ZONING BOARD OF APPEALS (ZBA) APPLICATION

to Amend the Official Zoning Map of DeKalb County, Georgia

Subject Property Address: 4007 Flat Shoals Parkway

City: Decatur State: GA Zip: 30034

Parcel ID Number(s): 15 090 01 004 Acreage: 2.73

District: 04 Land Lot: _____ Block: _____ Parcel: 15 090 01 004

Commission District(s): _____ Super District: _____

Type of Hearing Requested (check one):

☑ VARIANCE (from Development Standards causing undue hardship upon owners of property.)

☐ SPECIAL EXCEPTIONS (to Reduce or Waive off-street parking or loading space requirements.)

☐ OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.

***PLEASE REVIEWTHE FILING GUIDELINES ON PAGE 4.**

FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS.*

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

Manager

☑ Owner ☐ Agent

_____
Signature

Oct 9 2026
Date

ZONING BOARD OF APPEALS (ZBA) PPLICATION FEE:

$300.00

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

Email plansustain@dekalbcountyga.gov with any questions

DeKalb County
GEORGIA

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property subject to the application.

DATE: Oct 9 2026 Applicant Signature: _____

DATE: _____ Applicant Signature: _____

DeKalb County
GEORGIA

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the ZoningBoard of Appeals for the requests as shown in this application.

DATE: OCT 9 2026 Applicant/Agent Signature: _____

TO WHOM IT MAY CONCERN: GRADE E. DEVELOPMENT LLC

(I)/ (WE): MAXIE PRICE AS MANAGER OF THE LLC
(Name of Owners)

being (owner/owners) of the property described below or attached hereby delegate authority to the above signed agent/applicant.

_____ Notary Public

_____ Owner Signature

_____ Notary Public

_____ Owner Signature

_____ Notary Public

_____ Owner Signature

LISA MOCHELLE HIGHLAN NOTARY PUBLIC JASPER COUNTY, GEORGIA COMMISSION EXPIRES 10-21-2028

Letter of Intent – Sign Variance Request

Dear Members of the Zoning Board of Appeals:

On behalf of Grady, we respectfully submit this Letter of Intent requesting a variance from Section 27-3.33.19(E) and (D) for a proposed sign serving the health care operation at 4007 Flat Shoals Parkway, Decatur, GA 30034. The request is to increase the sign height from the permitted six feet to eleven feet and to increase the sign area from 32 square feet to approximately 44 sf.

The requested dimensions are intended to provide clear, timely identification of an essential health care destination while preserving safe and orderly traffic movement. A survey depicting the proposed sign location is included with the application.

1. Physical Conditions of the Site:

The property presents visibility conditions that affect the ability of motorists to identify the health care destination in sufficient time to enter safely. Motorists who are traveling in the left-hand lane may be unable to turn directly into the site and, without adequate advance identification, could pass the entrance—an especially significant concern when a patient or family member is seeking emergency or time-sensitive care. The proposed eleven-foot height and increased sign area will improve recognition of the entrance from the roadway and provide motorists with additional time to make safe, orderly navigation decisions.

2. Minimum Variance Necessary:

The requested relief is the minimum necessary to provide effective identification and wayfinding for the site. An eleven-foot sign with an area of approximately 44 sf is proposed only to achieve adequate visibility and legibility under the existing roadway and access conditions. The request is not intended to permit an oversized commercial display or any sign area beyond what is reasonably required for safe recognition of the health care destination.

3. Public Welfare:

Granting the variance would not confer a significant special privilege. The sign will identify a health care operation that serves a vital public need, and the request is tailored to the practical visibility and wayfinding needs of patients, visitors, and emergency-related traffic. The applicant is not seeking an advertising advantage over nearby competitors; no directly competing operation is in the immediate area.

4. Ordinance Hardship

With the location of this property being in the I20 Overlay District, a property of this use is required to follow much stricter sign ordinances. With the usage of the property being in the medical field we feel it is limiting the ability for this medical operation to be seen effectively.

5. Alignment with the Spirit of the Law

I firmly believe that my variance request aligns with the overall sign ordinance of DeKalb County. The sign that we are wanting to get a variance for is only going to enhance the building that it is designating and not distract from any other businesses. I also believe that if we were in a different part of DeKalb County, not in the I20 Overlay District we might not even have this variance request at all.

Thank you for your time and consideration of this variance request. We recognize the importance of sign regulations and strive to design signage that complies with them. In this instance, however, we believe a variance is necessary and respectfully request your approval.

Respectfully submitted,

Roger Smith
Cooper Signage & Graphics, Inc.
[redacted]

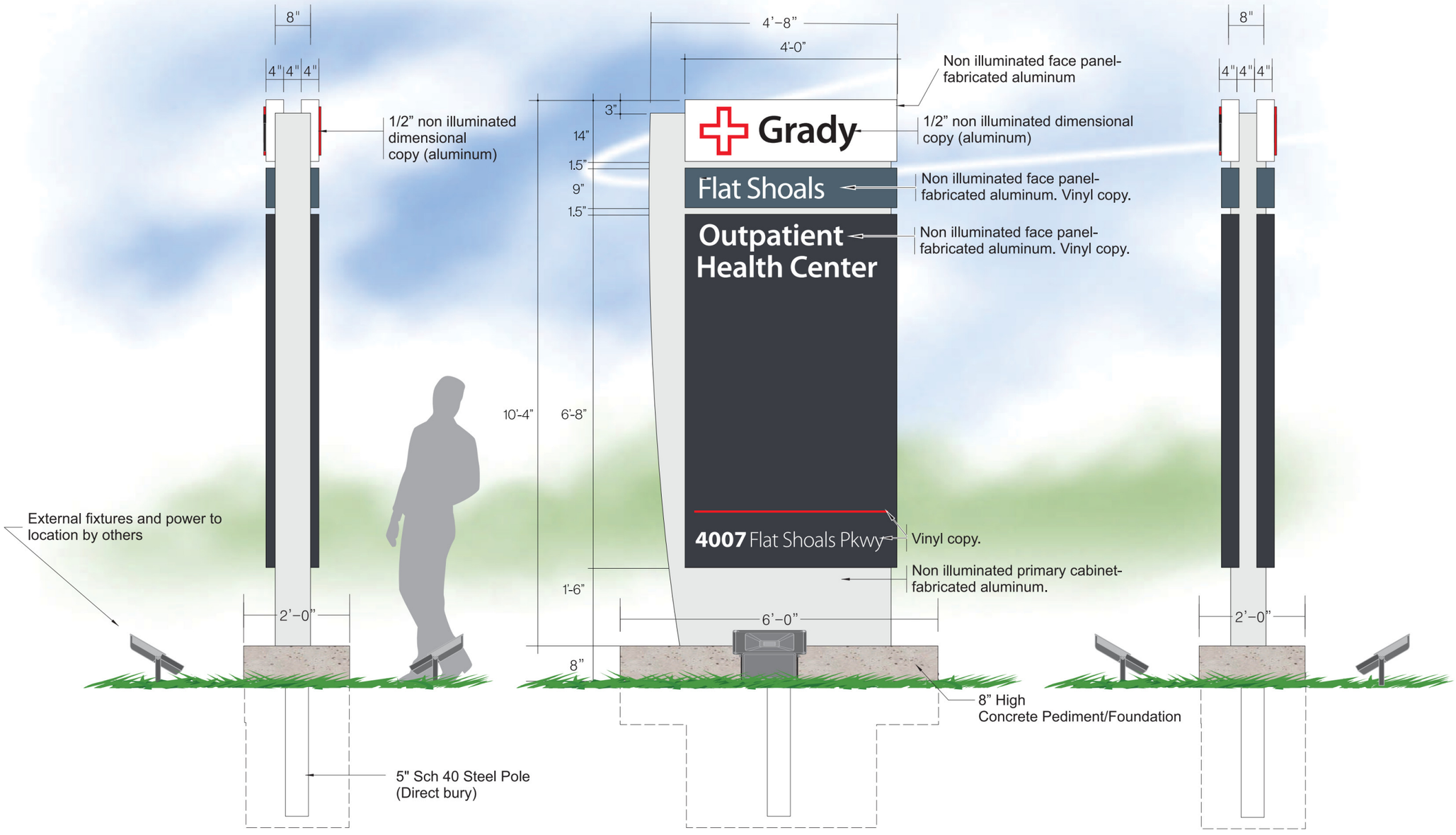
Location 1:

Double sided *externally illuminated* fabricated primary identity sign.
Saddle mounts for internal 5” I.D. pole - direct burial.
Header panel to receive 1/2” flat cut aluminum logo/letters. All remaining copy is applied vinyl.

NOTE: Electric to location and external light fixtures by others!

NOTE Imaging may not accurately represent proportional relationships. It is to serve only as an aid in visualizing proposed elements!





ISSUED FOR PROJECT TEAM REVIEW ONLY

CS&G COOPER SIGNAGE & GRAPHICS

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Project
Grady
Location:
4007 Flat Shoals Pkwy
Decatur, GA 30034

Scale: 1/2” = 1’-0”
Sheet Size: 11”x 17”

Notes:

Revisions:

REV	DESCRIPTION
1	
2	
3	
4	

_____ APPROVED: (With NO Changes)
_____ APPROVED AS NOTED: (Minor Changes Only)
_____ REVISE/RESUBMIT: (NOT APPROVED AT THIS TIME)

BY_____
DATE_____

Submitted By CS&G (800) 297-2324

Rep: Roger Smith Date: 10-5-26

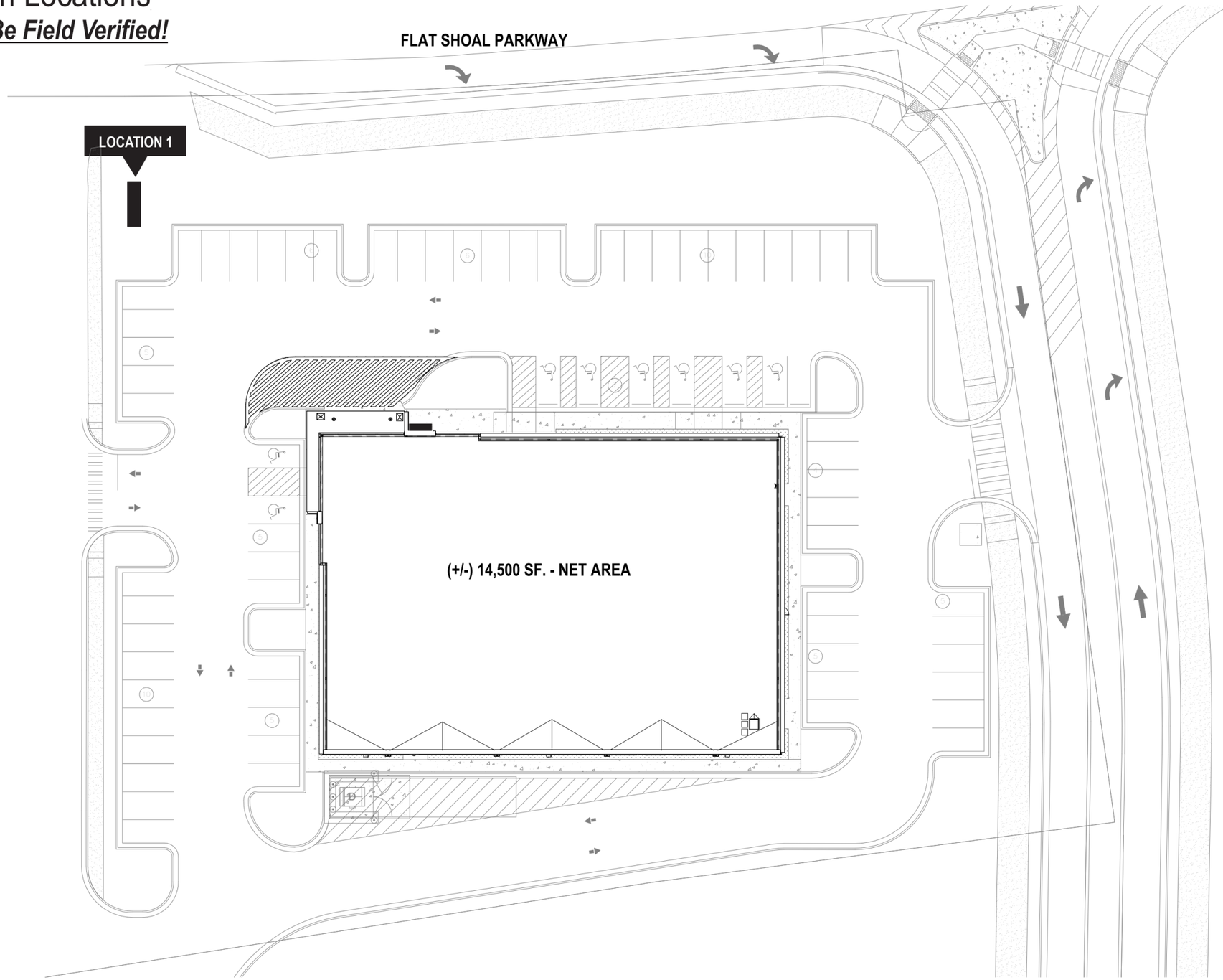
Sheet Title:
Location 1

File Name:
Grady Flat Shoals Location 1

Sheet #
1 of 1

Sign Locations

To Be Field Verified!



1 A-050 ARCHITECTURAL SITE PLAN
1/16" = 1'-0"

PROJECT NORTH

ISSUED FOR PROJECT TEAM REVIEW ONLY

CS&G
COOPER SIGNAGE & GRAPHICS
[redacted]

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Project

Grady

Location:

4007 Flat Shoals Pkwy

Scale: N.T.S.
Sheet Size: 11″ x 17″

Notes:

Note 1 - All locations to be field verified

Revisions:

REV	DESCRIPTION	BY	DATE
1	Changed Address Added Pharmacy	Jt	6-24-25
2	Removed services from Location 1	Jt	7-2-25
3	Deleted Location 3A	Jt	7-3-25
4	Added channel letter detail	Jt	7-16-25

_____ APPROVED: (With NO Changes)
_____ APPROVED AS NOTED: (Minor Changes Only)
_____ REVISE/RESUBMIT: (NOT APPROVED AT THIS TIME)

BY_____
DATE_____

Submitted By CS&G (800) 297-2324

Rep: Roger Smith Date: 6-20-25
7-16-25

Sheet Title:
Sign Locations

File Name:
Grady Flat Shoals

Sheet #
1 of 3