

**Planning Commission Hearing Date: July 7, 2026**  
**Board of Commissioners Hearing Date: August 13, 2026**

**STAFF ANALYSIS**

<b>CASE NO.:</b>	Z-26-1247933	<b>File ID #:</b> 2026-0143
<b>Address:</b>	2674, 2682 & 2690 Gresham Road, Atlanta 30316	<b>Commission Districts:</b> 3 & 6
<b>Parcel ID(s):</b>	15-117-01-105; 15-117-01-025; 15-117-01-104	
<b>Request:</b>	Rezone property from R-75 (Residential Medium Lot-75) zoning district to MR-1 (Medium Density Residential-1) zoning district to allow for a mixed residential community.	
<b>Property Owner(s):</b>	Tikay Investments, LLC	
<b>Applicant/Agent:</b>	Tikay Investments, LLC c/o Battle Law, P.C.	
<b>Acreage:</b>	Approx. 4.45 acres	
<b>Existing Land Use:</b>	Single-family detached dwellings	
<b>Adjacent Zoning:</b>	<b>North:</b> R-75 <b>East:</b> R-75 <b>South:</b> R-75 <b>West:</b> O-I (across Gresham Road)	
<b>Character Area</b>	Town Center (TC)	
<b>Comprehensive Plan:</b>	<input checked="" type="checkbox"/> <b>Consistent</b> <input type="checkbox"/> <b>Inconsistent</b>	

**STAFF RECOMMENDATION: FULL-CYCLE DEFFERAL.**

The applicant, Tikay Investments, LLC c/o Battle Law, P.C., requests a rezoning of the subject properties from the R-75 (Residential Medium Lot-75) zoning district to the MR-1 (Medium Density Residential-1) zoning district to allow for a mixed residential community consisting of up to 63 single-family attached and detached dwellings.

The proposal for the development site has changed several times since the original submittal. The original proposal called for a rezoning of three (3) properties, comprising 4.45 acres, to the MR-2 (Medium Density Residential-2) zoning district. The site plans for the original application showed 17 structures with a total of 51 dwelling units at a density of 11.46 units per acre. The units were proposed to be located on separate floors of these structures; as the units were proposed solely as rental units, Staff considered the overall use of the site to be a multifamily use.

A revised application was submitted by the applicant in May 2026, adding the property designated as 2666 Gresham Road (Tax Parcel ID: 15-117-01-024) to the request. Instead of rezoning the properties to the MR-2 zoning district, the applicant has altered their request to rezone the four (4) properties, comprising approximately 5.91 acres, to the MR-1 zoning district instead. A new site plan, titled “Concept Site Plan Gresham Road Development” and dated March 16, 2026, proposes a fee-simple development consisting of up to 63 single-family dwellings at a density of 10.66 units per acre - 53 of which are proposed as single-family attached (townhome) dwellings and 10 of which are proposed as single-family detached dwellings.

The properties are located within the outer edge of a Town Center (TC) character area. Per the *DeKalb County 2050 Unified Plan*, “the intent of the Town Center is to promote the concentration of higher intensity residential and commercial uses, which serve several communities surrounding the center, in order to reduce automobile travel, promote walkability, and increase transit usage” (*DeKalb County 2050 Unified Plan*, pg. 33). This character area is second only to Regional Center (RC) character areas in terms of size, scope and intensity, and is supportive of residential densities of up to 60 units per acre. The properties are also in close proximity to the Interstate 20 Corridor

Compatible Use (I-20) Overlay District, which permits multifamily dwellings by-right (with some exceptions, per Section 3.33.5 of the *Zoning Ordinance*) at densities of up to 40-60 units per acre, depending on the Tier classification within the Overlay.

Notwithstanding high densities and building heights typically supported, “properties located along the outer edges of the Town Center Character Area shall be sensitive to building height and density of adjacent single-family residential; the edge of the activity center should serve as a transition zone, buffering more intense uses in the core from adjacent single-family neighborhoods and other uses outside the activity center’s boundaries” (*DeKalb County 2050 Unified Plan*, page 33). While most of the properties to the north along Gresham Road consist of larger lots dedicated to commercial uses, the vast majority of properties to the west, south, and east are developed with single-family detached dwellings that are part of established subdivisions.

The updated site plans and elevations show a notable improvement over the original proposal, providing a more diverse building stock and including some areas of accessible open space. Smaller detached dwellings are proposed along the development site’s eastern and western perimeter along Gresham Road, which help to provide a more gradual transition from standard single-family detached dwellings to the south and west – the vast majority of which appear to be single-story “ranch” houses typical of the mid-twentieth century. Internally, some areas of open space have been provided in the center and southeastern corner of the development site. Additional streets are provided (compared to the one (1) with the original proposal), which allow for a rudimentary system of blocks on which the majority of the units front (with front-loading garages). The streets are proposed to be private streets built to public standards.

From a land use perspective, the proposal represents an adequate transition in density and building form from the existing developments to the west, south, and east, and to potential developments to the north that would be encouraged/permitted in the I-20 Overlay to the north. There are certain aspects of the layout of the proposal that may not fully align with the intent of the Town Center Character Area, however:

- Lack of interconnectivity. The subject properties are included within the study area of the 2013 *Gresham Road Master Active Living Plan (MALP)*. The report highlights the Gresham Road corridor as one of several “characterized by having a few major arterials and collector streets with many disconnected local streets” (*Gresham Road Master Active Living Plan*, page 18). Activity centers such as the Town Center encourage connectivity with existing Rights-of-Way (ROW’s) wherever conditions allow. Concerns posed during previous public hearings have largely revolved around traffic issues. The number of units proposed is well short of warranting a traffic impact study (see Section 5.3.4. of the *Zoning Ordinance*); however, the lack of a connection with the existing Larkspur Drive is reminiscent of previous insulated cul-de-sac developments - which are some of the largest contributors to vehicle congestion in the Atlanta metro area and throughout the country. Concept plans within the *Gresham Road Master Active Living Plan* (pages 31 and 33) show a possible connection to Larkspur Drive and encourage new east-west connections.
- Design of blocks and lack of engagement with external/internal streets and open space areas The proposed detached dwellings along Gresham Road do not appear to engage this corridor. Internal attached and detached units contain front-loading garages, with some driveways located at the intersection of internal streets. While front-loading garages are common for many attached developments, there does not appear to be any real engagement of these units with the central areas of enhanced open spaces; the primary entrances of the dwellings are adjacent to the front-loading garages/driveways. There do not appear to be any entrances from the units to the network of paths in the central open space. Front loading garages can still be provided, but the creation of additional blocks and alternate entrances for dwelling units could provide for an environment that is more friendly and attractive to pedestrians. While an expansion over the single-street provided with the original proposal, the updated site plan still resembles a suburban design that is more car-oriented.

Discussions are ongoing with the applicant to help further refine the site plan to better match the intents of the TC Character Area and Gresham Road MALP. Additionally, the inclusion of the fourth property was not reflected in the advertising and for the agendas including this rezoning application, necessitating a deferral. Therefore, the Planning and Sustainability recommends a “*Full-Cycle Deferral to the September 2026 zoning agenda*” of this rezoning application to address all outstanding issues with the proposal.

## DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer  
Lorraine Cochran-Johnson

Director  
Juliana A. Njoku

### Zoning Comments March 2026

**N1. Z-26-1247920 (2026-0138) 1437 & 1453 S. Indian Creek Drive:**

South Indian Creek is classified as a “Collector” road. All interior streets are to be private, designed to local street standards. Verify there is enough parking provided interior to the site for residents and guests. South Indian Creek Road is classified as a collector road. Land Development permit is required. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR **(PREFERRED)** a 10-foot landscape strip with a 10-foot multi-use path. At least 5 feet of the landscape strip must lie between the back of curb and the multi-use path or sidewalk. Requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). All intersections must meet AASHTO sight distance requirements based on speed limit. All poles and other obstructions must be relocated out of the multi-use path.

**N2. Z-26-1247923 (2026-0139) 3003 Chamblee-Tucker Road; 2936 Mercer University Drive:**

All interior streets must be private. Mercer University Drive is classified as a “Collector” road. Land Development permit is required. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR **(PREFERRED)** a 10-foot landscape strip with a 10-foot multi-use path. At least 5 feet of the landscape strip must lie between the back of curb and the multi-use path or sidewalk. Requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). The requirements are for the entire frontage unless a variance is sought. All intersections must meet AASHTO sight distance requirements based on speed limits. All poles and other obstructions must be relocated out of the multi-use path. The access entrance requires reworking due to possible driver confusion and impact to Mercer University Drive. Eliminate the acceleration lane along Mercer University Drive. Chamblee-Tucker Road is classified as a “Minor Arterial” road. If a land development permit is required, please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR **(PREFERRED)** a 10-foot multi-use path. Requires pedestrian scale streetlights.

**N3/N4/N5. Z-26-1247929 (2026-0140); SLUP-26-1247927 (026-0141); SLUP-26-1247928 (2026-0142) 3820 & 3828 North Decatur Road:**

Rockbridge Road is classified as a “Minor Arterial” road. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR **(PREFERRED)** a 10-foot landscape strip with a 10-foot multi-use path. At least 5 feet of the landscape strip must lie between the back of curb and the multi-use path or sidewalk. Requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). All intersections must meet AASHTO sight distance requirements based on speed limits. All poles and other obstructions (hydrant) must be relocated out of the multi-use path. Site engineer to determine if guardrail along the property is still required

**N6. Z-26-1247933 (2026-0143) 2674, 2682 & 2690 Gresham Road:**

All interior streets are to be private, designed to local street standards. Gresham Road is classified as a “Collector” road. Land Development permit is required. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR **(PREFERRED)** a 10-foot landscape strip with a 10-foot multi-use path. At least 5 feet of the landscape strip must lie between the back of curb and the multi-use path or sidewalk. Requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). All intersections must meet AASHTO sight distance requirements based on speed limits. All poles and other obstructions must be relocated out of the multi-use path.

**N7/N8. Z-26-1247935 (2026-0144); SLUP-26-1247934 (2026-0145) 2111 Poplar Falls Road:**

The existing road infrastructure approaching this development is not sufficient to support the implementation of the development. Poplar Falls Road is classified as a “Local” road. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 6-foot landscape strip and a 5-foot sidewalk. Requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). All intersections must meet AASHTO sight distance requirements based on speed limits. All poles and other obstructions must be relocated out of the multi-use path.

**N9. SLUP-26-1247921 (2026-0146) 1313 & 1303 Lithonia-Industrial Boulevard:**

Lithonia-Industrial Boulevard is classified as a “Minor Arterial” road. Not enough information to properly review. Access points were set based on the Lithonia Industrial Blvd Road Plans. Applicant does not show interior routes on plans. Streetlights will be required on Lithonia-Industrial Boulevard.

**N10. Z-26-1247922 (2026-0147) 6136 Shadow Rock Lane:**

Shadow Rock Lane is classified as a “Local” road. The existing road infrastructure approaching this development is not sufficient to support the implementation of the development. The entire right of way width of the corridor is 20 feet wide with a +/- 8-foot road/driveway. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)).

**N11. SLUP-26-1247926 (2026-0148) 4031 Rainbow Drive:**

Rainbow Drive is classified as a “Minor Arterial” road. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR **(PREFERRED)** a 10-foot landscape strip with a 10-foot multi-use path. At least 5 feet of the landscape strip must lie between the back of curb and the multi-use path or sidewalk. Requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). All intersections must meet AASHTO sight distance requirements based on speed limits. All poles and other obstructions must be relocated out of the multi-use path.

**N12. SLUP-26-1247930 (2026-0149) 1890 Week Kirk Road:**

Week Kirk is classified as a “Local” road. No comments

**N13/N14. LP-26-1247932 (2026-0150); Z-26-1247931 (2026-0151) 1680, 1690, & 1700 Henrico Road:**

Henrico Road is classified as a “Collector” road. Please refer to the zoning and land development requirements of Tier 5 of the Bouldercrest Overlay District, Tier 4A within the Soapstone Historic district for development requirements. Concerned about the encroachment of residential into the industrial area and the conflict (truck traffic/noise) that may develop. The two properties on either side of this development are active industrial properties. While overlay infrastructure standards apply. Where silent the Zoning and Land Development Codes are enforced, in respective order. Site plan needs work. At a minimum, the requirements are as follows: Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Prefer internal streets to be private. If public, the internal streets require a right of way dedication of 55 feet (total) OR such that all public infrastructure is within right of way, whichever greater. Requires 24 feet of pavement with curb and gutter. Requires 6-foot landscape strip with a 5-foot sidewalk. Requires streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). Internal roundabout must be one-lane, one direction. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR **(PREFERRED)** a 10-foot landscape strip with a 10-foot multi-use path. At least 5 feet of the landscape strip must lie between the back of curb and the multi-use path or sidewalk. All intersections must meet AASHTO sight distance requirements based on speed limits. Concerned about entrance location based on horizontal and vertical curves along the site. All poles and other obstructions must be relocated out of the multi-use path.



Thursday, January 29, 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.

1/29/2026

N1-2026-0138

Z-26-1247920

1437 & 1453 South Indian Creek Drive, Stone Mountain, Ga 30083

- See general comments

N2-2026-0139

Z-26-1247923

3003 Chamblee-Tucker Road; 2936 Mercer University Drive, Chamblee, Ga 30341

- See general comments

N3-2026-0140

Z-26-1247929

3820 & 3828 North Decatur Road, Decatur, GA 30032

- See general comments.

N4-2026-0141

SLUP-26-1247927

3820 & 3828 North Decatur Road, Decatur, GA 30032

- SLUP. See general comments.

N5-2026-0142

SLUP-26-1247928

3820 & 3828 North Decatur Road, Decatur, GA 30032

- SLUP. See general comments.

N6-2026-0143

Z-26-1247933

2674, 2682, 2690 Gresham Road, Atlanta, Ga 30316

- See general comments.

# Development Review Comments

**Submitted to:** DeKalb County **Case #:** Z-26-1247933  
**Parcel #:** 15 117 02 105 ; 15 117 01 025; 15 117 01 104  
**Name of Development:** Tikey Investments LLC c/o Battle Law P.C  
**Location:** 2674, 2682 & 2690 Gresham Road, Atlanta, GA 30316  
**Description:** Proposed development with 13 triplex buildings, or 39 flats for rent.

**Impact of Development:** When fully constructed, this development would be expected to generate 10 students: 3 at Barack H Obama Elem Magnet Sch, 2 at McNair Middle School, 2 at McNair High School, 3 at other DCSD schools, and 0 at private school. The additional homes are not expected to have a significant impact on the neighborhood schools.

Current Condition of Schools	Barack H Obama Elem Magnet Sch	McNair Middle School	McNair High School	Other DCSD Schools	Private Schools	Total
Capacity	984	1,200	1,674			
Portables	0	0	0			
Enrollment (Oct 2024)	830	707	770			
Seats Available	154	493	904			
Utilization (%)	84.3%	58.9%	46.0%			
<b>New students from development</b>	<b>3</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>0</b>	<b>10</b>

New Enrollment	833	709	772
New Seats Available	151	491	902
New Utilization	84.7%	59.1%	46.1%

Calculation Details  
Inputs

Unit Type	APT	Proposed Units	39
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		Attend Home School	Attend other DCSD School	Private School	Total
<b>Yield Rates</b> (students per unit based on comparable developments)	Elementary	0.0694	0.0179	0.0000	0.0873
	Middle	0.0498	0.0131	0.0000	0.0629
	High	0.0424	0.0199	0.0057	0.0680
	<b>Total</b>	<b>0.1616</b>	<b>0.0509</b>	<b>0.0057</b>	<b>0.2182</b>
<b>Units x Yield Rates</b>	Elementary	2.71	0.70	0.00	3.41
	Middle	1.94	0.51	0.00	2.45
	High	1.65	0.78	0.22	2.65
	<b>Total</b>	<b>6.30</b>	<b>1.99</b>	<b>0.22</b>	<b>8.51</b>
<b>New Students from Development</b> (rounded result)	Elementary	3	1	0	4
	Middle	2	1	0	3
	High	2	1	0	3
	<b>Total</b>	<b>7</b>	<b>3</b>	<b>0</b>	<b>10</b>

LAND DEVELOPMENT ANALYSIS

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID [jreid@dekalbcountyga.gov](mailto:jreid@dekalbcountyga.gov) AND/OR LASONDRA HILL [lahill@dekalbcountyga.gov](mailto: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 # and Address/Parcel: Z-26-1247933 (2026-0143) 2674, 2682 & 2690 Gresham Rd (15-117-01-105, 117 & 104)

- **Transportation/Access/Row**

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- **Stormwater Management**

There would need to be full detention system for the development

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- **Flood Hazard Area/Wetlands**

There is flood and state water at the back of the property

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- **Landscaping/Tree Preservation**

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- **Tributary Buffer**

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- **Fire Safety**

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# DEPARTMENT OF PLANNING & SUSTAINABILITY

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO JOHN REID [jreid@dekalbcountyga.gov](mailto:jreid@dekalbcountyga.gov) AND/OR LASONDRA HILL [lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)

## PUBLIC WORKS – **ROADS & DRAINAGE** - ZONING COMMENTS FORM

Case No.: Z-26-1247933 (2026-0143) Parcel ID#: 15 117 01 105; 15 117 01 025; 15 117 01 104

Address: 2674, 2682 & 2690 Gresham Road, Atlanta 30316

Drainage Basin: Dolittle Creek

Upstream Drainage Area: N/A

Percentage of Property in 100-Year Floodplain: 13.7%

Impact on property (flood, erosion, sedimentation) under existing zoning: Under existing zoning, flood, erosion and sedimentation may occur at some locations if adequate BMP is not implemented.

Required detention facility(s): Yes

COMMENTS: New roads and drainage infrastructure that will support the proposed development will be required to comply with the County's development standard, and ensure that onsite stormwater management facilities meet the provisions of Sec. 14-40 of the Code.

Signature: *Akin Akinsola*

DEPARTMENT OF PLANNING & SUSTAINABILITY

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO JOHN REID [jreid@dekalbcountyga.gov](mailto:jreid@dekalbcountyga.gov) AND/OR LASONDRA HILL [lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)

PUBLIC WORKS – TRAFFIC ENGINEERING - ZONING COMMENTS FORM

Case No.: SLUP-26-1247927 (2026-0141) Parcel ID#: 18 012 10 004; 18 012 10 003

Address: 3820 & 3828 North Decatur Road, Decatur 30032 (FUEL PUMPS)

Adjacent Roadway(s):

\_\_\_\_\_

Classification:

Capacity (TPD): _____	Capacity (TPD): _____
Latest Count (TPD): _____	Latest Count (TPD): _____
Hourly Capacity (VPH): _____	Hourly Capacity (VPH): _____
Peak Hour Volume (VPH): _____	Peak Hour Volume (VPH): _____
Existing number of traffic lanes: _____	Existing number of traffic lanes: _____
Proposed number of traffic lanes: _____	Proposed number of traffic lanes: _____
Proposed right-of-way width: _____	Proposed right-of-way width: _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of traffic (latest edition applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the \_\_\_\_\_ square foot place of worship building would generate \_\_\_\_\_ vehicle trip ends, with approximately \_\_\_\_\_ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the \_\_\_\_\_ (Single Family Residential) District designation which allows a maximum of \_\_\_\_\_ units per acres, and the given fact that the project site is approximately \_\_\_\_\_ acres in land area, \_\_\_\_\_ daily vehicle trip end, and \_\_\_\_\_ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS: After reviewing the location, no Traffic Concern  
were identified.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: R. Landell

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO JOHN REID [jreid@dekalbcountyga.gov](mailto:jreid@dekalbcountyga.gov) AND/OR LASONDRA HILL [lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)

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

Case No.: Z-26-1247933 (2026-0143) Parcel ID#: 15 117 01 105; 15 117 01 025; 15 117 01 104

Address: 2674, 2682 & 2690 Gresham Road, Atlanta 30316

**WATER:**

Size of existing water main: 16" CS and 6" AC adequate  inadequate

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

**SEWER:**

Outfall Servicing Project: Doolittle Creek

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

Water Treatment Facility: Snapfinger Adequate? Yes  No

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

COMMENTS: Sewer Cap required

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Signature: Yola Lewis

**From:** Davis Sandling <davis.sandling@gmail.com>

**Sent:** Friday, June 12, 2026 12:19 PM

**To:** Burge, James <djburge@dekalbcountyga.gov>

**Subject:** Follow-Up from the 6/10/26 Community Council Meeting — NR-7 Corridor Connectivity Opportunity, Gresham Road Area

Hello!

My name is Davis Sandling. I am a resident of Gresham Park in unincorporated DeKalb County. I attended Wednesday's Community Council District 3 meeting and spoke on Case D3-2026-0143, the Tikay Investments rezoning application at 2674–2690 Gresham Road.

During my remarks, I referenced a planned roadway connection to reduce traffic on Gresham Road identified as Project NR-7 in a DeKalb County Capital Improvement Program document. NR-7 is a proposed 850-linear-foot east-west connector extending West Flat Shoals Terrace to Vicki Lane. I understand that the planning staff members present were not familiar with the project, and I want to follow up respectfully in writing with the full context, because I believe this is a genuine and time-sensitive connectivity opportunity for the Gresham Park neighborhood.

## BACKGROUND — THE 2013 GRESHAM ROAD MASTER ACTIVE LIVING PLAN

The developer's attorney tonight correctly cited the 2013 Gresham Road-Master Active Living Plan (MALP) in support of the Gresham Road Town Center designation. I would respectfully draw the Department's attention to another finding from that same county-adopted document: the MALP explicitly identified the study area's street network as having a few major arterials and collector streets with many disconnected local streets, with sidewalk and pedestrian connectivity largely absent beyond the primary corridors. The MALP called for improved internal street connectivity as a foundation for the corridor's long-range growth.

The Vicki Lane to West Flat Shoals Terrace connector was identified in a DeKalb CIP project list as the direct response to that finding. It is classified as a Medium-priority new roadway, privately-funded eligible, and is currently unfunded.

### WHY THIS MATTERS NOW

The Tikay Investments application proposes approximately 42 units with 32 townhomes and 10 cottages all served by a single access point on Gresham Road. The deferral tonight is pending a traffic study and discussion of a secondary access point, with Larkspur Drive mentioned as one option. Larkspur Drive residents have expressed strong opposition to that connection, which is entirely understandable.

I would respectfully suggest that the NR-7 option deserves serious consideration as the preferred secondary access solution. Even with its proximity to the development, it achieves the same traffic relief goal without burdening an established residential street. Additionally, it advances a connectivity project the county has already identified and planned. It would provide a direct alternative route to Flat Shoals Road, reducing pressure on the Gresham Road and Cook Road corridors that currently serve as the neighborhood's only outlets.

### A SECOND OPPORTUNITY: BOULDER RD SE TO VICKI LANE

I also want to bring a related opportunity to the Department's attention. There was historically a street connection between Boulder Road SE and Vicki Lane that served this neighborhood before Gresham Park Elementary School was constructed. Gresham Park Elementary has since closed and the property now sits as vacant green space. With that building and its associated use no longer present, the original street connection between Boulder Road SE and Vicki Lane could potentially be restored. This reconnection would provide a second internal arterial passage through the neighborhood, giving residents an additional east-west route and further reducing dependence on Gresham Road and Flat Shoals Road as the sole corridors in and out of the community. It is a low-cost, high-impact connectivity win that aligns directly with the MALP's recommendations and with Director Njoku's stated vision for coordinated reinvestment along the South DeKalb corridor.

The Gresham Park community has been patient and constructive. We understand the need for density. We are asking that growth come with the infrastructure investments that make it sustainable. Both of the connections described above are modest. They would make a meaningful difference for a neighborhood that has long lacked the internal connectivity that more-invested parts of the county take for granted.

Thank you sincerely for your time and for the Department's continued work on behalf of South

DeKalb.

Respectfully submitted,

Davis Sandling

--

**Davis Sandling**

**From:**



**Subject:**

Concerns re: Proposed Development at 2674, 2682, & 2690 Gresham Road

**Date:**

Wednesday, February 11, 2026 5:03:21 PM

---

Greetings,

I am a resident of Gresham Park and I wanted to send an email to document some concerns regarding the development proposed for the plots mentioned above on Gresham Road SE. I understand there is a meeting this evening, however I am unable to attend.

I am concerned about the traffic that will undoubtedly occur as a result of this development. The traffic is already heavy in that area. Additionally, Johnson's Learning Center is located right across the street, and the traffic becomes even heavier during pickup/drop-off. My son attended this JLC when he was in preschool. This area of Gresham Road was already in need of school zone signs, with 25 mph limits, to ensure safety of students and families.

Additionally, where are they planning to put the entrance/exit for this development? If the plan is to put it across from the entrance to Flintwood, this will also be problematic. That intersection is already congested during heavy traffic periods, which will only get heavier once this development is built. If they are planning to put the entrance across from Flintwood, are they going to install a traffic light to manage the flow of traffic appropriately?

I am also concerned about the amount of traffic that will now be routed through Gresham Park, including nearby streets like Flintwood, Rollingwood, Rockcliff, and Welland. These streets are already "cut through" streets, and people regularly drive at very high speeds to get from Gresham to Brannen. We have had 3 cars overturned on our street alone due to reckless drivers. We do not have speed humps or sidewalks in our neighborhood, and adding more traffic to an already congested area is going to create safety concerns for many of our residents who like to walk their children and pets on their streets.

Was there a traffic study completed and can this be provided to the public?

I appreciate any information you can provide.

Thank you,



AMENDED REZONING APPLICATION

to Amend the Official Zoning Map of DeKalb County, Georgia

APPLICANT/OWNER: Tikay Investments, LLC c/o Battle Law P.C.

Subject Property Address: 2666, 2674, 2682, 2690 Gresham Road

City: Atlanta State: GA Zip: 30316

Parcel ID Number(s): 15 117 01 014, 15 117 01 105, 15 117 01 025, 15 117 01 104

Acreage: 5.93 Commission District(s): 3 Super District: 6

Existing Zoning District(s): R-75 Proposed Zoning District(s): MR-

Existing Land Use Designation(s): TC 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:  Date: 5/6/2026

**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, \$750.00**

**MU-5 O-I, OD, OIT, NS, C-1, C-2, M, M-2**

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

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

Applicant Name: Tikay Investments, LLC c/o Battle Law P.C.

Applicant Email Address: [REDACTED]

Applicant Mailing Address: [REDACTED]

Applicant Phone Number: [REDACTED]

Owner Name: Tikay Investments, LLC c/o Battle Law P.C.

(If more than one owner, attach list of owners.)

Owner Email Address: [REDACTED]

Owner Mailing Address: [REDACTED]

Owner Phone Number: [REDACTED]

Subject Property Address: 2674, 2682, 2690 Gresham Rd, Atlanta, GA 30316

Parcel ID Number(s): 15 117 01 105 / 15 117 01 025 / 15 117 01 104

Acreage: 4.45 Commission District(s): 3 Super District: 6

Existing Zoning District(s): R-75 Proposed Zoning District(s): \_\_\_\_\_

Existing Land Use Designation(s): TC 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 of Applicant:

Tikay Invest, LLC - 2674, 2682, and 2690 Gresham  
Road

# Zoning Meeting

A new project is proposed near you...

Please join Battle Law for a Community Meeting to discuss this project and what it means for the community. To register for the ZOOM please use the QR code below.

If you would like the information emailed to you, please send an email to [projects@battlelawpc.com](mailto:projects@battlelawpc.com) to request the information.

## Zoom Meeting Info:

Meeting ID: 863 1559 6624

Password: 384207

<https://otago.zoom.us/join>



participants\_86315596624\_2025\_12\_04\_\_1\_

Name (original name)	Email	Total duration (minutes)	Guest
Beverly Hightower	[REDACTED]	62	Yes
Wesley Johnson	[REDACTED]	62	Yes
Stephen okyere	[REDACTED]	41	Yes
John Holmes	[REDACTED]	62	Yes
Curtis Winston	[REDACTED]	62	Yes
Sheila Johnson	[REDACTED]	58	Yes
Hope Udoukpong	[REDACTED]	61	Yes
Michael Ahenfo	[REDACTED]	60	Yes
Shelly Johnson	[REDACTED]	17	Yes
Shelly Johnson	[REDACTED]	42	Yes
Michele Battle	[REDACTED]	62	No
V Gibkasa	[REDACTED]	60	Yes
Sabriena Gibbs	[REDACTED]	21	Yes
Emmanuel Ahenfo	[REDACTED]	60	Yes
Jeremiah Addo	[REDACTED]	56	Yes



## 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](mailto:jeb@battlelawpc.com)

## FOLLOW-UP COMMUNITY MEETING TO DISCUSS 2674, 2682, AND 2690 GRESHAM ROAD, SW UPDATES

**Project Title: Tikay Invest, LLC - 2674,  
2682, and 2690 Gresham Road, SW**

**When: April 21 , 2026**

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

**Register in advance for this meeting:**

**<https://battlelawpc.zoom.us/join>**

**Meeting ID: 843 1832 1545**

**Password: 532231**



## 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](mailto:jeb@battlelawpc.com)

## FOLLOW-UP COMMUNITY MEETING TO DISCUSS 2674, 2682, AND 2690 GRESHAM ROAD, SW UPDATES

**Project Title: Tikay Invest, LLC - 2674,  
2682, and 2690 Gresham Road, SW**

**When: May 18, 2026**

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

**Register in advance for this meeting:**

**<https://battlelawpc.zoom.us/join>**

**Meeting ID: 843 1832 1545**

**Password: 532231**

**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: 11/17/2025

TO WHOM IT MAY CONCERN:

I/WE: Tikay Investments, LLC  
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.

*Deesi Means*  
Notary Public

*[Signature]*  
Owner



AUTHORIZATION

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.

Deesi Means  
Notary

[Signature]  
Signature of Applicant /Date

Check one: Owner \_\_\_\_\_  Agent \_\_\_\_\_

04/30/2029  
Expiration Date/ Seal

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





DEPARTMENT OF PLANNING & SUSTAINABILITY

**DISCLOSURE OF CAMPAIGN CONTRIBUTION**

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

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

Yes XX 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.

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Notary

Signature of Applicant /Date

Check one: Owner \_\_\_\_\_ Agent XX



Expiration Date/Seal

\*Notary seal not needed if answer is "no"



**SURVEYOR'S CERTIFICATION**

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 STATES HEREON, RECORDATION OF THIS PLAT DOES NOT APPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67

*Gerald H. Bernhard*

GERALD H. BERNHARD GEORGIA RLS NO. 2688

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. IT CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY SYSTEMS ATLANTA TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITE PLANS AND CAN NOT BE INSERTED WITH SURVEY SYSTEMS ATLANTA TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

LINE LENGTH BEARING  
L1 29.51' S 40°02'38"E

**\* LEGEND \***

NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.  
AKA ALSO KNOWN AS N/F NOW OR FORMERLY  
APP AS PER DEED NAIL FOUND  
BSL BUILDING (SETBACK) LINE P PLAT (BOOK/PAGE)  
CP COMPUTED POINT POB POINT OF BEGINNING  
CTP CRIMP TOP PIPE FOUND POC POINT OF COMMENCEMENT  
OTP OPEN TOP PIPE FOUND R RADIUS LENGTH  
D DEED (BOOK/PAGE) R/W RIGHT-OF-WAY  
DW DRIVEWAY RBF REINFORCING BAR FOUND (1/2" UNO)  
EP EDGE OF PAVEMENT RBS 1/2" REINFORCING BAR SET  
FFE FINISH FLOOR ELEVATION SW SIDEWALK  
FKA FORMERLY KNOWN AS SSE SANITARY SEWER EASEMENT  
IPF IRON PIN FOUND SSCO SANITARY SEWER CLEANOUT  
L ARC LENGTH SSMH SANITARY SEWER MANHOLE  
LL LAND LOT -X- FENCE LINE  
LLL LAND LOT LINE CB CATCH BASIN  
N NEIGHBOR'S SWCB STORM WATER CATCH BASIN  
█ WALL

**FLOOD HAZARD STATEMENT**

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION A PORTION OF THE REFERENCED PARCEL IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PANEL 13089C0133J EFFECTIVE DATE: 05/16/2013

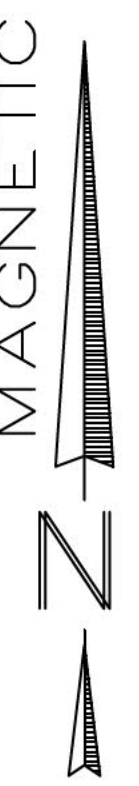
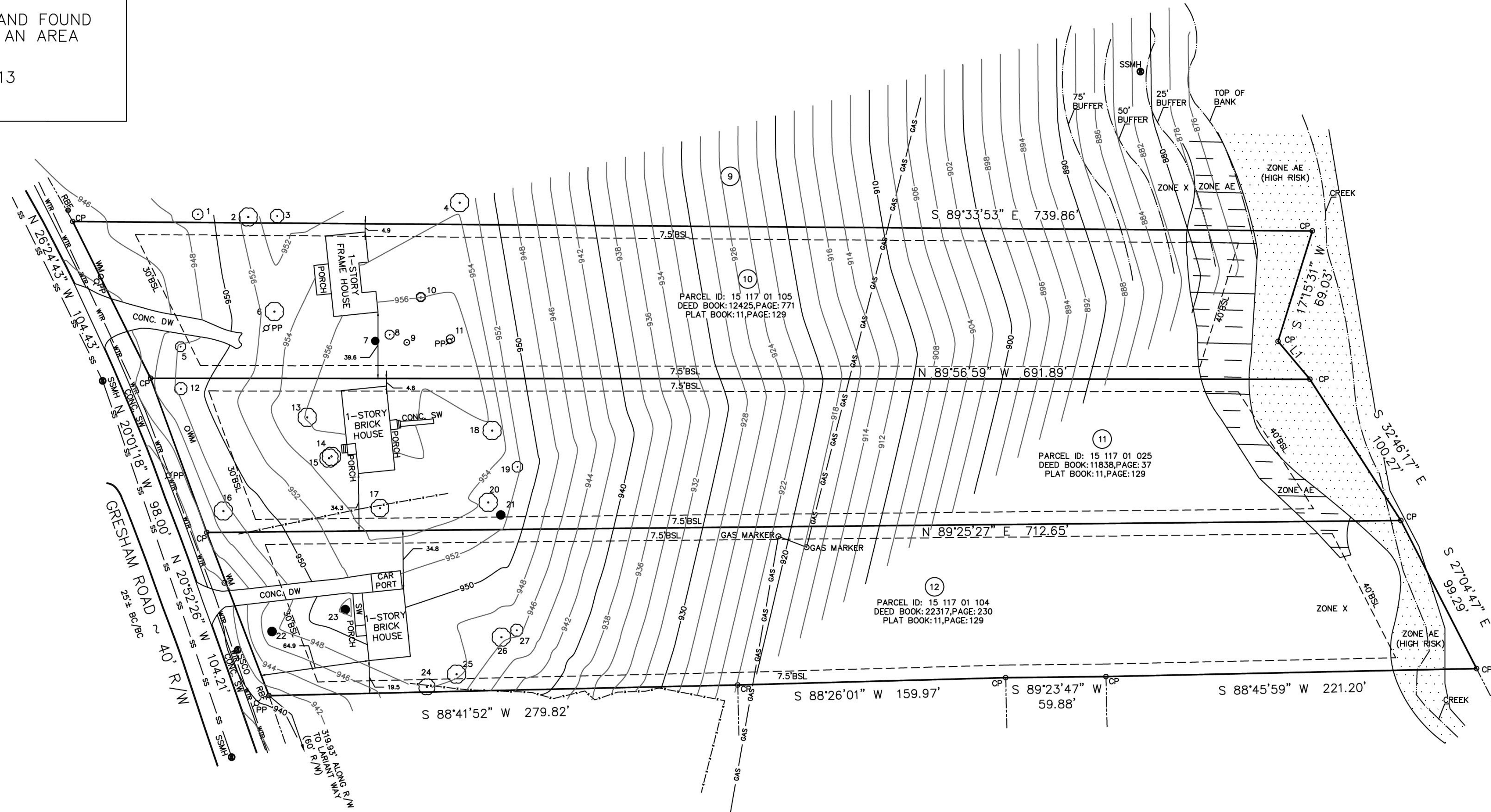
ZONE X,AE & AE(HIGH RISK)

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE. NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES. IT IS THE CLIENT'S OBLIGATION TO CONFIRM WITH PERMITTING AGENCIES BASED ON THEIR SPECIFIC CONSTRUCTION PROJECTS. ~ THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NAVD 88 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES. THE ELEVATIONS SHOWN HEREON ARE +/- 1' (± ONE FOOT). TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE).

NOTE: ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER, STORM, GAS, WATER, ETC., HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS.



PROPERTY ADDRESS: 2674,2682 & 2690 GRESHAM RD SE, ATLANTA, GA 30316

LAND AREA: 2674-64,233 SF (1.47 AC), 2682-62,077 SF (1.43 AC), 2690-66,900 SF (1.54 AC)

IMPERVIOUS AREA: EXIST 2674= 2,028 SF= 3.2%, EXIST 2682= 1,400 SF= 2.3%, EXIST 2690= 2,134 SF= 3.2%

ZONING: R-75

PLAT PREPARED FOR: 2674,2682 & 2690 GRESHAM ROAD

LOT 10,11 & 12, 15th DISTRICT, LAND LOT 117, DAKALB COUNTY, GEORGIA

FIELD DATE: 11-19-2025, DRAWN DATE: 11-21-2025

REFERENCE: PLAT BOOK XXXXX, PAGE XXX, DEED BOOK XXXXX, PAGE XXX, UNRECORDED TO SURVEY PROPERTY.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1' FOOT IN 10,000+ FEET, AN ANGULAR ERROR OF +/- 1 SECOND PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 30,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

IF YOU DIG GEORGIA... CALL US FIRST 1-800-282-7411 770-623-4344 (METRO ATLANTA ONLY) UTILITY PROTECTION CENTER IT'S THE LAW

**ZONING NOTE:**  
BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

**PROPERTY IS ZONED R-75**  
BUILDING SETBACK:  
FRONT 30'  
SIDE 7.5'  
REAR 40'  
MAX LOT COVERAGE -35

IMPERVIOUS (IN SQUARE FEET) 2674		
HOUSE	1085	
CONC. DW	789	
PORCH	154	
TOTAL IMPERVIOUS	2028	

IMPERVIOUS (IN SQUARE FEET) 2682		
HOUSE	1262	
CONC. SW	57	
PORCH	56	
STEPS	25	
TOTAL IMPERVIOUS	1400	

IMPERVIOUS (IN SQUARE FEET) 2690		
HOUSE	1006	
CONC. DW	787	
CONC. SW	111	
PORCH	38	
CARPORIT	192	
TOTAL IMPERVIOUS	2134	

TREE TABLE (2674)		
TR. NO.	DIAMETER	TYPE
1	14	OAK
2	48	OAK
3	18	OAK
4	24	OAK
5	13	OAK
6	36	OAK
7	12	PINE
8	12	OAK
9	7	OAK
10	12x12	OAK
11	10	OAK

TREE TABLE (2682)		
TR. NO.	DIAMETER	TYPE
12	16	OAK
13	58	OAK
14	35	OAK
15	42	OAK
16	28	OAK
17	23	OAK
18	65	OAK
19	14	OAK
20	24	OAK
21	20	PINE

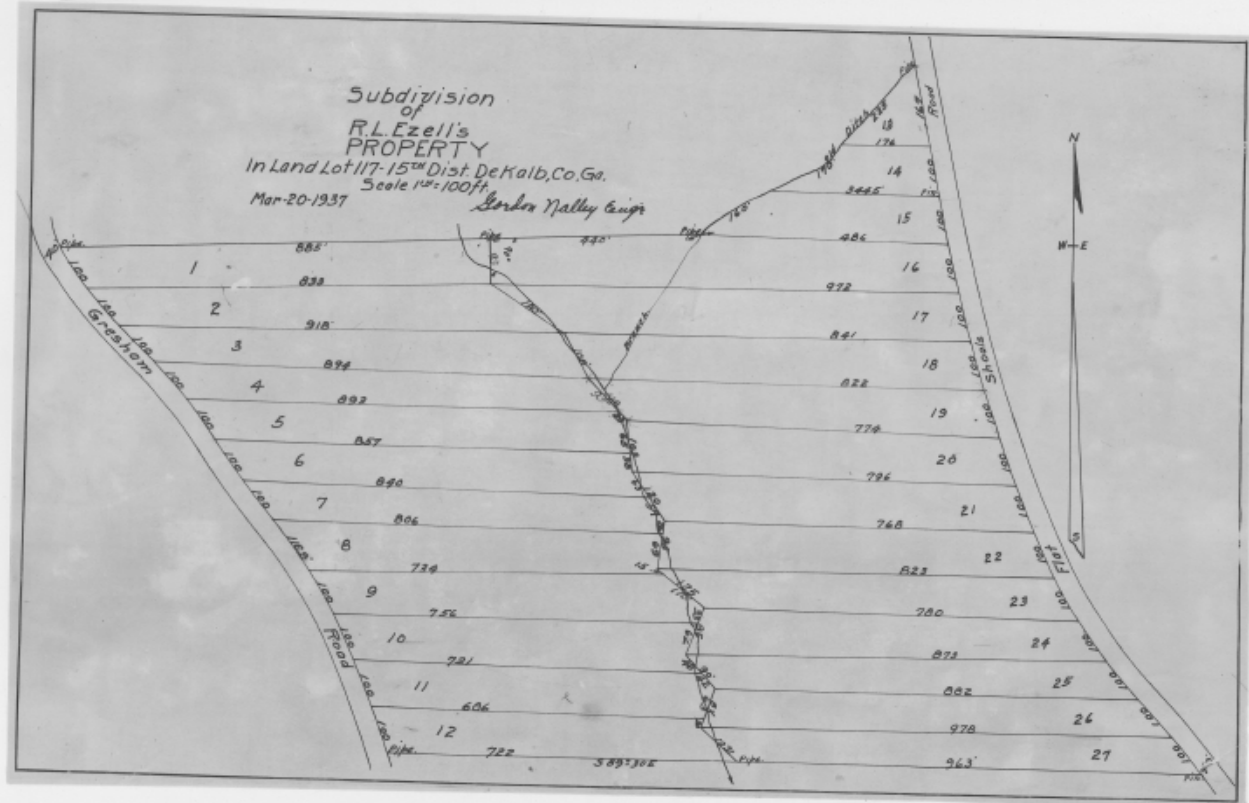
TREE TABLE (2690)		
TR. NO.	DIAMETER	TYPE
22	20x22	PINE
23	36	PINE
24	21	OAK
25	45	OAK
26	25	OAK
27	16	OAK

## LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 117 of the 15<sup>th</sup> District, DeKalb County, Georgia, being Lots 9, 10, 11 & 12 of the R. L. Ezell's Property according to the plat recorded in Plat Book 11, Page 129, DeKalb County, Georgia records.

Subdivision  
of  
R.L. Ezell's  
PROPERTY  
In Land Lot 117-15<sup>th</sup> Dist. DeKalb, Co. Ga.  
Scale 1" = 100ft  
Mar-20-1937

*Gordon Nalley Esq*



Recorded April 3, 1939 Ben B. Burgess, Clerk

Magnetic North

PROPERTY ADDRESS  
2674, 2682, 2690, & 2666 GRESHAM RD SE,  
ATLANTA, GA 30316

LAND AREA:	ADD.	AREA (S.F.)	AREA (AC)
2674	64,233	1.47	
2682	62,077	1.43	
2690	66,900	1.54	
2666	65,067	1.49	

TOTAL ACREAGE TO BE COMBINED: 5.93 AC

EXISTING IMPERVIOUS AREA:	AREA (S.F.)	% IMPERVIOUS
2674	2,028	3.2%
2682	1,400	2.3%
2690	2,134	3.2%
2666	2,663	4.1%

TOTAL EXISTING IMPERIOUS AREA: 8,225 S.F.

LOT COVERAGE PROPOSED

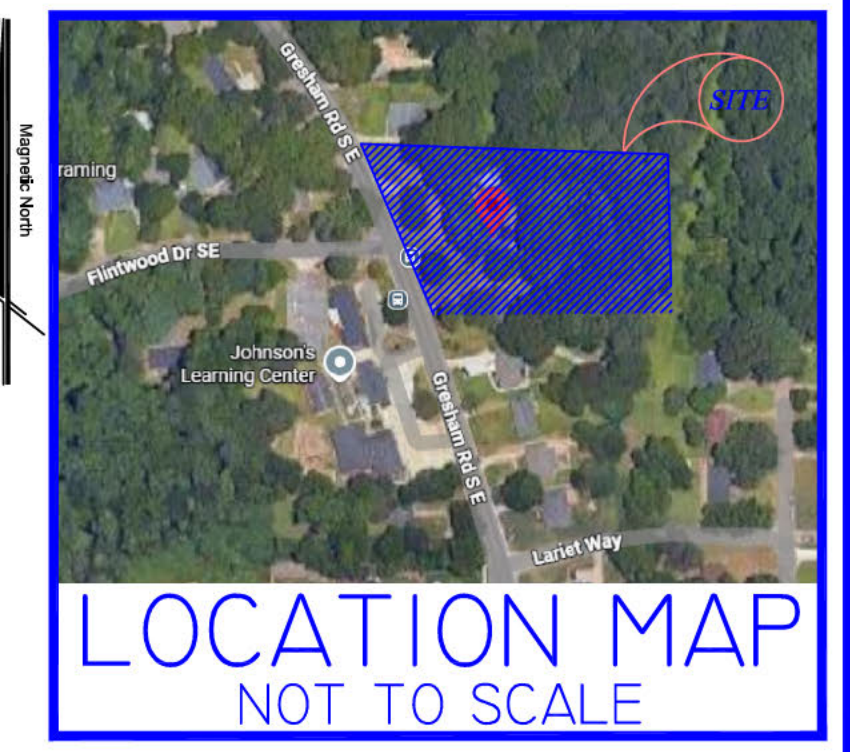
ROAD/PARKING: 36,537 SQFT  
 BUILDING: 45,044 SQFT  
 PAVILION: 442 SQFT  
 SIDEWALK: 8,361 SQFT  
 TOTAL PERCENTAGE: 34.9% COVERAGE

OPEN SPACE PROPOSED

3.25 AC  
INCLUDING STREAM BUFFER AREA

TOTAL PARKING PROPOSED

3 STANDARD SPACES @ MAIL KIOSK



PROJECT NOTES:

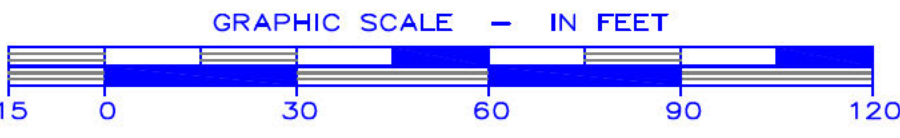
1. Property located in L.L. 117, 15 Dist. DeKalb Co. Parcel No. 1511701105, 025, & 104.
2. Zoning: R-75.
3. Building Setbacks:  
Front- 30'  
Side- 7.5'  
Rear- 40'
4. Proposed Bldg use is ---.
5. Total tract contains 4.44 acres/disturbed area--- acres ± including R-O-W.
6. Boundary information obtained from survey by Survey Systems Atlanta dated 11/21/2025.
7. Topographical information obtained from GIS dated 11/21/2025.
8. Vertical datum for topography is based on Sea Level.
9. Contour interval is 2' feet.
10. This property is shown on F.I.R.M. panel number 13089C0133J, dated 5/16/2013 and is not located within a special flood hazard zone.
11. Utilities:  
Water - DeKalb  
Sanitary Sewer - DeKalb
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. There --- drive-up window(s) to be installed.
16. No billboards are permitted.
17. There --- dumpster(s) associated with this project.
18. There --- overhead doors on this project.
19. No outside storage proposed, this includes supplies equipment, vehicles, products, etc.
20. All new utility lines shall be located underground.



PROPERTY IS ZONED R-75  
 BUILDING SETBACK:  
 FRONT 0'  
 SIDE 7.5'  
 REAR 40'  
 MAX LOT COVERAGE: 35%

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

**24-HOUR EMERGENCY CONTACT:**  
**JOHN HOLMES**  
**PH: 404-461-3201**



WOODRUFF Design Associates  
 3301 STEWART LAKE ROAD  
 MONROE, GA 30655

CONCEPT SITE PLAN  
 GRESHAM ROAD DEVELOPMENT

LAND LOT 117, 15 DISTRICT, DEKALB COUNTY, GA

REGISTERED PROFESSIONAL ENGINEER  
 MICHAEL J. WOODRUFF  
 No. 33085  
 12/15/2025  
 LEVEL II CERT. # 25526

C-1  
 CONCEPT SITE PLAN  
 3/16/2026  
 SCALE: 1"=50'  
 JOB: 25-04C-01  
 ISSUE: A.0  
 SHEET 1 OF 1









# Gresham Road Townhome Community

## Sales Summary – Cottages, 2-Story & 3-Story Townhomes

The Gresham Road Townhome Community delivers a thoughtfully designed mix of modern cottages and townhomes that meet today's demand for functional, attainable, and high-quality housing. Positioned in a growing corridor, this development offers strong value for homeowners and compelling returns for investors.

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### Product Offering

#### Cottage Units (3 Bed | 2 Bath)

Detached single-family homes designed for privacy and efficiency:

- ~1,200 Heated Square Feet
- Open-concept living and kitchen layout
- Private yard space
- Low-maintenance slab foundation
- Ideal for entry-level buyers and downsizers

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#### 2-Story Townhomes (3 Bed | 2.5 Bath | 1-Car Garage)

Balanced design with functional living space:

- 1,711 Heated Square Feet
- Open main level for living, dining, and kitchen
- Upstairs primary suite with additional bedrooms
- Attached 1-car garage
- Strong appeal for families and move-up buyers

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#### 3-Story Townhomes (4 Bed | 3.5 Bath | 2-Car Garage)

Premium vertical living with expanded flexibility:

- ~1,900–2,200 Heated Square Feet
  - Ground-level garage with upper living floors
  - Spacious layout ideal for multi-generational living or rental flexibility
  - Attached 2-car garage
  - High-end feel at an attainable price point
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### **Interior & Lifestyle Features**

- Open-concept floorplans designed for modern living
- Kitchen island or peninsula with seating
- Dedicated dining areas
- Private primary suites separated from secondary bedrooms
- Upstairs laundry for convenience
- 10' ceilings on main level, 9' upstairs for a more spacious feel

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### **Construction & Design**

- Modern farmhouse architecture with board and batten siding
- Durable 2x4 wood frame construction
- 6/12 roof pitch for strong curb appeal
- Covered patios for outdoor living
- Integrated front-facing garages

Built for long-term performance with a focus on efficiency, durability, and visual appeal.

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### **Market Opportunity**

#### **Target Price Range:**

Mid \$200Ks to Low \$400Ks

#### **Target Buyers:**

- First-time homeowners
- Move-up buyers
- Investors seeking stable rental assets

This community fills a critical gap between entry-level housing and higher-end new construction, making it highly competitive in today's market.

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### **Investment & Community Value**

#### **For Buyers:**

- Functional layouts that support everyday living
- New construction with minimal maintenance
- Long-term value appreciation potential

#### **For Investors:**

- Strong rental demand for 3- and 4-bedroom products
- Efficient layouts that maximize return per square foot

- Scalable product mix for phased development

**For the Community:**

- Transforms underutilized land into quality housing
- Enhances neighborhood aesthetics and property values
- Supports smart, responsible growth

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**Closing Position**

The Gresham Road Townhome Community is a strategically positioned development that combines modern design, efficient land use, and strong market demand. With a diverse product mix and attractive price points, it offers a compelling opportunity for buyers, investors, and the surrounding community alike.



# Battle Law

## AMENDED AND RESTATED STATEMENT OF INTENT

and

Other Material Required by  
DeKalb Zoning Ordinance  
For  
A Rezoning for Mixed Residential Community

of

**Tikay Invest, LLC**  
**c/o Battle Law, P.C.**

for

**+/- 5.93 Acres of Land**  
Being 2666, 2674, 2682 & 2690 Gresham Road SE  
Atlanta, Georgia and  
Parcel Nos. 15 117 01 024, 15 117 01 105, 15 117 01 025 & 15 117 01 104

Submitted for Applicant by:

Michèle L. Battle, 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](mailto:mlb@battlelawpc.com)



# Battle Law

## **I. LETTER OF INTENT**

Tikay Invest, LLC (the “Applicant”) is seeking to redevelop four vacant single-family residential parcels located at 2666, 2674, 2682 and 2690 Gresham Road SE having a total acreage of 5.93 acres (the “Subject Property”) into 53 townhome units and 10 cottage units. The Subject Property is located within the Town Center Character Area, and is currently zoned R-75 which is not consistent with the Comprehensive Plan. The Subject Property is also located within the Gresham Road Master Active Living Plan Study Area. To allow the proposed development, the Applicant is seeking to rezone the Subject Property from R-75 to MR-1 for a density of 10.62 units per acre.

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. DEKALB COUNTY REZONING CRITERIA**

When considering rezoning applications, the DeKalb County Code of Ordinances states that the following criteria shall be considered:

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

The proposed rezoning is consistent with the Subject Property’s Land Use Designation under the County’s Comprehensive Plan. MR-1 is an allowed zoning district, and the proposed density at 10.62 units per acre is significantly less than 60 units per acre allowed under the Town Center land use designation. The proposed density is consistent with the Comprehensive Plan’s policy to reduce density significantly around the edges of the Town Center land use designation. Additionally, the Subject Property is located along the east side of Gresham Road which is primarily commercial in character as all the properties along the east side of the Gresham Road corridor moving North of the Subject Property are zoned either C-1 or C-2, except for the vacant property at 2658 Gresham Road. Therefore, the Applicant feels strongly that the proposed rezoning provides a suitable transition between the existing R-75, C-1 and C-2 zonings in the surrounding area.

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 Subject Property is located along the boundary of the Town Center Character Area and is located adjacent to residential property with a land use designation of Suburban. The submitted site plan takes into consideration the existing housing stock along Gresham Road by proposing 1,200 sq. ft. cottage units along the frontage of the Subject Property, with the townhome units being within the interior of the site. The 1,200 sq. ft. cottage units are consistent with some of the



## Battle Law

surrounding housing stock as the house adjacent to the site at 2698 Gresham Road is identified on the Tax Commissioner's website as being 1,148 sq. ft and the home at 2704 Gresham Road is identified as being 1,211 sq. ft. Therefore, the proposed cottage units will fit comfortably in with the existing housing stock and maintain the single-family detached character along the Gresham Road frontage. The townhome units within the interior of the Subject Property are consistent with the higher density called for in the Town Center character area, and in the Small Area Plan. Therefore, it is the Applicant's position that the zoning proposal will permit a use that 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 as currently zoned has no reasonable economic use as currently zoned. The Subject Property is severely underdeveloped based on the density allowed within the Character Area and is not in alignment with the vision for the area set forth in the Gresham Road Small Area Plan.

- 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. While this will be an introduction of a use that is not currently represented in the area, the proposed cottage units and townhome units will bring more residential options into an area that is developed primarily with single-family detached homes. The proposed project will also provide a suitable transition into the more traditional neighborhoods while also increasing density in the area as contemplated and expressly desired in the Gresham Road Small Area Plan

- 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 Subject Property is located within a character area that is focused on growth. The proposed community will hopefully be a catalyst for change in the area that is consistent with the Gresham Road Small Area Plan.

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

The zoning proposal will not adversely affect historic buildings, sites, districts, or archaeological resources. The Subject Property is not in any historic site today.

- 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*



## Battle Law

The zoning proposal will not result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The proposed use will have little to no effect on the aforementioned resources.

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

The zoning proposal will not impact the environment or surrounding natural resources.

### **III. CONCLUSION**

For the foregoing reasons, the Applicant hereby requests that the application to rezone the Subject Property from R-75 to MR-1 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.



## Battle Law

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 Special Land Use Permit 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 rezone the Subject Property 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 rezone the Subject Property 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 land use designation and/or 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 land use designation and/or 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.

Michele L. Battle, Esq.  
Attorney for the Applicant

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

Chief of Executive Officer  
Lorraine Cochran-Johnson

Director  
Juliana A. Njoku

**PRE-APPLICATION FORM**  
**REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE**  
**(Required prior to filing application: signed copy of this form must be submitted at filing.)**

Applicant(s) Name: Michele Battle

Phone: 404-601-7616 Email: cag@battlelawpc.com

Property Address: 2674, 2682 & 2690 Gresham Road, Atlanta 30316

Tax Parcel ID: 15 117 01 105, 025, & 104 Comm. District(s): 3 & 6 Acreage: 5.93

Existing Use: Single-family homes Proposed Use: Development of triplex units.

Supplemental Regs: No Overlay District: No

Rezoning: Yes  No  Existing Zoning: R-75 Proposed Zoning: MR-1

DRI: No Square Footage/Number of Units: 5 u/acre

Rezoning Request: Rezoning lots from R-75 to MR-1 to build triplex units.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Land Use Plan Amendment: Yes  No  Existing Land Use: TC

Proposed Land Use: N/A Consistent  Inconsistent

Special Land Use Permit: Yes  No  Article Number(s) 27-\_\_\_\_\_

Special Land Use Request(s): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Major Modification: Yes  No  Existing Zoning Conditions: \_\_\_\_\_

Major Modification Request: \_\_\_\_\_

Condition(s) to be modified: \_\_\_\_\_

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: \_\_\_\_\_ Calendar Dates: CC: X

PC: X BOC: X

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

Public Notice, Signs: X Tree Survey, Conservation (if applicable): n/a

Submittal Format:

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

Site Plan Checklist, if applicable:

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

Possible Variances: Variances may be sought. Site plan is in conceptual phases.

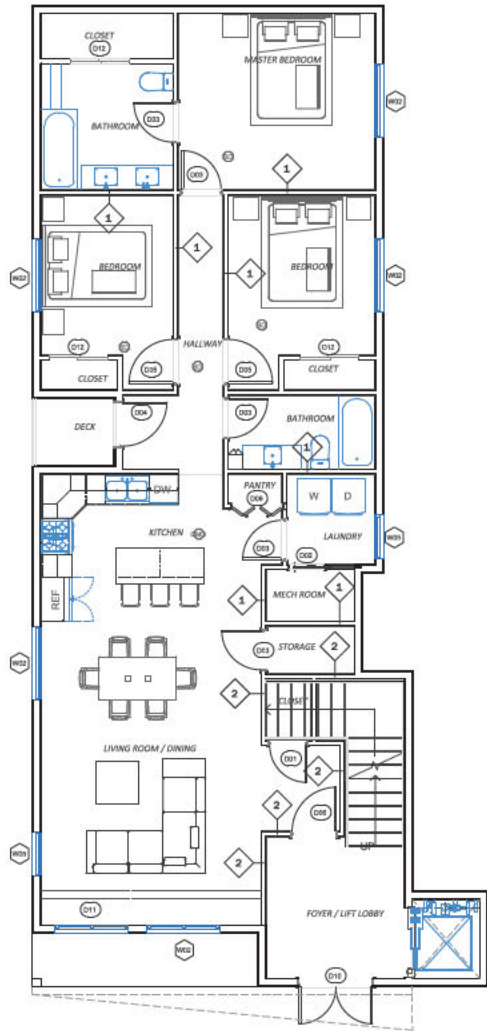
Comments: The Applicant has proposed approx. 5 units per acre of triplexes within the TC Character Area. Housing type and density appears compatible with the edge of the TC. The Applicant discussed obtaining an additional 2 parcels to potentially expand the development further. The development may be two phases depending on the acquisition. Staff discussed with the Applicant building design alternatives for the proposal to be consistent with the existing neighborhood development pattern. The applicant should review requirements for MR-1 zoning district (Section 2.11.1), off-street parking (Section 6.1.4) a 30-foot transitional buffer is required (Section 5.4.5). The Site plan was in conceptual phases & Staff will provide a more comprehensive review upon submittal. It should be noted that the subject site is also located with the Gresham MALP (Master Active Living Plan) which may be helpful for the Applicant to consider.

Planner: Andrea Folgherait, Sr. Planner



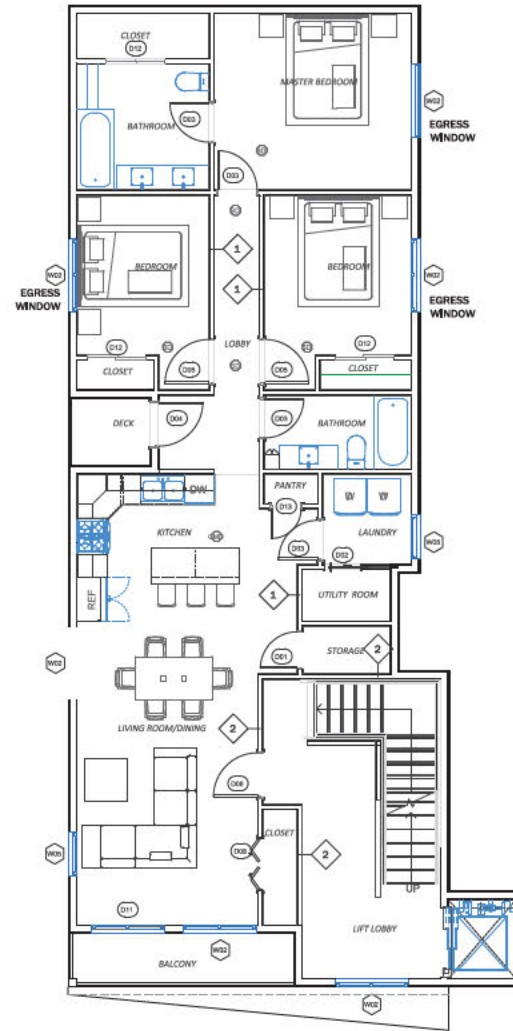
# ORIGINAL SITE PLANS AND RENDERINGS





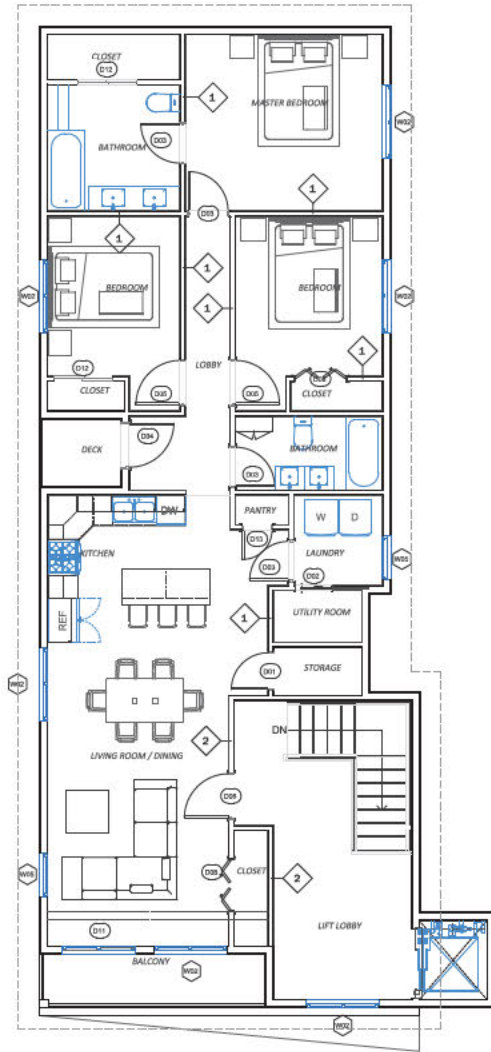
**FIRST FLOOR PLAN**

SCALE ::  $\frac{1}{4}'' = 1'-0''$



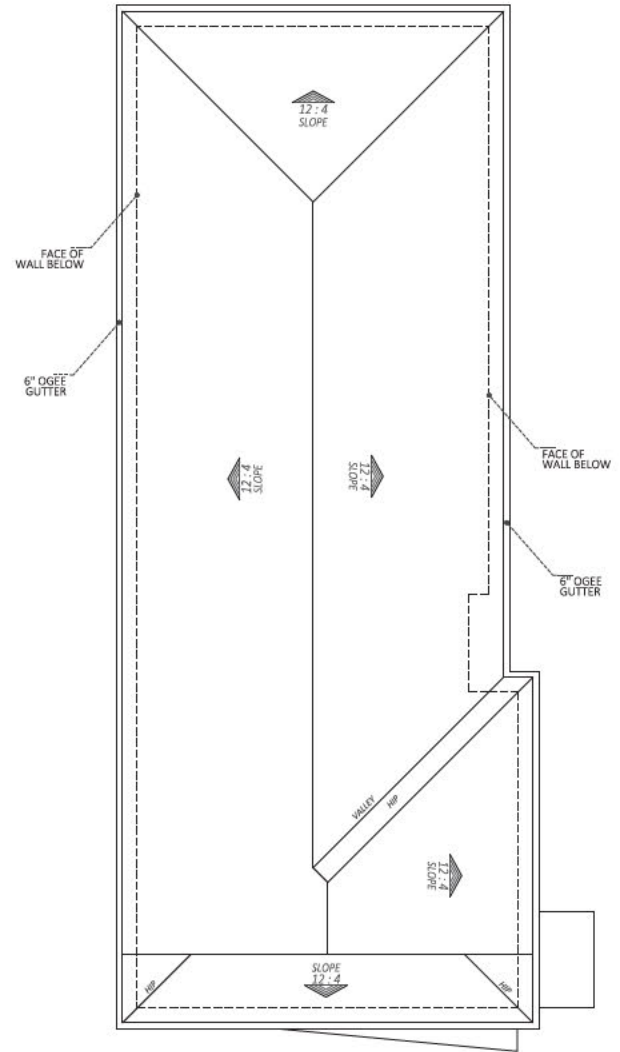
**SECOND FLOOR PLAN**

SCALE ::  $\frac{1}{4}'' = 1'-0''$



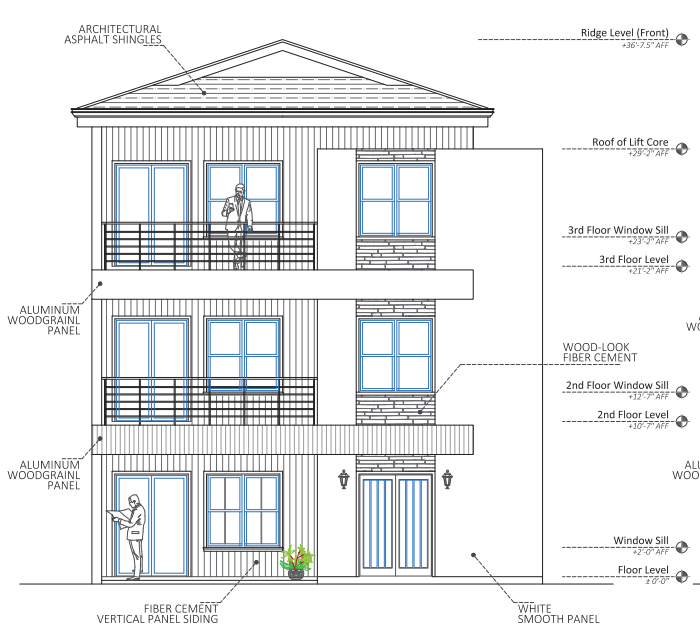
**THIRD FLOOR PLAN**

SCALE ::  $\frac{1}{4}" = 1'-0"$



**ROOF PLAN**

SCALE ::  $\frac{1}{4}" = 1'-0"$



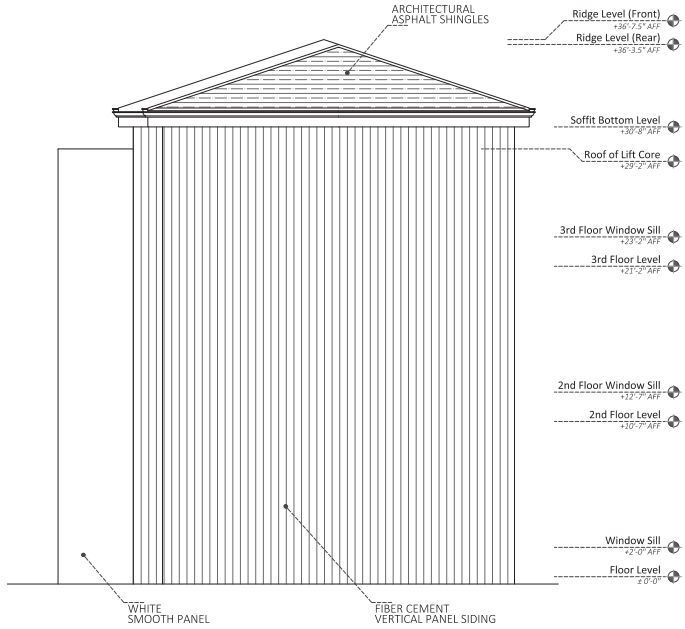
**FRONT ELEVATION**

SCALE ::  $\frac{1}{4}'' = 1'-0''$



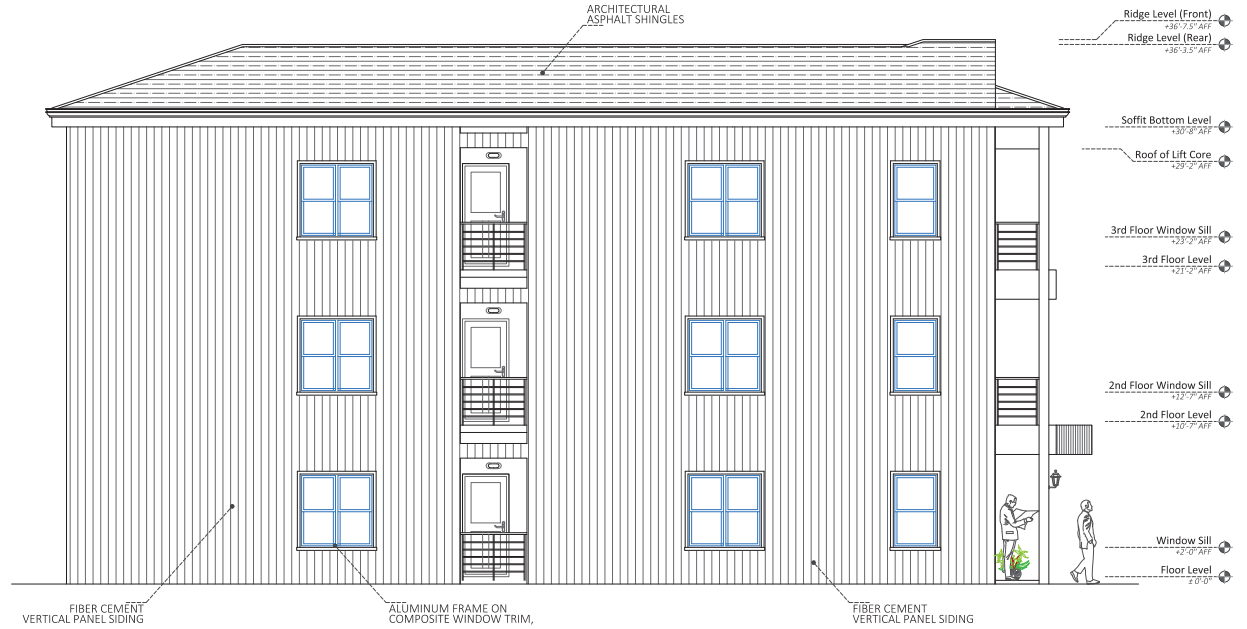
**RIGHT ELEVATION**

SCALE ::  $\frac{1}{4}'' = 1'-0''$



**REAR ELEVATION**

SCALE ::  $\frac{1}{4}'' = 1'-0''$



**LEFT ELEVATION**

SCALE ::  $\frac{1}{4}'' = 1'-0''$



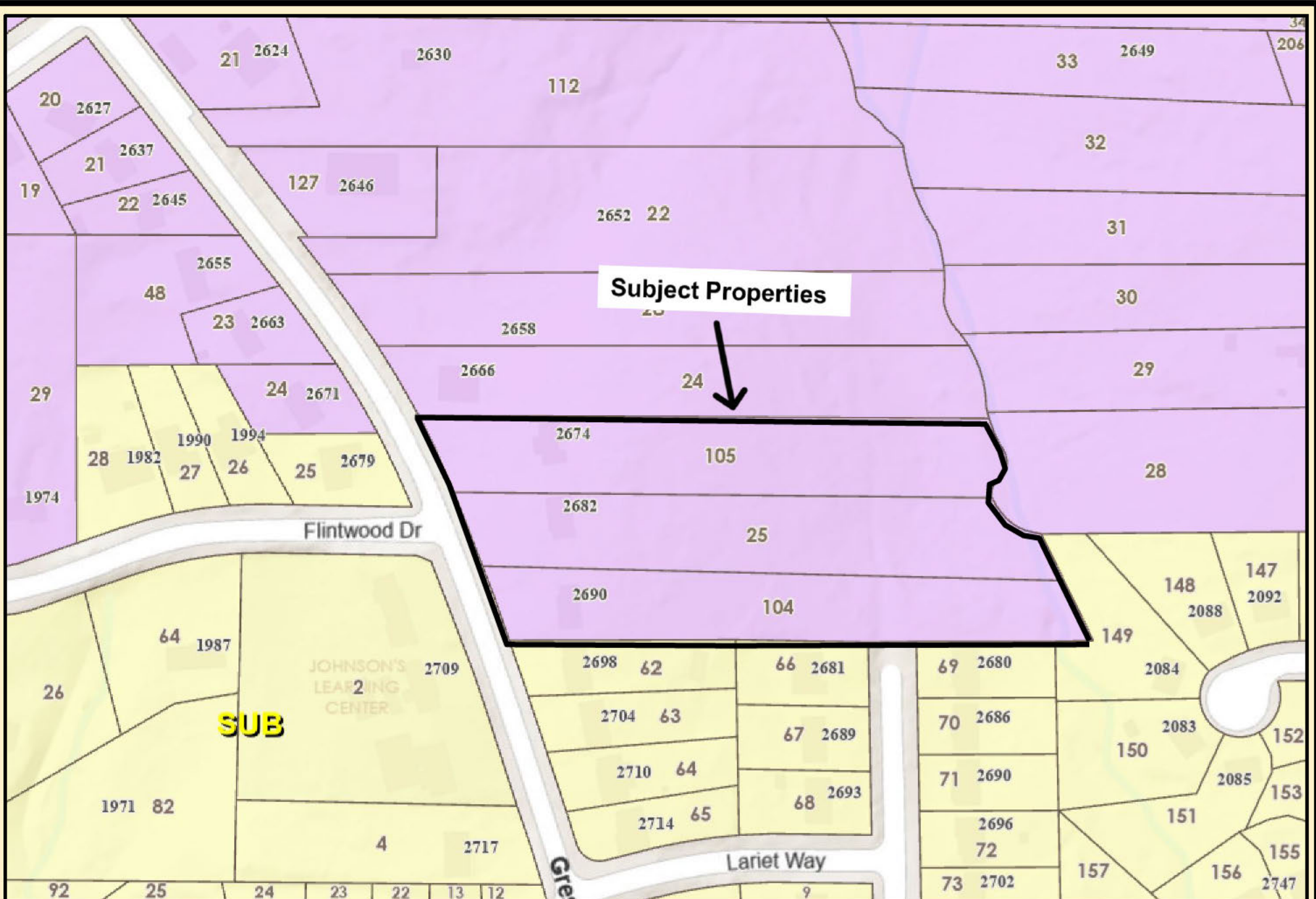


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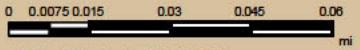


2690





DeKalb County Parcel Map



Date Printed: 1/14/2026



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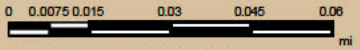
**Subject Properties**

**Flintwood Drive**

**Gresham Road**

**Lariat Way**

**DeKalb County Parcel Map**



Date Printed: 1/14/2026



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