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) Denial. **(Sept. 1, 2026)** Denial.

PLANNING STAFF: (November 2026) Denial_updated 11.10.2026. **(September 2026)** Full-Cycle Deferral.

STAFF ANALYSIS: Under the DeKalb County Code of Ordinances, the range of nonresidential uses permitted within residential zoning districts is limited. A more integrated approach to land use can provide opportunities for complementary services that support the economic, social, and cultural vitality of established residential communities. Locating compatible services within or near residential neighborhoods can also reduce the need for vehicle trips by allowing residents to access certain services closer to home. The proposed program would also be operated by a nonprofit organization and offered at a subsidized cost, increasing access to childcare for families who may otherwise face financial or geographic barriers to this essential service. The provision of accessible childcare and other community-serving services can contribute to the long-term social and economic vitality of a neighborhood. However, the potential benefits of the proposed use must be evaluated against the capacity of the subject property to accommodate the intensity of the proposed activity 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 childcare 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 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 ***"Denied"***.

PLANNING COMMISSION VOTE: (November 5, 2026) Denial 6-0-0. Motion was made by Commissioner Costello, seconded by Commissioner Zou for denial, per Staff recommendation. **(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: Thursday, 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 free of charge, 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 20 to 30 children on three weekday afternoons 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.

Interdepartmental review indicates that, upon rezoning to OIT, the site would be subject to the land and building development standards of a commercial building, which would conflict with the retention of a residential structure and appearance consistent with the intent of Section 27-4.2.19(C). The application therefore cannot assure that the property will retain the residential character on which this mitigating factor depends. Accordingly, staff finds that the proposed use, at the scale and intensity presented, is not suitable in view of the use and development of adjacent and nearby single-family residential properties. The record does not demonstrate that the site, as improved and proposed, can accommodate a child day care center serving approximately 30

children without unresolved vehicle queuing, drop-off/pick-up conflicts, and on-site circulation deficiencies that would directly affect the adjoining 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.**
Staff finds that the proposed use, as submitted, will adversely affect the use and usability of adjacent and nearby residential properties. Although the four (4) off-street parking spaces shown on the survey satisfy the Table 6.2 ratio (two (2) spaces minimum for the approximately 952-square-foot structure), the submitted materials do not demonstrate an adequate on-site turnaround as required for a child day care center by Section 27-4.2.19(B), nor any queuing area. For a program of approximately 30 children operating three weekdays and Sunday morning, the site as submitted is inadequate to contain drop-off, pick-up, and queuing activity on the property.

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.

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 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 can accommodate a child day care center serving approximately 20 to 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 submitted site plan does not demonstrate adequate on-site turnaround and parking spaces consistent with Section 4.2.19 (B). Furthermore, the off-street parking requirement for the OIT zoning district is such that all parking spaces must be paved and connected to the point of access onto the property from the street. The submitted site plan does not demonstrate compliance with 0167

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, the child care center requires an adequate on-site turnaround, a requirement the application and current site conditions do not appear to 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.

Prepared on: 11/12/2026 Prepared by: Whitney Fuller

INTERDEPARTMENTAL COMMENTS

DeKalb County
GEORGIA

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

Government Services Center
178 Sams Street
Decatur, GA
www.dekalbcountyga.gov

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer — **Director**
Lorraine Cochran-Johnson — **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.

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.

DEPARTMENT OF PLANNING &SUSTAINABILITY

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 akfolgherait@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 akfolgherait@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): _____

Latest Count (TPD): _____

Hourly Capacity (VPH): _____

Peak Hour Volume (VPH): _____

Existing number of traffic lanes: _____

Proposed number of traffic lanes: _____

Proposed right-of-way width: _____

Capacity (TPD): _____

Latest Count (TPD): _____

Hourly Capacity (VPH): _____

Peak Hour Volume (VPH): _____

Existing number of traffic lanes: _____

Proposed number of traffic lanes: _____

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. Landall

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: [redacted] Applicant Email: [redacted]

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: [redacted] 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:

WILLIAMS TEUSINK

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

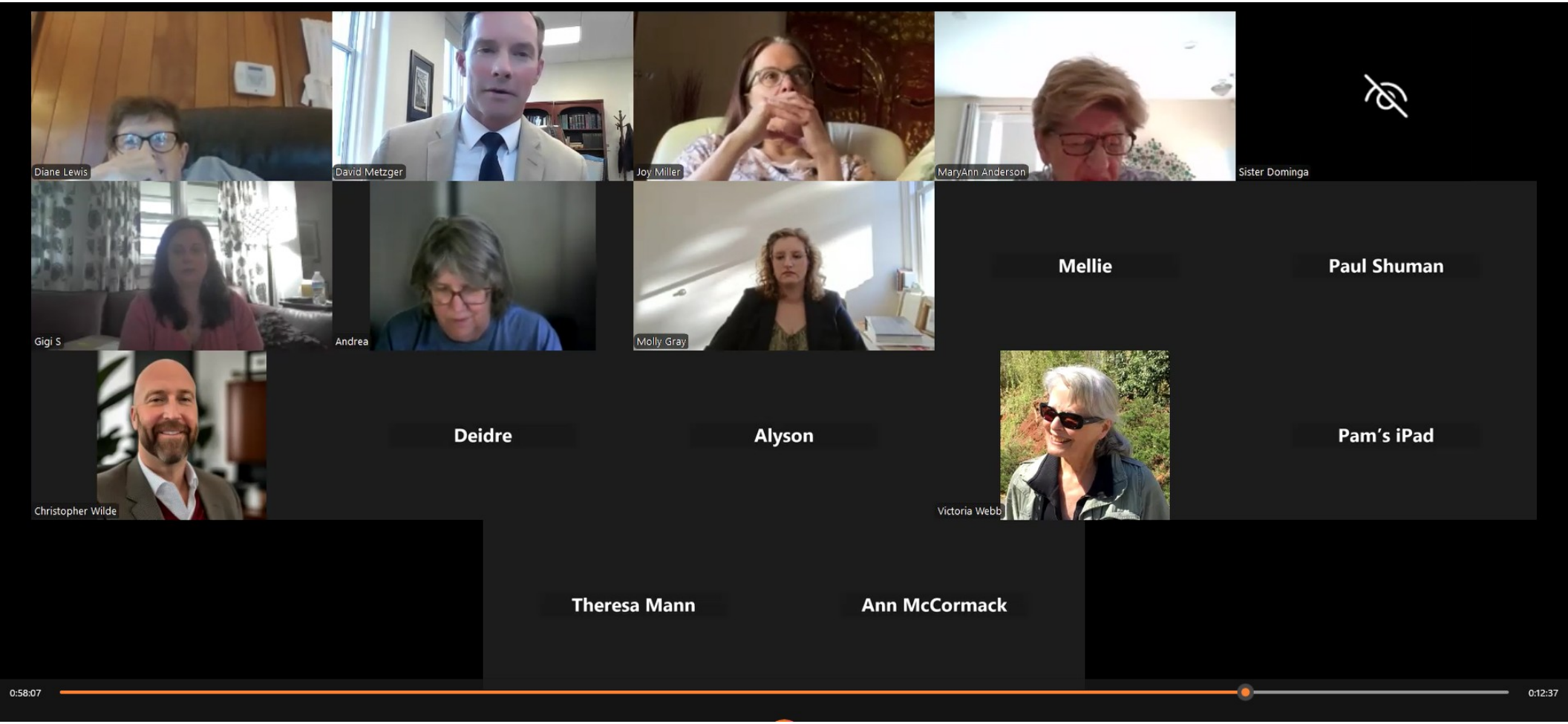
Passcode: 934665

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



WILLIAMS TEUSINK

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

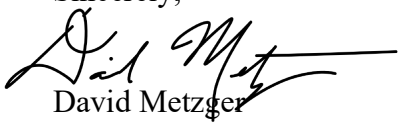
A pre-application conference was held with Planning Staff on May 4, 2026.

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

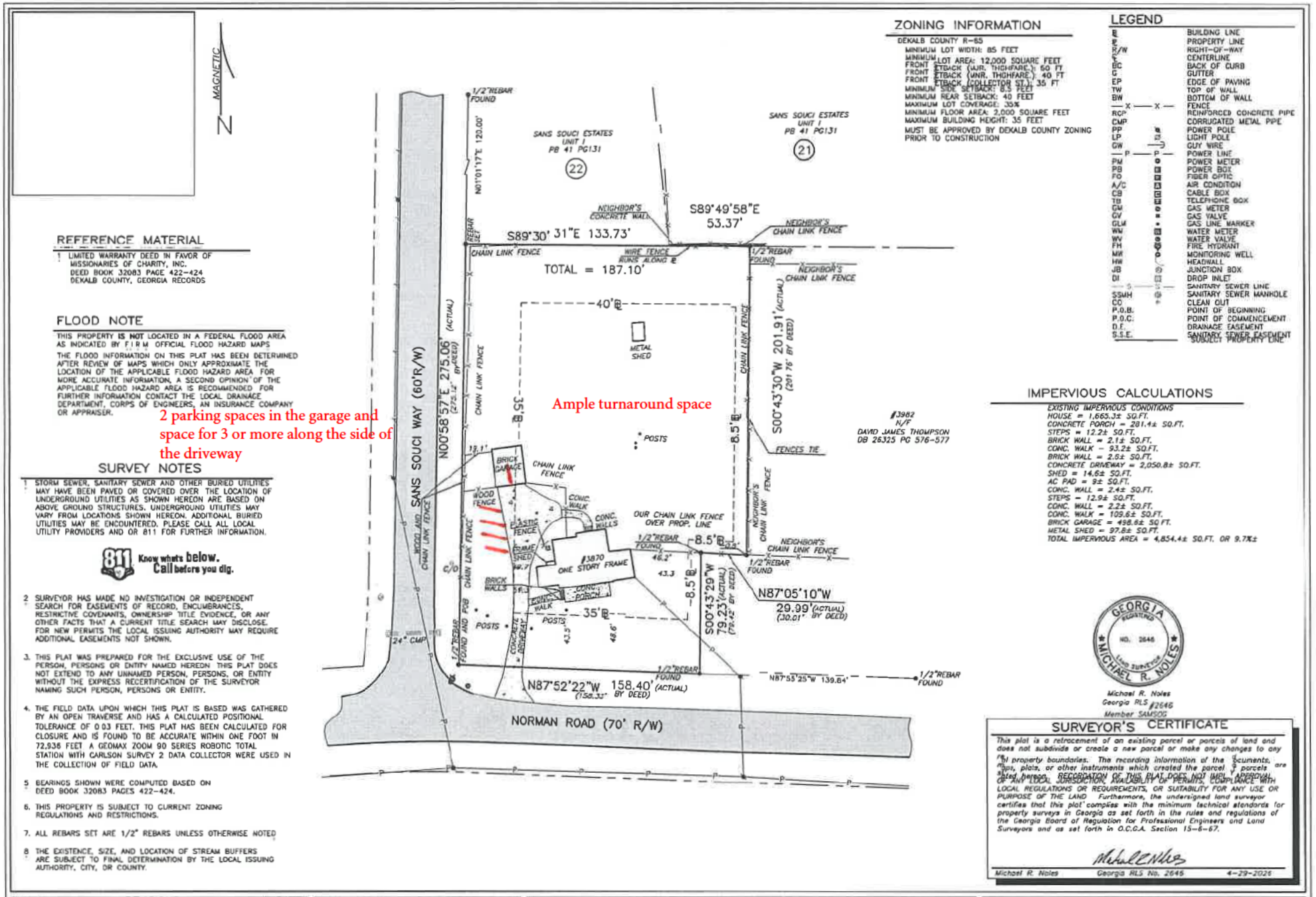
Thank you for your time and your kind consideration of this rezoning request. Applicant greatly appreciates the guidance provided by the DeKalb County Planning & Sustainability staff through this process. Applicant sincerely hopes that this rezoning will allow it to operate its free afterschool program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

Sincerely,



David Metzger

Parking Diagram



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.

40' 20' 0' 40' 80'
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

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 propose 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
Name of Agent or Representative

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

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



DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

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

Yes: 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.

Notary

Signature of Applicant /Date 6/12/2026

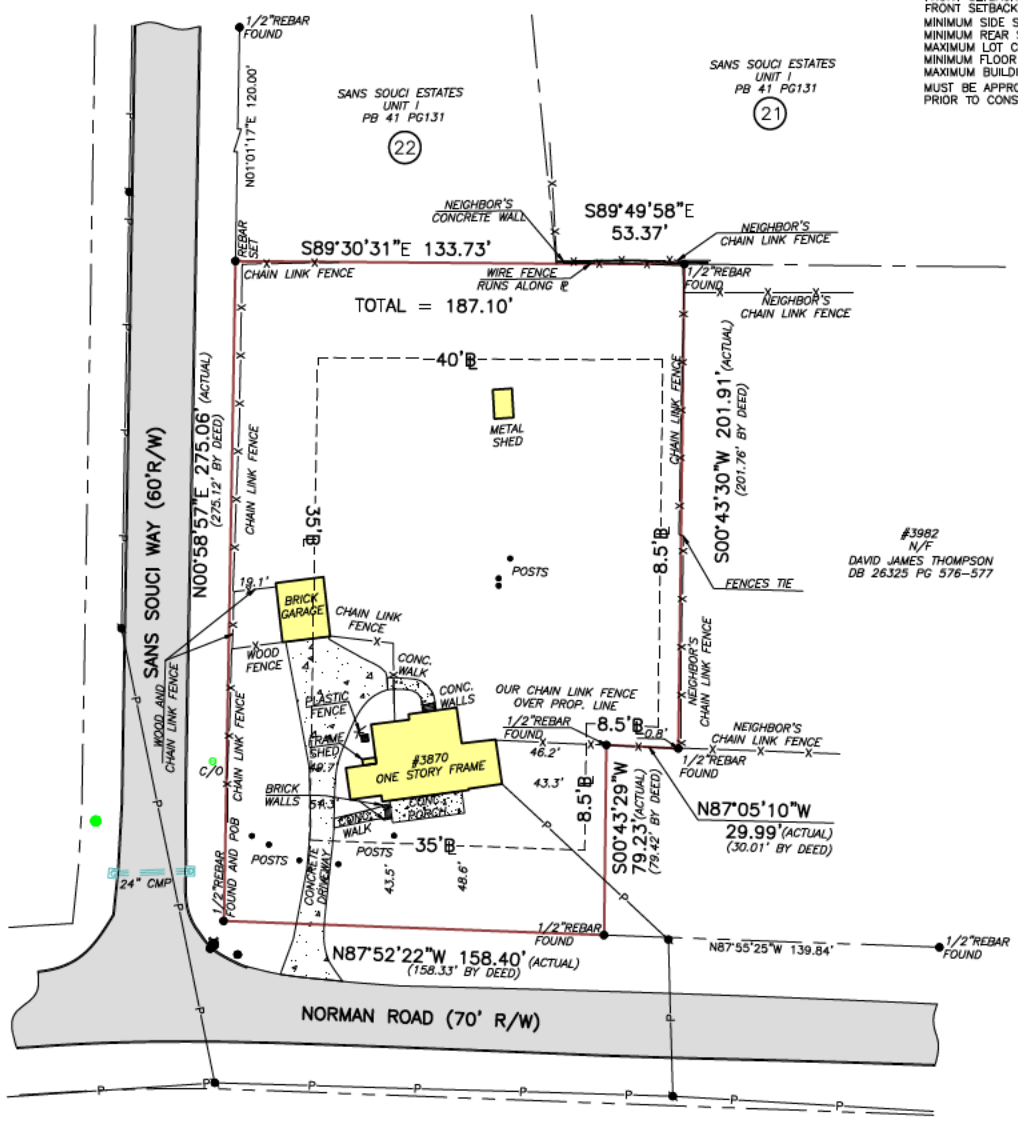
Check one: Owner _____ Agent DJM

1-9-2028
Expiration Date/ Seal

E ROZIER Notary Public My Commission Expires 01-09-2028 DEKALB COUNTY, GEORGIA

***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



ZONING INFORMATION

DEKALB COUNTY R-85
MINIMUM LOT WIDTH: 85 FEET
MINIMUM LOT AREA: 12,000 SQUARE FEET
FRONT SETBACK (MJR. THGHFARE.): 50 FT
FRONT SETBACK (MNR. THGHFARE.): 40 FT
FRONT SETBACK (COLLECTOR ST.): 35 FT
MINIMUM SIDE SETBACK: 8.5 FEET
MINIMUM REAR SETBACK: 40 FEET
MAXIMUM LOT COVERAGE: 35%
MINIMUM FLOOR AREA: 2,000 SQUARE FEET
MAXIMUM BUILDING HEIGHT: 35 FEET
MUST BE APPROVED BY DEKALB COUNTY ZONING PRIOR TO CONSTRUCTION

LEGEND

℄	BUILDING LINE
℄	PROPERTY LINE
R/W	RIGHT-OF-WAY
℄	CENTERLINE
BC	BACK OF CURB
G	GUTTER
EP	EDGE OF PAVING
TW	TOP OF WALL
BW	BOTTOM OF WALL
— X — X —	FENCE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
PP	POWER POLE
LP	LIGHT POLE
GW	GUY WIRE
— P — P —	POWER LINE
PM	POWER METER
PB	POWER BOX
FO	FIBER OPTIC
A/C	AIR CONDITION
CB	CABLE BOX
TB	TELEPHONE BOX
GM	GAS METER
GV	GAS VALVE
GLM	GAS LINE MARKER
WM	WATER METER
WV	WATER VALVE
FH	FIRE HYDRANT
MW	MONITORING WELL
HW	HEADWALL
JB	JUNCTION BOX
DI	DROP INLET
— S — S —	SANITARY SEWER LINE
SSMH	SANITARY SEWER MANHOLE
CO	CLEAN OUT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	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 F.I.R.M. 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.

SURVEY NOTES

1. 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.

811 Know what's below. Call before you dig.

2. 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.
3. 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.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 72,936 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
5. BEARINGS SHOWN WERE COMPUTED BASED ON DEED BOOK 32083 PAGES 422-424.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
8. 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 = 1,665.3± SQ.FT.
CONCRETE PORCH = 281.4± SQ.FT.
STEPS = 12.2± SQ.FT.
BRICK WALL = 2.1± SQ.FT.
CONC. WALK = 93.2± SQ.FT.
BRICK WALL = 2.6± SQ.FT.
CONCRETE DRIVEWAY = 2,050.8± SQ.FT.
SHED = 14.6± SQ.FT.
AC PAD = 9± SQ.FT.
CONC. WALL = 2.4± SQ.FT.
STEPS = 12.9± SQ.FT.
CONC. WALL = 2.2± SQ.FT.
CONC. WALK = 109.6± SQ.FT.
BRICK GARAGE = 498.6± SQ.FT.
METAL SHED = 97.8± SQ.FT.
TOTAL IMPERVIOUS AREA = 4,854.4± SQ.FT. OR 9.7%±

GEORGIA REGISTERED NO. 2646 LAND SURVEYOR MICHAEL R. NOLES

Michael R. Noles
Georgia RLS #2646
Member SAMSOG

SURVEYOR'S CERTIFICATE

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

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.

40' 20' 0' 40' 80'
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.

DeKalb County
GEORGIA

(404) 371-2155 (o)
www.dekalbcountyga.gov

Government Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning

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

Possible Variances: 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**.

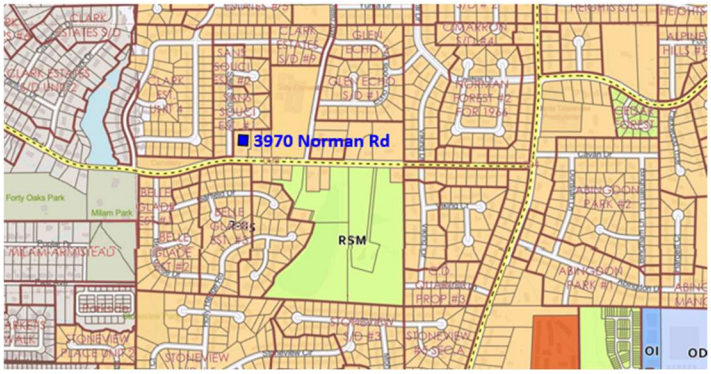
- **The property at 3970 Norman Rd is inconsistent with Section 2.30.1 of the Zoning Ordinance, which establishes the intent of the OIT zoning district**. Section 2.30.1 states that the intent of OIT is:

  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 <u>not</u> in transition from residential to nonresidential. The property is <u>not</u> 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**

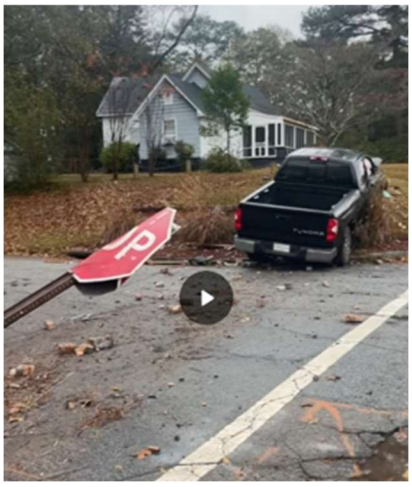
evidence has been provided that this portion of the Chamblee-Tucker Road corridor is in transition from residential to nonresidential…staff recommends denial of the applicant's proposal."

- **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**.

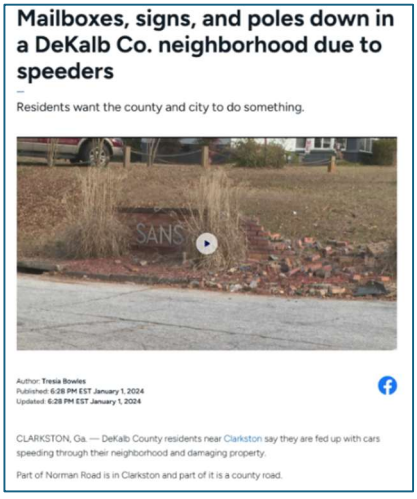
  The speed limit on Norman Rd is 35 mph. In January 2024, the county conducted 2-day speed studies at 3970 Norman Rd and 4069 Norman Rd in response to NRN's concerns. The table shows the **combined number of vehicles at each location traveling both directions from 3-6 pm—the operating hours of the proposed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

DeKalb County
GEORGIA

1950 West Exchange Place
4th floor
Tucker, GA30084

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

1/22/2024 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
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	1	10	26	21	4	2	0	0	0	0	0	66
4:00	0	1	13	21	41	34	5	1	0	0	0	0	0	116
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10:00	0	1	1	2	6	8	3	1	0	0	0	0	0	22
11:00	0	0	1	4	10	0	1	0	0	0	0	0	0	16
Total	9	8	33	112	223	157	44	9	2	1	0	0	0	598

Dekalb County Government
Transportation Division

DeKalb County
GEORGIA

1950 West Exchange Place
4th floor
Tucker, GA30084

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

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	1	4	5	1	0	0	0	1	0	0	12
1:00	0	0	0	1	3	2	1	0	0	1	0	0	0	8
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4:00	4	1	8	26	51	35	11	1	1	0	0	0	0	138
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10:00	0	0	0	7	15	5	3	0	0	0	0	0	0	30
11:00	0	0	0	3	9	4	0	1	0	0	0	0	0	17
Total	26	25	72	274	518	355	70	13	3	3	1	0	0	1360

Dekalb County Government
Transportation Division

DeKalb County
GEORGIA

1950 West Exchange Place
4th floor
Tucker, GA30084

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

1/24/2024 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	2	4	2	0	0	1	0	0	0	0	9
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11:00	*	*	*	*	*	*	*	*	*	*	*	*	*	0
12:00 PM	*	*	*	*	*	*	*	*	*	*	*	*	*	0
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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	0	245
Grand Total	43	37	124	439	817	573	131	26	8	4	1	0	0	2203

Stats				
	Percentile	15th	50th	85th	95th
	Speed	26	32	37	41
	Mean Speed (Average)	32.9			
	10 MPH Pace Speed	31-40			
	Number in Pace	1376			
	Percent in Pace	63.0%			
	Number > 45 MPH	39			
	Percent > 45 MPH	1.8%			

Dekalb County Government
Transportation Division

DeKalb County
GEORGIA

1950 West Exchange Place
4th floor
Tucker, GA30084

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

1/22/2024 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
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	0	29
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7:00	0	0	2	4	8	10	10	3	1	0	0	0	0	38
8:00	0	0	1	3	3	6	6	1	0	0	0	0	0	20
9:00	0	0	0	2	5	4	1	0	0	0	0	0	0	12
10:00	0	0	0	1	2	2	4	0	0	0	0	0	0	9
11:00	0	0	1	0	0	3	1	1	0	0	0	0	0	6
Total	2	0	13	33	73	99	59	15	5	0	0	0	0	299

Dekalb County Government
Transportation Division

DeKalb County
GEORGIA

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
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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

DeKalb County
GEORGIA

1950 West Exchange Place
4th floor
Tucker, GA30084

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

1/24/2024 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	2	1	0	0	0	0	0	0	0	0	3
1:00	0	0	0	0	1	0	1	0	0	0	0	0	0	2
2:00	0	0	1	0	0	0	0	1	0	0	0	0	0	2
3:00	0	0	0	1	1	2	1	1	1	0	0	0	0	7
4:00	0	0	0	1	0	4	3	0	0	0	0	0	0	8
5:00	1	0	0	1	4	2	4	1	0	0	0	0	0	13
6:00	3	2	1	8	9	17	3	3	0	0	0	0	0	46
7:00	0	0	19	54	77	50	16	2	0	0	0	0	0	218
8:00	0	0	1	15	32	49	25	10	0	0	0	0	0	132
9:00	0	0	1	10	5	25	7	2	0	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	0	481
Grand Total	18	12	81	277	621	602	270	71	15	2	1	2	0	1972

Stats	Percentile	15th	50th	85th	95th
	Speed	28	34	40	44
	Mean Speed (Average)	35.2			
	10 MPH Pace Speed	31-40			
	Number in Pace	1193			
	Percent in Pace	62.0%			
	Number > 45 MPH	91			
	Percent > 45 MPH	4.6%			

Dekalb County Government
Transportation Division

DeKalb County
GEORGIA

1950 West Exchange Place
4th floor
Tucker, GA30084

Site Code: 0
3970 Norman Rd
Direction: Combined

1/22/2024 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
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	0	95
4:00	1	1	16	31	55	58	17	3	1	0	0	0	0	183
5:00	5	2	7	29	73	59	28	7	4	0	0	0	0	214
6:00	4	1	6	29	52	48	13	0	0	1	0	0	0	154
7:00	1	1	6	17	35	23	13	4	1	0	0	0	0	101
8:00	0	0	2	9	16	15	10	2	0	0	0	0	0	54
9:00	0	0	2	11	14	11	5	0	0	0	0	0	0	43
10:00	0	1	1	3	8	10	7	1	0	0	0	0	0	31
11:00	0	0	2	4	10	3	2	1	0	0	0	0	0	22
Total	11	8	46	145	296	256	103	24	7	1	0	0	0	897

Dekalb County Government
Transportation Division

DeKalb County
GEORGIA

1950 West Exchange Place
4th floor
Tucker, GA30084

Site Code: 0
3970 Norman Rd
Direction: Combined

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	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

DeKalb County
GEORGIA

1950 West Exchange Place
4th floor
Tucker, GA30084

Site Code: 0
3970 Norman Rd
Direction: Combined

1/24/2024 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	4	5	2	0	0	1	0	0	0	0	12
1:00	0	0	0	1	2	1	1	0	0	0	0	0	0	5
2:00	0	0	1	0	4	4	1	1	0	0	0	0	0	11
3:00	0	0	0	2	4	4	3	2	1	0	0	0	0	16
4:00	0	0	0	1	4	6	3	0	1	0	0	0	0	15
5:00	3	0	0	6	8	5	4	2	0	0	0	0	0	28
6:00	4	2	2	14	21	23	8	4	0	0	0	0	0	78
7:00	3	4	33	76	97	62	16	2	0	0	0	0	0	293
8:00	1	0	4	23	49	71	30	11	1	0	0	0	0	190
9:00	1	0	2	18	12	32	11	2	0	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	0	726
Grand Total	61	49	205	716	1438	1175	401	97	23	6	2	2	0	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

DeKalb County
GEORGIA

1950 West Exchange Place
4th floor
Tucker, GA30084

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

1/22/2024 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
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	0	68
4:00	0	0	0	1	20	46	41	14	6	1	0	0	0	129
5:00	1	1	0	5	18	55	39	23	10	1	2	0	0	155
6:00	1	0	3	6	15	41	27	13	3	0	0	0	0	109
7:00	0	1	4	3	16	23	14	12	1	0	0	0	0	74
8:00	0	0	0	0	5	7	13	6	1	1	0	0	0	33
9:00	2	0	0	1	7	10	7	4	1	1	0	0	1	34
10:00	0	0	0	2	3	6	6	3	2	0	1	0	0	23
11:00	0	0	1	1	2	6	3	3	2	0	0	0	0	18
Total	4	2	8	21	99	214	171	88	27	5	3	0	1	643

Dekalb County Government
Transportation Division

DeKalb County
GEORGIA

1950 West Exchange Place
4th floor
Tucker, GA30084

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

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

Dekalb County Government
Transportation Division

DeKalb County
GEORGIA

1950 West Exchange Place
4th floor
Tucker, GA30084

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

1/24/2024 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	1	1	4	3	2	0	0	0	0	0	11
1:00	0	0	0	0	1	0	2	1	0	0	0	0	0	4
2:00	0	0	0	0	1	2	3	3	0	0	0	0	0	9
3:00	0	0	0	0	1	1	3	1	2	0	0	0	0	8
4:00	0	0	0	0	0	2	3	0	0	0	0	1	0	6
5:00	0	0	0	0	1	6	4	2	0	0	0	0	0	13
6:00	0	0	0	3	6	7	8	6	2	1	0	0	0	33
7:00	1	0	4	14	21	54	15	6	3	0	0	0	0	118
8:00	0	0	0	3	7	19	22	13	1	0	0	0	0	65
9:00	0	0	2	2	5	20	18	6	3	2	0	0	0	58
10:00	0	0	0	2	11	7	10	9	1	1	0	0	0	41
11:00	0	0	0	1	13	24	15	7	1	0	0	0	0	61
12:00 PM	0	0	0	1	16	20	20	11	4	1	0	0	0	73
1:00	0	1	1	0	28	28	24	14	3	0	0	0	0	99
2:00	1	0	0	1	4	2	1	0	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	0	608
Grand Total	14	8	25	110	494	921	718	333	96	21	7	2	1	2750

Stats	Percentile	15th	50th	85th	95th
	Speed	32	38	44	49
	Mean Speed (Average)	39.6			
	10 MPH Pace Speed	36-45			
	Number in Pace	1636			
	Percent in Pace	60.0%			
	Number > 45 MPH	460			
	Percent > 45 MPH	16.7%			

Dekalb County Government
Transportation Division

DeKalb County
GEORGIA

1950 West Exchange Place
4th floor
Tucker, GA30084

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

1/22/2024 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
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	0	29
4:00	0	0	0	0	5	23	29	20	6	0	0	1	0	84
5:00	0	0	0	2	3	11	28	16	6	5	2	1	0	74
6:00	0	0	0	0	2	13	33	20	7	0	1	0	0	76
7:00	0	0	0	0	3	11	19	17	7	1	1	0	0	59
8:00	0	0	0	2	4	9	13	7	1	0	0	0	0	36
9:00	0	0	1	0	1	7	12	6	2	0	0	0	0	29
10:00	0	0	0	0	1	2	7	3	2	0	0	1	0	16
11:00	0	0	0	0	0	0	5	3	1	0	1	0	0	10
Total	0	0	1	4	20	80	154	100	37	8	6	3	0	413

Dekalb County Government
Transportation Division

DeKalb County
GEORGIA

1950 West Exchange Place
4th floor
Tucker, GA30084

Site Code: 0
4069 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	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

DeKalb County
GEORGIA

1950 West Exchange Place
4th floor
Tucker, GA30084

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

1/24/2024 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	1	1	0	0	0	0	0	3
1:00	0	0	0	0	0	0	2	1	1	1	0	0	0	5
2:00	0	0	0	1	0	3	2	0	0	1	0	0	0	7
3:00	0	0	0	0	1	2	1	0	2	1	0	1	0	8
4:00	0	0	0	0	0	2	4	1	1	1	0	0	0	9
5:00	0	0	0	0	1	4	5	4	4	1	0	0	0	19
6:00	0	0	2	6	8	26	23	12	5	2	0	1	0	85
7:00	0	0	2	9	26	41	43	23	4	0	0	0	0	148
8:00	0	0	2	6	13	25	48	38	10	2	1	0	0	145
9:00	0	0	0	0	11	18	29	26	11	3	1	0	0	99
10:00	0	0	0	1	1	12	20	12	3	3	0	0	0	52
11:00	0	0	1	1	2	15	10	16	1	0	0	1	0	47
12:00 PM	2	0	0	2	5	7	27	11	5	2	0	1	0	62
1:00	0	0	1	1	5	20	21	23	8	0	0	0	0	79
2:00	0	0	0	0	1	0	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	0	769
Grand Total	8	1	15	69	215	561	795	575	197	54	17	11	3	2521

Stats	Percentile	15th	50th	85th	95th
	Speed	35	41	48	52
	Mean Speed (Average)	42.8			
	10 MPH Pace Speed	39-48			
	Number in Pace	1407			
	Percent in Pace	56.0%			
	Number > 45 MPH	857			
	Percent > 45 MPH	34.0%			

Dekalb County Government
Transportation Division

DeKalb County
GEORGIA

1950 West Exchange Place
4th floor
Tucker, GA30084

Site Code: 0
4069 Norman Rd
Direction: Combined

1/22/2024 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
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	0	97
4:00	0	0	0	1	25	69	70	34	12	1	0	1	0	213
5:00	1	1	0	7	21	66	67	39	16	6	4	1	0	229
6:00	1	0	3	6	17	54	60	33	10	0	1	0	0	185
7:00	0	1	4	3	19	34	33	29	8	1	1	0	0	133
8:00	0	0	0	2	9	16	26	13	2	1	0	0	0	69
9:00	2	0	1	1	8	17	19	10	3	1	0	0	1	63
10:00	0	0	0	2	4	8	13	6	4	0	1	1	0	39
11:00	0	0	1	1	2	6	8	6	3	0	1	0	0	28
Total	4	2	9	25	119	294	325	188	64	13	9	3	1	1056

Dekalb County Government
Transportation Division

DeKalb County
GEORGIA

1950 West Exchange Place
4th floor
Tucker, GA30084

Site Code: 0
4069 Norman Rd
Direction: Combined

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	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

DeKalb County
GEORGIA

1950 West Exchange Place
4th floor
Tucker, GA30084

Site Code: 0
4069 Norman Rd
Direction: Combined

1/24/2024 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	1	1	5	4	3	0	0	0	0	0	14
1:00	0	0	0	0	1	0	4	2	1	1	0	0	0	9
2:00	0	0	0	1	1	5	5	3	0	1	0	0	0	16
3:00	0	0	0	0	2	3	4	1	4	1	0	1	0	16
4:00	0	0	0	0	0	4	7	1	1	1	0	1	0	15
5:00	0	0	0	0	2	10	9	6	4	1	0	0	0	32
6:00	0	0	2	9	14	33	31	18	7	3	0	1	0	118
7:00	1	0	6	23	47	95	58	29	7	0	0	0	0	266
8:00	0	0	2	9	20	44	70	51	11	2	1	0	0	210
9:00	0	0	2	2	16	38	47	32	14	5	1	0	0	157
10:00	0	0	0	3	12	19	30	21	4	4	0	0	0	93
11:00	0	0	1	2	15	39	25	23	2	0	0	1	0	108
12:00 PM	2	0	0	3	21	27	47	22	9	3	0	1	0	135
1:00	0	1	2	1	33	48	45	37	11	0	0	0	0	178
2:00	1	0	0	1	5	2	1	0	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	0	1377
Grand Total	22	9	40	179	709	1482	1513	908	293	75	24	13	4	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

PETITION TO OPPOSE REZONING

VERBAL SCRIPT

Why We're Opposing Rezoning 3970 Norman Road

The Missionaries of Charity want to rezone 3970 Norman Road to operate a free after-school program for approximately 20–30 children from the refugee community. While we support the mission of the program, we believe the location and scale are inappropriate for our residential neighborhood.

- **Spot zoning:** Changing the zoning of one property would allow uses not permitted on surrounding residential properties and is characteristic of spot zoning.
- **Inappropriate zoning:** The proposed OIT zoning is intended for transitional areas, not established single-family neighborhoods.
- **Scale of the program:** The number of children, staff, parents, and vehicles would introduce commercial-level activity that goes far beyond what is acceptable in a typical single-family neighborhood.
- **Traffic safety:** The driveway is next to the Sans Souci intersection, near a blind hill on Norman Road where speeding and accidents are concerns. Parent drop-offs and pickups could create dangerous turning conflicts, collisions, and traffic backups.
- **Impacts on neighbors:** Increased traffic, noise, congestion, and outdoor activity could disrupt residents' daily lives, including working from home.
- **Diminished residential character:** The modifications they would need to make for parking, traffic circulation, and other changes would significantly alter the historic 1930s farmhouse and grounds.

PETITION TO OPPOSE REZONING

3970 Norman Road, Stone Mountain, Georgia (Rezoning Application Z-26-1248179)

We, the undersigned members of the community, oppose the rezoning of 3970 Norman Road from R-85 (Residential) to OIT (Office-Institutional-Transitional) or any other zoning category to permit the proposed child daycare center. We respectfully urge the Dekalb County Board of Commissioners to deny the rezoning application for the following reasons:

- **OIT zoning is not compatible at this location.** OIT is intended for buildings no longer viable for residential use and areas transitioning from residential to nonresidential uses. This property remains viable for residential use and is in an established, suburban single-family residential neighborhood.
- **Rezoning a single parcel to OIT would be spot zoning.** The property is in a Suburban Future Land Use area in an established neighborhood, surrounded by R-85 zoning. Rezoning would apply a different set of permitted uses to this parcel than those governing the surrounding properties.
- **The scale and intensity of the proposed use are incompatible with the suburban residential neighborhood.** Rezoning to accommodate a child care center for up to 30 children, plus staff, parents, and vehicles would introduce commercial-level activity in the suburban residential neighborhood.
- **The proposed use would increase traffic safety risks on Norman Road and Sans Souci Way.** The property's driveway is immediately adjacent to the Sans Souci intersection, near a blind hill on Norman Road where County studies have documented speeding and multiple accidents have occurred. The concentrated drop-off and pick-up traffic would create vehicle turning conflicts, increase the risk of collisions, and potentially cause vehicles to back up on Norman Road and obstruct the intersection.
- **The proposed use would adversely affect neighboring residential properties.** Increased traffic, congestion, noise, and outdoor activity associated with the proposed program would disrupt nearby residents' ability to work from home and their use and enjoyment of their homes and yards.
- **The proposed use could substantially alter the property's historic residential character.** The 1930s farmhouse and grounds would require modifications to accommodate traffic, parking, and other requirements for a child care center under OIT, altering the historic residential character.

	Sign Name	Print Name	Street Address	Date
1	[signature]	Paul Newkirk	4135 Echo Wood Dr.	10-17-2026
2	[signature]	Sharon Smilowitz	1051 Sans Souci Way	10/17/26
3	[signature]	Nini Ashby	1081 Teal Lane 30021	10/17/2026
4	[signature]	Denice Hines	924 Holly Head Rd	10/17/2026
5	[signature]	Frank Collins	4057 Central Dr.	10/17/26
6	[signature]	William Lockwood	4160 Echo Woods Dr	10/17/26
7	[signature]	Scott Aman	4073 Echo Woods Dr.	10/17/26
8	[signature]	Candi Jiosne	838 Lagoon Ct.	10/17/26
9	[signature]	Pat Jiosne	838 Lagoon Ct	10/17/26

PETITION TO OPPOSE REZONING

3970 Norman Road, Stone Mountain, Georgia (Rezoning Application Z-26-1248179)

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- **The proposed use would adversely affect neighboring residential properties.** Increased traffic, congestion, noise, and outdoor activity associated with the proposed program would disrupt nearby residents' ability to work from home and their use and enjoyment of their homes and yards.
- **The proposed use could substantially alter the property's historic residential character.** The 1930s farmhouse and grounds would require modifications to accommodate traffic, parking, and other requirements for a child care center under OIT, altering the historic residential character.

	Sign Name	Print Name	Street Address	Date
10		Angela Carfagno	3957 Anna Maria Ct.	10/17/2026
11		Travis McCarthy	3957 Anna Maria Ct.	10/17/2026
12		workeye Jamille	4201 Bushton CT	10/17/2026
13		Ranjeema Maan	4160 Echo Woods Drive	10/17/26
14		Sylvester B. Hopewell	1074 Viking Dr	10/17/26
15		Walter Grage, Sr	954 Viking Dr.	10/17/26
16		C.R. Tribble	981 Belle Glade Dr.	10/17/26
17		Pam White	1029 Sans Souci Way	10/17/26
18		Andrea Winkler	3975 Norman Rd	10/17/26
19		Karen Grage	3970 Sans Souci Ct	10/17/26

PETITION TO OPPOSE REZONING

3970 Norman Road, Stone Mountain, Georgia (Rezoning Application Z-26-1248179)

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	Sign Name	Print Name	Street Address	Date
20		Elaine McCall	3928 Williams St. Clarkston 30021	10/17/26
21		JOHN CHADOCK	3928 WILLIAMS ST. CLARKSTON 30021	10/17/26
22		Edward Adams	4123 echo woods dr	10/17/26
23		Jason Odom	1188 Hambrick Rd Stone Mt. GA	10/17/2026
24		Alyson Thompson	3982 Norman Rd.	10/17/26
25		Eric Ketcham	3952 Norman Rd	10/17/26
26		Malia Ketcham	3952 Norman Rd	10/18/26
27		DAVID THOMPSON	3982 NORMAN RD	10/18/26
28		Linda Randall	3990 Norman Rd	10-18-26
29		Amanda Randall	3990 Norman Rd	10/18/26

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30		Ziad Abdurahman	3943 Norman Rd	10/18/26
31		Kefela	3937 Norman Rd	10/18/26
32		Hannah Cao	3951 Norman Rd	10/18/26
33		DAVID RANDALL	3990 Norman Rd	10-18-26
34		Teresa Beranek	1173 Melrose Dr	10/18/26
35		Stacy Waters	996 Nielsen Dr. Clarkston GA	10/19/26
36		Lynette Jones	3956 Anna Maria Ct	10/19/26
37		Myrta Roman	1008 nielsen Dr	10/19/26
38		Kathryn Gallagher	954 Texel Rd. Clarkston	10/19/2026
39		Barbara Williams	968 Texel Lane, Clarkston	10/19/2026

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40	Gina Sgro	Gina Sgro	3964 Anna Maria Ct 30021	10/19/26
41	Shamon Lukson	Shamon Lukson	3957 Sans Souci Ct 30021	10/19/26
42	Anthony Andriani	Anthony Andriani	1051 Sans Souci Way 30021	10/19/26
43	Sherwood & Thomas	Sherwood & Thomas	1080 Sans Souci Way 30021	10/19/26
44	Karen Gabrielson	Karen Gabrielson	1038 Sans Souci Way 30021	10/19/26
45	Kenneth Gabrielson	Kenneth Gabrielson	1038 Sans Souci Way 30021	10/19/26
46	Diane E Lewis	Diane E Lewis	1024 Sans Souci Way 30021	10/19/26
47	PAUL G. SHARUN	PAUL G. SHARUN	3965 SANS SOUCI CT 30021	10/19/26
48	Margaret Sherman	Margaret Sherman	3965 Sans Souci Ct 30021	10/19/26
49	David Smallwood & Paige Smallwood	David Smallwood	3958 Sans Souci Ct. 30021	10/19/2026

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50		Delphine Smallwood	3958 Sans Souci Ct, 30021	10-19-26
51		Anita Phoumiby	3971 Sans Souci Ct, 30021	10/19/26
52		Sriram Dasta	1094 Sans Souci Way	10-19-26
53		Yenenesh Tekka	1094 Sans Souci Way	10-19-26
54		Michael m Davis	1081 Sans Souci Way	10-19-26
55		Tammy Davis	1081 Sans Souci Way	10-19-26
56		Chelsea Brownhood	1095 SANS SOUCI WAY	10-20-26
57		Chris DeFio	1082 Sans Souci Way	10-26-26
58		Robyn Sands	3730 Carroll Park Dr Clarkston	10-21-26
59		GERALD WASHINGTON	1071 OTELLO AVE	10-25-26

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60		ARMIN JAKUPOVIC	3929 NORMAN RD STN. MTN GA 30083	10/18/26
61		MIROLA JAKUPOVIC	3929 NORMAN RD 30083	10/19/26
62		OKAN JAKUPOVIC	3929 NORMAN RD 30083	10/19/26
63		BAHRAM JAKUPOVIC	3929 NORMAN RD 30083	10/19/26
64		Ariya Conkright	986 Belle Glade Dr 30083	10/20/26
65		KRISTI LAYHON	966 BELLE GLADE DR. STN. MTN 30083	10/20/26
66		Halkin Mohammed	3902 Castle Tree ct, STN MTN, GA, 30083	10/20/26
67		Ahanu Banerjee	3909 Castle Tree ct, 30083	10/20/26
68		DeSaleln Gagn	954 Belle Glade Dr	10/20/26
69		Tyler + Kporshee Yeke	3917 Garfield Dr. Stone Mt.	10/20/26

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70	Anita Edwards	ANITA EDWARDS	976 VIKING DR	10/19/26
71	Janice Edwards	JANICE EDWARDS	976 VIKING DRIVE	10/19/26
72	Cynthia Woodley	Cynthia Woodley	1026 VIKING DR	10/19/26
73	Timothy Woodley	Timothy Woodley	1026 Viking Drive	10/19/26
74	Anita Simmons	Anita Simmons	4099 Central Drive	10/20/26
75	Cork Simmons	Cork Simmons	4099 Central DR	10/20/26
76	Roy Sparks	Roy Sparks	4115 Norman Rd	10/21/26
77	Jane Sparks	Jane Sparks	983 Viking Drive	10/21/26
78	Steve Reis	1042 Viking Dr.	1042 Viking Drive	10/21/26
79	Deshon Fisher	Deshon Fisher	1034 Viking Drive	10/21/26

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80		Laugress Underwood	971 Texel Lane	10-20-2026
81		Laxmi Tamang	974 Texel lane	10-19-2026
82		Joyce Swaney	3913 Norman Rd. Stonemtn	10-20-26
83		Shirley Phelps	948 Bell Glade Dr.	10-20-26
84		Veronica Mosley	4006 Pontura Ct. Stne Mtn 30083	10-2026
85		HAYLEY LOVITT	3889 CastleTree Ct. StoneMtn, GA 30083	10-20-2026
86		EllenGadberry	3897 CastleTree Ct SM GA 30083	10.20.26
87		Lyly Pas	3901 Garfield Dr	10.20.26
88		VIRGINIA Matthews	960 GARFIELD CT	10/20/2026
89		PLO KAW	3917 Garfield DR	10-20-26

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90		Stephen A Lewis	950 Norse Court, Stone Mountain	10/20/26
91		Kelbi McCumber Morris	1038 Nielsen Drive	10/20/26
92		Samuel Morris	1038 Nielsen Drive	10/20/26
93		Mary Mattox	1220 Nielsen Dr 30021	10/21/26
94		LARRY JACOBS	1228 Nielsen Dr 30021	10/21/26
95		John Mashburn	1043 Sans Souci Way 30021	10/21/26
96		Gregory Aide	1043 Sans Souci Way 30021	10/21/26
97		Regina Hawks	1075 Texel Ln 30021	10/21/26
98		Michael Hayward	1075 Texel Ln 30021	10/22/26
99		Joy L Miller	1030 Sans Souci Way 30021	10/24/26

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100		JOHN KIM	1050 Nielsen Dr. Clarkston	10/24/26
101		Yang KIM	"	"
102		Maher. Tafeia	3881 Nielsen ct Clarkston	10/24/26
103		Danny Maher	3881 Nielsen Ct Clarkston	10/24/2026
104		Patrick Maifeld	3886 Nielsen ct. clarkston	10/24/26
105		Roy Lewis	3892 Nielsen ct clarkston	10/24/26
106		SONGORO	3878 Nielsen Ct clarkston	10/24/26
107		Catherine Morgan	1056 Nielsen Dr. Clarkston	404 808 5838
108		JESUS GUTIERREZ	1077 Nielsen Dr Clarkston	10/24/26
109		Debbie Caldwell	1083 Nielsen Dr Clarkston	10-24-26

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110		Kathryn Althauser	3873 Nielsen Ct Clarkston 30021	10/24
111		Derek Odum	3893 Nielsen ct clarkston 30021	10/24
112		Elyse Jupiter	1172 Nielsen Pr Clarkston 30021	10/24
113		Alexis Powell	1081 Texel Ln Clarkston 30021	10/24
114		Brian Powell	1081 Texel Ln Clarkston 30021	10/24
115		KEITON FALLEN	1081 TEXEL LN " "	10/24/26
116		Lauren Fallen	1081 Texel ln " "	10/24/26
117		Kaila Fallen	1081 Texel Lane "	10/24
118		Kenny Anderson	1078 texel LANE	
119		Kyle Washington	1071 Otello Avenue, Clarkston 30021	10/25

1038
1220
1228
T 1075
1081

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120	TUAN DO	TUAN DO	3936 GARFIELD Dr. 30083	10/20/26
121	Michael Benoit	Michael E. Benoit	3942 Garfield Dr. 30083	10/20/26
122	Karen Hritz	Karen Hritz	3950 Garfield Dr. 30083	11/20/26
123		JANET ANDREWS	3975 GARFIELD Dr 30083	10/20/26
124		Judy Askins	" " "	10/20/26
125	Mitiku	Mitiku Teshome	1014 Nielsen Dr 30021	10/24/26
126	Yemisrach	Yemisrach	" " Dr 30021	10/24/26
127	Fetume	Fetume	" " Dr "	10/24/26
128	Fekade	Fekade	" " " "	10/24/26
129	B. Green	B Green	1032 " Dr 30021	10/24-26

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- **The proposed use could substantially alter the property's historic residential character.** The 1930s farmhouse and grounds would require modifications to accommodate traffic, parking, and other requirements for a child care center under OIT, altering the historic residential character.

	Sign Name	Print Name	Street Address	Date
130		Larry Tester	4071 Yuma Dr	10/25/26
131		Patricia Tester	4071 YUMA DR.	10/25/26
132		Diane Rice	3557 Hill Street Clarkston	10/25/26
133		Mukarel Yusuf	1043 Viking Drive	10/26/26
134		Sanra Ali	1043 Viking Drive	10/26/26
135		Mustafa Yusuf	1043 Viking Dr.	10/26/26
136		Ronald Lovelace	1015 Celtic Circle	10/26/2026
137		Richard Tran	1014 Celtic Circle	10/26/26
138		Ann LAI	1014 Celtic Circle	10/26/26
139		Joshua Hutto	4116 Central Dr.	10/26/26

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	Sign Name	Print Name	Street Address	Date
140		Jacqueline Lewis	958 Norse Ct Stone Mt	10/22/26
141		Mary Howell	1074 Viking Dr Stone Mountain	10/22/26
142		GARY NEWMAN	4081 CENTRAL DRIVE, STONE MTN	10/22/26
143		TERESA VEST	4096 NORMAN ROAD STONE MT	10/24/26
144		Char Olore-Cole	4096 Norman Rd Stone Mtn	10/24/26
145		Semmi Cole	4096 Norman Rd Stone Mtn	10/24/26
146		Hien Ly	1027 Viking RD STONE MOUNTAIN	10/24/26
147		Jacob Rhodes	1050 Viking Dr. Stone Mountain	10/25/26
148		TONI RHODES	1050 Viking Dr · Stone Mtn GA	10/24/26
149		Andrew Brown	3557 W Hill St Clarkston Ga 30021	10/24/26

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150	Dawn King	Dawn King	975 Viking Drive, St. Mtn. 30083	10/26/26
151	Joan Kidd	Joan Kidd	947 Norea Ct. St. Mtn. 30083	10/26/26
152	Annetta Richardson	Annetta Richardson	1066 Viking Dr. Stn. Mtn 30083	10/26/26
153	B Richardson	Barry Richardson	1066 Viking Dr. Stn. Mtn 30083	10/26/26
154	Barryne Richardson	Barryne Richardson	1066 Viking Dr. Stn. Mtn 30083	10/26/26
155	Brandon Richardson	Brandon Richardson	1066 Viking DR Stn mtn 30083	10/26/26
	[redacted]			
156	Amanda Mutto		4116 Central Dr.	10/26/26
157	Phillip Tant		1095 Central CT	10/26/26
158	Abigail Tant		1095 Central Ct	10/26/26

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	Sign Name	Print Name	Street Address	Date
159	JanisDuncke	Janis Lew Duncke	4010 Harvest Run	10/17/26
160	CWW	Cameron Whitaker-Wright	4269 Wheaton Lane	10/18/26
161	Crystal Whitaker	Crystal Whitaker	4269 Wheaton Lane Clarkston, GA 30021	10/18/2026
162	Julie Green	Julie Green	4247 Bushton CT Clarkston GA 30021	10/21/26
163	Becky Rentz	Becky Rentz		10/21/26
164	Aalia Mujtaba	Aalia Mujtaba	4214 Bushton Ct. 30021	10/23/26
165		PAULA CHAMBERS	4279 Wheaton Lane Clarkston	10/23/26
166	Cassandra Williams	Cassandra Williams	4270 Wheaton Lane Clarkston	10/23/26
167	Douglas Bernhard	Douglas Bernhard	4220 Wheaton Lane Clarkston 30021	10/23/26
168		Brian Nuriom	1061 Otello Ave, Clarkston, GA 30021	10/24/26

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	Sign Name	Print Name	Street Address	Date
	[redacted]	[redacted]	[redacted]	[redacted]
169		DEAN MOORE	3786 RAYFORD TRAIL	10/17/2026
170		Kaylor Le	4043 Echowoods Dr	10/17/2026
171		Labrina	4058 Echowoods Dr	10/17/2026
172	Kelly Newkirk	Kelly Newkirk	4135 EchoWoods Dr.	10/23/26
173		Deborah Franz	1138 Otello Ave	10/24/26
174		Khadija Dayib	4106 Echo Woods Dr	10/25/26
175		[illegible]	4085 Echowood Dr	10/25/26
176		Robert Lewis	4014 HARVEST Run	11/26/26
177	Angela Baldw	Angela Baldwin	4126 Yuma Dr	11/26/26

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178	Reginald Grimes	Reginald Grimes	4069 Central Dr. Clarkston 30021	10/26/26
179	Mitra Lewis	Mitra Lewis	1035 Viking Dr. Stn. Mtn. Ga. 30083	10/26/26
180	Armond Lewis	ARMOND LEWIS	1035 Viking Dr Stn Mtn Ga 30083	10/26/26
181	[illegible]	BRANNAN ORUBO	1061 VIKING DRIVE STN MTN GA	10/26/26
182	[illegible]	Rorendra Williams	1061 Viking Dr Stn 30083	10/26/26
183	[illegible]	Datorey Orubo	1061 Viking Drive Ston 30083	10/26/26
184	[illegible]	Hanna Hagos	1018 Viking Dr Stonmtn	10/26/26
185	[illegible]	Nabil mohar	1018 Viking dr Stone mt ga	10/26/26
186	[illegible]	YEN NGUYEN	1011 Viking Dr. Stn Mnt	10/26/26
187	Cindy S Michaels	Cindy Michaels	3975 Central Dr Clarkston GA 30021	10-27-26

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188	Devon V Robinson	Devon V. Robinson	4280 Wheaton Ln. Clarkston GA	10/24/26
189	Rob Robinson	Rob Robinson	4280 Wheaton Ln. Clarkston GA 30021	10/27/26
190	Nicole K	Nicole Kuiper	3984 Williams St	10/25/26
191		Gpeltorniteger	4248 Bushton CT "	10/24/26
192		Melvin D Brewer	4261 Wheaton Ln Clarkston 3002	10/24/26
193		Stephen Richey	4129 Echo Wood Dr. Clarkston	10/24/26
194		MARK HESS	4129 Echo Wood Dr	10/24/26
195	Lauren Bracket	LAUREN BRACKETT	1181 NIELSEN RD CLARKSTON, GA 30021	10/25/26
196		David Bracket	1181 NIELSEN Rd 30021	11/24/26
197		Deidra Burton	1052 Sans Souci Way Clarkston GA	11/26/2026

4221 - T

21 4280
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198		SCOTT YATELE	4240 WHEATON LANE, CLARKSTON GA.	10/25/26
199		[illegible]	1146 Otello Ave Clarkston GA	10/25/26
200		Jimmy Hoest	1120 Otello Ave Clarkston GA	10/25/26
201		Mersi Hinse	1031 Otello AV Clarkston	10-25/26
202		Tracey Hurst	1254 Minette Place, Clarkston, GA	10/27/26
203		JOSEPH VELARDITA	1235 MINETTE PLACE CLARKSTON	10/27/26
204		Drakie Jordan	1235 Minette Pl Clarkston	10/27/26
205		W.J. Smith	1226 Minette Pl Clarkston	10/27/26
206		Bethany Smith	1226 Minette Pl Clarkston	10/27/26
207		Lillie Smith	1226 Minette Pl Clarkston	10/27/26

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208	Erika Robinson	Erika Robinson	3959 Central Dr.	10/26/26
209	Eddie Jones	Eddie Jones	1211 Minette Place	10/27/26
	[redacted]			
210		BRIAN LUCY	1128 OTELLO AVE	10/26/26
211	Jorge Flores	JORGE FLORES	4071 BOWIE CT.	10/26/26
212	Linda M Calhoun Flores	Linda M. Calhoun Flores	4071 Bowie Ct Clarkston	10/26/26
213	Ann McCormack	Ann McCormack	918 Belle Glade Dr Stn Mtn	10/22/26
214	M Fendia Thornton	M Fendia Thornton	3903 Castletree Court Stn Mtn	10/27/26
215	Almaz Legesse	Almaz Legesse	1062 Nielsen DR Clarkston	10/27/26

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	Sign Name	Print Name	Street Address	Date
216	Robert F. Brennan	ROBERT F. BRENNAN	3966 CENTRAL DR.	10/27/24
217	Virginia A Brennan	VIRGINIA A BRENNAN	3966 CENTRAL DRIVE	10-27-24
218	Jean Anderson	Jean Anderson	909 Belle Glade Dr	10-27-2024

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219 Scott Wolfe	Scott Wolfe	3983 Norman Rd	Oct 27, 2026

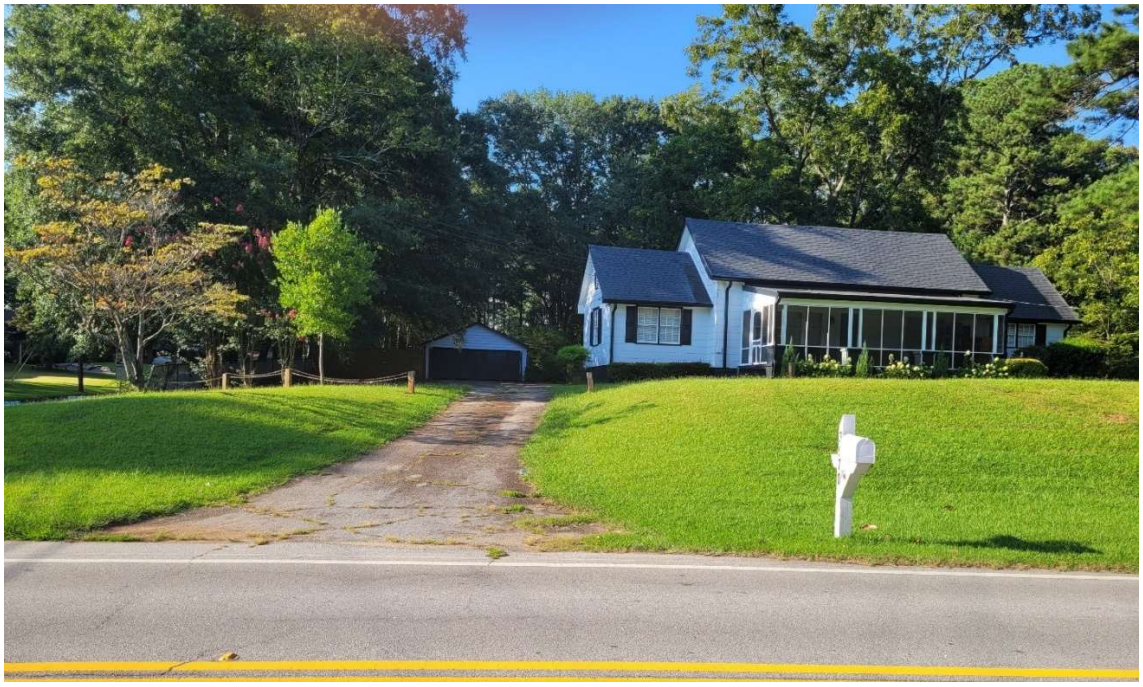
Norman Road Neighbors

Attachment 1. Property and Traffic Safety Photographs – 3970 Norman Road

- View of 3970 Norman Road from 1029 Sans Souci Way, showing the close proximity and grassy area proposed by the applicant for vehicle circulation.

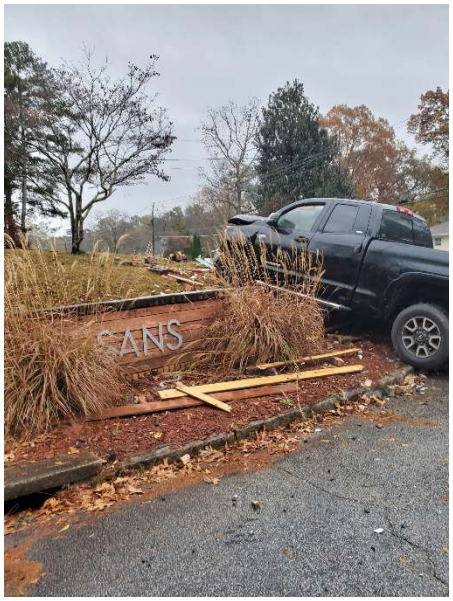


- Driveway that will require widening and paving to accommodate traffic.



- Accident at the Sans Souci Way entrance where a truck landed in the yard of 3970 Norman Rd.







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

Norman Road Neighbors

Belle Glade Estates | CD Quarles | Clark Estates | Cimarron Subdivision | Glen Echo Subdivision | Norman Forest | Sans Souci Estates | Stoneview Subdivision | The Settlement | Viking Estates

October 30, 2026

RE: Request to Rezone 3970 Norman Road from R-85 to OIT for a Child Daycare Center (Z-26-1248179) – Neighborhood Response and Petition in Opposition

Dear Members of the DeKalb County Board of Commissioners:

Norman Road Neighbors (NRN) is a group of residents from the established neighborhoods along and off Norman Road. Between October 17–27, 2026, we conducted outreach to inform residents about this proposed rezoning, explain our reasons for opposing it, and encourage residents to get involved in the rezoning process. We emailed our listserv, posted six signs and distributed 300 flyers announcing a community meeting, held the community meeting, and conducted door-to-door outreach. During these efforts, we provided information about the Missionaries of Charity, their proposed free child care program, and the families the program intends to serve.

Our outreach demonstrated that the community is **strongly opposed** to rezoning 3970 Norman Road from R-85 to OIT or any other zoning category to accommodate the proposed child daycare program. In **10 days**, we collected **219 signatures from 154 homes across 10 surrounding subdivisions** opposing rezoning for a non-residential use that is fundamentally incompatible with our established suburban single-family residential neighborhood (see attached petition script and signature pages).

Opposition to the rezoning was also evident in the County's review process. The Planning Commission voted unanimously (7–0) to recommend denial of the application in September, and the Community Council also voted unanimously (6–0) for denial in October. Members of both bodies raised serious concerns about the impacts of rezoning the property to allow a nonresidential use and the program scale on neighbors and the neighborhood.

In response to the DeKalb County Planning and Sustainability Department's staff analysis dated August 20, 2026, we submit the points below outlining the community's reasons for opposing the proposed rezoning.

1. **OIT zoning is not compatible at this location.** OIT is intended for buildings no longer viable for residential use and areas that transition from residential to nonresidential uses. This property remains viable for residential use; it sits in the heart of an established, suburban single-family residential neighborhood. Rezoning to OIT would be inconsistent with the County's land-use policies and incompatible with the residential character of the surrounding neighborhoods.
2. **Rezoning a single parcel to OIT would be spot zoning. Maintaining the single-family appearance and traffic management would not mitigate the impacts of the proposed non-residential use.** The property is in a Suburban Future Land Use area within an established single-family residential

neighborhood, surrounded by R-85 zoning. Rezoning to allow a nonresidential use would constitute spot zoning.

Although the staff analysis identifies the applicant's proposal to retain the appearance of a single-family residence as a mitigating factor to spot zoning, simply maintaining the appearance of a single-family residence would not address the impacts associated with the proposed nonresidential use or scale of the program.

In addition, the staff analysis raises traffic management as an unresolved compatibility concern. Again, creating a plan for traffic management would not mitigate the negative impacts of a child daycare center with up to 30 children and 5 staff on neighbors and the neighborhood.

3. **The scale and intensity of the proposed nonresidential use are incompatible with the suburban residential neighborhood.** The property is zoned and surrounded by R-85 zoning. Under R-85 zoning, child daycare centers for 6 or fewer children are an allowable accessory use with a SLUP when a resident lives at the property. A child daycare for up to 30 children **far exceeds** what is compatible with and reasonably acceptable in an established suburban residential neighborhood.

   Furthermore, during the October 2026 Community Council meeting, Mr. Metzger, the attorney for the applicant, stated that the sisters could serve more than 30 children if additional families need assistance, creating even greater concerns about program expansion and exceeding capacity.

4. **The proposed use would increase traffic safety risks on Norman Road and Sans Souci Way and affect the use of adjacent properties.** The property's driveway is immediately adjacent to the Sans Souci Way intersection, near a blind hill on Norman Road where County studies have documented speeding and multiple accidents have occurred. The proposed program operating hours would create concentrated drop-off and pick-up traffic, create turning conflicts between vehicles entering/exiting the property and the intersection, increase the risk of collisions, potentially cause vehicles to back up on Norman Road, and obstruct the intersection and access to neighboring driveways.

   NOTE: In January 2024, Dekalb's Transportation Division conducted 2-day speed studies at 3970 Norman Rd and 4069 Norman Rd in response to NRN's safety concerns (previously submitted). The table below shows the total number/percent of vehicles traveling above the 35-mph speed limit from 3-6 pm, which are the proposed hours of the child care program. Across two days, 42.6% and 86.8% of vehicles at 3970 Norman Road and 4069 Norman Road, respectively, traveled over the 35-mph speed limit at speeds up to 65 mph.

Location	Total # vehicles	> 35 mph – 45 mph 3–6 pm	> 45 mph – 65 mph 3–6 pm	Total > 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%)

5. **The proposed use would adversely affect neighboring residential properties.** Even with a traffic management plan, the increased traffic, congestion, noise, outdoor activity, vehicle headlights shining into neighbors' homes, and outdoor lighting associated with the proposed program would

disrupt nearby residents' ability to work from home and infringe on their rights and reasonable expectation to use and enjoy their homes and yards.

In addition, a program of this scale would generate substantially more trash than a typical single-family residence, potentially requiring a dumpster or large trash container and commercial traffic pick up, which would be disruptive and is unacceptable to adjacent neighbors and for a residential neighborhood.

6. **The proposed use could substantially alter the property's historic and residential character.** Although the applicant does not currently propose land disturbance, an increase in impervious surfaces, or changes to the home's appearance, this is not realistic for the proposed scale of the program or their plan to have vehicles turn around in the back yard. The 1930s farmhouse and grounds would require modifications to accommodate traffic, parking, life/fire safety, and other requirements for a child care center under OIT, altering both the historic and residential character of the existing home and property and making it look and function like a commercial property.

   In addition, it is also unclear how the proposed four parking spaces would be sufficient for a program of this scale, especially if parents choose to wait on site given the short window of operation.

The 219 petition signatures from 154 homes across 10 surrounding subdivisions demonstrate the strength of community opposition to this rezoning. We recognize the Missionaries of Charity's commitment to serving families in need, but the proposed location and scale of the program are not appropriate for our established single-family residential neighborhood.

We respectfully urge the Board of Commissioners to deny the application to rezone 3970 Norman Road from R-85 to OIT or any other zoning category that would permit the proposed child daycare center.

Sincerely,

Gina Sgro, Deidre Burton, Karen Grage, Brian Lucy, Ann McCormack, Greg and Veronica Mosley, Steve Reis, Paul and Margaret Shuman, Alyson and David Thompson, Pam White, and Andrea Winkler

List of Attachments

Attachment 1. Petition Outreach Script and Signature Pages

Attachment 2. Property and Traffic Safety Photographs

Attachment 3. Traffic Studies

SITE PHOTOS


25
3970






25
REZONING
COMMUNITY COUNCIL
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.
C
October 20, 2026
5:30 PM





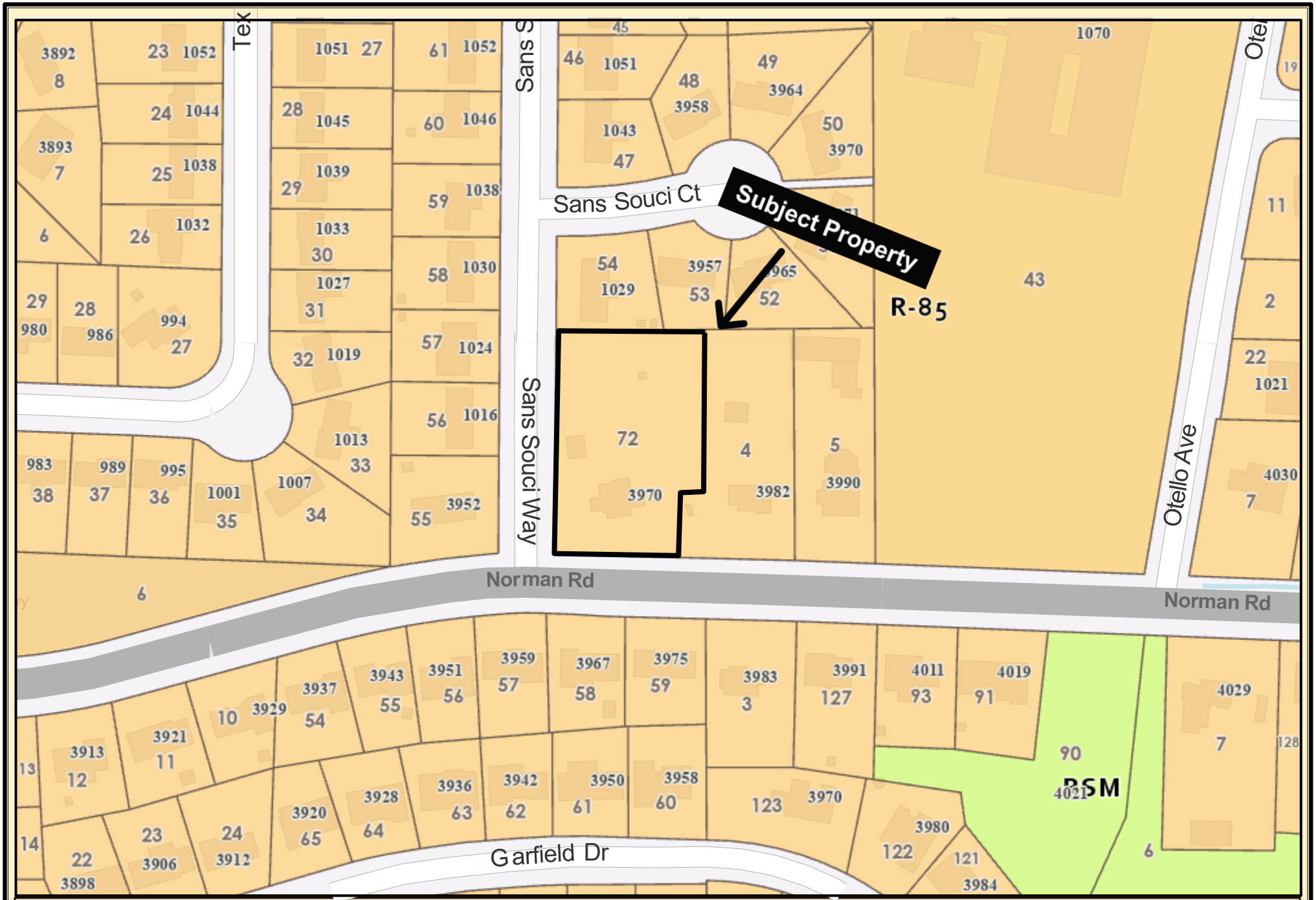

1029






STOP

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 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 mi

Date Printed: 6/17/2026

N

A

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