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

SUBJECT:

COMMISSION DISTRICT(S): 3 and 7

Application of Cultivate Communities c/o Battle Law, P.C. to rezone property from the R-100 (Residential Medium Lot-100) zoning district to the RSM (Small Lot Residential Mix) zoning district to allow a residential development.

PETITION NO: N5-2026-1264 Z-26-1248278

PROPOSED USE: Residential development.

LOCATION: 5370, 5378 & 5384 Flat Shoals Parkway, Decatur, GA 30034

PARCEL NO. : 15 066 01 012; 15 066 01 062; 15 066 01 011

INFO. CONTACT: John Reid, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Cultivate Communities c/o Battle Law, P.C. to rezone property from the R-100 (Residential Medium Lot-100) zoning district to the RSM (Small Lot Residential Mix) zoning district to allow a residential development.

RECOMMENDATION:

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

PLANNING COMMISSION: (Nov. 5, 2026) Full-Cycle Deferral.

PLANNING STAFF: (Nov. 19th BOC) Denial. (**Nov. 5th PC)** Denial (was changed on the floor to Full-Cycle Deferral).

STAFF ANALYSIS: Based on the submitted information, the mixed-residential application appears to be consistent with the strategies and policies of the Suburban (SUB) Character Area which intends to "permit small scale infill such as cottage court development, accessory housing units, small-scale infill and other innovative housing types to increase housing choice and income diversity without significantly altering established neighborhood development patterns". (*DeKalb County 2050 Unified Plan,* pg. 41). The proposed density of 5.75 dwelling units per acre is consistent with the maximum densities allowed by SUB of up to 8 units per acre. The proposal also contributes to the SUB goals to protect existing single-family subdivisions in the surrounding area by providing the required 20-foot transitional buffer around the perimeter of the site. While a mixture of attached and detached units within RSM zoning (along major thoroughfares) are generally allowed as a development choice in appropriate locations in SUB Character Areas, these types of projects appear to be more appropriate at or adjacent to major nodes/intersections and/or adjacent to institutional uses to provide a more appropriate transition between land uses and create opportunities for pedestrian connectivity. Additionally, The DeKalb Land Development Department indicates that a Traffic Impact Study (TIS) should be completed which addresses the safety of left turns into the project and drive-way spacing (see comments enclosed). There are stormwater concerns relating to where the system will be discharged. There are also flood hazard comments indicated that a hydrological study be completed to show the change in run-off from existing site conditions, an R-100 development, and an RSM development. The DeKalb County Land Development Department does not recommend rezoning unless all these comments are addressed. Therefore, upon review of Section 7.3.5.B

(Compatibility with surrounding properties), Section 7.3.5. G (Burdensome use of existing transportation facilities and utilities), and Section 7.3.5. H (adverse impacts on environment and surrounding natural resources), it is the recommendation of the Planning & Sustainability that the rezoning application be ***"Denied".***

PLANNING COMMISSION VOTE: (November 5, 2026) Full-Cycle Deferral 5-0-0. Motion was made by Commissioner Moore, seconded by Commissioner Patton for a full-cycle deferral to the January 2027 zoning agenda, per Staff's updated recommendation to allow time for the Applicant's hydrology & traffic studies to be completed. Commissioner Zou was not present for this vote.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (Oct. 2026) Approval 6-2-0 with the condition that a traffic impact study be completed and shared with the community at a community meeting.

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-26-1248278	**File ID #:** 2026-1264
Address:	5370, 5378, & 5384 Flat Shoals Pkwy	**Commission Districts:** 3 & 7
Parcel ID(s):	15 066 01 062, 15 066 01 012 & 15 066 01 011	
Request:	Rezone from R-100 (Single-Family) to RSM (Residential Small Lot Mix) to allow for a mix of single-family detached homes and attached townhomes	
Property Owner(s):	Cultivate Communities, LLC.	
Applicant/Agent:	Battle Law, LLC	
Acreage:	8.84	
Existing Land Use:	Existing single-family (SF) structure	
Surrounding Properties:	**North:** SF Detached **South:** SF Detached **East:** SF Detached **West:** SF Detached	
Adjacent Zoning:	**North**: R-100 **South** R-100 **East** R-100 **West:** R-100	
Comprehensive Plan:	SUBURBAN **Consistent** X **Inconsistent**	

STAFF RECOMMENDATION: DENIAL.

BACKGROUND

The applicant, Cultivate Community c/o Battle Law, P.C., is seeking to rezone the subject properties from the R-100 (Residential Medium Lot-100) Zoning District to the RSM (Small Lot Residential Mix) Zoning District in order to construct a subdivision consisting of a mixture of single-family detached and attached dwellings. The plan shows 13 single-family detached units and 37 townhomes at an overall density of 5.65 units per acre. The property designated as 5384 Flat Shoals Parkway currently appears to be developed with a single-family detached dwelling and various accessory structures. As a whole, however, the subject properties are largely undeveloped in comparison to adjacent established subdivisions, the majority of which appear to have been developed in the early 1970s and are all zoned R-100.

The subject site(s) were considered for an RSM rezoning in July 2024 for a development consisting of 64 single family attached (townhome) dwelling units (approximately 7.5 units per acre). The surrounding developments are single-family detached averaging approximately one-and-a-half (1.5) to two (2) units per acre. That site plan did not appear to comply with several RSM developmental standards, such as open space, preservation of transitional buffers, setbacks, and did not appear to provide adequate means of egress for Fire/Rescue and Sanitation vehicles.

An updated site plan was submitted to Planning Staff on September 17th, 2004 which eliminated a number of single-family attached units adjacent to the development site's northern property line and replaced them with 13 single-family detached dwellings. Overall, that revised plan provided for 30 single-family attached (townhome) dwellings and 13 single-family detached units for a total of 43 units at a density of approximately 4.86 units per acre. This reduction in density and addition of detached units provided for more housing diversity and created a

more appropriate transition from lower to higher density and building form. However, there were still several other issues related to traffic and stormwater. It appears that the application was withdrawn without prejudice at the Board of Commissioners meeting on March 27, 2025.

STAFF ANALYSIS:

Based on the submitted information, the mixed-residential application appears to be consistent with the strategies and policies of the Suburban (SUB) Character Area which intends to "permit small scale infill such as cottage court development, accessory housing units, small-scale infill and other innovative housing types to increase housing choice and income diversity without significantly altering established neighborhood development patterns". (*DeKalb County 2050 Unified Plan,* pg. 41). The proposed density of 5.75 dwelling units per acre is consistent with the maximum densities allowed by SUB of up to 8 units per acre. The proposal also contributes to the SUB goals to protect existing single-family subdivisions in the surrounding area by providing the required 20-foot transitional buffer around the perimeter of the site. While a mixture of attached and detached units within RSM zoning (along major thoroughfares) are generally allowed as a development choice in appropriate locations in SUB Character Areas, these types of projects appear to be more appropriate at or adjacent to major nodes/intersections and/or adjacent to institutional uses to provide a more appropriate transition between land uses and create opportunities for pedestrian connectivity.

Additionally, The DeKalb Land Development Department indicates that a Traffic Impact Study (TIS) should be completed which addresses the safety of left turns into the project and drive-way spacing (see comments enclosed). There are stormwater concerns relating to where the system will discharge. There are also flood hazard comments indicated that a hydrological study be completed to show the change in run-off from existing site conditions, an R-100 development, and an RSM development. **The DeKalb County Land Development Department does not recommend rezoning unless all these comments are addressed.**

FINDINGS OF FACT

The following findings address each of the applicable standards and factors under Section 27-7.3.5 of the DeKalb County Zoning Ordinance governing review of proposed rezoning applications.

1. Comprehensive Plan and Changing Conditions - Criteria A and E

While the SUB Character area and the land use policies of the *2050 Unified Plan* call for a diversity of housing, such development should also align with the established development pattern. While a mixture of attached and detached units within RSM zoning (along major thoroughfares) are generally allowed as a development choice in appropriate locations in SUB Character Areas, infill housing at or adjacent to major nodes/intersections offer better transition for development patterns. There are also other conditions which support a denial recommendation. The DeKalb Land Development Department indicates that a Traffic Impact Study should be done which addresses the safety of left turns into the project and drive-way spacing (see attached). Stormwater comments indicated that there is no stormwater infrastructure in the right-of-way to provide a connection. Furthermore, "the detention system will not have anywhere to discharge to", and "it is not recommended to discharge proposed system near existing homes". Flood hazard comments indicated that a hydrological study be completed which shows the change in run-off from existing site conditions, an R-100 development, and an RSM development. The DeKalb County Land Development Department does not recommend rezoning unless all these comments are addressed.

2. Compatibility and Nearby Property Impacts - Criteria B and D

While a mixture of attached and detached units within RSM zoning (along major thoroughfares) are generally allowed as a development choice in appropriate locations in SUB Character Areas, these types of projects are

more appropriate at major nodes instead of in the middle of a low density single-family areas. Additionally, the proposed density of 5.75 units per acre is not consistent with the much lower densities averaging 1.6 units per acre in established subdivisions on adjacent and nearby properties. The proposed three-story townhomes may not be consistent with the one and two-story single-family detached subdivisions in the surrounding area.

3. Reasonable Use of the Property - Criterion C

If all three parcels were consolidated, it appears that a single-family detached home could be developed based on minimum lot width and acreage requirements under the existing R-100 zoning.

4. Public Facilities and Resources - Criteria F G and H

Based on the submitted information and to Staff's knowledge, there do not appear to be any historic buildings, sites, districts, or archaeological resources on the property. Stormwater comments indicated that there is no stormwater infrastructure in the right-of-way to provide a connection. There are stormwater concerns relating to where the system will discharge. There are also flood hazard comments indicated that a hydrological study be completed to show the change in run-off from existing site conditions, an R-100 development, and an RSM development. The DeKalb Land Development Department indicates that a Traffic Impact Study should be done which addresses the safety of left turns into the project and drive-way spacing (see attached).

RECOMMENDATION: DENIAL

Based on the submitted information, the mixed-residential application appears to be consistent with the strategies and policies of the Suburban (SUB) Character Area which intends to "permit small scale infill such as cottage court development, accessory housing units, small-scale infill and other innovative housing types to increase housing choice and income diversity without significantly altering established neighborhood development patterns". (*DeKalb County 2050 Unified Plan,* pg. 41). The proposed density of 5.75 dwelling units per acre is consistent with the maximum densities allowed by SUB of up to 8 units per acre. The proposal also contributes to the SUB goals to protect existing single-family subdivisions in the surrounding area by providing the required 20-foot transitional buffer around the perimeter of the site. While a mixture of attached and detached units within RSM zoning (along major thoroughfares) are generally allowed as a development choice in appropriate locations in SUB Character Areas, these types of projects appear to be more appropriate at or adjacent to major nodes/intersections and/or adjacent to institutional uses to provide a more appropriate transition between land uses and create opportunities for pedestrian connectivity.

Additionally, The DeKalb Land Development Department indicates that a Traffic Impact Study (TIS) should be completed which addresses the safety of left turns into the project and drive-way spacing (see comments enclosed). There are stormwater concerns relating to where the system will discharge. There are also flood hazard comments indicated that a hydrological study be completed to show the change in run-off from existing site conditions, an R-100 development, and an RSM development. **The DeKalb County Land Development Department does not recommend rezoning unless all these comments are addressed.**

Therefore, upon review of Section 7.3.5.B (Compatibility with surrounding properties), Section 7.3.5. G (Burdensome use of existing transportation facilities and utilities), and Section 7.3.5. H (adverse impacts on environment and surrounding natural resources), it is the recommendation of the Planning & Sustainability that the rezoning application be *"**Denied**"*.

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-26-1248278
Parcel #: 15 066 01 012, 15 066 01 062, 15 066 01 011

Name of Development: Cultivate Communities C/O Battle Law , P.C
Location: 5370, 5378 & 5384 Flat Shoals Parkway, Decatur 30034

Description: Proposed development with 50 homes including 13 SFD units and 37 SFA units.

Impact of Development: When fully constructed, this development would be expected to generate 11 students: 3 at Browns Mill Elementary School, 3 at Chapel Hill Middle School, 4 at Southwest DeKalb High School, 0 at other DCSD schools, and 1 at private school. All three neighborhood schools have capacity for additional students.

Current Condition of Schools	Browns Mill Elementary School	Chapel Hill Middle School	Southwest DeKalb High School	Other DCSD Schools	Private Schools	Total
Capacity	648	1,140	1,922			
Portables	0	0	0			
Enrollment (Oct 2025)	369	602	1,241			
Seats Available	279	538	681			
Utilization (%)	56.9%	52.8%	64.6%			
New students from development	**3**	**3**	**4**	**0**	**1**	**11**
New Enrollment	372	605	1,245			
New Seats Available	276	535	677			
New Utilization	57.4%	53.1%	64.8%			

Calculation Details

Inputs

Unit Type	Mixed	Proposed Units	50

		Attend Home School	Attend other DCSD School	Private School	Total
Yield Rates (students per unit based on comparable developments)	Elementary	0.0640	0.0032	0.0164	0.0713
	Middle	0.0526	0.0082	0.0000	0.0579
	High	0.0704	0.0053	0.0000	0.0765
	Total	**0.1870**	**0.0167**	**0.0164**	**0.2057**
Units x Yield Rates	Elementary	3.20	0.16	0.82	4.18
	Middle	2.63	0.41	0.00	3.04
	High	3.52	0.27	0.00	3.79
	Total	**9.35**	**0.84**	**0.82**	**11.01**
New Students from Development (rounded result)	Elementary	3	0	1	4
	Middle	3	0	0	3
	High	4	0	0	4
	Total	**10**	**0**	**1**	**11**

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-26-1248278 (2026-1264)

ADDRESS/PARCEL ID: 5370.5378.5384 Flat Shoals Pkwy

- **Transportation/Access/Row:** Traffic impact study will be needed for rezoning change since the number of trips from site will be much larger than what was previously planned for based on zoning.

The safety of left turns into the development should be included in the study off of Flat Shoals Parkway. Due to existing homes,a driveway for new development will no be able to be spaced the appropriate distance of 245 ft.

We do not recommend rezoning unless traffic impact study is provided and driveway spacing is addressed .

- **Stormwater Management:** There is no storm water infrastructure in ROW for the site to connect to. Detention system will have any where to discharge to.

It is not recommended to discharge proposed system near existing homes. Smaller storms will be fine but the larger storm events may cause damage to surrounding homes if proper infrastructure is not provided. We do not recommend rezoning unless lack of storm water infrastructure is addressed for detention system connection.

- **Flood Hazard Area/Wetlands:** There is a flood plain down stream from site, discharge from site should not be negatively impacted downstream system. It is requested that a hydro study is provided to show the impact of changing zoning from R-100 to RSM. Hydro study should include existing conditions, a R-100 development and a RSM development

Land development wants to see the change in runoff between existing conditions, a R-100 development and a RSM development. We do not recommend rezoning useless this information is provided.

- **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-26-1248278 (2026-1264)

ADDRESS/PARCEL: 15 066 01 012; 15 066 01 062; 15 066 01 011 - 5370.5378.5384 Flat Shoals Pkwy

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 recorded impact of flood, erosion and sedimentation on the property under existing zoning condition.

Required detention facility(s): Yes

COMMENTS: The rezoning application if approved will require the proposed development to comply with Chapter14 of the county codes relating to stormwater management and water quality.

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-26-1248278 (2026-1264)

ADDRESS: 15 066 01 012; 15 066 01 062; 15 066 01 011 - 5370.5378.5384 Flat Shoals Pkwy

WATER

Size of existing water main: 16" and 8" Di **adequate:** ☐ **inadequate:** ☐

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

SEWER

Outfall Servicing Project: Lower Snapfinger Creek

Is sewer adjacent to property? **Yes** ☐ **No** ☑ **If no, distance to the nearest line:** 800 '

Water Treatment Facility: Snapfinger WTP

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

COMMENTS: The rezoning application if approved will require the proposed development to comply with

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-26-1248278 (2026-1264)

ADDRESS/PARCEL: 15 066 01 012; 15 066 01 062; 15 066 01 011 - 5370.5378.5384 Flat Shoals Pkwy

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: Did not see any traffic engineering concerns at this time.

Jerry White

Signature

REZONING APPLICATION

to Amend the Official Zoning Map of DeKalb County, Georgia

APPLICANT/OWNER: Cultivate Communities c/o Battle Law, P.C.

Subject Property Address: 5370, 5384, and 5378 Flat Shoals Parkway

City: Tucker, GA. State: GA Zip: 30084

Parcel ID Number(s): 15 066 01 062, 15 066 01 012, 15 066 01 011

Acreage: 8.84 Commission District(s): 3 Super District: 7

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

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

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

☑ Owner ☐ Agent Signature: [signature] Date: 8.16.26

NOTE: PLEASE BE MINDFUL THAT THE APPLICATION AND ALL OF ITS CONTENTS IS A PUBLIC RECORD ONCE SUBMITTED AND ACCEPTED FOR A ZONING CYCLE.

REZONE APPLICATION FEES:

RE, RLG, R-100, R-85, R-75, R-60 MHP, RNC, RSM, MR-1, MR-2	**$500.00**
HR-1, HR-2, HR-3 MU-1, MU-2, MU-3, MU-4, MU-5 O-I, OD, OIT, NS, C-1, C-2, M, M-2	**$750.00**

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

Battle Law

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

Zoom Instructions:

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

We encourage you to come out and participate!

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

COMMUNITY MEETING TO DISCUSS A REZONING APPLICATION FROM R-100 TO RSM

Project Title: Cultivate Communities- 5370 Flat Shoals Parkway

When: August 5, 2026

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

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

Meeting ID: 829 3204 6745
Password: 338591

PROPOSED LOCATION(S):

Parcel Number - 15 066 01 062, 15 066 01 012, and 15 066 01 011

Registrants	Email Address	Registration Date
Greg Mason	[redacted]	Aug 5, 2026 06:34 PM
Gerald Nales		Aug 5, 2026 06:33 PM
Frank Bailey		Aug 5, 2026 06:28 PM
Mildred Lewis		Aug 5, 2026 06:16 PM
Rochelle Maddox		Aug 5, 2026 04:40 PM
Al Chatman		Aug 5, 2026 04:39 PM
Kenneth Maddox		Aug 5, 2026 04:22 PM
Marcia Jones		Aug 5, 2026 04:10 PM
Deborah Wilkerson		Aug 3, 2026 10:31 PM

Battle Law

STATEMENT OF INTENT

and

Other Material Required by
DeKalb County Zoning Ordinance
For
A Rezoning to Small Lot Residential Mix (RSM)

of

Cultivate Communities Real Estate, LLC
c/o Battle Law, P.C.

for

+/- 8.84 Acres of Land
Being 5370, 5384, and 5378 Flat Shoals Parkway
Decatur, Georgia and
Parcel Nos. 15 066 01 062,
15 066 01 012, and 15 066 01 011

Submitted for Applicant by:

Michèle L. Battle, Esq.
Joshua S. Mahoney, Esq.
Battle Law, P.C.
Habersham at Northlake, Building J, Suite 100
Tucker, Georgia 300384
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com
jsm@battlelawpc.com

Battle Law

I. LETTER OF INTENT

Cultivate Communities Real Estate, LLC (the "Applicant") is seeking to develop on +/- 8.84 acres of land being Tax Parcel Nos. 15 066 01 062, 15 066 01 012, & 15 066 01 011 having frontage on 5370, 5384, and 5378 Flat Shoals Parkway (the "Subject Property") with 50 new homes. The new community will have 13 single-family detached homes and 37 townhomes. The Applicant is seeking a rezoning of the Subject Property from R-100 to RSM.

This document serves as a statement of intent, analysis of the criteria under the DeKalb County Zoning Ordinance and contains notice of constitutional allegations as a reservation of the Applicant's rights.

II. IMPACT ANALYSIS

A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.

The Applicant's Proposal for Rezoning conforms with the text and ideals of DeKalb County's 2050 Comprehensive Plan. The Plan calls for urban infill development of housing in a variety of offerings to increase the overall housing supply. The proposed development includes affordable single-family detached homes and townhomes, an economic and efficient type of housing that satisfies the issues Dekalb's Comprehensive Plan seeks to remedy. Furthermore, the Comprehensive Plan states that the RSM zoning district is appropriate in the Suburban land use category. The Subject Property has a Suburban land use designation. Therefore, the rezoning to RSM complies with the Comprehensive Plan.

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

All adjacent properties are residential. The proposed development is also solely residential. The Applicant intends on developing the property to be entirely cohesive in the use of the surrounding neighborhood. Therefore, the zoning proposal will permit a suitable use in view of the surrounding uses.

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

Because the assemblage of properties is an odd flag-shape, it disallows the large lots currently entitled on the property. It would be an expensive process to modify the site so that it would be economically feasible to build a R-100 lots for either a developer or private individual. Furthermore, one of the large parcels is entirely landlocked without street access. Not only does it make it economically unfeasible, but it also makes it impossible without the assembling of the adjacent property with road access.

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

The proposed development will not adversely affect the existing use of adjacent properties. The largest impacts of a multi-unit development are traffic, encroachment into neighboring properties, and effects to the natural environment. The development will increase trips, but the property fronts on Flat Shoals which a Major Arterial Road, capable of handling the excess trips of the planned units. Additionally, the centralized development of the property must go through the permitting process, in addition to complying with all buffer and related requirements of the RSM zoning. Both of which mitigate external repercussions that will adversely affect the neighbors.

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.

The Subject Property is under contract to be purchased as an assemblage. The assemblage now allows for a centralized, planned development that can better plan for the topography and other features while maximizing the economic viability of the overall project. The zoning proposal should be approved because it allows both the goals of the development and the greater goals outlined DeKalb's Comprehensive Plan.

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

The Applicant is not aware of any historic buildings, sites, districts, or archaeological resources on the Subject Property.

G. 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.

The proposed development includes 50 homes. It will increase the use of all public services; however, it will not cause an excessive burden. The Subject Property's only access point is along Flat Shoals Parkway, a Major Arterial Road which is designated to handle the increased load. Additionally, the Applicant intends on developing internal infrastructure that taps into readily available utilities. The addition of 50 units is a small increase of the overall number of homes in the area.

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

The Subject Property is a small assemblage of parcels. The 8.84 acres are currently surrounded by development. Any impacts to the environment or natural resources have already been created. While the proposed development requires land disturbance, once

built, the new units only marginally increase the overall impacts to the environment. Additionally, the development's centralized operation allows the Applicant to carefully plan for environmental mitigation unlike the isolated process of building single-family homes.

III. CONCLUSION

For the foregoing reasons, the Applicant hereby requests that the application for a rezoning from R-100 to RSM be approved. The Applicant welcomes any questions and feedback from the planning staff.

IV. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The portions of the DeKalb County Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the DeKalb County Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the DeKalb County Board of Commissioners to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the

Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any Rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to allow the Rezoning in questions would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the Rezoning in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of DeKalb County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

Joshua S Mahoney, Esq.
Attorney for the Applicant

AUTHORIZATION

The property owner(s) should complete this form or a similar signed and notarized form if the individual filing the application with the County is not the property owner.

Date: _____

TO WHOM IT MAY CONCERN:

I/WE: Majesty, Inc.

Name of Owner(s)

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

Cultivate Communities and Battle Law, P.C.

Name of Agent or Representative

to file an application on my/our behalf.

Notary Public

Owner

SAUD A ANSARI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01AN6012752
Qualified in Nassau County
My Commission Expires August 31, 2026

Date: Aug. 17, 2026

August. 17. 2026

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: _____*

***Notary seal not needed if answer is "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

Check one: Owner ☐ Agent ☑

expires 6/11/2030
Expiration Date/ Seal

SYDNEY PARKER KUHN
Notary Public - State of Georgia
Muscogee County
My Commission Expires Jun 11, 2030

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: _____*

***Notary seal not needed if answer is "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

SAUD A ANSARI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01AN6012752
Qualified in Nassau County
My Commission Expires August 31, 2026

Check one: Owner ☑ Agent ☐

Expiration Date/ Seal

August. 17. 2026



SITE MAP (NTS)

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative.

NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES 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 SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.

2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR DEKALB COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13089C0162J, PANEL 162 OF 201, EFFECTIVE DATE MAY 16, 2013 AND FOUND NO PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD). THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

3. THIS SITE IS TIED TO GRID NORTH BASED ON GPS OBSERVATIONS ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN APRIL 2024. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.

4. THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

5. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

6. NO ZONING INFORMATION PROVIDED FOR BUILDING SETBACKS.

7. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF GEORGIA.

8. THE PROPERTY HAS DIRECT ACCESS TO FLAT SHOALS PARKWAY, A DEDICATED PUBLIC STREET OR HIGHWAY.

9. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

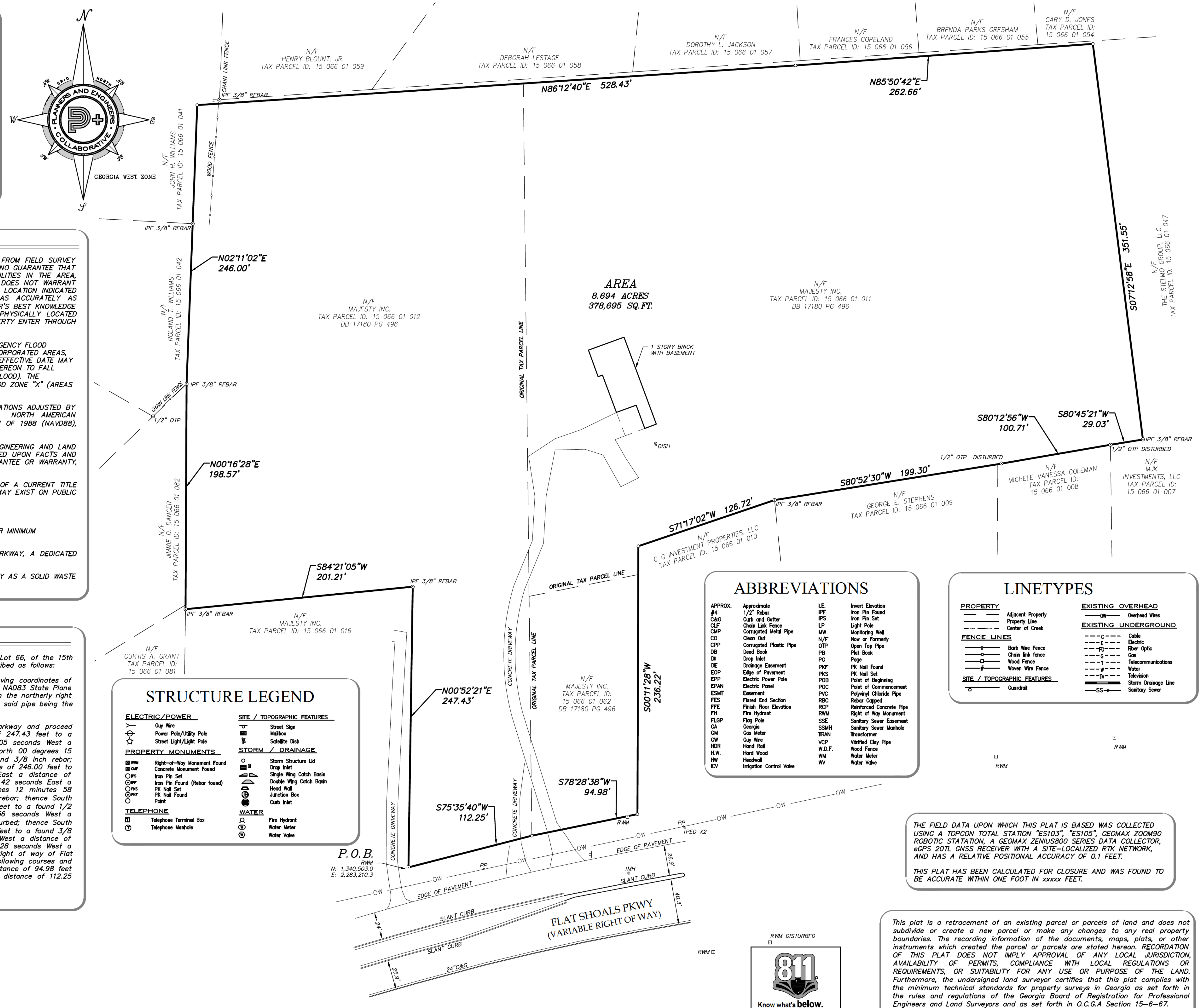
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 66, of the 15th District, Dekalb County, Georgia and being more particularly described as follows:

BEGIN at a found right of way monument, said monument having coordinates of North: 1,340,503.0 and East: 2,283,210.3, coordinates based on NAD83 State Plane Coordinate system, Georgia West zone, said monument located on the northerly right of way line of Flat Shoals Parkway (variable public right of way), said pipe being the TRUE POINT OF BEGINNING;

THENCE leaving said northerly right of way of Flat Shoals Parkway and proceed North 00 degrees 52 minutes 21 seconds East a distance of 247.43 feet to a found 3/8 inch rebar; thence South 84 degrees 21 minutes 05 seconds West a distance of 201.18 feet to a found 3/8 inch rebar; thence North 00 degrees 15 minutes 59 seconds East a distance of 198.56 feet to a found 3/8 inch rebar; thence North 02 degrees 11 minutes 02 seconds East a distance of 246.00 feet to a point; thence North 86 degrees 12 minutes 40 seconds East a distance of 528.43 feet to a point; thence North 85 degrees 50 minutes 42 seconds East a distance of 262.66 feet to a point; thence South 07 degrees 12 minutes 58 seconds East a distance of 351.55 feet to a found 3/8 inch rebar; thence South 80 degrees 45 minutes 21 seconds West a distance of 29.03 feet to a found 1/2 inch open top pipe; thence South 80 degrees 12 minutes 56 seconds West a distance of 100.71 feet to a found 1/2 inch open top pipe disturbed; thence South 80 degrees 52 minutes 30 seconds West a distance of 199.30 feet to a found 3/8 inch rebar; thence South 71 degrees 17 minutes 02 seconds West a distance of 126.72 feet to a point; thence South 00 degrees 11 minutes 28 seconds West a distance of 236.22 feet to a point located on said northerly right of way of Flat Shoals Parkway; thence along said northerly right of way the following courses and distances: South 78 degrees 28 minutes 38 seconds West a distance of 94.98 feet to a point; South 75 degrees 35 minutes 40 seconds West a distance of 112.25 feet to a point, said pipe being the TRUE POINT OF BEGINNING.

Tract or parcel contains 378,695 square feet or 8,694 acres.



STRUCTURE LEGEND

ELECTRIC/POWER
- Guy Wire
- Power Pole/Utility Pole
- Street Light/Light Pole

PROPERTY MONUMENTS
- RWM Right-of-Way Monument Found
- CMF Concrete Monument Found
- IPS Iron Pin Set
- IPF Iron Pin Found (Rebar found)
- PKS PK Nail Set
- PKF PK Nail Found
- Point

TELEPHONE
- Telephone Terminal Box
- Telephone Manhole

SITE / TOPOGRAPHIC FEATURES
- Street Sign
- Mailbox
- Satellite Dish

STORM / DRAINAGE
- Storm Structure Lid
- DI Drop Inlet
- Single Wing Catch Basin
- Double Wing Catch Basin
- Head Wall
- Junction Box
- Curb Inlet

WATER
- Fire Hydrant
- Water Meter
- Water Valve

ABBREVIATIONS

APPROX.	Approximate	I.E.	Invert Elevation
#4	1/2" Rebar	IPF	Iron Pin Found
C&G	Curb and Gutter	IPS	Iron Pin Set
CLF	Chain Link Fence	LP	Light Pole
CMP	Corrugated Metal Pipe	MW	Monitoring Well
CO	Clean Out	N/F	Now or Formerly
CPP	Corrugated Plastic Pipe	OTP	Open Top Pipe
DB	Deed Book	PB	Plat Book
DI	Drop Inlet	PG	Page
DE	Drainage Easement	PKF	PK Nail Found
EOP	Edge of Pavement	PKS	PK Nail Set
EPP	Electric Power Pole	POB	Point of Beginning
EPAN	Electric Panel	POC	Point of Commencement
ESMT	Easement	PVC	Polyvinyl Chloride Pipe
FES	Flared End Section	RBC	Rebar Capped
FFE	Finish Floor Elevation	RCP	Reinforced Concrete Pipe
FH	Fire Hydrant	RWM	Right of Way Monument
FLGP	Flag Pole	SSE	Sanitary Sewer Easement
GA	Georgia	SSMH	Sanitary Sewer Manhole
GM	Gas Meter	TRAN	Transformer
GW	Guy Wire	VCP	Vitrified Clay Pipe
HDR	Hand Rail	W.D.F.	Wood Fence
H.W.	Hard Wood	WM	Water Meter
HW	Headwall	WV	Water Valve
ICV	Irrigation Control Valve		

LINETYPES

PROPERTY
- Adjacent Property
- Property Line
- Center of Creek

FENCE LINES
- Barb Wire Fence
- Chain link fence
- Wood Fence
- Woven Wire Fence

SITE / TOPOGRAPHIC FEATURES
- Guardrail

EXISTING OVERHEAD
- OW Overhead Wires

EXISTING UNDERGROUND
- C Cable
- E Electric
- FO Fiber Optic
- G Gas
- T Telecommunications
- W Water
- TV Television
- Storm Drainage Line
- SS Sanitary Sewer

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COLLECTED USING A TOPCON TOTAL STATION "ES103", "ES105", GEOMAX ZOOM90 ROBOTIC STATIATION, A GEOMAX ZENIUS800 SERIES DATA COLLECTOR, eGPS 20TL GNSS RECEIVER WITH A SITE-LOCALIZED RTK NETWORK, AND HAS A RELATIVE POSITIONAL ACCURACY OF 0.1 FEET.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN xxxxx FEET.

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.

Date of Map or Plat:

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

SHEET1 OF 1

DRAWN BY: MS
CHECKED BY: JNH
FILE NO.: 24001.01
DATE: 8/10/26
SCALE: 1" = 40'
DATE OF FIELD WORK: 8/7/26

0 20 40 80

BOUNDARY SURVEY

FOR
CULTIVATE COMMUNITIES REAL ESTATE
of
5370, 5378, 5384 FLAT SHOALS PARKWAY

DEKALB COUNTY
GEORGIA

LAND LOT(S) 66
DISTRICT 15th

REVISIONS

REV	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			

PEC+ 60 YEARS
Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT PEACHTREE CORNERS GEORGIA 30092
(770)451-2741 WWW.PEC.PLUS
C.O.A.-LSF000004

J:\2024\24001\01\Su\Drawings\24001.01 - BNDRY SURVEY.dwg - MSolodkii - 4/17/2024 3:36 PM

LEGAL DESCRIPTION

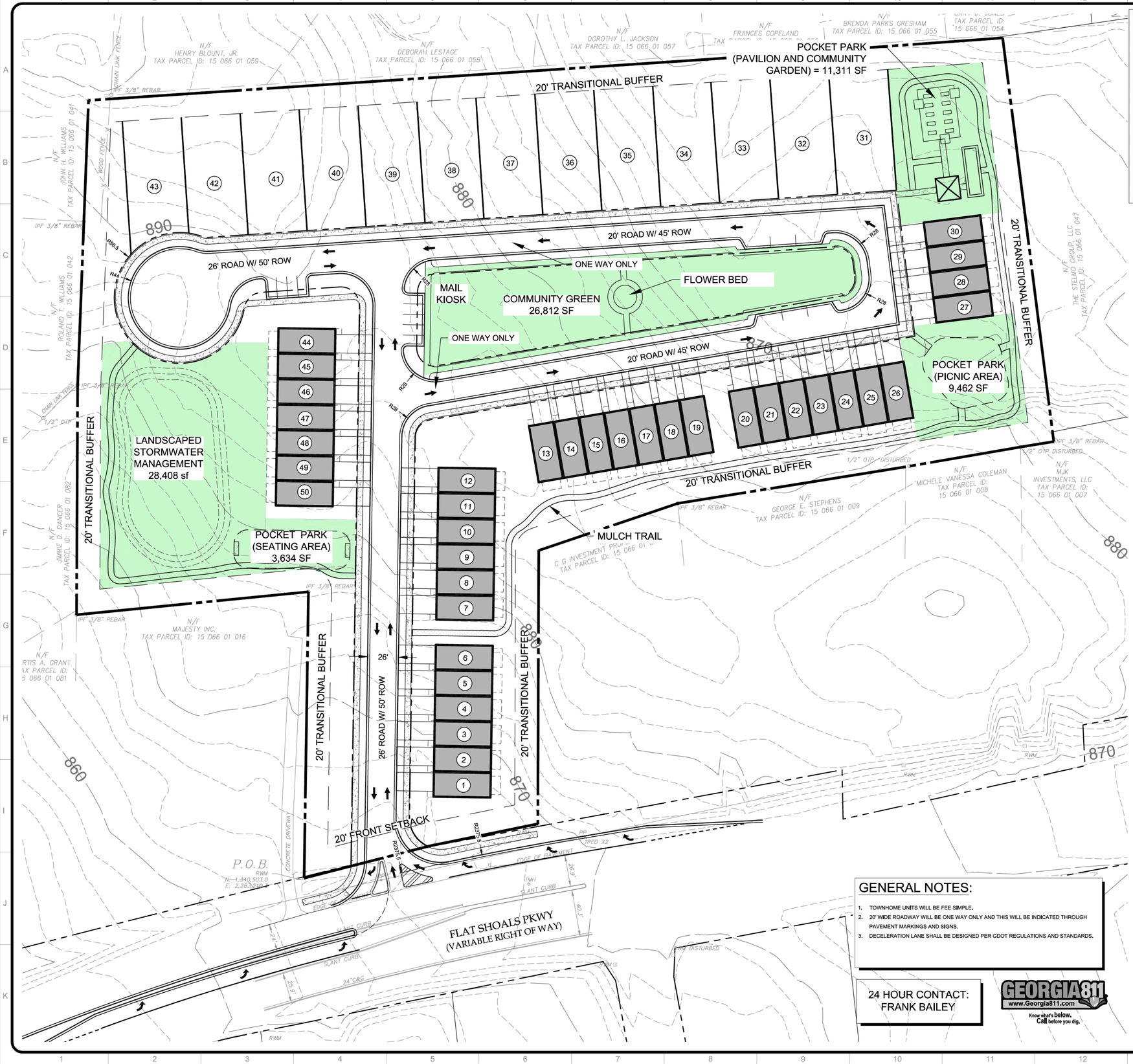
ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 66, of the 15th District, Dekalb County, Georgia and being more particularly described as follows:

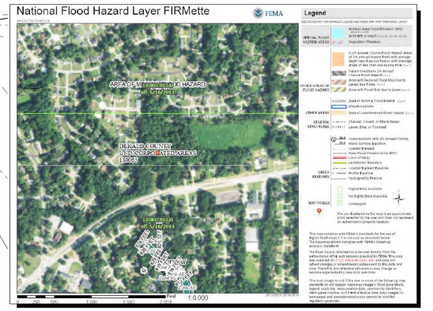
BEGIN at a found right of way monument, said monument having coordinates of North: 1,340,503.0 and East: 2,283,210.3, coordinates based on NAD83 State Plane Coordinate system, Georgia West zone, said monument located on the northerly right of way line of Flat Shoals Parkway (variable public right of way), said pipe being the TRUE POINT OF BEGINNING;

THENCE leaving said northerly right of way of Flat Shoals Parkway and proceed North 00 degrees 52 minutes 21 seconds East a distance of 247.43 feet to a found 3/8 inch rebar; thence South 84 degrees 21 minutes 05 seconds West a distance of 201.18 feet to a found 3/8 inch rebar; thence North 00 degrees 15 minutes 59 seconds East a distance of 198.56 feet to a found 3/8 inch rebar; thence North 02 degrees 11 minutes 02 seconds East a distance of 246.00 feet to a point; thence North 86 degrees 12 minutes 40 seconds East a distance of 528.43 feet to a point; thence North 85 degrees 50 minutes 42 seconds East a distance of 262.66 feet to a point; thence South 07 degrees 12 minutes 58 seconds East a distance of 351.55 feet to a found 3/8 inch rebar; thence South 80 degrees 45 minutes 21 seconds West a distance of 29.03 feet to a found 1/2 inch open top pipe; thence South 80 degrees 12 minutes 56 seconds West a distance of 100.71 feet to a found 1/2 inch open top pipe disturbed; thence South 80 degrees 52 minutes 30 seconds West a distance of 199.30 feet to a found 3/8 inch rebar; thence South 71 degrees 17 minutes 02 seconds West a distance of 126.72 feet to a point; thence South 00 degrees 11 minutes 28 seconds West a distance of 236.22 feet to a point located on said northerly right of way of Flat Shoals Parkway; thence along said northerly right of way the following courses and distances: South 78 degrees 28 minutes 38 seconds West a distance of 94.98 feet to a point; South 75 degrees 35 minutes 40 seconds West a distance of 112.25 feet to a point, said pipe being the TRUE POINT OF BEGINNING.

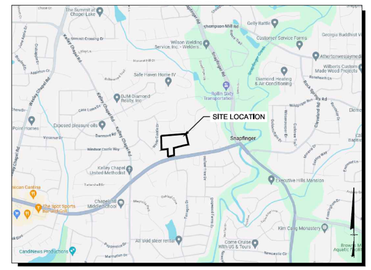
Tract or parcel contains 378,695 square feet or 8,694 acres.

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative.





FEMA FIRM MAP
NOT TO SCALE



SITE LOCATION MAP
NOT TO SCALE

SITE DATA:	
SITE AREA	± 8.69 ACRES
ZONING	
EXISTING ZONING	R-100 (RESIDENTIAL MEDIUM LOT-100)
PROPOSED ZONING	RSM (SMALL LOT RESIDENTIAL MIX)
EXISTING LAND USE	SUBURBAN
ZONING JURISDICTION	DEKALB COUNTY
USE CALCULATIONS	
MAXIMUM ALLOWABLE DENSITY	4 UPA (MAX 8 UPA WITH BONUSES)
PROPOSED 22'x50' FRONT ENTRY TOWNHOME	37 UNITS
PROPOSED SF FAMILY LOTS	13 UNITS
TOTAL PROPOSED DENSITY	5.75 UNITS PER ACRE
SETBACK REQUIREMENTS	
FRONT SETBACK	ARTERIALS - MIN: 20 FEET/ MAX: 30 FEET; LOCAL (SUB) - 20 FEET
FRONT SETBACK W/ ALLEY ACCESS	10 FEET
SIDE SETBACK	SFD: 3 FT W/ 10 MIN SEPARATION SFA: N/A
SIDE CORNER SETBACK	SAME AS FRONT
REAR SETBACK	15 FEET (ALLEY: 10 FEET)
REQUIRED TRANSITIONAL BUFFERS	20 FEET
DEVELOPMENT STANDARDS	
SFA MIN LOT AREA	1,000 SF
SFA MIN LOT WIDTH	25 FEET
SFA MAX LOT COVERAGE	70% (700 SF)
MIN UNIT SIZE (HEATED SF)	1,200 SF
SFA MAX BUILDING HEIGHT	3 STORIES OR 45 FEET
SFD MIN LOT AREA	5,000 FT
SFD MIN LOT WIDTH	50 FEET
SFD MAX LOT COVERAGE	50% (2,500 SF)
SFD MAX BUILDING HEIGHT	35 FEET
OPEN SPACE CALCULATIONS	
MIN OPEN SPACE REQUIRED	20% (1,738 ACRES)
MIN ENHANCED OPEN SPACE REQ	50% OF TOTAL OPEN SPACE (0.869 ACRES)
PROPOSED ENHANCED OPEN SPACE	21% (1,83 ACRES)
TOTAL PROPOSED OPEN SPACE	31.4% (2,73 ACRES)
PARKING REQUIREMENTS	
TOTAL PARKING REQUIRED	1.5 SPU & 0.25 GUEST SPACES PER UNIT
PROPOSED RESIDENT PARKING	2 SPACES / DRIVEWAY & 2 SPACES / GARAGE
PROPOSED GUEST PARKING	17 SPACES (0.26 SPACES / UNIT)
TOTAL PARKING PROVIDED	273 SPACES

GENERAL NOTES:

1. TOWNHOME UNITS WILL BE FEE SIMPLE.
2. 20' WIDE ROADWAY WILL BE ONE WAY ONLY AND THIS WILL BE INDICATED THROUGH PAVEMENT MARKINGS AND SIGNS.
3. DECELERATION LANE SHALL BE DESIGNED PER GDOT REGULATIONS AND STANDARDS.

DENSITY BONUSES:

ENHANCED OPEN SPACE - 50% OF BASE DENSITY (2 UPA)

BASE DENSITY = 4.0 UPA

TOTAL DENSITY BONUSES TO BE APPLIED = 2 ADDITIONAL UPA

MAXIMUM DENSITY WITH BONUSES APPLIED = 6 UPA

TOTAL PROPOSED DENSITY WITH BONUSES = 5.75 UPA

ENHANCED OPEN SPACE CALCULATIONS:

TOTAL AREA REQUIRED FOR ENHANCED OPEN SPACE = 1.74 ACRES (75,794 SF)

PROPOSED ENHANCED OPEN SPACE BREAKDOWN:

- COMMUNITY GREEN (LANDSCAPE TREES, BENCHES, TRASH RECEPTACLES, PAVED WALKWAYS, ETC.) = 26,812 SF
- LANDSCAPED STORMWATER MANAGEMENT POND (DESIGNED AS AN AMENITY) = 28,408 SF
- POCKET PARK (PICNIC AREA) = 9,462 SF
- POCKET PARK (COMMUNITY PAVILION AND URBAN GARDEN) = 11,311 SF
- POCKET PARK (SEATING AREA) = 3,634

TOTAL AREA PROVIDED FOR ENHANCED OPEN SPACE = **79,627 SF**

24 HOUR CONTACT:
FRANK BAILEY

GEORGIA811
www.Georgia811.com
Know what's below. Call before you dig.

P: (770) 451-2741 F: (770) 451-3915
WWW.PEC.PLUS
Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

FLAT SHOALS PKWY

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

5370, 5378, 5384
FLAT SHOALS PKWY
DECATUR GA, 30034

DEKALB COUNTY JURISDICTION

FOR

CULTIVATE COMMUNITIES REAL ESTATE

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

PRELIMINARY

NOT TO BE RELEASED FOR CONSTRUCTION

CONCEPTUAL MASTER PLAN

0 20 40 80 120

SCALE: 1" = 40'
DATE: 08/20/2024
PROJECT: 24001.01

GRID NORTH
GEORGIA WEST ZONE

Z3
SHEET

J:\2024\24001\01\Civil\Concepts & Exhibits\Zoning\24001.01 - Site - Zone-3.dwg - -JPrice - 8/20/2024 4:09 PM

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. ©Planners and Engineers Collaborative.



P: (770) 451-2741 F: (770) 451-3915
WWW.PEC.PLUS

Planners & Engineers Collaborative+

LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES

350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

FLAT SHOALS PKWY

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

5370, 5378, 5384
FLAT SHOALS PKWY
DECATUR GA, 30034

DEKALB COUNTY JURISDICTION

FOR

CULTIVATE COMMUNITIES REAL ESTATE

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

PRELIMINARY

NOT TO BE RELEASED FOR CONSTRUCTION

OPEN SPACE EXHIBIT

0 20 40 80 120

SCALE: 1" = 40'
DATE: 08/29/2024
PROJECT: 24001.01

GRID NORTH
GEORGIA WEST ZONE

OS
SHEET

J:\2024\24001.01\Docs\Concepts & Exhibits\Zoning\24001.01 - Site - Zone-3.dwg - Exhibit Mar 28, 2024 - 8:16 PM







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: [redacted]

Email: bdc@battlelawpc.com Commission District(s): 3 & 7

Property Address: 5370, 5378 & 5384 Flat Shoals Parkway, Tucker 30084

Tax Parcel ID: 15 066 01 012, 15 066 01 062, 15 066 01 011 Acreage: 8.50 approx.

Existing Use: _____ Proposed Use: Mixed residential community development.

Supplemental Regs: _____ Overlay District: NO

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

DRI: _____ Square Footage/Number of Units: _____

Rezoning Request: Rezone to RSM to develop a small lot, residentially mixed community, consisting of 13 single-family, detached homes and 37 town 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: 10.14.2026 (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:

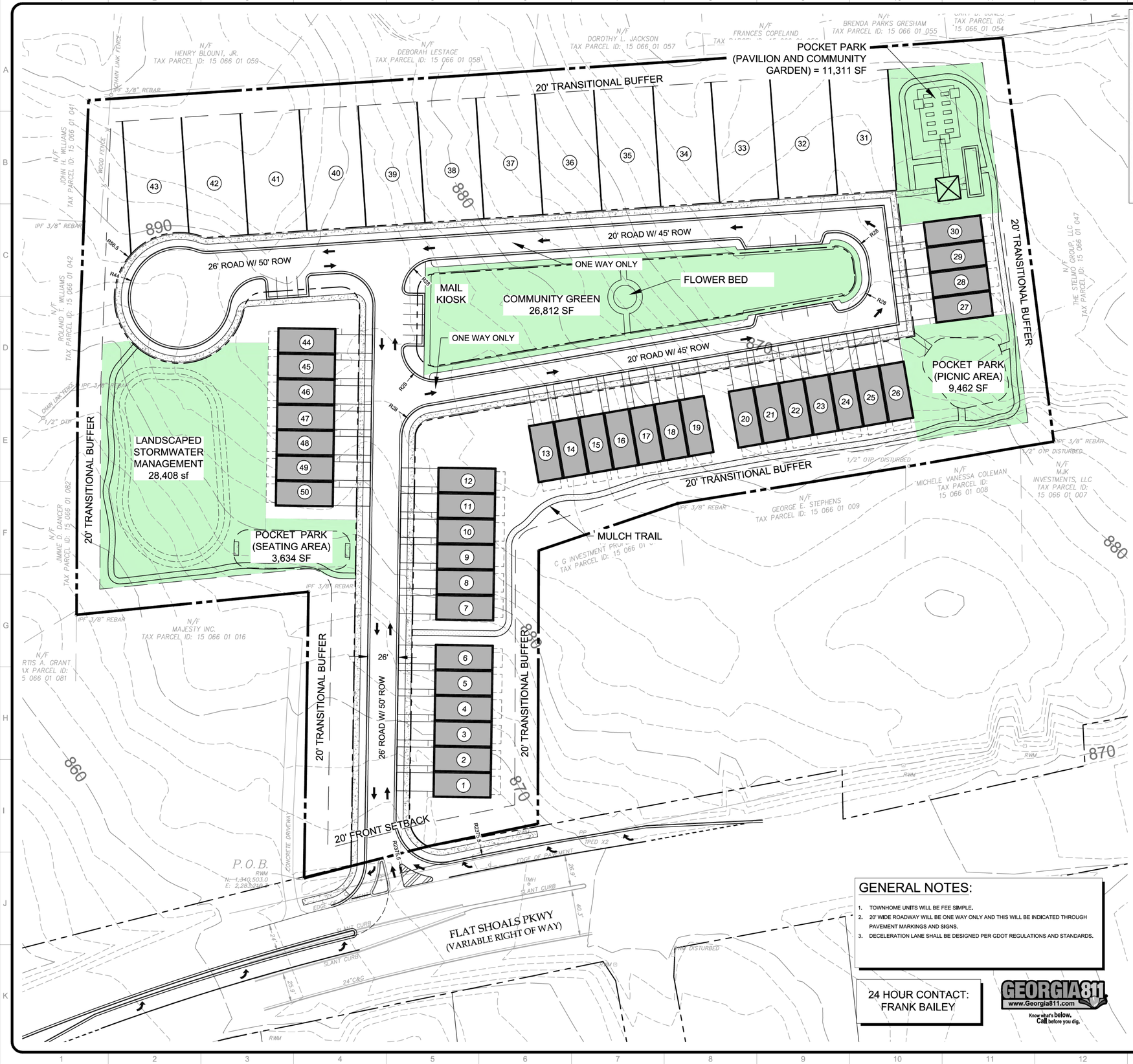
*Density	*Frontage	*Sidewalks	*Density Bonuses	* Street Width
*Fencing/Walls	*Mix of Uses	*Landscape Strips	*Building Height	*Open Space
*Parking - Auto	*Parking – Bicycle	*Building Separation	*Lot Size	*Screening
*Pedestrian Plan	*Streetscapes	*Enhanced Open Space	*Garages	*Building Orientation
*Perimeter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

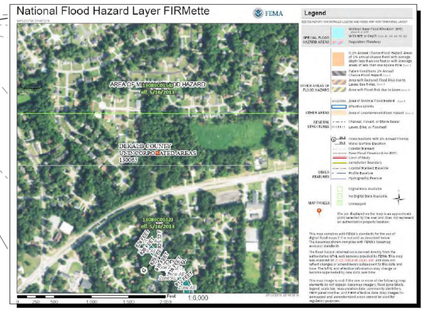
☐ Possible Variances: _____

Comments: Must show compliance with RSM zoning standards and show how property is consistent with surrouning single-family uses and the SUB CHaracter area. Max density is 8 units per acre with density bonuses.

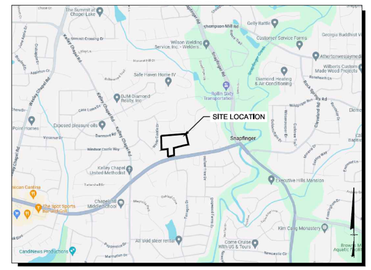
Planner: John Reid, Sr. Planner Date: August 14, 2026

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative.





FEMA FIRM MAP
NOT TO SCALE



SITE LOCATION MAP
NOT TO SCALE

SITE DATA:	
SITE AREA	± 8.69 ACRES
ZONING	
EXISTING ZONING	R-100 (RESIDENTIAL MEDIUM LOT-100)
PROPOSED ZONING	RSM (SMALL LOT RESIDENTIAL MIX)
EXISTING LAND USE	SUBURBAN
ZONING JURISDICTION	DEKALB COUNTY
USE CALCULATIONS	
MAXIMUM ALLOWABLE DENSITY	4 UPA (MAX 8 UPA WITH BONUSES)
PROPOSED 22'x50' FRONT ENTRY TOWNHOME	37 UNITS
PROPOSED SF FAMILY LOTS	13 UNITS
TOTAL PROPOSED DENSITY	5.75 UNITS PER ACRE
SETBACK REQUIREMENTS	
FRONT SETBACK	ARTERIALS - MIN: 20 FEET/ MAX: 30 FEET; LOCAL (SUB) - 20 FEET
FRONT SETBACK W/ ALLEY ACCESS	10 FEET
SIDE SETBACK	SFD: 3 FT W/ 10 MIN SEPARATION SFA: N/A
SIDE CORNER SETBACK	SAME AS FRONT
REAR SETBACK	15 FEET (ALLEY: 10 FEET)
REQUIRED TRANSITIONAL BUFFERS	20 FEET
DEVELOPMENT STANDARDS	
SFA MIN LOT AREA	1,000 SF
SFA MIN LOT WIDTH	25 FEET
SFA MAX LOT COVERAGE	70% (700 SF)
MIN UNIT SIZE (HEATED SF)	1,200 SF
SFA MAX BUILDING HEIGHT	3 STORIES OR 45 FEET
SFD MIN LOT AREA	5,000 FT
SFD MIN LOT WIDTH	50 FEET
SFD MAX LOT COVERAGE	50% (2,500 SF)
SFD MAX BUILDING HEIGHT	35 FEET
OPEN SPACE CALCULATIONS	
MIN OPEN SPACE REQUIRED	20% (1,738 ACRES)
MIN ENHANCED OPEN SPACE REQ	50% OF TOTAL OPEN SPACE (0.869 ACRES)
PROPOSED ENHANCED OPEN SPACE	21% (1,83 ACRES)
TOTAL PROPOSED OPEN SPACE	31.4% (2,73 ACRES)
PARKING REQUIREMENTS	
TOTAL PARKING REQUIRED	1.5 SPU & 0.25 GUEST SPACES PER UNIT
PROPOSED RESIDENT PARKING	2 SPACES / DRIVEWAY & 2 SPACES / GARAGE
PROPOSED GUEST PARKING	17 SPACES (0.26 SPACES / UNIT)
TOTAL PARKING PROVIDED	273 SPACES

GENERAL NOTES:

1. TOWNHOME UNITS WILL BE FEE SIMPLE.
2. 20' WIDE ROADWAY WILL BE ONE WAY ONLY AND THIS WILL BE INDICATED THROUGH PAVEMENT MARKINGS AND SIGNS.
3. DECELERATION LANE SHALL BE DESIGNED PER GDOT REGULATIONS AND STANDARDS.

DENSITY BONUSES:

ENHANCED OPEN SPACE - 50% OF BASE DENSITY (2 UPA)

BASE DENSITY = 4.0 UPA

TOTAL DENSITY BONUSES TO BE APPLIED = 2 ADDITIONAL UPA

MAXIMUM DENSITY WITH BONUSES APPLIED = 6 UPA

TOTAL PROPOSED DENSITY WITH BONUSES = 5.75 UPA

ENHANCED OPEN SPACE CALCULATIONS:

TOTAL AREA REQUIRED FOR ENHANCED OPEN SPACE = 1.74 ACRES (75,794 SF)

PROPOSED ENHANCED OPEN SPACE BREAKDOWN:

- COMMUNITY GREEN (LANDSCAPE TREES, BENCHES, TRASH RECEPTACLES, PAVED WALKWAYS, ETC.) = 26,812 SF
- LANDSCAPED STORMWATER MANAGEMENT POND (DESIGNED AS AN AMENITY) = 28,408 SF
- POCKET PARK (PICNIC AREA) = 9,462 SF
- POCKET PARK (COMMUNITY PAVILION AND URBAN GARDEN) = 11,311 SF
- POCKET PARK (SEATING AREA) = 3,634

TOTAL AREA PROVIDED FOR ENHANCED OPEN SPACE = **79,627 SF**

24 HOUR CONTACT:
FRANK BAILEY

GEORGIA811
www.Georgia811.com
Know what's below. Call before you dig.

P: (770) 451-2741 F: (770) 451-3915
WWW.PEC.PLUS
Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

FLAT SHOALS PKWY

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

5370, 5378, 5384
FLAT SHOALS PKWY
DECATUR GA, 30034

DEKALB COUNTY JURISDICTION

FOR

CULTIVATE COMMUNITIES REAL ESTATE

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

PRELIMINARY

NOT TO BE RELEASED FOR CONSTRUCTION

CONCEPTUAL MASTER PLAN

0 20 40 80 120

SCALE: 1" = 40'
DATE: 08/20/2024
PROJECT: 24001.01

GRID NORTH
GEORGIA WEST ZONE

Z3
SHEET

J:\2024\24001\01\Civil\Concepts & Exhibits\Zoning\24001.01 - Site - Zone-3.dwg - -JPrice - 8/20/2024 4:09 PM

5370 Flat Shoals site 2

From: john reid (dakiner1@yahoo.com)

To: dakiner1@yahoo.com

Date: Sunday, October 18, 2026 at 06:44 PM EDT



Yahoo Mail: Search, Organize, Conquer

5370 Flat Shoals adj south

From: john reid (dakiner1@yahoo.com)

To: dakiner1@yahoo.com

Date: Sunday, October 18, 2026 at 06:21 PM EDT



Yahoo Mail: Search, Organize, Conquer

5370 flat Shoals across the street

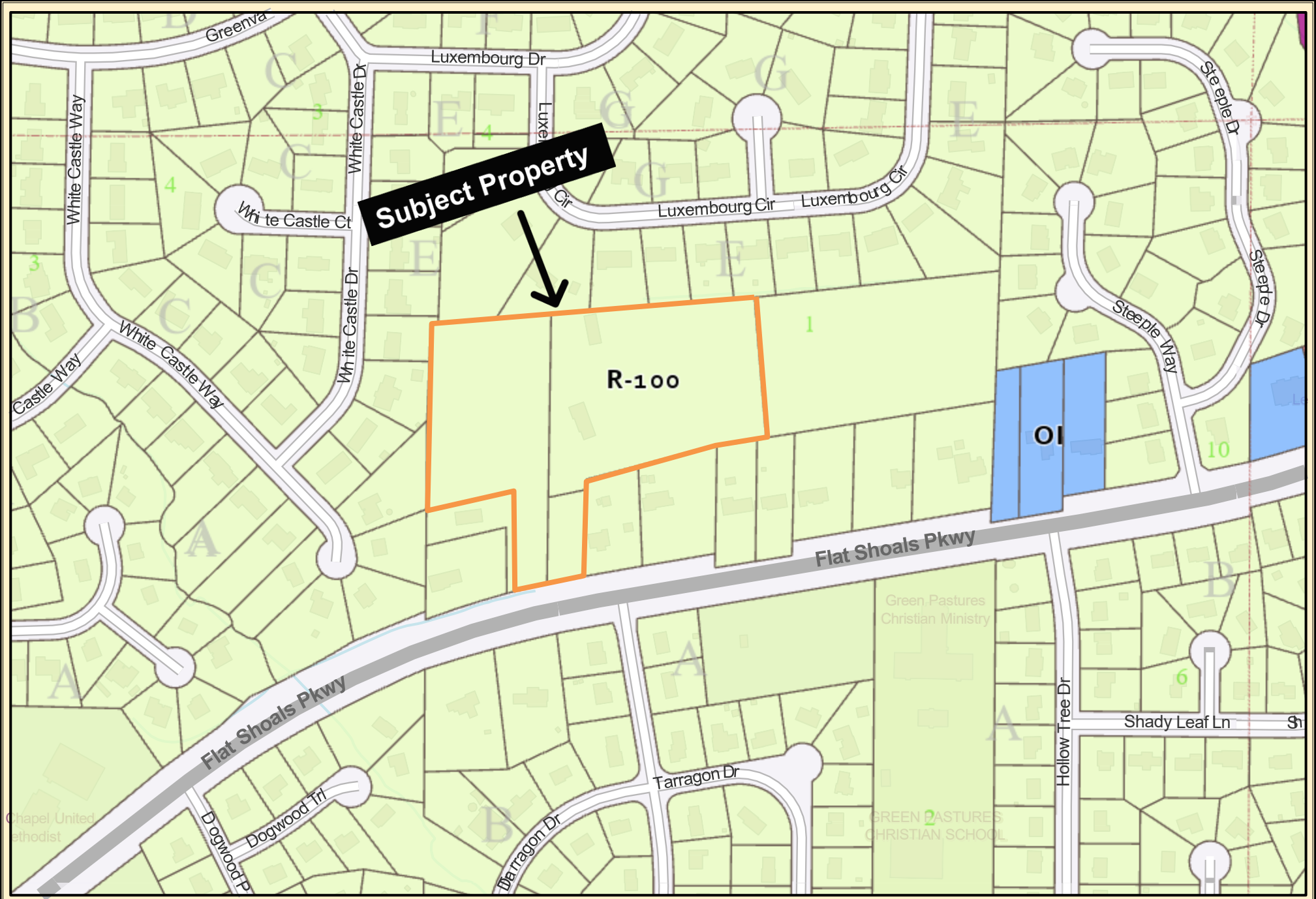
From: john reid (dakiner1@yahoo.com)

To: dakiner1@yahoo.com

Date: Sunday, October 18, 2026 at 06:37 PM EDT



Yahoo Mail: Search, Organize, Conquer



ArcGIS Web Map

0 0.0175 0.035 0.07 0.105 0.14 mi

Date Printed: 9/11/2026

DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.



ArcGIS Web Map

0 0.0175 0.035 0.07 0.105 0.14 mi

Date Printed: 9/11/2026

DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.



ArcGIS Web Map

0 0.0175 0.035 0.07 0.105 0.14 mi

Date Printed: 9/11/2026

DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.