*	*	*	*	*	*	*	*	*	*	0	
7:00	*	*	*	*	*	*	*	*	*	*	*	*	0	
8:00	*	*	*	*	*	*	*	*	*	*	*	*	0	
9:00	*	*	*	*	*	*	*	*	*	*	*	*	0	
10:00	*	*	*	*	*	*	*	*	*	*	*	*	0	
11:00	*	*	*	*	*	*	*	*	*	*	*	*	0	
Total	12	6	42	145	206	210	77	24	4	0	0	0	726	
Grand Total	61	49	205	716	1438	1175	401	97	23	6	2	2	4175	
Stats	Percentile			15th	50th	85th	95th							
	Speed			27	33	38	42							
	Mean Speed (Average)			34.0										
	10 MPH Pace Speed			31-40										
	Number in Pace			2569										
	Percent in Pace			63.0%										
	Number > 45 MPH			130										
	Percent > 45 MPH			3.1%										

DeKalb County Government Transportation Division



1950 West Exchange Place
4th floor
Tucker, GA30084

Site Code: 0
4069 Norman Rd
Direction: South, Lane 1

1/22/2024	> 15 - 20	> 20 - 25	> 25 - 30	> 30 - 35	> 35 - 40	> 40 - 45	> 45 - 50	> 50 - 55	> 55 - 60	> 60 - 65	> 65 - 70	> 70 MPH	Total
Time 0 - 15 MPH MPH MPH MPH MPH MPH MPH MPH MPH MPH MPH MPH													
12:00 AM	*	*	*	*	*	*	*	*	*	*	*	*	0
1:00	*	*	*	*	*	*	*	*	*	*	*	*	0
2:00	*	*	*	*	*	*	*	*	*	*	*	*	0
3:00	*	*	*	*	*	*	*	*	*	*	*	*	0
4:00	*	*	*	*	*	*	*	*	*	*	*	*	0
5:00	*	*	*	*	*	*	*	*	*	*	*	*	0
6:00	*	*	*	*	*	*	*	*	*	*	*	*	0
7:00	*	*	*	*	*	*	*	*	*	*	*	*	0
8:00	*	*	*	*	*	*	*	*	*	*	*	*	0
9:00	*	*	*	*	*	*	*	*	*	*	*	*	0
10:00	*	*	*	*	*	*	*	*	*	*	*	*	0
11:00	*	*	*	*	*	*	*	*	*	*	*	*	0
12:00 PM	*	*	*	*	*	*	*	*	*	*	*	*	0
1:00	*	*	*	*	*	*	*	*	*	*	*	*	0
2:00	*	*	*	*	*	*	*	*	*	*	*	*	0
3:00	0	0	0	2	13	20	21	10	1	1	0	0	68
4:00	0	0	0	1	20	46	41	14	6	1	0	0	129
5:00	1	1	0	5	18	55	39	23	10	1	2	0	155
6:00	1	0	3	6	15	41	27	13	3	0	0	0	109
7:00	0	1	4	3	16	23	14	12	1	0	0	0	74
8:00	0	0	0	0	5	7	13	6	1	1	0	0	33
9:00	2	0	0	1	7	10	7	4	1	1	0	0	34
10:00	0	0	0	2	3	6	6	3	2	0	1	0	23
11:00	0	0	1	1	2	6	3	3	2	0	0	0	18
Total	4	2	8	21	99	214	171	88	27	5	3	0	643

DeKalb County Government Transportation Division



1950 West Exchange Place
4th floor
Tucker, GA30084

Site Code: 0
4069 Norman Rd
Direction: South, Lane 1

1/23/2024	> 15 - 20	> 20 - 25	> 25 - 30	> 30 - 35	> 35 - 40	> 40 - 45	> 45 - 50	> 50 - 55	> 55 - 60	> 60 - 65	> 65 - 70	> 70 MPH	Total
Time 0 - 15 MPH MPH MPH MPH MPH MPH MPH MPH MPH MPH MPH MPH													
12:00 AM	0	0	0	0	0	5	4	2	2	1	0	0	14
1:00	0	0	0	0	4	2	0	1	0	0	0	0	7
2:00	0	0	0	0	1	0	2	0	1	1	0	0	5
3:00	0	0	0	0	0	0	3	1	0	0	1	0	5
4:00	0	0	0	0	0	2	4	1	1	0	0	0	8
5:00	1	0	0	0	1	6	3	3	0	1	0	0	15
6:00	0	1	0	3	3	12	7	5	3	1	0	0	35
7:00	0	0	2	9	24	45	20	5	0	0	0	0	105
8:00	0	1	1	2	8	19	18	7	1	1	0	0	58
9:00	1	1	1	1	11	14	11	9	3	0	0	0	52
10:00	1	1	0	0	16	13	19	4	4	0	0	0	58
11:00	0	0	2	2	11	16	14	9	5	1	0	0	60
12:00 PM	1	0	1	4	9	37	30	4	3	0	0	0	89
1:00	0	0	0	2	13	26	21	12	2	1	0	0	77
2:00	0	0	0	12	38	36	31	11	4	1	1	0	134
3:00	1	0	0	3	27	48	42	21	4	0	0	0	146
4:00	0	1	0	3	20	53	43	26	4	0	1	0	151
5:00	0	0	0	3	28	61	45	17	4	2	0	0	160
6:00	2	0	3	8	17	48	26	9	3	0	0	0	116
7:00	0	0	0	3	11	28	18	4	2	0	1	0	67
8:00	0	0	0	3	20	13	15	4	0	0	0	1	56
9:00	1	0	0	2	9	9	5	5	2	1	0	0	34
10:00	0	0	0	0	5	12	10	3	0	0	0	0	30
11:00	0	0	0	1	3	6	5	1	1	0	0	0	17
Total	8	5	10	61	279	511	396	164	49	11	4	1	1499

DeKalb County Government Transportation Division



1950 West Exchange Place
4th floor
Tucker, GA30084

Site Code: 0
4069 Norman Rd
Direction: South, Lane 1

1/24/2024	> 15 - 20	> 20 - 25	> 25 - 30	> 30 - 35	> 35 - 40	> 40 - 45	> 45 - 50	> 50 - 55	> 55 - 60	> 60 - 65	> 65 - 70	> 70 MPH	Total
Time 0 - 15 MPH MPH MPH MPH MPH MPH MPH MPH MPH MPH MPH MPH													
12:00 AM	0	0	0	1	1	4	3	2	0	0	0	0	11
1:00	0	0	0	0	1	0	2	1	0	0	0	0	4
2:00	0	0	0	0	1	2	3	3	0	0	0	0	9
3:00	0	0	0	0	1	1	3	1	2	0	0	0	8
4:00	0	0	0	0	0	2	3	0	0	0	0	1	6
5:00	0	0	0	0	1	6	4	2	0	0	0	0	13
6:00	0	0	0	3	6	7	8	6	2	1	0	0	33
7:00	1	0	4	14	21	54	15	6	3	0	0	0	118
8:00	0	0	0	3	7	19	22	13	1	0	0	0	65
9:00	0	0	2	2	5	20	18	6	3	2	0	0	58
10:00	0	0	0	2	11	7	10	9	1	1	0	0	41
11:00	0	0	0	1	13	24	15	7	1	0	0	0	61
12:00 PM	0	0	0	1	16	20	20	11	4	1	0	0	73
1:00	0	1	1	0	28	28	24	14	3	0	0	0	99
2:00	1	0	0	1	4	2	1	0	0	0	0	0	9
3:00	*	*	*	*	*	*	*	*	*	*	*	*	0
4:00	*	*	*	*	*	*	*	*	*	*	*	*	0
5:00	*	*	*	*	*	*	*	*	*	*	*	*	0
6:00	*	*	*	*	*	*	*	*	*	*	*	*	0
7:00	*	*	*	*	*	*	*	*	*	*	*	*	0
8:00	*	*	*	*	*	*	*	*	*	*	*	*	0
9:00	*	*	*	*	*	*	*	*	*	*	*	*	0
10:00	*	*	*	*	*	*	*	*	*	*	*	*	0
11:00	*	*	*	*	*	*	*	*	*	*	*	*	0
Total	2	1	7	28	116	196	151	81	20	5	0	1	608
Grand Total	14	8	25	110	494	921	718	333	96	21	7	2	2750
Stats	Percentile												
	Speed												
	Mean Speed (Average)												
	10 MPH Pace Speed												
	Number in Pace												
	Percent in Pace												
	Number > 45 MPH												
	Percent > 45 MPH												

DeKalb County Government Transportation Division



1950 West Exchange Place
4th floor
Tucker, GA30084

Site Code: 0
4069 Norman Rd
Direction: North, Lane 2

1/22/2024	> 15 - 20	> 20 - 25	> 25 - 30	> 30 - 35	> 35 - 40	> 40 - 45	> 45 - 50	> 50 - 55	> 55 - 60	> 60 - 65	> 65 - 70	> 70 MPH	Total
Time 0 - 15 MPH MPH MPH MPH MPH MPH MPH MPH MPH MPH MPH MPH													
12:00 AM	*	*	*	*	*	*	*	*	*	*	*	*	0
1:00	*	*	*	*	*	*	*	*	*	*	*	*	0
2:00	*	*	*	*	*	*	*	*	*	*	*	*	0
3:00	*	*	*	*	*	*	*	*	*	*	*	*	0
4:00	*	*	*	*	*	*	*	*	*	*	*	*	0
5:00	*	*	*	*	*	*	*	*	*	*	*	*	0
6:00	*	*	*	*	*	*	*	*	*	*	*	*	0
7:00	*	*	*	*	*	*	*	*	*	*	*	*	0
8:00	*	*	*	*	*	*	*	*	*	*	*	*	0
9:00	*	*	*	*	*	*	*	*	*	*	*	*	0
10:00	*	*	*	*	*	*	*	*	*	*	*	*	0
11:00	*	*	*	*	*	*	*	*	*	*	*	*	0
12:00 PM	*	*	*	*	*	*	*	*	*	*	*	*	0
1:00	*	*	*	*	*	*	*	*	*	*	*	*	0
2:00	*	*	*	*	*	*	*	*	*	*	*	*	0
3:00	0	0	0	0	1	4	8	8	5	2	1	0	29
4:00	0	0	0	0	5	23	29	20	6	0	0	1	84
5:00	0	0	0	2	3	11	28	16	6	5	2	1	74
6:00	0	0	0	0	2	13	33	20	7	0	1	0	76
7:00	0	0	0	0	3	11	19	17	7	1	1	0	59
8:00	0	0	0	2	4	9	13	7	1	0	0	0	36
9:00	0	0	1	0	1	7	12	6	2	0	0	0	29
10:00	0	0	0	0	1	2	7	3	2	0	0	1	16
11:00	0	0	0	0	0	0	5	3	1	0	1	0	10
Total	0	0	1	4	20	80	154	100	37	8	6	3	413

DeKalb County Government Transportation Division



1950 West Exchange Place
4th floor
Tucker, GA30084

Site Code: 0
4069 Norman Rd
Direction: North, Lane 2

1/23/2024		> 15 - 20	> 20 - 25	> 25 - 30	> 30 - 35	> 35 - 40	> 40 - 45	> 45 - 50	> 50 - 55	> 55 - 60	> 60 - 65	> 65 - 70	> 70 MPH	Total
Time	0 - 15 MPH	MPH	MPH	MPH	MPH	MPH	MPH	MPH	MPH	MPH	MPH	MPH		
12:00 AM	0	0	0	0	0	0	2	6	1	0	0	0	1	10
1:00	0	0	0	0	0	2	4	1	0	0	0	1	1	9
2:00	0	0	0	0	1	2	2	2	0	0	0	0	0	7
3:00	0	0	0	0	0	1	2	0	3	0	0	0	0	6
4:00	0	0	0	0	0	2	3	4	0	0	0	0	0	9
5:00	0	0	0	0	1	3	4	5	0	1	0	0	0	14
6:00	0	0	2	1	5	20	28	23	8	0	0	0	0	87
7:00	0	0	0	14	36	57	33	15	1	1	0	0	0	157
8:00	0	0	0	6	15	22	38	36	6	3	2	0	0	128
9:00	0	0	0	1	5	15	25	14	8	5	1	0	0	74
10:00	1	0	0	1	4	11	20	24	5	2	0	0	0	68
11:00	1	1	0	1	3	16	14	11	3	2	0	1	0	53
12:00 PM	0	0	1	1	8	8	17	16	6	1	0	0	0	58
1:00	2	0	0	5	8	19	25	28	11	2	0	1	1	102
2:00	1	0	3	2	19	24	22	17	8	4	3	0	0	103
3:00	1	0	0	0	2	15	37	26	4	3	0	0	0	88
4:00	0	0	0	0	3	19	31	23	14	1	0	0	0	91
5:00	0	0	0	1	1	15	32	19	8	2	0	0	0	78
6:00	0	0	0	0	4	17	25	12	5	0	1	0	0	64
7:00	0	0	0	2	3	18	18	7	6	1	0	0	0	55
8:00	0	0	0	2	1	8	12	8	4	0	2	0	0	37
9:00	0	0	0	1	2	6	4	6	3	0	0	1	0	23
10:00	0	0	0	0	0	5	4	3	0	1	0	0	0	13
11:00	0	0	0	0	0	0	3	1	1	0	0	0	0	5
Total	6	1	6	38	121	305	405	307	105	29	9	4	3	1339

DeKalb County Government Transportation Division



1950 West Exchange Place
4th floor
Tucker, GA30084

Site Code: 0
4069 Norman Rd
Direction: North, Lane 2

1/24/2024	> 15 - 20	> 20 - 25	> 25 - 30	> 30 - 35	> 35 - 40	> 40 - 45	> 45 - 50	> 50 - 55	> 55 - 60	> 60 - 65	> 65 - 70	> 70 MPH	Total
Time 0 - 15 MPH MPH MPH MPH MPH MPH MPH MPH MPH MPH MPH MPH													
12:00 AM	0	0	0	0	0	1	1	1	0	0	0	0	3
1:00	0	0	0	0	0	0	2	1	1	1	0	0	5
2:00	0	0	0	1	0	3	2	0	0	1	0	0	7
3:00	0	0	0	0	1	2	1	0	2	1	0	1	8
4:00	0	0	0	0	0	2	4	1	1	1	0	0	9
5:00	0	0	0	0	1	4	5	4	4	1	0	0	19
6:00	0	0	2	6	8	26	23	12	5	2	0	1	85
7:00	0	0	2	9	26	41	43	23	4	0	0	0	148
8:00	0	0	2	6	13	25	48	38	10	2	1	0	145
9:00	0	0	0	0	11	18	29	26	11	3	1	0	99
10:00	0	0	0	1	1	12	20	12	3	3	0	0	52
11:00	0	0	1	1	2	15	10	16	1	0	0	1	47
12:00 PM	2	0	0	2	5	7	27	11	5	2	0	1	62
1:00	0	0	1	1	5	20	21	23	8	0	0	0	79
2:00	0	0	0	0	1	0	0	0	0	0	0	0	1
3:00	*	*	*	*	*	*	*	*	*	*	*	*	0
4:00	*	*	*	*	*	*	*	*	*	*	*	*	0
5:00	*	*	*	*	*	*	*	*	*	*	*	*	0
6:00	*	*	*	*	*	*	*	*	*	*	*	*	0
7:00	*	*	*	*	*	*	*	*	*	*	*	*	0
8:00	*	*	*	*	*	*	*	*	*	*	*	*	0
9:00	*	*	*	*	*	*	*	*	*	*	*	*	0
10:00	*	*	*	*	*	*	*	*	*	*	*	*	0
11:00	*	*	*	*	*	*	*	*	*	*	*	*	0
Total	2	0	8	27	74	176	236	168	55	17	2	4	769
Grand Total	8	1	15	69	215	561	795	575	197	54	17	11	2521
Stats	Percentile												
	Speed												
	Mean Speed (Average)												
	10 MPH Pace Speed												
	Number in Pace												
	Percent in Pace												
	Number > 45 MPH												
	Percent > 45 MPH												

DeKalb County Government Transportation Division



1950 West Exchange Place
4th floor
Tucker, GA30084

Site Code: 0
4069 Norman Rd
Direction: Combined

1/22/2024	> 15 - 20	> 20 - 25	> 25 - 30	> 30 - 35	> 35 - 40	> 40 - 45	> 45 - 50	> 50 - 55	> 55 - 60	> 60 - 65	> 65 - 70	> 70 MPH	Total
Time 0 - 15 MPH MPH MPH MPH MPH MPH MPH MPH MPH MPH MPH MPH													
12:00 AM	*	*	*	*	*	*	*	*	*	*	*	*	0
1:00	*	*	*	*	*	*	*	*	*	*	*	*	0
2:00	*	*	*	*	*	*	*	*	*	*	*	*	0
3:00	*	*	*	*	*	*	*	*	*	*	*	*	0
4:00	*	*	*	*	*	*	*	*	*	*	*	*	0
5:00	*	*	*	*	*	*	*	*	*	*	*	*	0
6:00	*	*	*	*	*	*	*	*	*	*	*	*	0
7:00	*	*	*	*	*	*	*	*	*	*	*	*	0
8:00	*	*	*	*	*	*	*	*	*	*	*	*	0
9:00	*	*	*	*	*	*	*	*	*	*	*	*	0
10:00	*	*	*	*	*	*	*	*	*	*	*	*	0
11:00	*	*	*	*	*	*	*	*	*	*	*	*	0
12:00 PM	*	*	*	*	*	*	*	*	*	*	*	*	0
1:00	*	*	*	*	*	*	*	*	*	*	*	*	0
2:00	*	*	*	*	*	*	*	*	*	*	*	*	0
3:00	0	0	0	2	14	24	29	18	6	3	1	0	97
4:00	0	0	0	1	25	69	70	34	12	1	0	1	213
5:00	1	1	0	7	21	66	67	39	16	6	4	1	229
6:00	1	0	3	6	17	54	60	33	10	0	1	0	185
7:00	0	1	4	3	19	34	33	29	8	1	1	0	133
8:00	0	0	0	2	9	16	26	13	2	1	0	0	69
9:00	2	0	1	1	8	17	19	10	3	1	0	0	63
10:00	0	0	0	2	4	8	13	6	4	0	1	1	39
11:00	0	0	1	1	2	6	8	6	3	0	1	0	28
Total	4	2	9	25	119	294	325	188	64	13	9	3	1056

DeKalb County Government Transportation Division



1950 West Exchange Place
4th floor
Tucker, GA30084

Site Code: 0
4069 Norman Rd
Direction: Combined

1/23/2024		> 15 - 20	> 20 - 25	> 25 - 30	> 30 - 35	> 35 - 40	> 40 - 45	> 45 - 50	> 50 - 55	> 55 - 60	> 60 - 65	> 65 - 70	> 70 MPH	Total
Time	0 - 15 MPH	MPH	MPH	MPH	MPH	MPH	MPH	MPH	MPH	MPH	MPH	MPH		
12:00 AM	0	0	0	0	0	5	6	8	3	1	0	0	1	24
1:00	0	0	0	0	4	4	4	2	0	0	0	1	1	16
2:00	0	0	0	0	2	2	4	2	1	1	0	0	0	12
3:00	0	0	0	0	0	1	5	1	3	0	1	0	0	11
4:00	0	0	0	0	0	4	7	5	1	0	0	0	0	17
5:00	1	0	0	0	2	9	7	8	0	2	0	0	0	29
6:00	0	1	2	4	8	32	35	28	11	1	0	0	0	122
7:00	0	0	2	23	60	102	53	20	1	1	0	0	0	262
8:00	0	1	1	8	23	41	56	43	7	4	2	0	0	186
9:00	1	1	1	2	16	29	36	23	11	5	1	0	0	126
10:00	2	1	0	1	20	24	39	28	9	2	0	0	0	126
11:00	1	1	2	3	14	32	28	20	8	3	0	1	0	113
12:00 PM	1	0	2	5	17	45	47	20	9	1	0	0	0	147
1:00	2	0	0	7	21	45	46	40	13	3	0	1	1	179
2:00	1	0	3	14	57	60	53	28	12	5	4	0	0	237
3:00	2	0	0	3	29	63	79	47	8	3	0	0	0	234
4:00	0	1	0	3	23	72	74	49	18	1	1	0	0	242
5:00	0	0	0	4	29	76	77	36	12	4	0	0	0	238
6:00	2	0	3	8	21	65	51	21	8	0	1	0	0	180
7:00	0	0	0	5	14	46	36	11	8	1	1	0	0	122
8:00	0	0	0	5	21	21	27	12	4	0	2	1	0	93
9:00	1	0	0	3	11	15	9	11	5	1	0	1	0	57
10:00	0	0	0	0	5	17	14	6	0	1	0	0	0	43
11:00	0	0	0	1	3	6	8	2	2	0	0	0	0	22
Total	14	6	16	99	400	816	801	471	154	40	13	5	3	2838

DeKalb County Government Transportation Division



1950 West Exchange Place
4th floor
Tucker, GA30084

Site Code: 0
4069 Norman Rd
Direction: Combined

1/24/2024	> 15 - 20	> 20 - 25	> 25 - 30	> 30 - 35	> 35 - 40	> 40 - 45	> 45 - 50	> 50 - 55	> 55 - 60	> 60 - 65	> 65 - 70	> 70 MPH	Total
Time 0 - 15 MPH	MPH	MPH	MPH	MPH	MPH	MPH	MPH	MPH	MPH	MPH	MPH		
12:00 AM	0	0	0	1	1	5	4	3	0	0	0	0	14
1:00	0	0	0	0	1	0	4	2	1	1	0	0	9
2:00	0	0	0	1	1	5	5	3	0	1	0	0	16
3:00	0	0	0	0	2	3	4	1	4	1	0	1	16
4:00	0	0	0	0	0	4	7	1	1	1	0	1	15
5:00	0	0	0	0	2	10	9	6	4	1	0	0	32
6:00	0	0	2	9	14	33	31	18	7	3	0	1	118
7:00	1	0	6	23	47	95	58	29	7	0	0	0	266
8:00	0	0	2	9	20	44	70	51	11	2	1	0	210
9:00	0	0	2	2	16	38	47	32	14	5	1	0	157
10:00	0	0	0	3	12	19	30	21	4	4	0	0	93
11:00	0	0	1	2	15	39	25	23	2	0	0	1	108
12:00 PM	2	0	0	3	21	27	47	22	9	3	0	1	135
1:00	0	1	2	1	33	48	45	37	11	0	0	0	178
2:00	1	0	0	1	5	2	1	0	0	0	0	0	10
3:00	*	*	*	*	*	*	*	*	*	*	*	*	0
4:00	*	*	*	*	*	*	*	*	*	*	*	*	0
5:00	*	*	*	*	*	*	*	*	*	*	*	*	0
6:00	*	*	*	*	*	*	*	*	*	*	*	*	0
7:00	*	*	*	*	*	*	*	*	*	*	*	*	0
8:00	*	*	*	*	*	*	*	*	*	*	*	*	0
9:00	*	*	*	*	*	*	*	*	*	*	*	*	0
10:00	*	*	*	*	*	*	*	*	*	*	*	*	0
11:00	*	*	*	*	*	*	*	*	*	*	*	*	0
Total	4	1	15	55	190	372	387	249	75	22	2	5	1377
Grand Total	22	9	40	179	709	1482	1513	908	293	75	24	13	5271
Stats	Percentile			15th	50th	85th	95th						
	Speed			33	40	46	51						
	Mean Speed (Average)			41.1									
	10 MPH Pace Speed			36-45									
	Number in Pace			2992									
	Percent in Pace			57.0%									
	Number > 45 MPH			1317									
	Percent > 45 MPH			25.0%									

From: bebe joyner <bebejoyner@gmail.com>
Sent: Monday, October 26, 2026 1:08 PM
To: Plansustain
Subject: Fwd: Rezoning D8-2026-1102 Z-26-1248179 (18 095 06 072) 3970 Norman Road, Stone Mountain GA 30083

I thought I had copied you on this email. Please include my concerns in the packet to the Board of Commissioners regarding this property.

Thanks,
Bebe Joyner

----- Forwarded message -----

From: **bebe joyner** <bebejoyner@gmail.com>
Date: Mon, Oct 26, 2026 at 1:06 PM
Subject: Rezoning D8-2026-1102 Z-26-1248179 (18 095 06 072) 3970 Norman Road, Stone Mountain GA 30083
To: <cjjohnson2@dekalbcountyga.gov>, <rjpatrick@dekalbcountyga.gov>, <mlspears@dekalbcountyga.gov>, <namassiah@dekalbcountyga.gov>, <mdjohnson@dekalbcountyga.gov>, <labolton@dekalbcountyga.gov>, Terry, Ted <ecterry@dekalbcountyga.gov>
Cc: <adbrooks@dekalbcountyga.gov>, Cato, Kelly E. <kecato@dekalbcountyga.gov>

Greetings Commissioners,
I'm reaching out to you again to voice my concerns about the proposed rezoning of 3970 Norman Road, Clarkston from R85 to OIT. There are aspects of this request that do not conform with the neighborhood and community where it is located.

The address is clearly in the middle of solidly R85 neighborhoods which implies a case of spot zoning since the proposed use of this property is for day and after school care for 28 or more children. The applicant stated in many meetings that all of the children served would be transported to and from the facility. While they have stated the organization wants to be close to where the children live, none of

the proposed clients attend the local elementary school. They are students at St. Peter Claver Catholic School (a private school) which also provides after school tutoring for their students. All children and teachers/tutors will have to use private transportation to go from the school (or their homes) to 3970 Norman Road.

The property in question is on the corner of Norman Road and San Souci Way. Norman Road and San Souci Way are two lane roads with little to no shoulder or sidewalks. Cars will have to queue in the roadway for the drop off and pick up of children creating a very unsafe situation for drivers and children. The property contains over an acre of land which the applicant has said is one of the attractions of this parcel. Maintaining the green space and tree canopy on this near 100 year old farmhouse is a priority of both the Planning Commission and the staff. The current driveway is not adequate to provide off street queuing for the potential 28 or more vehicles dropping off or picking up children. A significant amount of the property will need to be paved in order to alleviate this concern thereby altering or eliminating the green space and/or tree canopy.

Once this property is rezoned - regardless of conditions - subsequent property owners could potentially move the use toward something more commercial even in the midst of a residential neighborhood. The rezoning will carry forward even if the applicant is unable to meet other code requirements. Even though the program is "free" fire codes will have to be met to safely provide for 28 children in the home. I have my doubts that a near 100 year old farmhouse has adequate space - doors, restrooms, etc. to meet fire codes.

There are several other options available to the Missionaries of Charity within a mile or so and much closer to the apartment homes of most of Clarkston's refugee population. There is a vacant

daycare center in this area which would allow for more children to be served than the proposed 28. I'm sure the many other local religious and charitable organizations assisting area residents would welcome conversation on collaborating with the Sisters to provide after school programs.

For these reasons and others stated by the Norman Road and San Souci Way neighbors I respectfully request you deny the application of David Metzger to rezone 3970 Norman Road, Stone Mountain from R-85 to OIT to allow for a child daycare center for more than 7 children.

Best regards,
Bebe Joyner
1263 Courtney Lane
Clarkston
[404-406-4861](tel:404-406-4861)

SITE PHOTOS









25

COMMUNITY COUNCIL

Case Number: Z-26-1248179 (2026-1102)
Location: 3970 NORMAN ROAD

C

Purpose: To rezone property 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.

Community Council Meeting - December 4
October 20, 2026
5:30 PM

Website: www.cityofhouston.gov
Phone: [713.711.2000](tel:7137112000)

REZONING

Case Number: Z-26-1248179 (2026-1102)
Location: 3970 NORMAN ROAD

Purpose: To rezone property 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.





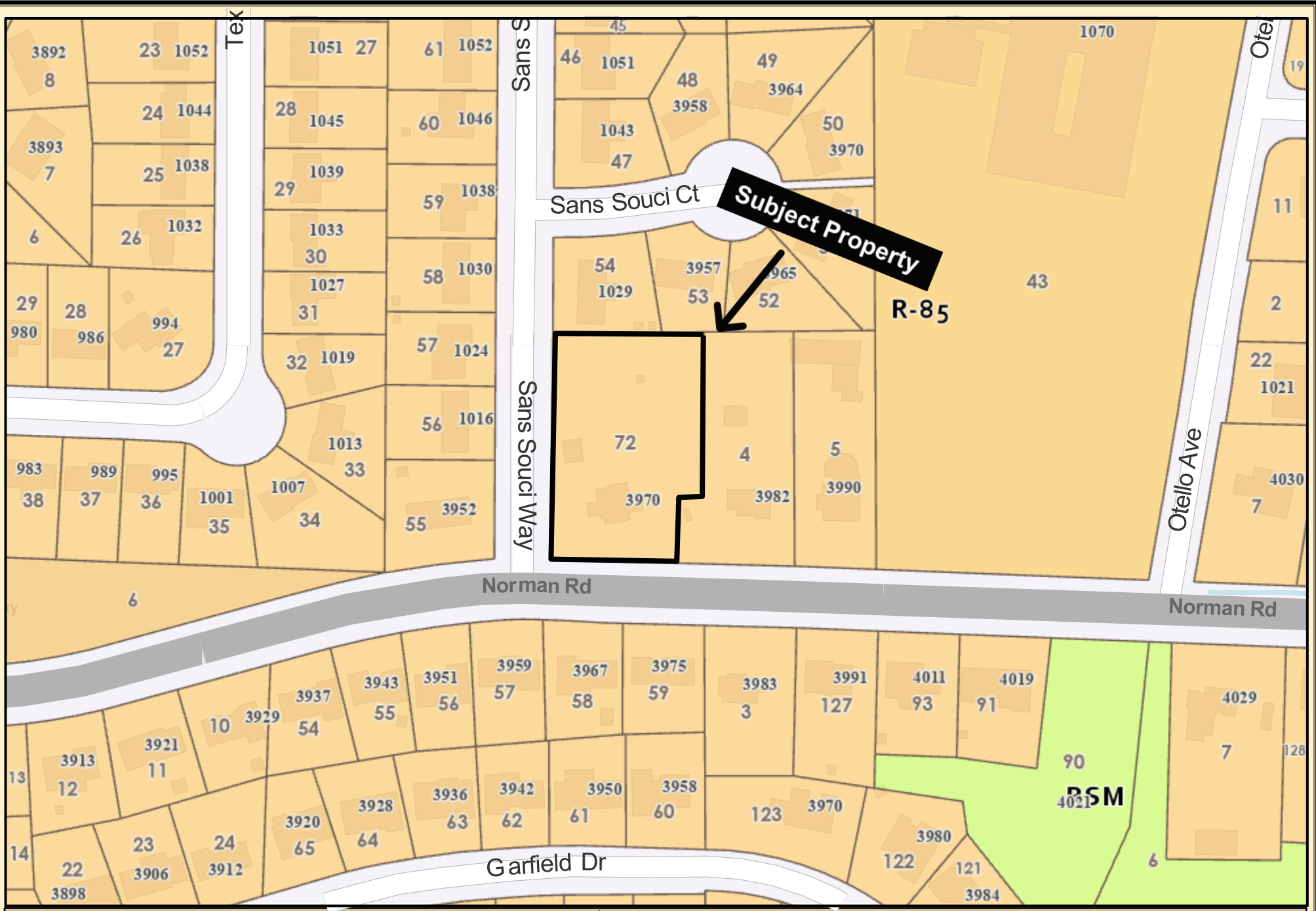








MAPS



ArcGIS Web Map

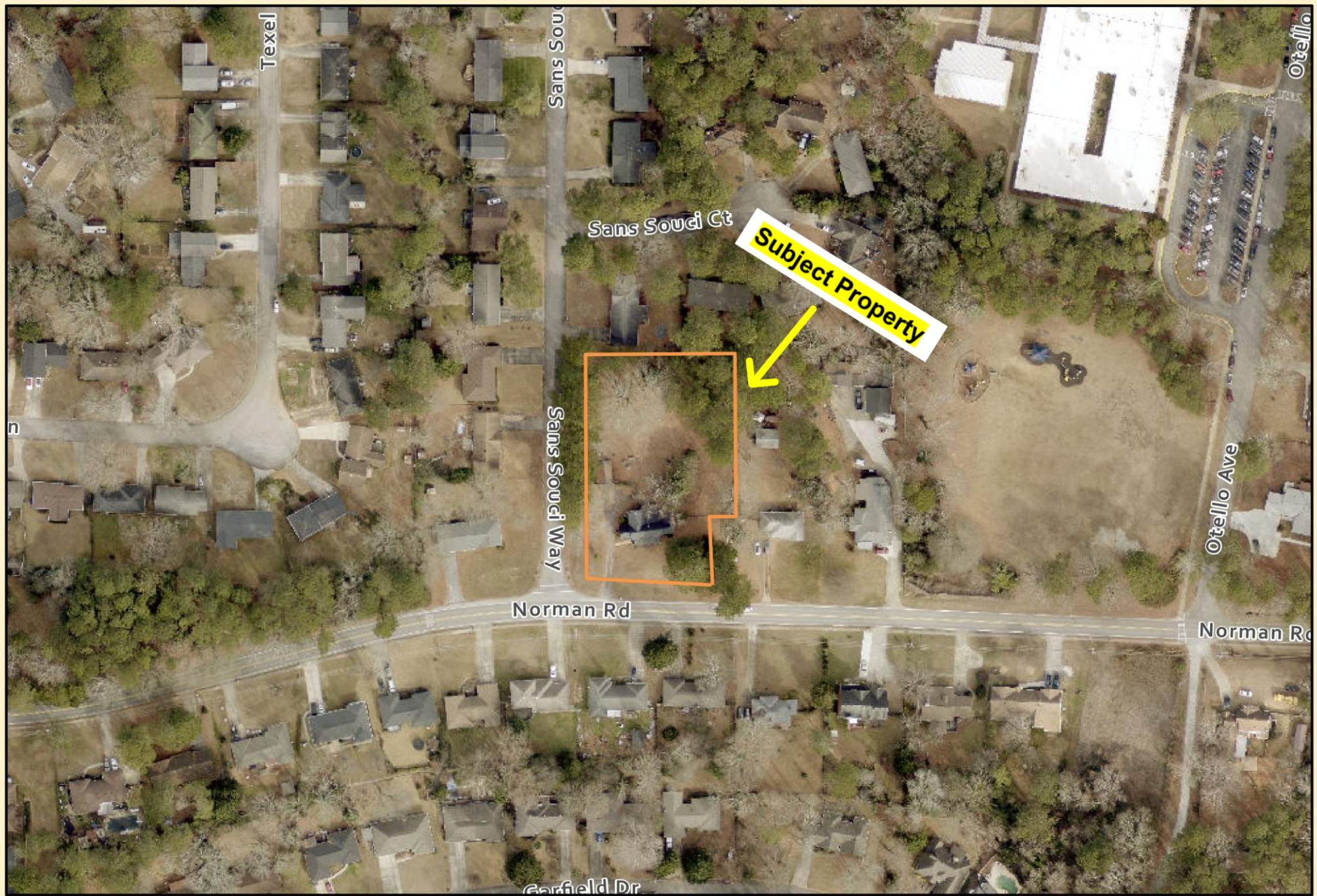
0 0.0075 0.015 0.03 0.045 0.06
mi

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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