Public Hearing: YES ☒ NO ☐ **Department:** Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 2 and 6

Application of Vipin Bhimji c/o Battle Law, P.C. to rezone property from R-100 (Residential Medium Lot-100) zoning district to RSM (Small Lot Residential Mix) zoning district to allow the development of single-family homes, at 3430 N. Druid Hills Road.

PETITION NO: N4-2026-1263 Z-26-1248243

PROPOSED USE: Single-family homes development.

LOCATION: 3430 North Druid Hills Road, Decatur, GA 30033

PARCEL NO. : 18 113 12 001

INFO. CONTACT: Andrea Folgherait, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Vipin Bhimji c/o Battle Law, P.C. to rezone property from R-100 (Residential Medium Lot-100) zoning district to RSM (Small Lot Residential Mix) zoning district to allow the development of single-family homes.

RECOMMENDATION:

COMMUNITY COUNCIL: (Oct. 2026) Denial.

PLANNING COMMISSION: (Nov. 5, 2026) Approval with Conditions.

PLANNING STAFF: (November 2026) Approval_revised 11.10.2026.

STAFF ANALYSIS: STAFF ANALYSIS The Suburban (SUB) Character Area encourages small-scale infill housing at densities up to eight (8) units per acre and expansion of housing options while maintaining established neighborhood development patterns. As proposed, the 4-unit development supports this intent and provides a transition between University Heights Subdivision and a multifamily development just south of the site. The subject site is situated between R-75 and MR-2 zoning districts, making the proposed RSM district a transitional zoning/parcel that creates incremental density (up to 4 units per acre). The proposal appears to meet RSM requirements outlined in Section 2.11.2 (Medium and High-Density Residential District Dimensional Requirements). However, both the irregular lot shape and South Fork Peachtree Creek flood zone constrain buildable area and may necessitate variances, specifically units 3 and 4 may be most impacted by the 50-foot stream buffer and applicable lot standards (minimum 5,000 sq ft lot size, 50-foot lot width, 3-foot side and 10-foot rear yard setbacks, and 10-feet required between buildings). The required 20-foot transitional buffer adjoining R-75 zoning (Section 5.4.5- *Transitional Buffers)* is not shown on the site plan labeled "*RZ-1 Zoning*," dated May 2, 2025. Access is proposed through an unimproved, unnamed right-of-way along the eastern property line connecting to Willivee Drive within the University Heights Subdivision, its suitability will depend on access, environmental constraints, and applicable road standards. Interdepartmental comments also require further drainage assessment and possibly a detention pond (not provided). The proposed rezoning supports the SUB Character Area's intent to encourage small-scale infill housing and expand housing options while maintaining established neighborhood development patterns. At approximately 2.9 units per acre, the four-unit development provides an appropriate transition between the University Heights Subdivision and the multifamily development

to the south. Staff notes that several site design items identified in this analysis are regulated by existing requirements of Chapter 27 (Zoning) and Chapter 14 (Land Development) and will be addressed during the development review process. Prior to the issuance of a land disturbance permit and/or building permit, the applicant will be required to demonstrate compliance with these requirements, including but not limited to: the 20-foot transitional buffer adjoining R-75 zoning (Section 5.4.5); stormwater management and drainage, including any required detention facilities; access improvements meeting County road standards; applicable stream buffer and floodplain regulations; variances, and building elevations (Section 27- 2.2.1). Any relief from these standards, including variances affecting proposed lots 3 and 4, would require separate approval and is not granted by this rezoning. Based on review of all criteria under Section 27-7.3.5, Staff recommends that this application be ***"Approved"***.

PLANNING COMMISSION VOTE: (November 5, 2026) Approval with Conditions 4-0-1. Motion was made by Commissioner Patton, seconded by Commissioner Moore for approval, per Staff recommendation with a condition that there be a buffer of trees and fencing along Seaboard Airline Railroad. Commissioner Cooper abstained; Commissioner Zou was not present for this vote.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (Oct. 2026) Denial (11-1-0) for the following reasons: 1) Proposal is an infill development that is incompatible with & does not protect the surrounding neighborhood; 2) Applicant presented no detailed site plan; 3) There is not enough concrete information provided to satisfy the rezoning request.

DeKalb County Government Services Center
178 Sams Street, Decatur, GA 30030
404-371-2155
Planning & Sustainability Public Hearings

Planning Commission Hearing Date: November 5, 2026
Board of Commissioners Hearing Date: November 19, 2026

STAFF ANALYSIS

CASE NO.:	Z-26-1248243	**File ID #: 2026-1263**
Address:	3430 N Druid Hills Road, Decatur, GA 30033	**Commission Districts:** 2 and 6
Parcel ID(s):	18 113 12 001	
Request:	Application of Vipin Bhimji c/o Battle Law, P.C. to rezone property from R-100 (Residential Medium Lot-100) zoning district to RSM (Small Lot Residential Mix) zoning district to allow for the development of single-family homes.	
Property Owner(s):	Vipin Bhimji	
Applicant/Agent:	Vipin Bhimji c/o Battle Law P.C	
Acreage:	1.39	
Existing Land Use:	Vacant lot	
Surrounding Properties:	Mix of detached and attached residential developments.	
Adjacent Zoning:	**North:** RSM (Residential Small Mix) **South:** R-75 (Residential Small Lot-75), MR-2 (Medium Residential Density-2) **East:** R-75 **West:** RSM, MR-2	
Comprehensive Plan:	Suburban - **Consistent** X	

STAFF RECOMMENDATION: APPROVAL

BACKGROUND

The applicant is requesting a rezoning from the R-100 (Residential Medium Lot-100) zoning district to the RSM (Small Lot Residential Mix) zoning district to develop four (4) single-family dwelling units. The subject property is a vacant, irregularly shaped lot located within an established residential neighborhood and is proposed to be served by a single access point. The property's northeastern boundary abuts the Seaboard Airline Railroad, while a floodplain affects a majority of the northern portion of the site. Under the existing R-100 zoning classification, development is limited to one (1) dwelling unit per lot. Therefore, the proposed rezoning is necessary to accommodate the 4-unit infill development, which would result in a proposed density of approximately 2.8 dwelling units per acre.

STAFF ANALYSIS

The Suburban (SUB) Character Area encourages small-scale infill housing at densities up to eight (8) units per acre and expansion of housing options while maintaining established neighborhood development patterns. As proposed, the 4-unit development supports this intent and provides a transition between University Heights Subdivision and a multifamily development just south of the site. The subject site is situated between R-75 and MR-2 zoning districts, making the proposed RSM district a transitional zoning/parcel that creates incremental density (up to 4 units per acre).

The proposal appears to meet RSM requirements outlined in Section 2.11.2 (Medium and High-Density Residential District Dimensional Requirements). However, both the irregular lot shape and South Fork Peachtree Creek flood zone constrain buildable area and may necessitate variances, specifically units 3 and 4 may be most impacted by the 50-foot stream buffer and applicable lot standards (minimum 5,000 sq ft lot size, 50-foot lot width, 3-foot side and 10-foot rear yard setbacks, and 10-feet required between buildings).

The required 20-foot transitional buffer adjoining R-75 zoning (Section 5.4.5- *Transitional Buffers)* is not shown on the site plan labeled "*RZ-1 Zoning*," dated May 2, 2025. Access is proposed through an unimproved, unnamed right-of-way along the eastern property line connecting to Willivee Drive within the University Heights Subdivision, its suitability will depend on access, environmental constraints, and applicable road standards. Interdepartmental comments also require further drainage assessment and possibly a detention pond (not provided).

FINDINGS OF FACT:
The following grouped findings address all criteria under Section 27-7.3.5 of the DeKalb County Zoning Ordinance.

1. Comprehensive Plan and Changing Conditions - Criteria A and E
The existing unimproved road presents an opportunity to accommodate infill housing through an extension of the neighborhood street network. Where feasible, improving this connection would reinforce the connectivity sought in new subdivisions and better integrate the proposed homes into the surrounding neighborhood, aligning with the goals of SUB Character Area. The site's location between the established Toco Hills commercial area and the Lulah Hills redevelopment underway provides additional context for appropriately scaled infill. As nearby redevelopment and associated infrastructure investments influence housing demand and development patterns, four additional homes represent a measured response to growth that remains compatible with the surrounding neighborhood.

2. Compatibility and Nearby Property Impacts - Criteria B and D
proposed residential development appears compatible with nearby housing types in scale, setbacks, and density. However, the submitted elevations (enclosed application, pp. 26–28) appear inconsistent with the surrounding neighborhood's architectural character. SUB policies encourage compatible architecture that preserves and complements neighborhood character (2050 Unified Plan, p. 45). Building elevations are regulated under Section 27-2.2.1 (Dimensional Requirements in Zoning Districts) and will be reviewed for compliance prior to issuance of a building permit. The proposal is unlikely to affect the usability of nearby properties, provided buffering and drainage concerns are addressed in accordance with Section 5.4.5 (Transitional Buffers) and Chapter 14 during the development review process. Stormwater detention should be evaluated with particular attention to the South Fork Peachtree Creek flood zone.

3. Reasonable Use of the Property - Criterion C
At approximately 1.4 acres, the site may accommodate residential development beyond a single detached home, subject to environmental and development constraints. The Applicant contends that the property lacks reasonable economic use under its current zoning.

4. Public Facilities and Resources - Criteria F G and H
The subject site is vacant and is not located in a historic district. Staff are unaware of any archaeological resources on the subject site. When fully constructed, this development is expected to have limited to no impact on local public schools (3 students: 1 at Laurel Ridge Elementary, 0 at Druid Hills Middle School, 0 at Druid Hills High School, 0 at other DCSD schools, and 2 at private schools). Due to flooding in the northern portion of the subject site, further drainage assessment will be required.

RECOMMENDATION:

The proposed rezoning supports the SUB Character Area's intent to encourage small-scale infill housing and expand housing options while maintaining established neighborhood development patterns. At approximately 2.9 units per acre, the four-unit development provides an appropriate transition between the University Heights Subdivision and the multifamily development to the south. Staff notes that several site design items identified in this analysis are regulated by existing requirements of Chapter 27 (Zoning) and Chapter 14 (Land Development) and will be addressed during the development review process. Prior to the issuance of a land disturbance permit and/or building permit, the applicant will be required to demonstrate compliance with these requirements, including but not limited to: the 20-foot transitional buffer adjoining R-75 zoning (Section 5.4.5); stormwater management and drainage, including any required detention facilities; access improvements meeting County road standards; applicable stream buffer and floodplain regulations; variances, and building elevations (Section 27-2.2.1). Any relief from these standards, including variances affecting proposed lots 3 and 4, would require separate approval and is not granted by this rezoning.

Based on review of all criteria under Section 27-7.3.5, Staff recommends that application Z-26-1248243 be ***"Approved"***.

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
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Zoning Comments November 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: It requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. It 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: It requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. It requires a 10-foot multiuse path with pedestrian scale streetlights.

N4. Z-26-1248243 (2026-1263) 3430 N Druid Hills Road:
Willivee Drive is classified as a local roadway. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. It 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. It requires a 5-foot landscape strip with a 5-foot sidewalk. It requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N5. Z-26-1248278 (2026-1264) 5370, 5378, & 5384 Flat Shoals Parkway:
Flat shoals Parkway 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: It requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. It 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.

N6. SLUP-26-1248279 (2026-1265) 4271 Bowman Industrial Court:
Bowan Industrial Court is classified as a local roadway. Please refer to the Bouldercrest OVD Tier 4. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. It 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. It requires a 5-foot landscape strip with a 5-foot sidewalk. It requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N7. SLUP-26-1248280 (2026-1266) 2001 River Road:
River Road is classified as a Minor Arterial. Please refer to the Bouldercrest OVD Tier 5 Corridor 1. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. It requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. It requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. It requires pedestrian scale streetlights (hefowler@dekalbcountyga.gov). Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N8&N9. Z-26-1248271 (2026-1267) & SLUP-26-1248272 (2026-1268) 4710 Mandy Wicker Lane:
Mandy Wicker Lane is classified as a local roadway. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. It 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. It requires a 5-foot landscape strip with a 5-foot sidewalk. It requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov

N10&N11. SLUP-26-1248268 (2026-1269) & SLUP-26-1248269 (2026-1270) 2510 Bouldercrest Road:
Bouldercrest Road is classified as Major Arterials. Please refer to the Bouldercrest OVD Tier 1. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: It requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. It 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.

Monday, September 14, 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.

9/14/2026

N1-2026-1260 TA-26-1248245
Amendment
Text Amendment. See general comments

N2-2026-1261 TA-26-1248257
Amendment
Text Amendment. See general comments

N3-2026-1262 TA-26-1248277
Amendment
Text Amendment. See general comments

N4-2026-1263 Z-26-1248243
3430 N. Druid Hills Road, Decatur, GA 30033
See general comments.

N5-2026-1264 Z-26-1248278
5370, 5378, 5384 Flat Shoals Parkway
See general comments.

N6-2026-1265 SLUP-26-1248279
4271 Bowman Industrial Court, Conley, Ga 30288
SLUP. See general comments.

N7-2026-1266 SLUP-26-1248280
2001 River Road, Ellenwood, GA 30294
SLUP. See general comments.

N8-2026-1267 Z-26-1248271
4710 Mandy Wicker Lane, Stone Mountain, GA 30088
See general comments.

N9-2026-1268 SLUP-26-1248272
4710 Mandy Wicker Lane; 1821 S Hairston Road, Stone Mountain, GA 30088
SLUP. See general comments

N10-2026-1269 SLUP-26-1248268

2510 Bouldercrest Road, Atlanta, Ga 30316

SLUP. See general comments.

N11-2026-1270 SLUP-26-1248269

2510 Bouldercrest Road, Atlanta, Ga 30316

SLUP. See general comments.

DeKalb County School District **Analysis Date:** 9/11/2026

Development Review Comments

Submitted to: DeKalb County **Case #:** Z-26-1248243
Parcel #: 18 113 12 001

Name of Development: Vipin Bhimji C/O Battle Law
Location: 3430 North Druid Hills - between Willavee and railroad ROW

Description: Proposed development with 4 Units Single Family Homes.

Impact of Development: When fully constructed, this development would be expected to generate 3 students: 1 at Laurel Ridge Elementary, 0 at Druid Hills Middle School, 0 at Druid Hills High School, 0 at other DCSD schools, and 2 at private school. Expect limited to no impact on local public schools.

Current Condition of Schools	Laurel Ridge Elementary	Druid Hills Middle School	Druid Hills High School	Other DCSD Schools	Private Schools	Total
Capacity	504	1,170	1,395			
Portables	0	0	0			
Enrollment (Oct 2025)	449	1,025	1,447			
Seats Available	55	145	-52			
Utilization (%)	89.1%	87.6%	103.7%			
New students from development	**1**	**0**	**0**	**0**	**2**	**3**

New Enrollment	450	1,025	1,447
New Seats Available	54	145	-52
New Utilization	89.3%	87.6%	103.7%

Calculation Details

Inputs

Unit Type	SF	Proposed Units	4

		Attend Home School	Attend other DCSD School	Private School	Total
Yield Rates (students per unit based on comparable developments)	Elementary	0.1241	0.0619	0.1884	0.1959
	Middle	0.0217	0.0109	0.0435	0.0336
	High	0.0609	0.0119	0.1589	0.0717
	Total	**0.2067**	**0.0847**	**0.3908**	**0.3012**
Units x Yield Rates	Elementary	0.50	0.25	0.75	1.50
	Middle	0.09	0.04	0.17	0.30
	High	0.24	0.05	0.64	0.93
	Total	**0.83**	**0.34**	**1.56**	**2.73**
New Students from Development (rounded result)	Elementary	1	0	1	2
	Middle	0	0	0	0
	High	0	0	1	1
	Total	**1**	**0**	**2**	**3**

DeKalb County School District

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-26-1248243 (2026-1263)

ADDRESS/PARCEL ID: 18 113 12 001 - 3430 N. Druid Hills Road, Decatur 30033

- **Transportation/Access/Row:** _____

- **Stormwater Management:** Sketch plat will be needed depending on the number of homes

- **Flood Hazard Area/Wetlands:** Flooding at the north of the property

- **Landscaping/Tree Preservation:** _____

- **Tributary Buffer:** _____

- **Fire Safety:** _____

_____

Signature

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

PUBLIC WORKS – ROADS & DRAINAGE - ZONING COMMENTS FORM

CASE #: Z-26-1248243 (2026-1263)

ADDRESS/PARCEL: 18 113 12 001 - 3430 N Druid Hills Road, Decatur 30033

Drainage Basin: South Fork Peachtree Creek

Upstream Drainage Area: N/A

Percentage of Property in 100-Year Floodplain: 15.3%

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

Required detention facility(s): Yes.

COMMENTS: Rezoning this property to RSM has no significant impact on existing road and drainage infrastructures. However, current site conditions and available infrastructures limit access to the proposed development and new drainage conditions will have to be addressed.

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-26-1248243 (2026-1263)

ADDRESS: 18 113 12 001 - 3430 N Druid Hills Road, Decatur 30033

WATER

Size of existing water main: none **adequate:** ☐ **inadequate:** ☐

Distance of property to nearest main: 800' **Size of line required, if inadequate:** _____

SEWER

Outfall Servicing Project: Southfork Peachtree Creek

Is sewer adjacent to property? **Yes** ☐ **No** ☑ **If no, distance to the nearest line:** onsite private manhole

Water Treatment Facility: Atlanta

Sewage Capacity: 40 **(MGPD)** **Current Flow:** 36 **(MGPD)**

COMMENTS: Rezoning this property to RSM has no significant impact on existing road and drainage

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-26-1248243 (2026-1263)

ADDRESS/PARCEL: 18 113 12 001 - 3430 N. Druid Hills Road, Decatur 30033

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: Checked the Location and did not identify any Traffic Engineering concern at this time

R Landell

Signature

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

Applicant Name: Vipin Bhimji c/o Battle Law PC

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

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

Applicant Phone Number: 404-601-7616

Owner Name: Vipin Bhimji
(If more than one owner, attach list of owners.)

Owner Email Address: [redacted]

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

Owner Phone Number: [redacted]

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

Parcel ID Number(s): 18 113 12 001

Acreage: 1.399 Commission District(s): 2 Super District: 6

Existing Zoning District(s): R-100 Proposed Zoning District(s): RSM

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

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

Owner: x Agent: _____

Signature of Applicant:
By: Vipin Bhimji

Battle Law

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

Zoom Instructions:

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

We encourage you to come out and participate!

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

Follow-Up Community Meeting to discuss 3430 North Druid Hills Road Rezoning updates

Project Title: Vipin Bhimji - 3430 North Druid Hills Road

When: July 8, 2026

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

Register in advance for this meeting:
https://battlelawpc.zoom.us/join

Meeting ID: 816 5812 6876

Password: 914519

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

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

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

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

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

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

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

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

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

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

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

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

Battle Law

STATEMENT OF INTENT

and

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

of

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

for

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

Submitted for Applicant by:

Michèle L. Battle, Esq.
Joshua S. Mahoney, Esq.
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Tucker, Georgia 300384
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(404) 745-0045 Facsimile
mlb@battlelawpc.com
jsm@battlelawpc.com

Battle Law

I. LETTER OF INTENT

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

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

II. DEKALB COUNTY REZONING CRITERIA

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

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

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

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

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

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

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

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

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

The Applicant is not aware of any other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

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

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

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

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

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

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

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

III. CONCLUSION

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

NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS

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

1. All state and federal constitutional challenges to the maintenance of the existing zoning classification, to any interim or conditional classification imposed as a condition of approval, or to any quasi-judicial decision affecting the Property, including claims that such action constitutes (a) an uncompensated taking under the Fifth and Fourteenth Amendments to the Constitution of the United States and under Article I, Section III, Paragraph I of the Constitution of the State of Georgia; (b) a denial of substantive or procedural due process and equal protection under the Fourteenth Amendment to the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia; and (c) an impermissible delegation of zoning power contrary to Article IX, Section II, Paragraph IV of the Constitution of the State of Georgia.

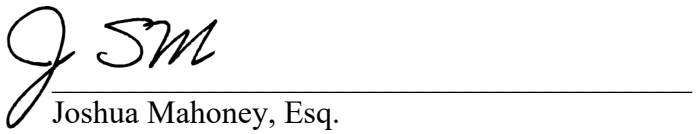
2. To the extent this Application involves a legislative zoning decision (including rezoning, adoption of an interim classification, or imposition of conditions that function as a new classification), the right, pursuant to O.C.G.A. § 36-66-5.1(a)(1), to seek de novo review in the Superior Court of DeKalb within thirty (30) days of such decision, subject to Applicant's burden to show by clear and convincing evidence that the classification inflicts a significant detriment on the Property that bears no substantial relation to the public health, safety, morality, or general welfare.

3. To the extent this Application involves a quasi-judicial decision (including a variance, special exception, or conditional/special use permit), the right to seek appellate review by petition under Title 5 of the Official Code of Georgia Annotated within thirty (30) days of such decision.

4. All claims for just and adequate compensation and other relief after timely compliance with the applicable ante-litem notice requirements of O.C.G.A. § 36-33-5 (six months, where the respondent is a municipality) or O.C.G.A. § 36-11-1 (twelve months, where the respondent is a county), including claims for inverse condemnation, diminution in value, and attorney's fees.

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

Respectfully submitted,



Joshua Mahoney, Esq.
Battle Law, P.C.
3562 Habersham at Northlake Bldg. J Ste. 100
Tucker, GA. 30084
470-668-2060 ext. 803
jsm@battlelawpc.com
Georgia Bar No. 954558
Attorney for Applicant

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

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

Yes: _____ No: x _____ *

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

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

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

Notary

DOUGLAS A DARCY NOTARY PUBLIC EXPIRES GEORGIA November 20, 2026 COBB COUNTY

Expiration Date/ Seal

Signature of Applicant /Date
By: Vipin Bhimji
Check one: Owner x _____ Agent _____

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

AUTHORIZATION

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

Date: 7/17/2026

TO WHOM IT MAY CONCERN:

I/WE: Vipin Bhimji
Name of Owner(s)

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

Battle Law P.C.
Name of Agent or Representative

to file an application on my/our behalf.

Notary Public

DOUGLAS A DARCY NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES November 20, 2026

Owner

By: Vipin Bhimji

JOB# 2219701

ALTA/NSPS Land Title Survey

TITLE INFORMATION

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

Commitment Number: 22-120
Commitment Date: May 20

TITLE EXCEPTIONS:

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

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

TITLE LEGAL DESCRIPTIONS

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

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

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

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

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

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

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

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

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

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

TRACT ONE

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

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

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

3430 NORTH DRUID HILLS ROAD

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

AS-SURVEYED DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

BASIS OF BEARINGS

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

Note: By Surveyor
All easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the property or otherwise known to me to have been plotted hereon or otherwise noted as to their effect on the subject property.

DEED BOOK REFERENCES

Site Tax ID #'S

3430
NORTH DRUID HILLS ROAD
ATLANTA, GEORGIA 30033

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

SITE AREA NOTE:

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

ZONING INFORMATION

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

Existing Utilitiy Note:

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

ENCROACHMENT NOTES:

NONE FOUND AT TIME OF SURVEY

GAP/GORE NOTE:

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

FLOOD NOTE:

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

SHEET INDEX

SHEET ONE OF TWO
ALTA/NSPS NOTES

SHEET TWO OF TWO
ALTA/NSPS SURVEY

SITE ADDRESS:

3430 NORTH DRUID HILLS ROAD
DECATUR, GEORGIA 30033

GENERAL NOTES:

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

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

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

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

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

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

PLAT REFERENCES:

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

FIELD DATA NOTES:

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

SURVEY DATA:

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

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

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

FIELD DATA:

DATE OF FIELD SURVEY 6-23-2022

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

EQUIPMENT:
ELECTRONIC TOTAL STATION

ALTA/NSPS Certification:

Surveyors Certification:
To:

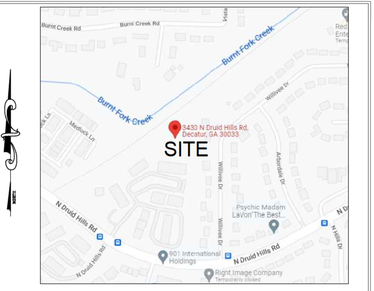
VIPIN BHIMJI,
SHIRLEY S. BOWDEN, as Trustee of the
Robert C. Bowden Family Trust created U/A of the
Robert C. Bowden Amended Restated Living Trust Agreement
and First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 6(b), 8, 9, 11b (observed), 13, 14, 17 and 18 (no observed wetlands delineated or found) of Table A thereof. The fieldwork was completed on 6-23-2022.

Date of Plat or Map: JULY 12, 2022

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

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



VICINITY MAP

Not to Scale

SITE ACCESS NOTE:

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

0 30' 60'
1" = 30'

N (COMPASS)
D S W E
www.dekalbsurveys.com
COA 1086

LEGEND

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

SURVEYORS NOTE:

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

GEORGIA REGISTERED No. 3354 LAND SURVEYOR JONATHAN M COE

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

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JB: # 2219701

ALTA/NSPS Land Title Survey

SHEET INDEX

SHEET ONE OF TWO
ALTA/NSPS NOTES

SHEET TWO OF TWO
ALTA/NSPS SURVEY

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

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

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

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

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

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

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

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

SURVEY DATA:

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

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

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

FIELD DATA:

DATE OF FIELD SURVEY 6-23-2022

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

EQUIPMENT:
ELECTRONIC TOTAL STATION

ZONING: R-100

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

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

AS-SURVEYED DESCRIPTION

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

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

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

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

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

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

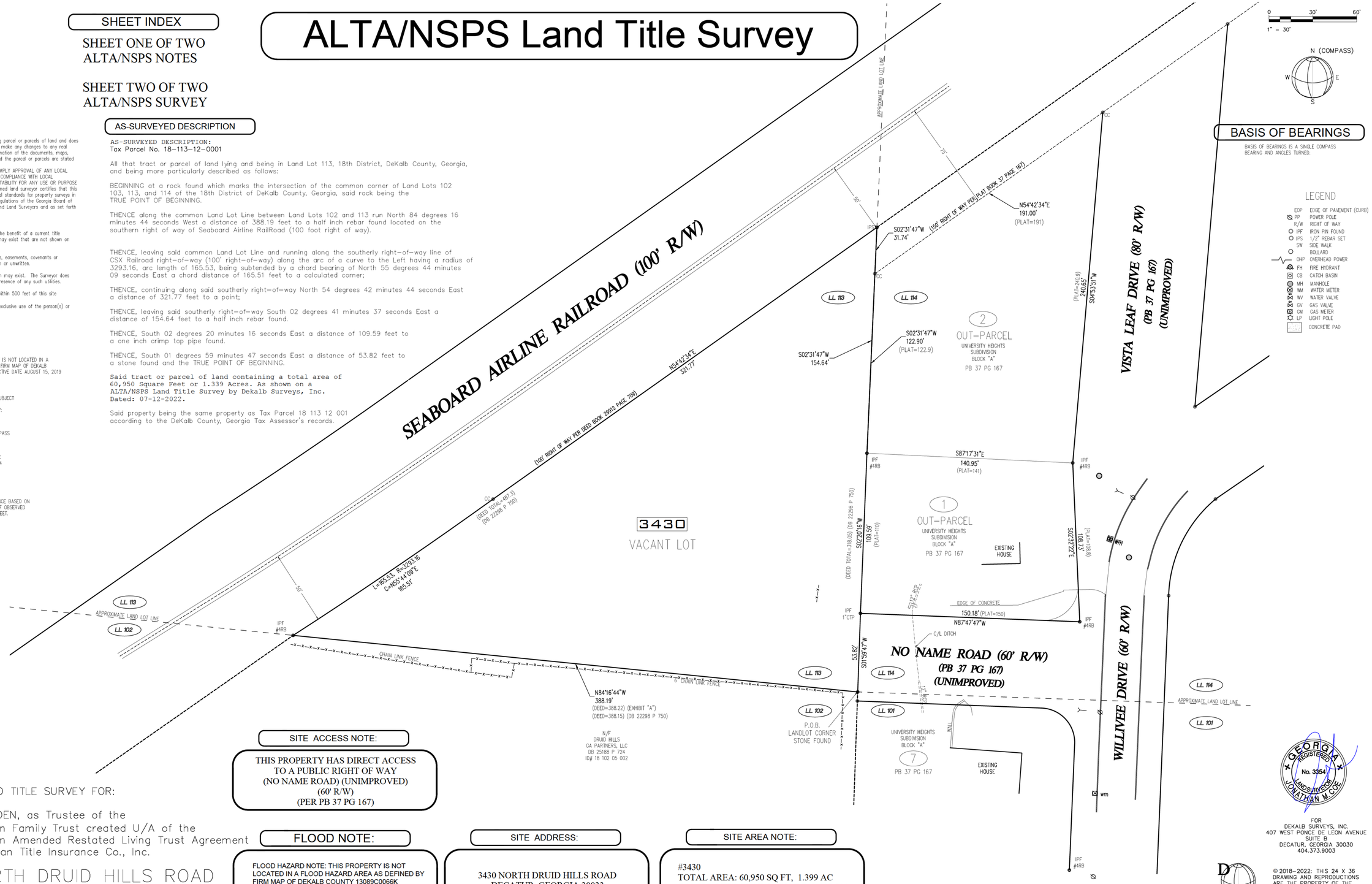
THENCE, leaving said southerly right-of-way South 02 degrees 41 minutes 37 seconds East a distance of 154.64 feet to a half inch rebar found.

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

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

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

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



BASIS OF BEARINGS

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

LEGEND

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

SITE ACCESS NOTE:

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

FLOOD NOTE:

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

SITE ADDRESS:

3430 NORTH DRUID HILLS ROAD
DECATUR, GEORGIA 30033

SITE AREA NOTE:

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

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

3430 NORTH DRUID HILLS ROAD

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

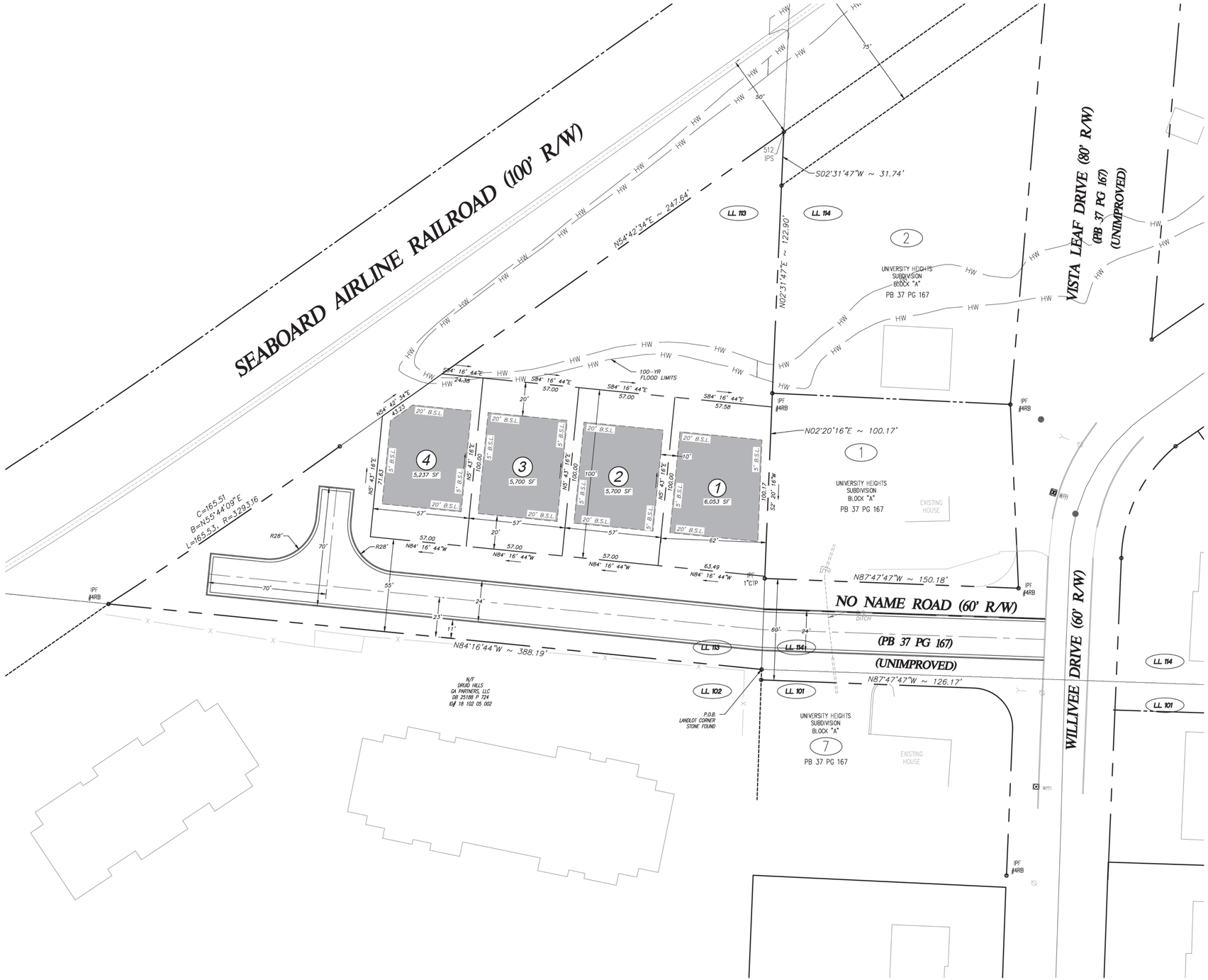
GEORGIA REGISTERED No. 3354 LAND SURVEYOR JONATHAN M. COE

FOR
DEKALB SURVEYS, INC.
407 WEST PONCE DE LEON AVENUE
SUITE B
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COA 1086

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Magnetic North





LOCATION MAP
NOT TO SCALE

REV	DATE	DESCRIPTION
A.0	7/8/2026	REZONING PLAN

PROJECT NOTES:

Owner
Vipin Bhimji

CONTACT: ---
PHONE: 770-318-4261
EMAIL: vipinbhimji@gmail.com

Developer
Vipin Bhimji

CONTACT: ---
PHONE: ---
EMAIL: vipinbhimji@gmail.com

ENGINEER:
WOODRUFF DESIGN ASSOCIATES
3301 STEWART LAKE ROAD
MONROE, GA 30655
PHONE: (404) 530-9218
CONTACT: Michael J. Woodruff
E-MAIL ADDRESS: michael@woodruffda.com

1. *Property located in L.L. 113, 18th Dist, Dekalb Co. Parcel No. 18 113 12 001.*
2. *Current Zoning: R-60.*
3. *Building Setbacks:*
   Front- 30 feet (Major) / 20 feet (Minor)
   Side- 7.5 feet
   Rear- 30 feet
4. *Proposed Bldg use is Residential.*
5. *Total tract contains 1.4 acres/disturbed area=---- acres ± including R-O-W.*
6. *Boundary information obtained from survey by Dekalb Surveys, Inc. dated 7/12/2022.*
7. *Topographical information obtained from Dekalb County GIS dated 5/1/2025.*
8. *Vertical datum for topography is based on NAVD.*
9. *Contour interval is two feet feet.*
10. *This property is shown on F.I.R.M. panel number 13089C0066K, dated 8/15/2019 and is not located within a special flood hazard zone.*
11. *Utilities:*
    Water – Dekalb County
    Sanitary Sewer – Dekalb County
12. *The location of underground utilities shown is approximate based on surface field evidence and information supplied by utility agencies. The survey makes no certification as to the completeness of the locations shown hereon. Appropriate utility companies should be contacted for verification of locations prior to any construction activity.*
13. *The contractor shall verify the invert elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.*
14. *Contractor shall notify the engineer and owner/developer of any information found in the field that is different from what is shown on these design plans.*
15. *No outside storage proposed, this includes supplies equipment, vehicles, products, etc.*
16. *All new utility lines shall be located underground.*

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

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

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

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

24-HOUR EMERGENCY CONTACT:

Vipin Bhimji
PH: 770-318-4261

GRAPHIC SCALE – IN FEET
15 0 30 60 90 120

WOODRUFF
Design Associates
3301 Stewart Lake Road
Monroe, GA 30655

LAND LOT 113, 18TH DISTRICT, DEKALB COUNTY, GA

ZONING PLAN FOR N. DRUID HILLS SUBDIVISION

GEORGIA REGISTERED No. 33985 PROFESSIONAL ENGINEER MICHAEL J. WOODRUFF 7/8/2026
LEVEL II CERT. #: 15928

RZ-1

ZONING PLAN

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

PROJECT NAME: N. DRUID HILLS SUBDIVISION | JOB: 2025-VIP-01 | ISSUE: A.0 | SHEET #:—

ELEVATION EXAMPLES





ELEVATION EXAMPLES





ELEVATION EXAMPLES



DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

PRE-APPLICATION FORM

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

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

Applicant(s) Name: Batoya Clements Phone: _____

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

Property Address: 3430 North Druid Hills Road, Decatur 30033

Tax Parcel ID: 18 113 12 001 Acreage: 1.23

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

Supplemental Regs: _____ Overlay District: NO

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

DRI: NA Square Footage/Number of Units: _____

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

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

Land Use Amendment Request: _____

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

Special Land Use Request(s): N/A

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

☐ Major Modification: Existing Zoning Conditions: None

Major Modification Request: N/A

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

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

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

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

☑ Public Notice, Signs ☑ Tree Survey, Conservation (if applicable)

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

Site Plan Checklist, if applicable:

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

☐ Possible Variances:

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

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

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

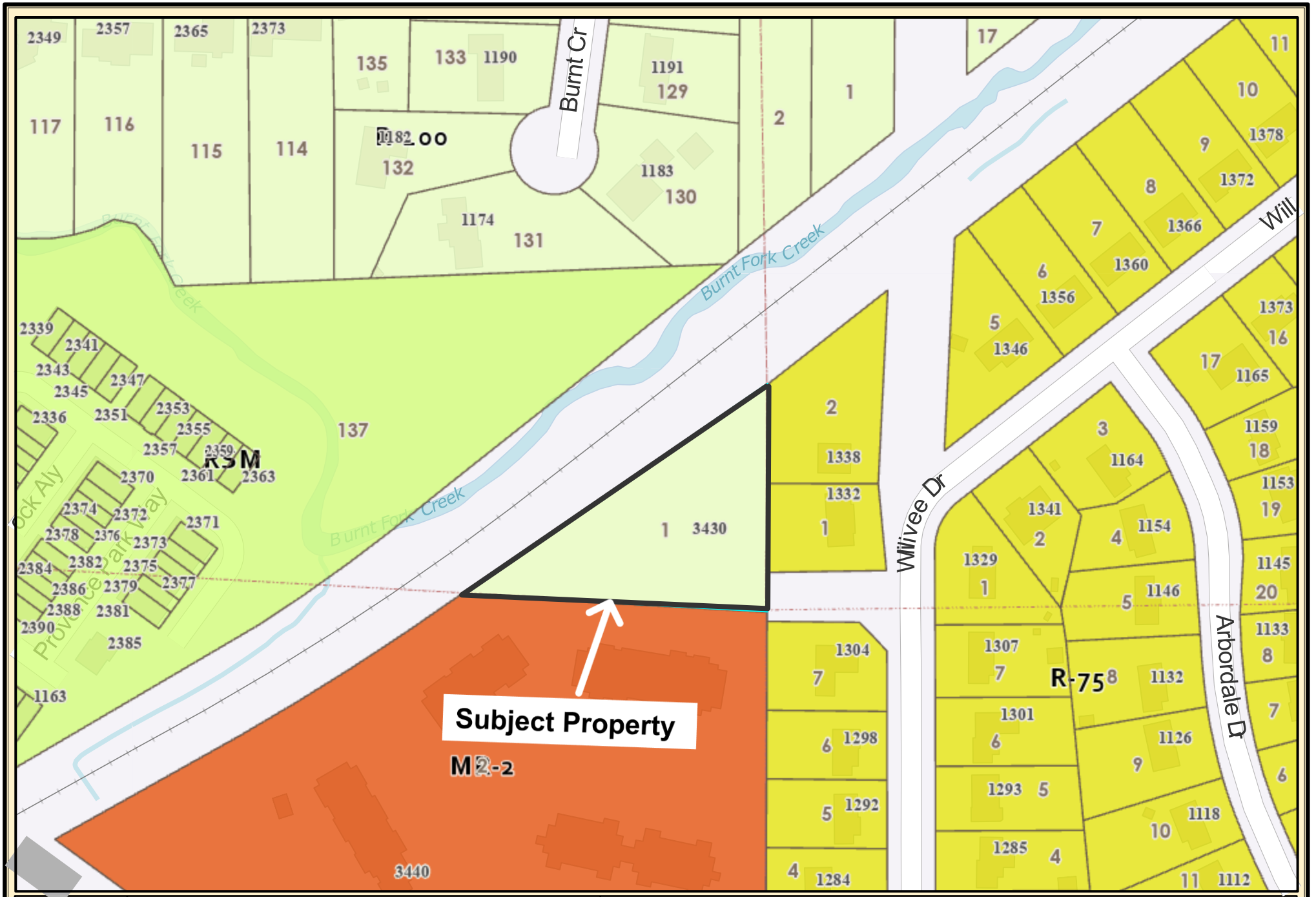
Last day to hold community meeting with 15 days notice and qualify for November 2026 zoning cycle

is Aug 10th. Filing deadline is Aug 17th.

Must show compliance with RSM zoning requirements including but not limited to min building setback

max building height, building materials, parking, etc. Stub out streets are not allowed/discouraged.

Planner: John Reid, Sr. Planner Date: July 9, 2026



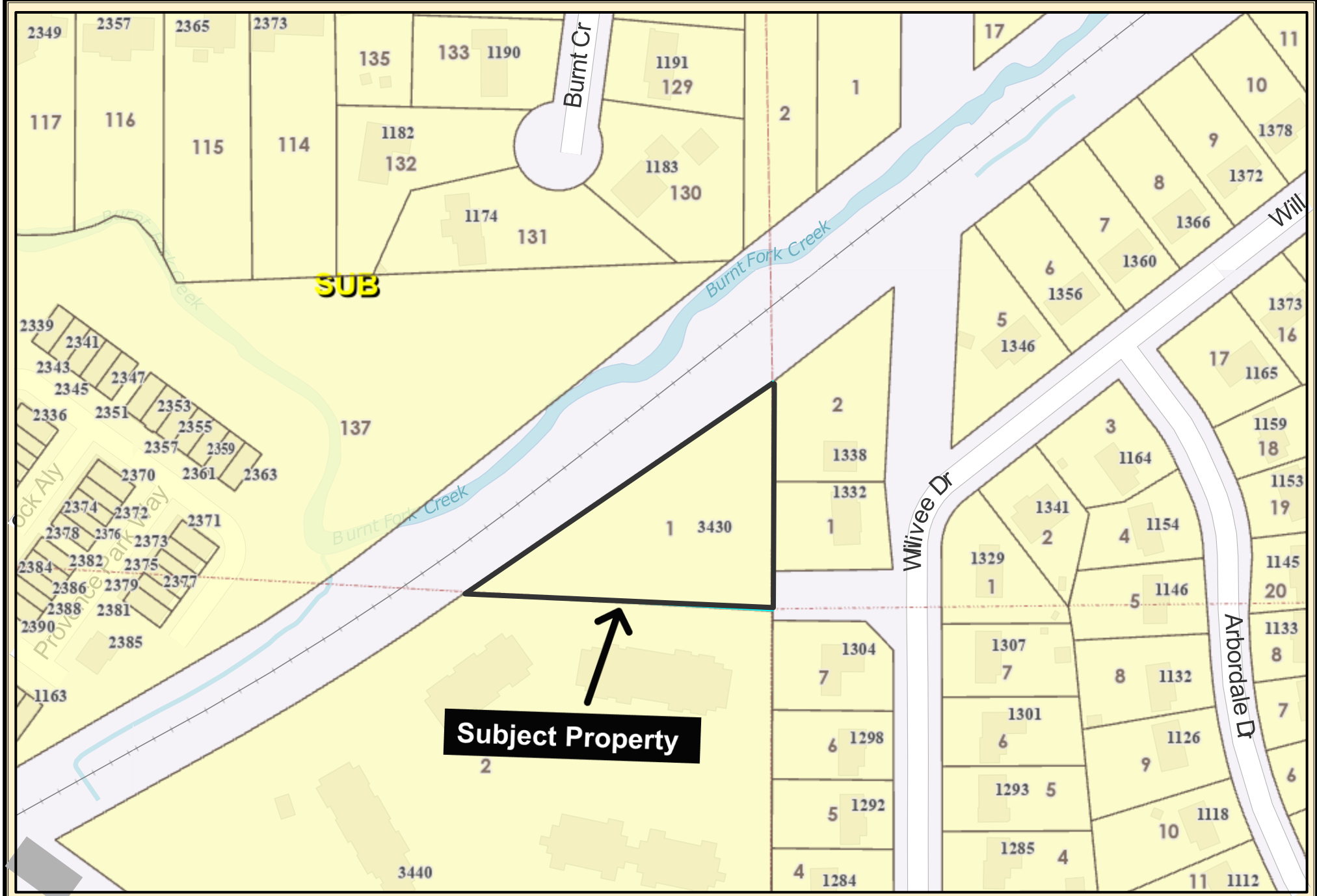
ArcGIS Web Map

0 0.0075 0.015 0.03 0.045 0.06 mi

Date Printed: 9/11/2026

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ArcGIS Web Map

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Date Printed: 9/11/2026

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