



Planning Commission Hearing Date: March 3, 2026
Board of Commissioners Hearing Date: March 26, 2026

STAFF ANALYSIS

| | | |
|--------------------------------|--|---|
| CASE NO.: | SLUP-26-1247934 | File ID #: 2026-0145 |
| Address: | 2111 Poplar Falls Road, Lithonia, GA 30058 | Commission District: 5 Super District: 7 |
| Parcel ID(s): | 16-187-02-008 | |
| Request: | Application of Aishah Bajunaid and Nadia Nabavi for a Special Land Use Permit (SLUP) to allow a senior housing development in the RSM (Small Lot Residential Mix) zoning district. | |
| Property Owner(s): | Sepedeh Nabavi | |
| Applicant/Agent: | Aishah Bajunaid | |
| Acreage: | 8.2 | |
| Existing Land Use: | Suburban | |
| Surrounding Properties: | North: R-85 (Residential Small Lot-85) South: R-85 East: R-85 West: R-85 | |
| Comprehensive Plan: | Suburban | Consistent Inconsistent X |

STAFF RECOMMENDATION: DENIAL.

The applicant(s), Aishah Bajunaid and Nadia Nabavi, are requesting a SLUP (Special Land Use Permit) to allow for a senior housing development for seventy (70) units in an RSM (Residential Small Mix) zoning district. The applicant has also submitted a companion application (Z-26-1247935) to rezone the subject site from R-85 (Residential Medium Lot-85) to RSM to operate a senior housing facility in a residential zoning district. The applicant(s) will not be building or operating the facility and plans to sell the land to a qualified senior housing operator. The 8.2-acre site may better suit a denser development from what is permitted in R-85. However, the incomplete project overview, existing infrastructure, and lack of services in the surrounding area do not support the requirements of Section 27-7.4.6 (*SLUP Criteria*) or Supplemental Regulations of Section 27-4.2.46 (*Senior housing: independent and assisted living, nursing, and continuing care*).

The proposed rezoning has some inconsistencies with the SUB (Suburban) Character Area. While the Character Area supports expanded services, like assisted living facilities, these services should be appropriately located and without significantly altering established neighborhood development patterns (*2050 Unified Plan, Pg.41*). The subject site does not appear to offer adequate proximity to access services and public amenities, diverse housing types, or appropriate integration into the existing neighborhood as emphasized in the *2050 Unified Plan* and Supplemental Regulations (Section 27-4.2.46). Most notably, the existing development pattern includes single family detached homes. A 3-story facility may not be a suitable use in view of adjacent and nearby properties which include predominantly one-story building heights. Furthermore, there are two (2) ingress/egress points along Poplar Falls Road - the existing infrastructure (Poplar Falls Road) does not appear to have the proper improvements (road width) to support the zoning proposal. Typically, institutions of this nature locate on arterial or collector road classifications that already sustain higher traffic with appropriate road improvements. See Transportation Division and Public Works Department comments (enclosed).

The size of the site for the proposed use is adequate and appears to meet provisions of the RSM zoning district, including standards such as lot size, setbacks, transitional buffers, and open space. The proposal is unlikely to produce smoke, odor, dust, or vibration, and additional traffic and noise (ambulance) appear to be minimal. The applicants have supplied an unofficial traffic study (enclosed). However, the proposal does not appear to be compatible with surrounding land uses size, scale, and massing of homes, which may inherently create adverse impacts. There are deficiencies found in Supplemental Regulations (Section 27- 4.2.46 A-I) that the applicant(s) did not address. Specifically, location of residential units, type of units, institutional/non-residential services, proximity to services and thoroughfare, and at least one (1) accessory use.

The companion application (Z-26-1247935 Rezone to an RSM zoning district) may be appropriate given the lot size and opportunity to develop a compatible housing type. However, the subject site and proposed conceptual plan do not appear to offer proximity to access services and public amenities, diverse housing types, or appropriate integration into the existing neighborhood as emphasized in the *2050 Unified Plan*. Furthermore, the proposal does not satisfy all Supplemental Regulations (Section 27- 4.2.46) for a senior housing development or meet the SLUP Criteria from Section 27-7.4.6 (A-N). Therefore, staff recommends "DENIAL".

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). 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). 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). 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). 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). 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).

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). 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). 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

N7-2026-0144 Z-26-1247935
2111 Poplar Falls Road, Lithonia, Ga 30058

- See general comments.

N8-2026-0145 SLUP-26-1247934
2111 Poplar Falls Road, Lithonia, Ga 30058

- SLUP- Senior Housing. See general comments.

N9-2026-0146 SLUP-26-1247921
1313 & 1303 Lithonia-Industrial Blvd, Lithonia, GA 30058

- SLUP. See general comments.

N10-2026-0147 Z-26-1247922
6136 Shadow Roack Lane, Lithonia, Ga 30058

- DeKalb County Health Regulations prohibits use of on-site sewage disposal systems for multiple dwellings. Triplex will need to be on sewer.

N11-2026-0148 SLUP-26-1247926
4031 Rainbow Drive, Decatur, GA 30034

- SLUP. See general comments.

N12-2026-0149 SLUP-26-1247930
1890 Wee Kirk Road, Atlanta, GA 30316

- SLUP. Childcare Institution. See general comments.

LAND DEVELOPMENT ANALYSIS

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@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 # and Address/Parcel: Z-26-1247935 (2026-0144) 2111 Poplar Falls Rd (16-187-02-008)

- **Transportation/Access/Row**

- **Stormwater Management**

Water quality for this small property

- **Flood Hazard Area/Wetlands**

No flood hazard. There is state water at the back of the property

- **Landscaping/Tree Preservation**

- **Tributary Buffer**

- **Fire Safety**

LAND DEVELOPMENT ANALYSIS

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

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Case # and Address/Parcel: SLUP-26-1247934 (2026-0145) 2111 Poplar Falls Rd (16-187-02-008)

- **Transportation/Access/Row**

- **Stormwater Management**

this property to small for a development. But what's out there now a water quality device can work. Just long as it is out of the stream buffers

- **Flood Hazard Area/Wetlands**

No flood hazard. There is state water at back of the property the 25 and 75 foot stream buffer will apply

- **Landscaping/Tree Preservation**

- **Tributary Buffer**

- **Fire Safety**

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

PUBLIC WORKS – ROADS & DRAINAGE - ZONING COMMENTS FORM

Case No.: Z-26-1247935 (2026-0144) Parcel ID#: 16 187 02 008

Address: 2111 Poplar Falls Road, Lithonia 30058

Drainage Basin: Yellow River

Upstream Drainage Area: N/A

Percentage of Property in 100-Year Floodplain: 4.26%

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

Required detention facility(s): Yes

COMMENTS: Compliance with DeKalb County development standards for roads and drainage infrastructure will be required. Stormwater management facilities must be designed in line with Sec. 14-40 and the Georgia Stormwater management manual.

Signature: *Akin Akinsola*

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

PUBLIC WORKS – ROADS & DRAINAGE - ZONING COMMENTS FORM

Case No.: SLUP-26-1247934 Parcel ID#: 16 187 02 008

Address: 2111 Poplar Falls Road, Lithonia 30058

Drainage Basin: Yellow River

Upstream Drainage Area: N/A

Percentage of Property in 100-Year Floodplain: 4.26%

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: If SLUP is approved, the proposed development is required to comply with the DeKalb County development standards for roads and drainage infrastructure.

Signature: Akin Akinsola

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

PUBLIC WORKS – WATER & SEWER - ZONING COMMENTS FORM

Case No.: Z-26-1247935 (2026-0144) Parcel ID#: 16 187 02 008

Address: 2111 Poplar Falls Road, Lithonia 30058

WATER:

Size of existing water main: 8" DIP adequate inadequate

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

SEWER:

Outfall Servicing Project: Johnson Crrek

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

Water Treatment Facility: Pole Bridge Adequate? Yes No

Sewage Capacity: _____ (MGPD) Current Flow: _____ (MGPD)

COMMENTS: Sewer Capacity required

Signature: Yola Lewis

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

Applicant Name: Aishah Bajunaid

Applicant Email Address:

Applicant Mailing Address: 180 Shoreline Walk, Alpharetta, GA 30022

Applicant Phone Number:

Owner Name: Sepedeh Nabavi

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

Owner Email Address:

Owner Mailing Address: 1265 Old Woodbine Road NE, Atlanta, GA 30319

Owner Phone Number:

Subject Property Address: 2111 Poplar Falls, Lithonia, GA

Parcel ID Number(s): ~~16 1187 02008~~ 16 187 02008

Acreage: 8.229 Commission District(s): District 5 Dekalb County Super District: District 7

Existing Zoning District(s): R-85 Proposed Zoning District(s): OI (office institutional)

Existing Land Use Designation(s): Residential Proposed Land Use Designation(s): Senior Housing

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

Owner: Aishah Bajunaid

Agent: n/a



Signature of Applicant:

Subject: Thank You for Attending - 2111 Poplar Falls Community Meeting Follow-Up

Dear Neighbors,

Thank you to everyone who attended our October 6 meeting about 2111 Poplar Falls. We appreciate all who took time from their evening to learn about our proposal.

Meeting Materials:

- Presentation slides (attached)

What We Heard: The primary concern raised was about existing infrastructure — particularly road conditions on Poplar Falls. We share this concern and will be documenting these issues in our conversations with DeKalb County. The development of this property (whether as senior living OR as single-family homes) may help serve as a catalyst for the County to finally address these longstanding infrastructure needs.

Important Context: This 8.2-acre property will be developed. As owners, we're working to ensure it's developed thoughtfully. We have two paths:

1. Current Proposal: Senior Living with Special Land Use Permit

- 60–70% less traffic than residential alternative
- Restricted to 3 stories, 60–80 beds
- Preserves natural features with large buffers

2. By-Right Alternative: Sell as-is for R85 Residential Development

- 30–40 single-family homes
- Significantly higher traffic (120+ daily trips vs. 40–50)
- Multiple construction phases over several years
- Additional burden on schools and infrastructure

Next Steps:

- Planning Commission meeting date will be confirmed after we file (December 8, 9, 10, 16, or 17)
- We'll advocate for infrastructure improvements as part of any development discussion
- We remain open to dialogue, morningbreeze17@yahoo.com

We recognize change is difficult, but we're committed to ensuring this inevitable development happens in the most community-friendly way possible.

Best regards,
Nadia, Rahman, and Nassim Nabavi

Letter of Application

Rezoning and Special Land Use Permit Request

Property Address: 2111 Poplar Falls Road, Lithonia, GA 30058

Current Zoning: R-85 (Residential Medium Lot)

Proposed Zoning: RSM (Residential Senior Medium) with Special Land Use Permit

Property Size: 8.229 acres

Applicants / Owners: Aishah Bajunaid & Nadia Nabavi

a) Proposed Zoning Classification

The applicants seek to rezone the above-referenced 8.229-acre parcel from R-85 (Residential Medium Lot) to RSM (Residential Senior Medium) with a Special Land Use Permit (SLUP) to allow development of a senior living community providing assisted living and/or memory care services.

b) Reason for the Rezoning and SLUP Request

The purpose of this rezoning is to position the property for thoughtful development that serves DeKalb County's aging population while preserving the site's natural character. Under current R-85 zoning, by-right residential development could yield approximately 30–40 single-family homes, increasing traffic and school enrollment.

In contrast, development under the RSM (Residential Senior Medium) zoning classification allows for a senior living use that generates significantly less daily traffic, creates no impact on local schools, preserves substantial green space, and provides a stable long-term community use aligned with county planning objectives for aging-in-place housing.

c) Existing and Proposed Use of the Property

Existing Use: Undeveloped wooded parcel with existing pond and stream buffers.

Proposed Use: Development of a 60–80-bed assisted living and/or memory care community, including associated support spaces such as dining, therapy, administration, and outdoor amenities. The facility will be developed and operated by a qualified senior living provider following sale of the land by the current owners.

d) Detailed Characteristics of the Proposed Use

| | |
|----------------------------|---|
| Facility Size | 60–80 licensed beds for assisted living and/or memory care |
| Building Height | Maximum of 3 stories (approximately 40 feet) |
| Building Placement | Minimum 100 feet from all property lines; outside all state waters and stream buffers |
| Floor Area | Approximately 55,000–65,000 square feet |
| Parking | Approximately 50–60 surface parking spaces; no parking deck |
| Site Access | Single entrance on Poplar Falls Road; subject to traffic study and county review |
| Green Space / Preservation | Minimum 75% preserved as natural area; pond and creek buffers protected |
| Hours of Operation | 24 hours per day with staggered staff shifts |
| Employees | Approximately 35–45 full- and part-time positions |
| Residents | Older adults requiring assisted living and/or memory care support |
| Noise / Traffic | Low-intensity use; limited ambulance activity (1–2 calls per month estimated) |



From: [Rahman Nabavi](#) >



September 11, 2025 at 11:41 PM



Notice of Community Meeting – Rezoning Application for 2111 Poplar Falls Road

Dear Council Members,

I am writing to inform you that a community meeting will be held regarding my rezoning application for 2111 Poplar Falls Road, Lithonia, GA 30058.

Attached you will find the official notice of filing and a summary of the rezoning request. Please let me know if you have any questions in advance of the meeting.

Thank you for your time and for your continued service to our community. I look forward to the opportunity to share more and hear your input.



Return Receipt

INSURED RECEIPT
OVER \$500

Express Mail Label

Aishah Bajunaid
180 Shoreline Walk
Alpharetta GA 30022

Prof Assets 2 LLC
5001 Plaza Dr STE 200
Austin TX 78723

Grand N Watch Family Unincorp
5284 Floyd Rd #1476
Mableton GA 30126

Legacy Investment Group LLC
PO Box 191568
Atlanta GA 30308

SAPA Realty LLC
453 Jefferson Chase CIR SE
Atlanta GA 30305

Progress Residential Borrower ZS LLC
PO Box 4040,
Scottsdale AZ 85251

Midway Exchange
3505 Kroger Blvd STE 400
Duluth GA 30096

15771 Red Hill Ave STE 100
Tustin CA 92780

Aishah Bajunaid
180 Shoreline Walk
Alpharetta GA 30022

Aishah Bajunaid
180 Shoreline Walk
Alpharetta, GA 30022

To Residents of

To the Residents of:
2051 Poplar Falls Ave

To the Residents of

To the Residents of
7644 Outcrop Pass

To the Residents of
7638 Outcrop Pass

To the Residents of
2050 Poplar Fall Ave
Lithonia GA 30058

NO
DUMPING



PUBLIC NOTICE
REZONING REQUEST

PUBLIC NOTICE REZONING REQUEST

Subject Property:

2111 Poplar Falls Rd
Lithonia, GA

Parcel ID: 16 1187 02 008



Current Zoning:

R-4 (Single-Family
Residential)

Proposed Zoning: Rezoned to allow a
Personal Care Home / Assisted Living Facility

Purpose of Rezoning: To permit the establishment
of an assisted living facility (personal care home)
serving seniors in a residential setting.

Such facilities in DeKalb County generally require a
Special Land Use Permit (SLUP) to accommodate
more than six residents, and rezoning is typically
necessary for uses exceeding that scale.

COMMUNITY MEETING INVITATION

Date: October 6 Time: 4:30 - 5:30 pm

Location: +1 929-236-4013 Google Meet: PIN: 5716414603-QR



For more information, please contact
470-779-9959

Impact Analysis

2111 Poplar Falls Road, Lithonia, GA 30058
Rezoning from R-100 to MR-1 with SLUP for Assisted Living
8.229 acres

As required by Article 7.3.4 of the DeKalb County Zoning Ordinance, this Impact Analysis addresses the following eight standards and factors regarding the proposed rezoning and use.

1. Suitability of Use

The proposed assisted- and independent-living community is suitable given surrounding residential land uses. Its scale and design resemble a large home or campus rather than an institutional facility, providing a logical transition between single-family homes and larger community uses along Covington Highway.

2. Adverse Effects

The project will not adversely affect adjacent properties. The single-story design, preserved stream buffer, and landscaping will protect privacy and maintain neighborhood character. Noise, lighting, and traffic will remain below typical residential thresholds.

3. Impact on Streets, Utilities, and Schools

The proposed use generates fewer daily trips than a comparable single-family subdivision and will have negligible school impact because it houses no school-age residents. Existing water, sewer, and power infrastructure can serve the site without extension or upgrade.

4. Consistency with the Comprehensive Plan

The request supports DeKalb County's Comprehensive Plan policies for aging in place, diversified housing, and community-based healthcare. It advances County objectives for balanced growth within existing service areas.

5. Environmental Impacts

Development will respect the existing pond and 75-foot stream buffer. Approximately half of the parcel will remain open space. Stormwater facilities will meet County water-quality and detention standards. No wetlands or critical habitats will be disturbed.

6. Inter-Jurisdictional Impacts

The property lies entirely within DeKalb County and is not near a city or county boundary. No adjoining governmental jurisdiction will be affected.

7. Existing or Changing Conditions

The surrounding area is transitioning from large-lot residential to moderately denser senior-friendly and community uses. The project responds to regional demand for senior housing and healthcare access while

preserving the neighborhood's residential tone.

8. Historic or Archaeological Resources

No historic structures or archaeological resources exist on or adjacent to the property. Construction will comply with any applicable state or federal preservation requirements if such resources are discovered.

AUTHORIZATION

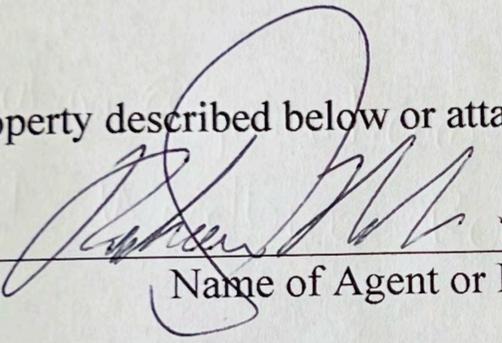
The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 10-20-25

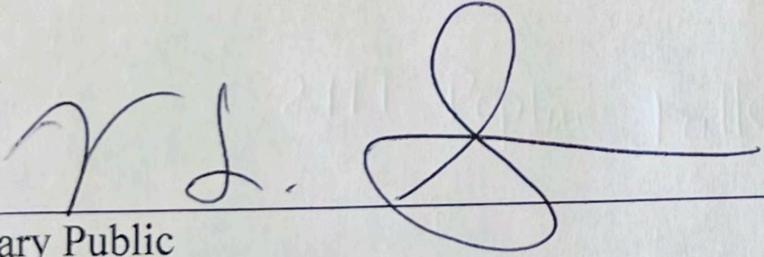
TO WHOM IT MAY CONCERN:

I/WE: Aishah Bajunaid and Nadia Nabavi
Name of Owner(s)

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

Rahman Nabavi 
Name of Agent or Representative

to file an application on my/our behalf.


Notary Public

Aishah Bajunaid
Owner



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: _____ 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 _____

 10/18/25
Signature of Applicant /Date

Check one: Owner Agent _____

Expiration Date/ Seal _____

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

SITE PHOTOS



TOTAL AREA= 8.229 ACRES

RESERVED FOR PLAT FILING

GENERAL NOTES

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TRIMBLE S5 ROBOTIC TOTAL STATION.
BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.
THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY GPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83) - STATE PLANE COORDINATE SYSTEM OF GEORGIA - WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

DATE OF FIELD WORK: MAY 29, 2025

ALL IRON PINS SET ARE 1/2" REBARS CAPPED WITH "SNYDER RLS 3582" UNLESS OTHERWISE NOTED.

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS SITE IS SHOWN TO BE WITHIN THE LIMITS OF A 100-YR FLOOD HAZARD AREA AS PER FLRA DEKALB COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13089C0177K DATED DECEMBER 8, 2016.

ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. UNDERGROUND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY. THE INFORMATION SHOWN ON THIS DRAWING CONCERNING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE OWNER, ARCHITECT, CONTRACTOR AND THEIR AGENTS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS AS TO THE ACTUAL SIZE, TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREIN.

DISCLOSURE AND NOTICE

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD RED CLAY LAND SURVEYING, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

THIS DRAWING OR ANY FINDING(S) DOES NOT CONSTITUTE A TITLE OR LEGAL OPINION BY RED CLAY LAND SURVEYING, LLC. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN.

ANY PROVIDED CERTIFICATION IS A STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. AS A UNIQUE GRAPHIC PROFESSIONAL WORK, THIS SURVEY IS SUBJECT TO THE COPYRIGHT LAWS OF THE UNITED STATES. THE LATEST DATE OF FIELD SURVEY WORK IS THE DATE APPLICABLE TO PROVISIONS OF STATUTES OF LIMITATION.

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 1 SECOND PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 69,130. IT HAS BEEN ADJUSTED USING THE COMPASS RULE METHOD.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 381,718.

EASEMENT NOTE

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THE SURVEYOR WAS NOT MADE AWARE, OR HAS NOT DISCOVERED ANY RECORDED EVIDENCE OF ANY EASEMENTS UPON OR ADJACENT TO SUBJECT PROPERTY. A CURRENT TITLE INSPECTION REPORT MAY REVEAL ENCUMBRANCES NOT SHOWN HEREON.

SYMBOL LEGEND

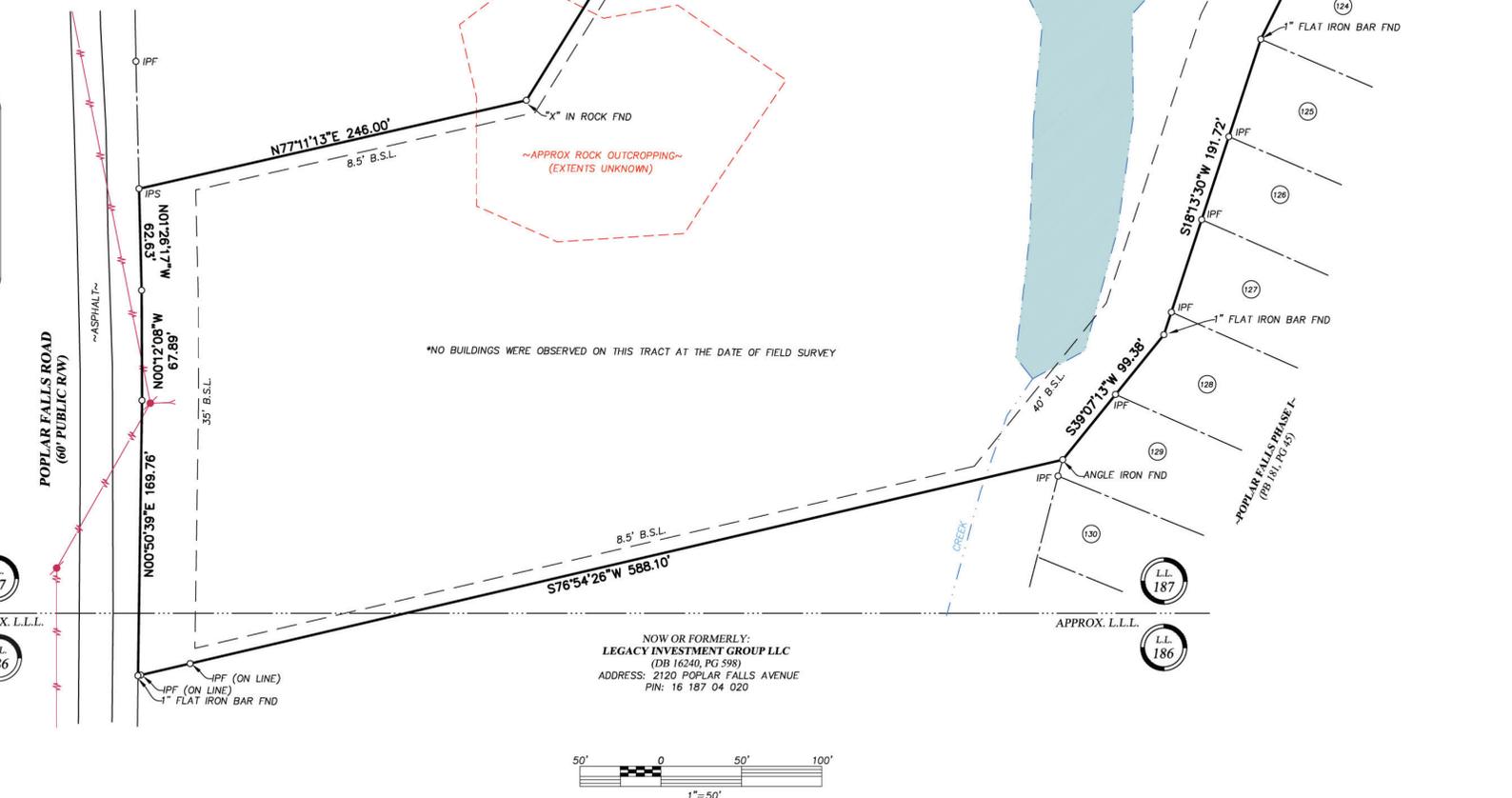
- IPF 1/2" REBAR FOUND
- IPS 1/2" REBAR SET
- RIGHT-OF-WAY MONUMENT FOUND
- 42 ADJOINING LOT NUMBER
- 26 LOT NUMBER
- 119 LAND LOT NUMBER
- AIR CONDITIONING UNIT
- BENCHMARK
- BOLLARD
- HANDICAP PARKING SPOT
- SIGN
- MANHOLE - UNKNOWN TYPE
- HANDHOLE
- CABLE TV BOX
- CABLE TV MANHOLE
- CABLE TV PEDESTAL
- ELECTRIC BOX
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC PEDESTAL
- GUY WIRE AND ANCHOR
- GUY POLE
- LIGHT POLE (LP)
- POWER POLE (PP)
- SERVICE POLE
- HIGH VOLTAGE POWER POLE (HVPP)
- TRANSFORMER
- GAS MANHOLE
- GAS VALVE
- GAS METER
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- STORM SEWER CLEAN OUT
- DOUBLE WING CATCH BASIN
- SINGLE WING CATCH BASIN
- CURB INLET
- FLARED END SECTION
- HEADWALL
- JUNCTION BOX
- PEDESTAL INLET
- YARD INLET
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- PEDESTRIAN SIGNAL POLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- POST INDICATOR VALVE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- WATER VAULT
- TREE

LINE TYPE LEGEND

- ADJOINING PROPERTY LINE
- RIGHT-OF-WAY CENTERLINE
- CREEK CENTERLINE
- LAND LOT LINE
- METAL FENCE
- WIRE FENCE
- WOOD FENCE
- GUARDRAIL
- RAILROAD TRACK
- OVERHEAD UTILITY LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND GAS PIPE
- UNDERGROUND SANITARY SEWER PIPE
- UNDERGROUND STORM SEWER PIPE
- UNDERGROUND WATER PIPE

ABBREVIATIONS

- A.E. ACCESS EASEMENT
- BC BACK OF CURB
- BM BENCHMARK
- B.S.L. BUILDING SETBACK LINE
- C&G CURB AND GUTTER
- C.L. CENTERLINE
- C.L.F. CHAIN LINK FENCE
- CMF CONCRETE MONUMENT FOUND
- CONC. CONCRETE
- CIP CRIMPED PIPE
- DB DEED BOOK
- D.E. DRAINAGE EASEMENT
- EX. EXISTING
- EP EDGE OF PAVEMENT
- FEN. FENCE
- L.L.L. LAND LOT LINE
- OTIF OPEN TOP PIPE
- PB PLAT BOOK
- PG. PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PROP. PROPOSED
- R/W RIGHT OF WAY
- S.S. SANITARY SEWER
- S.S.E. SANITARY SEWER EASEMENT
- P.L. PROPERTY LINE
- SSMH SANITARY SEWER MANHOLE
- U.E. UTILITY EASEMENT
- CI CURB INLET
- DI DROP INLET
- DWCB DOUBLE WING CATCH BASIN
- FES FLARED END SECTION
- HW HEADWALL
- JB JUNCTION BOX
- OS OUTLET CONTROL STRUCTURE
- QCS SINGLE WING CATCH BASIN
- PI PEDESTAL INLET
- YI YARD INLET
- CMF CORRUGATED METAL PIPE
- DIP DUCTILE IRON PIPE
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- RCP REINFORCED CONCRETE PIPE
- VCP VITRIFIED CLAY PIPE



NOW OR FORMERLY:
SAPA REALTY LLC
(DB 22260, PG 620)
ADDRESS: 2062 POPLAR FALLS ROAD
PIN: 16 187 02 006

NOW OR FORMERLY:
SAPA REALTY LLC
(DB 22260, PG 620)
ADDRESS: 2062 POPLAR FALLS ROAD
PIN: 16 187 02 006

OWNER AT DATE OF SURVEY:
AISHAH RAJUNAID
(DB 30743, PG 84)
ADDRESS: 2111 POPLAR FALLS ROAD
PIN: 16 187 07 008

NOW OR FORMERLY:
LEGACY INVESTMENT GROUP LLC
(DB 16240, PG 598)
ADDRESS: 2120 POPLAR FALLS AVENUE
PIN: 16 187 04 020



ZONING NOTE

THE SUBJECT PROPERTY IS ZONED R-85 (RESIDENTIAL MEDIUM LOT-85) DISTRICT AS SHOWN PER DEKALB COUNTY ONLINE G.I.S. MAPPING. THE BUILDING CONTROLS PROVIDED HEREON ARE SHOWN PER DEKALB COUNTY CODE OF ORDINANCES AS SET FORTH IN CHAPTER 27, ARTICLE 2, SECTION 2.2.1 OF THE DIMENSIONAL REQUIREMENTS FOR R-85 ZONING DISTRICT CONDITIONS AND STANDARDS. LOCAL GOVERNING AUTHORITIES SHOULD BE CONSULTED TO CONFIRM THE BUILDING CONTROLS PROVIDED HEREON.

BUILDING SETBACK INFORMATION:

| | |
|---|----------|
| FRONT (THOROUGHFARES) | 50 FEET |
| FRONT (ARTERIAL) | 40 FEET |
| FRONT (COLLECTOR AND ALL OTHER STREETS) | 35 FEET |
| SIDE | 8.5 FEET |
| REAR | 40 FEET |
| MAXIMUM BUILDING HEIGHT: | 35 FEET |
| MAXIMUM ACCESSORY BUILDING HEIGHT: | 24 FEET |



VICINITY MAP (NOT TO SCALE)

SURVEYOR'S CERTIFICATE (STATE OF GEORGIA)

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 COMPLES 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.

RYAN F. SNYDER, GA RLS NO. 3582

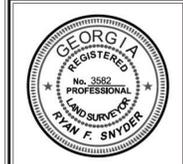
DATE

REVISION

DATE

**BOUNDARY SURVEY OF:
2111 POPLAR FALLS ROAD**
LOCATED IN LAND LOTS 186 & 187
16th DISTRICT
DEKALB COUNTY, GEORGIA
MAY 30, 2025

RED CLAY LAND SURVEYING
3309 EAGLE WATCH DR
WOODSTOCK, GA 30189
(770) 630-6917
LSF-001462



DRAWN BY: RFS
CHECKED BY: RFS

PROJECT NO. 25-111

SHEET OF
1 1

Rezoning Site Plan Package – 2111 Poplar Falls Road

Site Plan Narrative

Property: 2111 Poplar Falls Road, DeKalb County, GA 30058

Parcel ID: 16 187 07 008

Acreage: 8.229 acres

District/Land Lots: Land Lots 186 & 187, 16th District

Current Zoning: R-85 (Residential Medium Lot-85)

Proposed Zoning: MR-1 (Medium Density Residential) with Special Land Use Permit for Assisted Living Facility

Applicant: Sepedeh Nabavi

Owner of Record: Aishah Bajunaid (DB 30743, PG 84)

Surveyor: Ryan F. Snyder, RLS #3582 — Red Clay Land Surveying

Date of Field Survey: May 29, 2025

Overview: The proposed development converts an existing 8.229-acre undeveloped parcel along Poplar Falls Road into a senior living campus featuring an assisted-living facility with supporting amenities and preserved natural areas. The project aligns with MR-1 standards and Article 7.3 compatibility criteria.

Existing Conditions: The site fronts Poplar Falls Road and is currently vacant with a natural pond and creek. It lies outside of the 100-year floodplain (FIRM Panel 13089C0177K). Adjacent uses are residential to the north, east, and west.

Proposed Development: One two-story assisted living facility (~60,000 sq ft), roundabout drop-off, 50-space parking lot, preserved pond with 75-ft buffer, walking paths, and landscaped green zones.

Environmental and Compatibility Notes: Minimal grading, stormwater retention via natural pond, 75-ft stream buffer, 25-ft impervious setback. Compatible with nearby residential density and architectural character.

Requested Action: Rezone from R-85 to MR-1 with a Special Land Use Permit for an Assisted Living Facility (80 beds).

Concept Site Plan Rendering

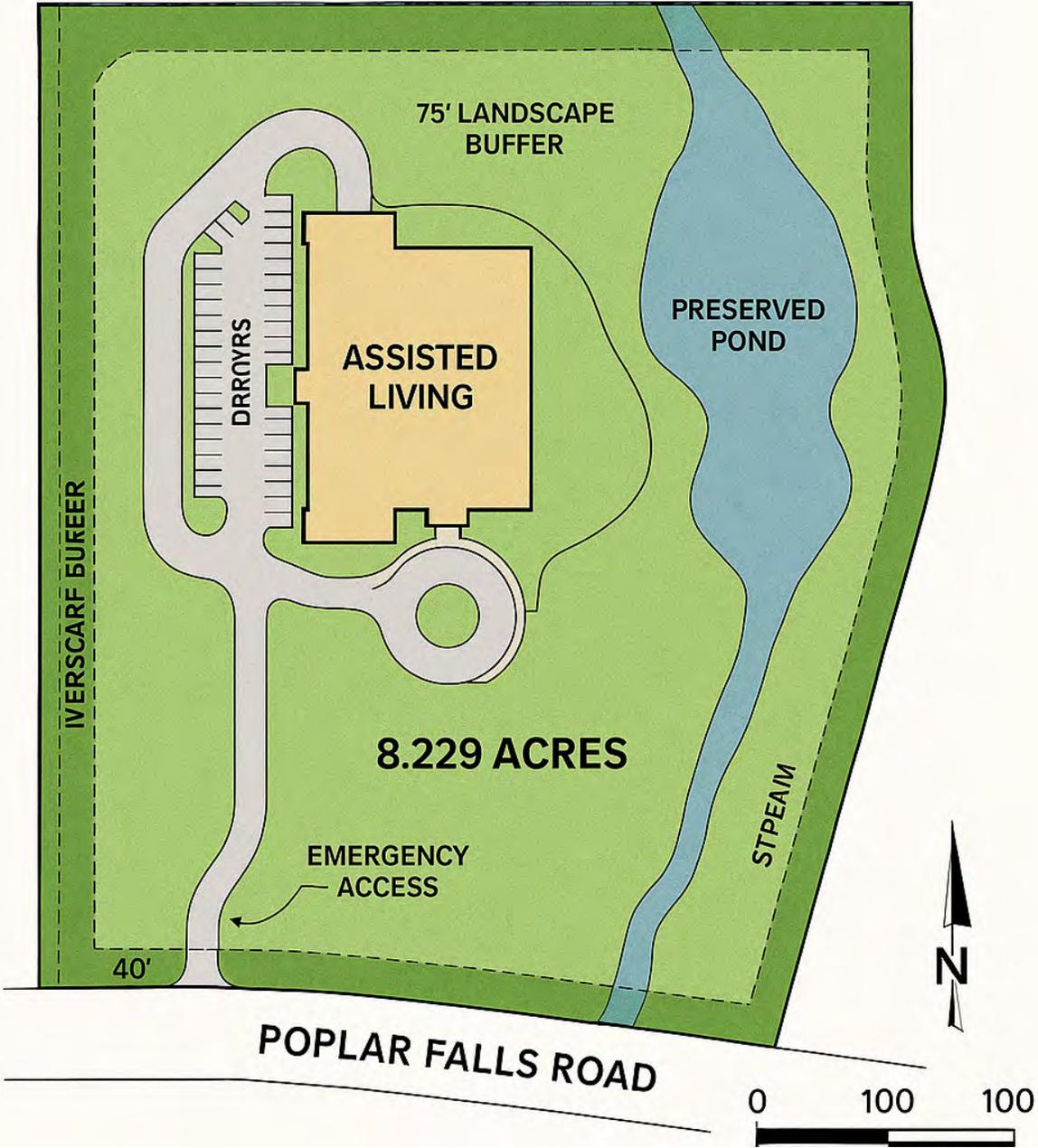


Figure 1. Concept Site Plan – Assisted Living Rezoning Plan, 2111 Poplar Falls Road, DeKalb County, GA.

BUILDING FORM INFORMATION – ELEVATION SUMMARY

Rezoning Application: 2111 Poplar Falls Road, Lithonia, GA

Zoning Request: R-85 → MR-1 with SLUP for Assisted Living Facility

Building Description

Type: Senior Living Community (Assisted Living / Memory Care)

Size: 60–80 beds

Stories: 3 stories maximum (≤40 ft height)

Architecture: Residential-style façade consistent with surrounding neighborhood; pitched roofline with architectural shingles; large windows; covered front drop-off area.

Materials:

- Primary: Brick and fiber cement siding in neutral beige and soft gray tones
- Roof: Asphalt shingles, dark bronze trim
- Accents: Stone veneer base and white window trim

Character: Warm, residential design to blend with Poplar Falls subdivision aesthetic.

Front Elevation (Conceptual)

A three-story structure featuring a **central entry canopy**, **symmetrical window rows**, and **step-back upper floors** to reduce visual mass.

- Entry marked by portico with double doors
- Accessible ramp and drop-off circle at front
- Landscaping: native shrubs and small canopy trees

Side Elevation

Step-down design toward the pond side of the site.

- Windows on all levels for natural light
- Service access screened with fencing and evergreen plantings

Building Placement and Orientation

- Building setback exceeds 100 ft from all property lines (based on survey data)
- Located outside the 75-ft State Waters buffer and existing pond area
- Oriented with single driveway access from Poplar Falls Rd

Design Intent

“To create a calm, dignified, and home-like environment for seniors, while maintaining the natural beauty and low traffic character of the Poplar Falls corridor.”

Prepared by: Nadia Nabavi & Aishah Bajunaid, Property Owners

Based on materials from ‘A Community Care Solution for DeKalb Seniors’ and ‘2111 Poplar Falls Road Survey’.

DeKalb County Planning & Sustainability Department

Pre-Application Packet for Rezoning & SLUP Request

Applicant Information

Owners/Applicants:

- Aishah Bajunaid
- Nadia Nabavi

Property Address:

2111 Poplar Falls Road, Lithonia, GA 30058

Parcel ID:

16 187 07 008

Acreage:

~8.229 acres (per boundary survey, May 2025)

Current and Proposed Zoning

Current Zoning: R-85 (Residential Medium Lot)

Proposed Zoning: MR-1 (Medium Density Residential)

Special Land Use Permit: For development of a luxury senior living community (assisted living / memory care)

Project Summary

The applicant seeks to rezone the subject parcel from R-85 to MR-1, and obtain a Special Land Use Permit (SLUP) to allow the development of a senior living community. The project includes:

- A 60-80 bed assisted living and/or memory care facility
- 3-story U- or L-shaped building outside of all buffer zones
- Surface parking, drop-off loop, emergency vehicle access
- Walking paths and landscaped open space
- Preservation of natural pond and state waters buffer

Environmental and Land Development Compliance

The site contains state waters (creek) and is subject to:

- 75-foot state and county stream buffer (no disturbance zone)
- Land Development Code Chapter 14 buffer and stormwater requirements

The pond and natural areas will be preserved as part of the open space plan.

The project will comply with:

- GEMA guidelines
- FEMA standards (no FEMA 100-year floodplain present per May 2025 boundary survey)

Included Materials

1. Boundary Survey (May 2025) - uploaded as part of this submission
2. Conceptual Site Plan - latest draft included
3. Rezoning and SLUP Justification Letter - included

Requested Staff Input

- Confirmation of required buffer setbacks and any additional natural resource protection measures
- Guidance on public hearing schedule, SLUP documentation, and traffic study requirements
- Feedback on site plan compliance with Chapter 14
- Recommendation for community meeting structure

Next Steps

- Schedule pre-application meeting
- Receive feedback from Planning and Land Development staff
- Refine site plan and formal application materials for November agenda submission



1 SITE PLAN
1" = 50'-0"



| LEGEND | |
|---------------|--|
| SETBACK | --- --- |
| PROPERTY LINE | ==== |
| DRIVE AISLE | [White rectangle] |
| LANDSCAPE | [Hatched rectangle] |
| TREES | [Tree symbol] |
| SHRUBS | [Shrub symbol] |
| PARKING | [Parking space symbol: 20'-0" x 9'-0"] |

| SITE DATA | |
|--------------------------|-----------|
| ADA PARKING | 4 |
| TOTAL NUMBER OF PARKING: | 97 |
| TOTAL PLOT AREA: | 358450 SF |
| PROPOSED BUILDING AREA: | 10236 SF |
| GREEN AREA: | 164547 SF |
| GREEN AREA RATIO: | 45.9 % |

PROJECT
POPLAR FALLS ROAD

PROJECT NUMBER:
2026_0202

PROJECT LOCATION:
2111 POPLAR FALLS ROAD LITHONIA, GA
30058

PREPARED FOR:
NADIA NABAVI

LOGO:

CONSULTANT:

KEYMAP:

REVISIONS:

| No. | Date | Revision Description |
|-----|------|----------------------|
| | | |

THESE DRAWINGS ARE INTENDED TO BE PRINTED IN COLOR

TEAM:
DRAWN BY: MS
CHECKED BY: JD

TITLE:

CONCEPTUAL SITE PLAN

PHASE:
NEW CONSTRUCTION

DATE:
2026_0204

PROJECT NUMBER:
2026_0202

SHEET NO.:

A1.1

Rezoning and SLUP Justification Letter

Property: 2111 Poplar Falls Road, Lithonia, GA 30058

Parcel ID: 16 187 07 008 (~8.229 acres per survey)

Current Zoning: R-85

Proposed Zoning: MR-1 (Medium Density Residential) or O-I (Office-Institutional) with Special Land Use Permit (SLUP) for senior housing

Owner/Applicant: Aishah Bajunaid & Nadia Nabavi

Request Summary:

This application seeks to rezone approximately 8.229 acres at 2111 Poplar Falls Road from R-85 to either MR-1 or O-I, to permit the development of a luxury senior living community. The project envisions a high-quality assisted living and/or memory care facility designed to blend with the natural surroundings, support the housing needs of DeKalb's aging population, and contribute positively to the community.

Justification for Rezoning & SLUP:

Alignment with DeKalb's Comprehensive Plan:

- The site is located in a transitioning area suitable for higher density residential or institutional uses.
- The proposed senior living community supports DeKalb's goals of expanding housing options for seniors and promoting age-friendly development.

Compatibility with Surroundings:

- The project will provide an attractive, low-impact development that complements nearby residential uses.
- Institutional senior housing generates minimal traffic compared to standard residential subdivisions and has no impact on school enrollment.

Natural Feature Preservation:

- The design fully respects the 75-foot state waters buffer along the stream.
- The existing pond and green space will be preserved and integrated into the site's wellness

programming and aesthetic.

- No portion of the development is within the FEMA 100-year floodplain (per certified boundary survey, May 2025).

Traffic and Circulation:

- The site plan incorporates a dedicated drop-off loop, internal parking, and emergency vehicle access designed to meet code requirements.
- Poplar Falls Road provides sufficient access for the low daily trip generation expected from senior housing.

Economic and Community Benefits:

- The proposed use will generate long-term tax revenue, provide stable local employment opportunities, and deliver needed housing for a growing senior population.

Conclusion:

We respectfully request consideration for rezoning this property to MR-1 or O-I, with a SLUP to enable development of a luxury senior living community. Our team is committed to working closely with Planning staff, the community, and the Board of Commissioners to ensure this project aligns with DeKalb's vision for smart, compassionate growth.



DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Lorraine Cochran-Johnson

Interim Director
Cedric G. Hudson, MCRP

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 Name: Nadia Nabavi Phone: [REDACTED] Email: [REDACTED]

Property Address: 2111 Poplar Falls Road, Lithonia 30058

Tax Parcel ID: 16 187 02 008 Comm. District(s): 5 & 7 Acreage: 7.75 acres

Existing Use: Vacant Proposed Use: Senior housing

Supplemental Regs: _____ Overlay District: No DRI: _____

Rezoning: Yes No _____

Existing Zoning: R-85 Proposed Zoning: _____ Square Footage/Number of Units: _____

Rezoning Request: Rezone to MR-1 for senior housing.

Land Use Plan Amendment: Yes _____ No _____

Existing Land Use: SUB Proposed Land Use: TN???? Consistent _____ Inconsistent _____

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

Special Land Use Request(s): Companion SLUP in the MR-1 zoning district to allow senior housing.

Major Modification:

Existing Case Number(s): None

Condition(s) to be modified: N/A



DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: _____ Review Calendar Dates: _____ PC: 11/6/25 BOC: 11/20/25

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

Community Council Meeting: 10/13/25 _____ Public Notice, Signs: _____ Tree Survey, Conservation: _____

Submittal Format: ONE (1) COMBINED, PDF DOCUMENT UPLOAD PLEASE

Review of Site Plan

Density: _____ Density Bonuses: _____ Mix of Uses: _____ Open Space: _____

Enhanced Open Space: _____ Setbacks: front _____ sides _____ side corner _____ rear _____

Lot Size: _____ Frontage: _____ Street Widths: _____ Landscape Strips: _____

Buffers: _____ Parking Lot Landscaping: _____ Parking - Auto: _____ Parking - Bicycle: _____

Screening: _____ Streetscapes: _____ Sidewalks: _____ Fencing/Walls: _____

Bldg. Height: _____ Bldg. Orientation: _____ Bldg. Separation: _____

Bldg. Materials: _____ Roof: _____ Fenestration: _____

Façade Design: _____ Garages: _____ Pedestrian Plan: _____ Perimeter Landscape Strip: _____

Possible Variances: _____

Comments: _____

Planner: John Reid, Sr. Planner _____ Date: June 26, 2025 _____

FILING FEES

Table with 2 columns: Fee Category and Amount. Rows include REZONING (RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1, RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5, OL, OD, OIT, NS, C1, C2, M, M2), LAND USE MAP AMENDMENT, and SPECIAL LAND USE PERMIT.



A Community Care Solution for DeKalb Seniors

2111 Poplar Falls Road Rezoning
Presentation

Presented by: Aishah Bajunaid & Nadia Nabavi, Property Owners

"Positioning this land for thoughtful development that serves our aging community"

Welcome & Tonight's Agenda

01

Introduction

Who we are and our role as property owners (2 minutes)

03

Site Overview

Property details and environmental constraints (3 minutes)

05

Process & Selection

Timeline and future operator selection criteria (3 minutes)

02

The Case for Senior Housing

Why this use makes sense for this specific site (2 minutes)

04

Development Standards

Protections and requirements we're proposing (3 minutes)

06

Your Voice

Questions, concerns, and community input (30+ minutes)

Our commitment: We want to see this land developed responsibly by a quality operator who will serve the community well.

Who We Are & Our Role

About Us

Aishah Bajunaid & Nadia Nabavi

Property Owners at 2111 Poplar Falls Road

Our Situation

- We own this 8.229-acre undeveloped property
- We are seeking rezoning to **enable** senior living development
- We will NOT be building or operating the facility
- We will **sell the land** to a qualified senior living operator

Why This Matters to You

We're setting development standards NOW through the rezoning and Special Land Use Permit (SLUP). The SLUP will legally bind any future operator—creating permanent protections for the community. This is your opportunity to shape what CAN be built here.

Why Senior Housing for This Site?

Why Not Keep Current R-85 Zoning?

Under the current R-85 (Residential Medium Lot) zoning, by-right development could proceed without any public input. This could include 30-40 single-family homes generating significantly higher traffic and school enrollment impacts, or townhome and duplex developments with even greater density.

Lower Traffic

60-70% fewer vehicle trips compared to residential alternatives

Zero School Impact

No burden on already-stretched school resources

Natural Preservation

Required buffer zones protect environmental features

Community Input

YOU help shape development through SLUP conditions

Stable Long-Term Use

Not transient like rental housing turnover

The current market reality shows DeKalb County has growing demand for senior housing with limited quality supply, while our aging population continues to need accessible care options close to their existing communities.

Clear Responsibilities: Our Role vs. Future Operator

What WE Are Doing

Landowners' Responsibilities

- Applying for rezoning to MR-1
- Requesting Special Land Use Permit for senior living
- Setting development parameters through SLUP
- Working with community on acceptable conditions
- Vetting and selling to qualified operator

What FUTURE OPERATOR Will Do

Developer's Responsibilities

- Site plan development and engineering
- Building design and construction
- Staffing and daily operations
- Ongoing community relations
- Compliance with all SLUP conditions

Critical Point: SLUP conditions we establish NOW will be legally binding on whoever develops this property. These protections run with the land permanently—they cannot be removed without another full public hearing process.



Property Overview

Key Facts

Location

2111 Poplar Falls Road, Lithonia, GA

Size

8.229 acres of undeveloped land

Current Zoning

R-85 (Residential Medium Lot)

Proposed Zoning

MR-1 (Medium Density Residential)

Special Permit

Senior Living Community (Assisted Living/Memory Care)

Current Status

Undeveloped with significant natural features

Proposed Development Parameters

What the SLUP Will Allow

These parameters represent the **maximum** development possible on this site. They become legal limits that no future operator can exceed without going through another complete public process.



Facility Size

60–80 bed assisted living and/or memory care facility



Building Height

Maximum 3 stories (approximately 40 feet tall)



Building Placement

Outside all buffer zones, 100+ feet from property lines



Parking

Surface parking only (50–60 spaces, no parking decks)



Site Access

Single entrance on Poplar Falls Road



Green Space

Minimum 75% of site preserved as natural area

These become **LEGAL LIMITS** recorded on the property deed. No future operator can exceed them without another public hearing process where you'd have input again.



Environmental Protections Locked In

Required by State and Federal Law

Any operator developing this site—regardless of use—must comply with these non-negotiable environmental protections:

Mandatory Protections

- **75-foot state waters buffer** – Zero disturbance zone around creek
- **Existing pond protection** – Cannot be filled or significantly altered
- **Tree protection ordinance** – DeKalb County requirements apply
- **Stormwater management** – Must be contained and treated on-site
- **GEMA/FEMA compliance** – Required for all permitting

Additional SLUP Conditions We Can Request

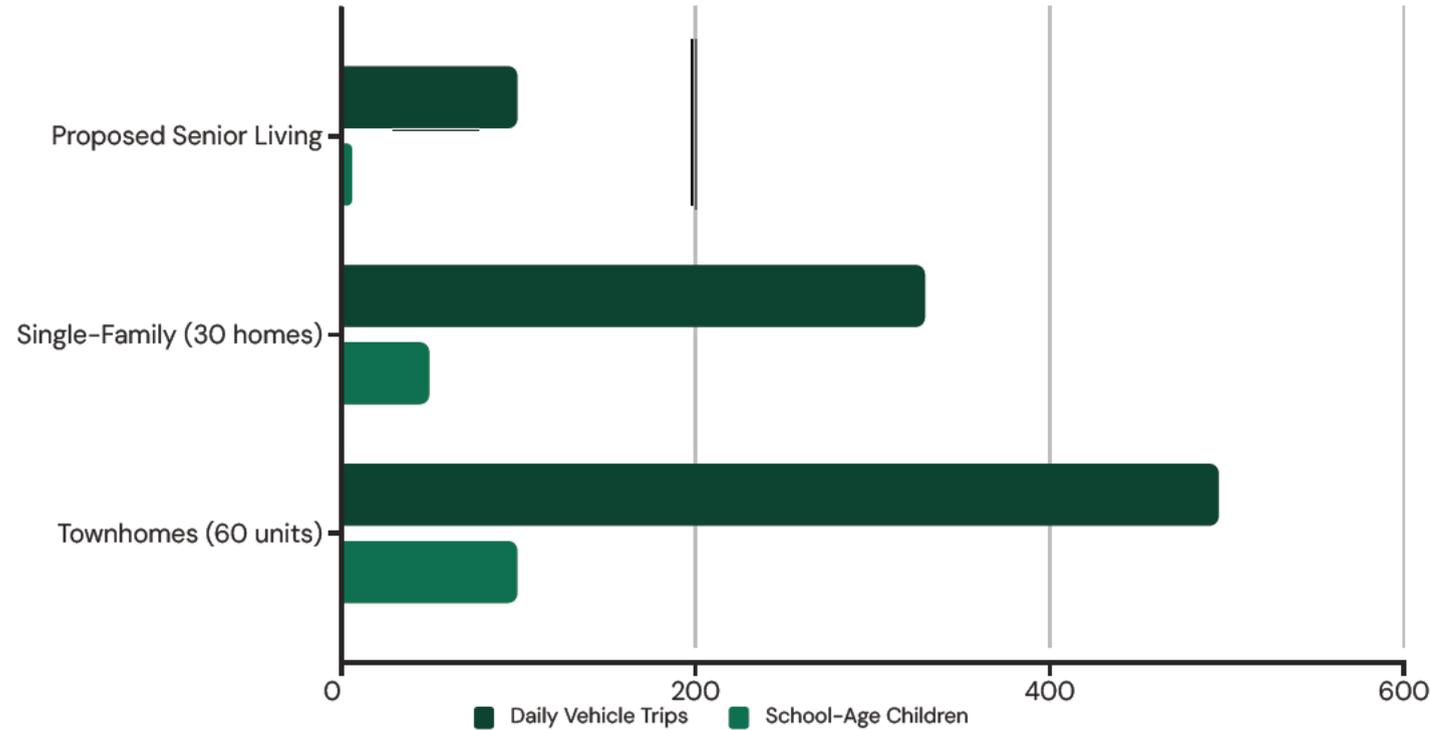
- Dark-sky compliant lighting restrictions
- Native plant landscaping requirements
- Architectural design standards for residential character

Your input on these enhanced conditions matters NOW. This is your opportunity to request protections beyond the legal minimums.

Traffic Analysis

Trip Generation Comparison

Traffic impact is one of the most common concerns with any development. Let's look at how senior living compares to what could be built under current zoning without any public input.



Why This Matters

- Senior living generates **60-70% less traffic** than residential alternatives
- Staff arrivals/departures spread throughout day in shifts
- No school buses or daily commuter rush hour congestion
- Minimal delivery and service vehicle traffic

Traffic Study Requirement

The future operator will be required to provide a detailed traffic impact study to DeKalb County. If road improvements are needed, the county can require them as a condition of development approval.

Note: By-right residential development under R-85 would not require a traffic study at all.

Future Operator Selection

Our Commitment to Quality

We understand that the quality of the operator will determine the success or failure of this project for the community. While we can't guarantee perfection, we can commit to a rigorous vetting process.

We Will Only Sell to Operators Who:

- Have a proven track record operating in Georgia
- Operate state-licensed facilities with clean inspection records
- Meet financial capability requirements (verified by third party)
- Commit to quality design that meets or exceeds SLUP standards
- Agree to all SLUP conditions without requesting modifications

Operator Due Diligence Will Include:

- State licensing verification and inspection history review
- Reference checks with residents and families at other communities
- Financial stability and insurance coverage review
- Design review by county planning staff
- Background checks on principals and management

 **Important Protection:** The SLUP protects you even if the operator changes hands later. All conditions run with the land permanently, and any new owner must comply or face code enforcement action.

Addressing Your Concerns #1

"Will this hurt my property value?"

The Honest Answer

Property values are influenced by many factors, and we won't make promises we can't keep. The research on senior living facilities shows mixed results—some studies indicate neutral impact, others show slight decreases near facilities, and some show increases when facilities are well-designed and maintained.

What We CAN Control Through SLUP

- Development standards ensuring quality construction
- Building design requirements (residential character, quality materials)
- Extensive landscaping and buffer requirements
- Operator selection criteria (proven track record required)
- Ongoing maintenance and operational standards

What We CANNOT Control

- Broader real estate market conditions
- Individual buyer preferences and perceptions
- Economic factors affecting home values generally
- Financing availability and interest rates

Important Context: Senior housing represents a stable, long-term use. This contrasts with rental housing turnover common in by-right developments, where frequent tenant changes can negatively impact neighborhood stability. Well-screened, well-maintained facilities typically fare better than institutional-looking buildings or poorly maintained properties.

Addressing Your Concerns #2

"Poplar Falls Road can't handle the traffic"

Our Response: Let's Compare Realistically

Traffic concerns are valid and deserve honest discussion. The key question isn't whether there will be traffic impact—it's how that impact compares to alternatives.

Senior Living Impact

80-120 daily trips

Staff arrives/leaves in staggered shifts throughout the day. Minimal peak hour impact. Occasional deliveries and service vehicles.

By-Right Residential Alternative

300-360+ daily trips

Heavy concentration during morning and evening rush hours. School buses. Multiple construction phases over years.

Required Traffic Study & Road Improvements

The future operator must submit a complete traffic impact study to DeKalb County as part of the site plan approval process. If the study identifies needed improvements—such as turn lanes, signage, or signal timing adjustments—the county can require the operator to fund and complete those improvements before opening.

- Critical Point:** By-right residential development under R-85 zoning would NOT require a traffic study at this scale. Senior living requires MORE scrutiny and MORE opportunities for the county to require mitigation measures.

Addressing Your Concerns #3

"I don't want ambulances in my neighborhood"

The Honest Answer

We won't sugarcoat this: yes, there will be occasional ambulance calls. This is an inherent reality of senior care, and we believe you deserve transparency rather than false promises.

Expected Reality

- Industry average: 1-2 ambulance calls per month for a facility this size
- Comparable to a neighborhood with 100+ homes
- Modern EMT protocols minimize siren use in residential areas when patient condition allows
- Most calls are non-emergency medical transports (scheduled, no sirens)

What SLUP CAN Require

- Dedicated emergency access route away from homes where site design allows
- Operator coordination with DeKalb EMS on access protocols and best practices
- Site plan must clearly show emergency vehicle circulation paths
- Staff training on when to request non-emergency transport vs. emergency response

What SLUP CANNOT Do

We cannot legally or ethically prohibit emergency services or eliminate all medical calls. Any condition attempting to do so would be unenforceable and would compromise resident safety. State licensing requirements mandate immediate access to emergency medical services.

This is a reality of senior care, and we won't pretend otherwise. We believe honest discussion builds more trust than impossible promises.

Addressing Your Concerns #4

"You'll destroy the woods and creek"

Our Response: Environmental Laws Won't Allow It

This is one area where we can give you absolute assurance because state and federal environmental regulations leave no room for negotiation.

75-Foot State Waters Buffer

Completely untouched. Georgia Environmental Protection Division and Army Corps of Engineers regulations prohibit ANY disturbance within this zone. Violations result in project shutdown, significant fines, and potential criminal charges. This buffer alone preserves a substantial portion of the wooded area.

Pond Protection

State waters regulations classify the existing pond as protected. Filling, draining, or significantly altering it requires Section 404 permits that are rarely granted for private development projects. The pond and its immediate surroundings will remain.

Tree Protection Ordinance

DeKalb County's tree ordinance requires detailed tree surveys, protection of specimen trees, and mitigation (replanting or payment) for any removal. Operators must demonstrate they've minimized tree removal to the maximum extent possible.

Stormwater Regulations

Post-development stormwater runoff cannot exceed pre-development levels. This requires substantial on-site retention and treatment, further limiting developable area and protecting water quality in the creek and pond.

Additional SLUP Protections We Can Add

- Designated tree save areas beyond legal minimums
- Native plant landscaping requirements to support local ecosystem
- Minimal-impact walking path standards (pervious materials, no lighting)
- Wildlife corridor preservation between buffer zones

These environmental protections apply to ANY future development—not just senior living. They're your permanent safeguards regardless of what gets built.

Thank You

Thank You for Your Engagement Tonight

What Happens Next

01

Compile All Feedback

We'll organize all written and verbal comments by theme and priority

02

Draft Revised SLUP

Within 10 days, incorporating your input where feasible

03

Share Revised Proposal

Email all attendees showing how feedback shaped conditions

04

Submit Application

November 2025 with refined SLUP conditions

05

Notify All Hearing Dates

You'll receive advance notice of Planning Commission and BOC hearings

Stay Connected

"Let's work together to make this the best possible outcome for the land and the community."



Nadia Nabavi

+1 678-***-***01

+1 770-***-***86

Jim Williams Jr

5 others

Mr. Nabavi

People

Search for people

IN THE MEETING

Contributors 11

- Mr. Nabavi (You)
- +1 678-***-***01
- +1 678-***-***33
- +1 678-***-***53
- +1 770-***-***86
- Douglas Rogers
- Jim Williams Jr
- Nadia Nabavi Meeting host
- Nadia Nabavi Presentation
- Nadia's Scribe
- Nassim Nnabavi

What We're Asking You To Consider

Our Request

We're asking you to support **conditional approval** with strong SLUP protections, rather than outright denial. Here's why we believe this is the best path forward:

Serves a Real Community Need

DeKalb County's senior population is growing rapidly. Quality assisted living and memory care options allow seniors to age near their existing communities, families, and support networks. The current shortage of beds creates waiting lists and forces families to look outside the county.

Environmental Protection Is Guaranteed

State and federal environmental laws—not just promises—will protect the creek, pond, and significant portions of existing forest. These protections apply regardless of what gets built and are enforced with serious penalties for violations.

Lower Impact Than Alternatives

Senior living generates 60–70% less traffic than residential subdivisions and creates zero school enrollment impact. Staff arrive and leave in staggered shifts throughout the day, avoiding rush hour concentration.

Binding Conditions & Oversight

SLUP conditions are permanently recorded on the deed, creating enforceable protections. Combined with state licensing and county code enforcement, you get multiple layers of ongoing oversight that don't exist with by-right development.

Denial Likely Leads to Worse Outcomes

If this rezoning is denied, by-right residential development under R-85 becomes the most likely scenario—with NO community input, NO design standards beyond code minimums, and HIGHER traffic impacts.

We're open to reasonable conditions that make this work for everyone. Strong SLUP protections benefit both the community and our ability to attract a quality operator. Let's work together to create them.



From: [REDACTED]
To: [Folgherait, Andrea K](#); [Hill, LaSondra](#)
Subject: Poplar Falls Agenda Follow Up
Date: Tuesday, February 10, 2026 12:06:18 PM

Hello Board of Commissioners

Thank you for the Community Council discussion. I wanted to clarify several important points to ensure there is no misunderstanding as the application moves forward.

First, there was a concern expressed that the project could result in general residential “living units.” I want to clarify that the Special Land Use Permit we applied for expressly limits the use to senior living. This is an age-restricted, low-impact residential use and may include a range of senior housing types such as independent living, assisted living, and memory care. The SLUP does not permit by-right residential units, multifamily apartments, or general residential development.

Our intent in pairing RSM zoning with a Special Land Use Permit was specifically to narrow and control the use, not to broaden it. The SLUP is the mechanism that ensures the site remains dedicated to senior living and allows the County to apply appropriate conditions related to compatibility, infrastructure, access, and operations.

We also want to be clear that concerns related to septic capacity, infrastructure, traffic, and access will be fully addressed during the development and permitting process. A senior living community cannot be developed without meeting all applicable local and state requirements, and any approved development would be required to comply with Environmental Health, Engineering, DOT, Fire, and other relevant agency standards prior to construction.

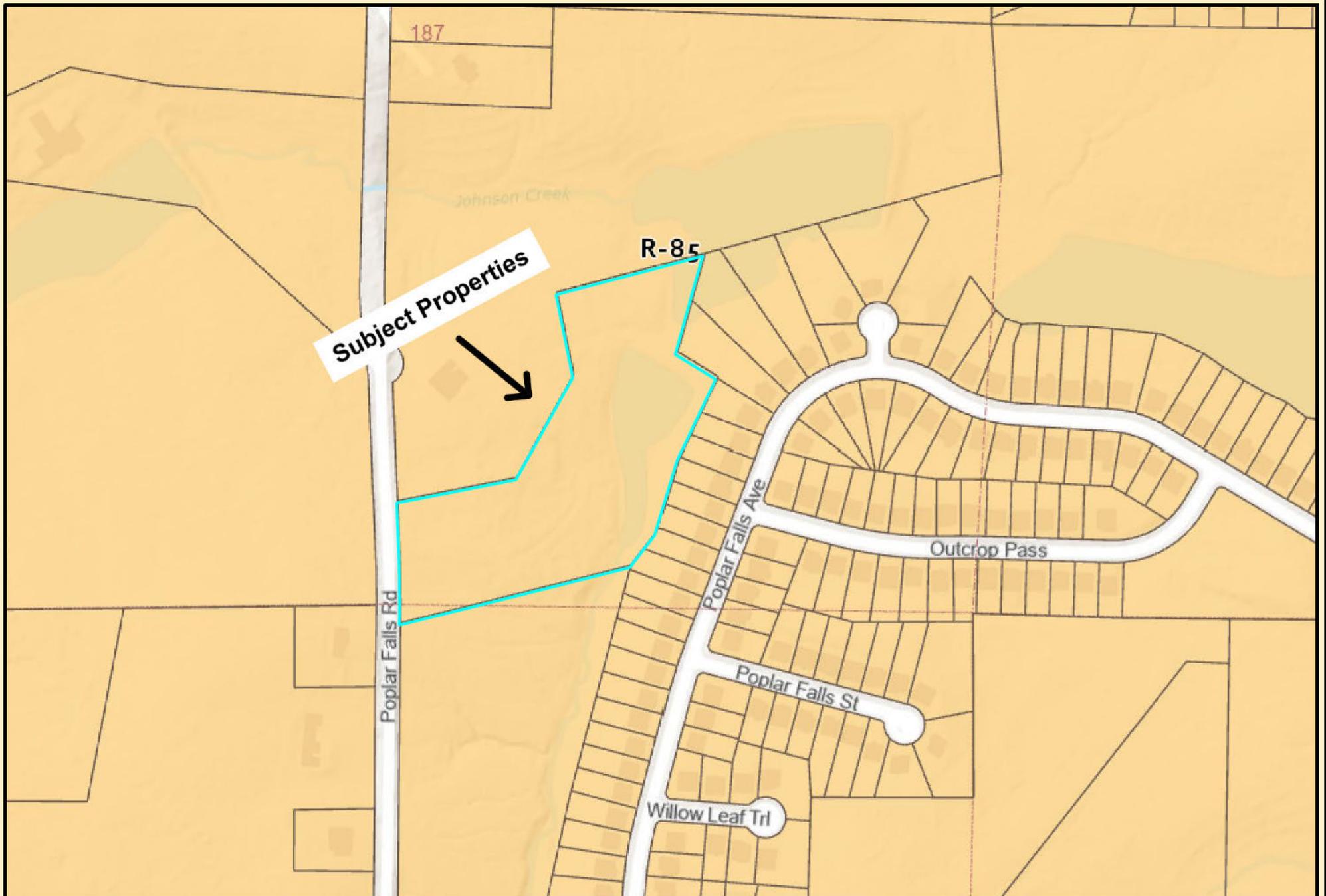
Finally, we would appreciate guidance on the process and implications of the deferral, and the best way to formally address the concerns raised by the four attendees at the community meeting. We are committed to engaging constructively and want to ensure the record accurately reflects both the

scope of the request and the feedback received.

Please let us know if it would be helpful to provide any additional written clarification for the file or to schedule a follow-up discussion.

Thank you again for your time and guidance.

Nadia Nabavi



DeKalb County Parcel Map

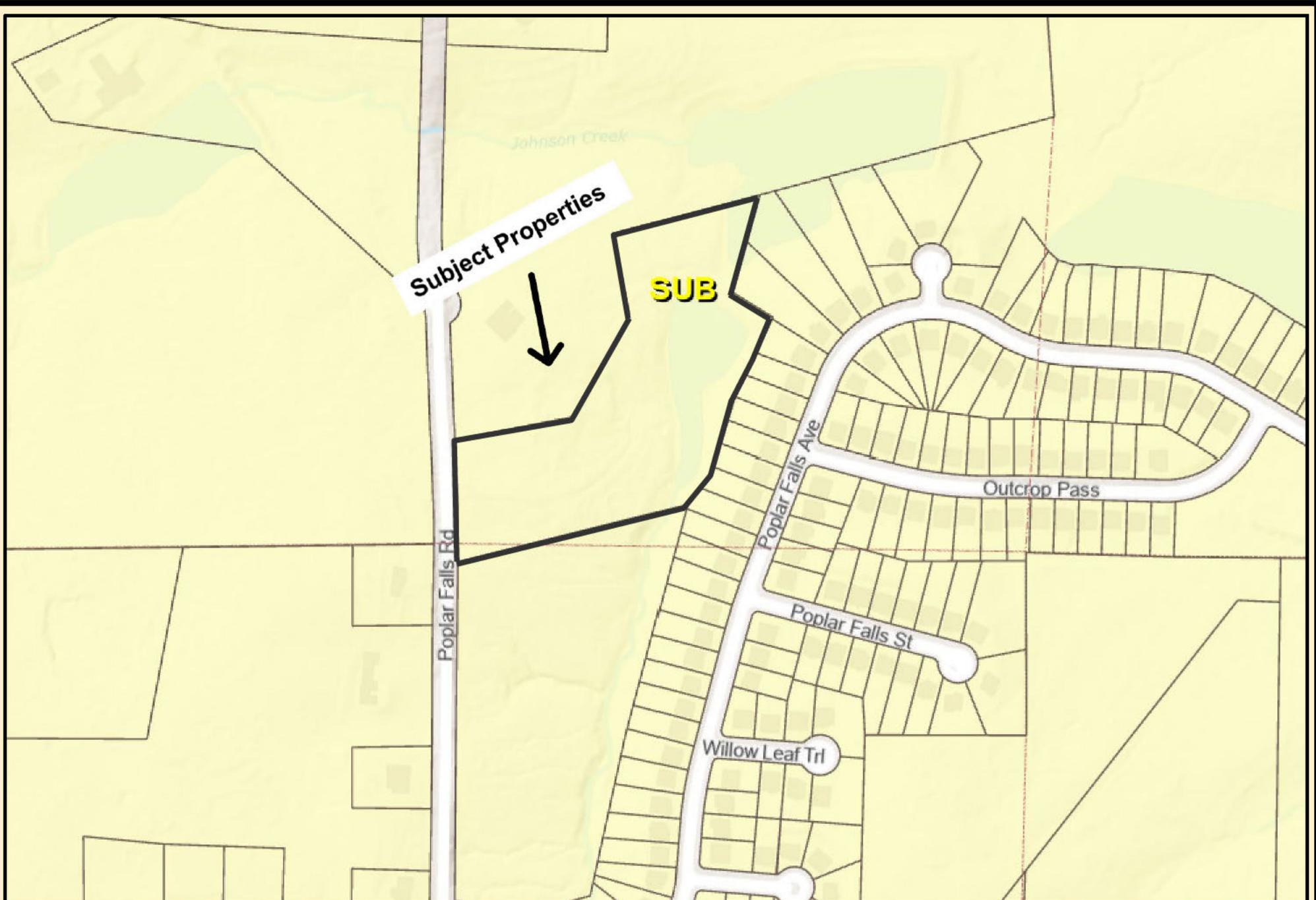


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DeKalb County Parcel Map

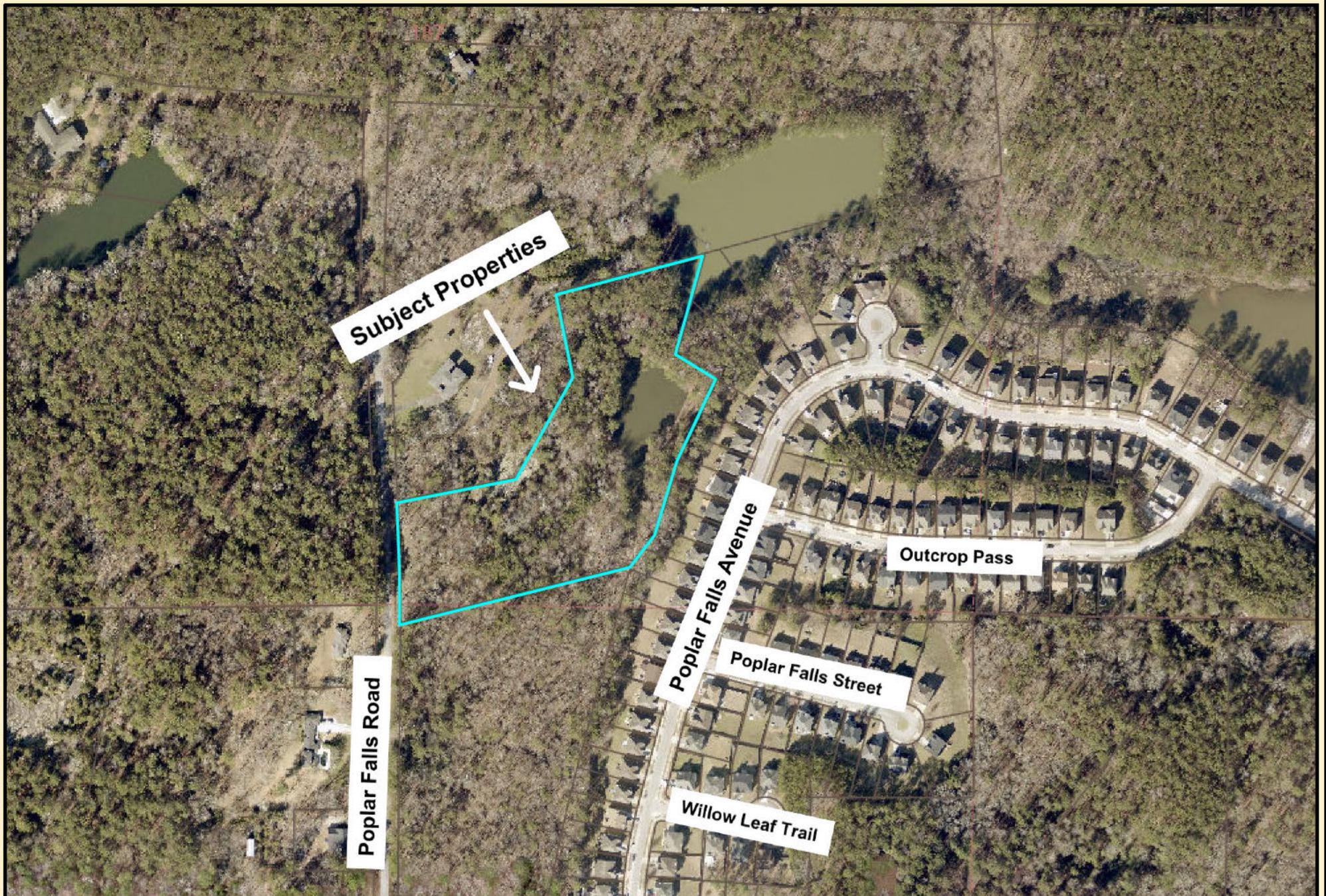


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Subject Properties

Poplar Falls Road

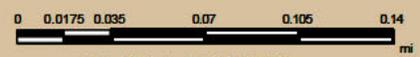
Poplar Falls Avenue

Poplar Falls Street

Willow Leaf Trail

Outcrop Pass

DeKalb County Parcel Map



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