

DeKalb County Department of Planning & Sustainability

**178 Sams Street,
Decatur, GA 30030**

(404) 371-2155 / www.dekalbcountyga.gov/planning

Planning Commission Hearing Date: Tuesday, January 9, 2024

Board of Commissioners Hearing Date: Thursday, January 25, 2024

STAFF ANALYSIS

Case No.:	Z-24-1246748	Agenda #: 2023-1432
Location/Address:	1075 Zonolite Road Atlanta, GA 30306	Commission District: 02 Super District: 06
Parcel ID(s):	18-107-04-049	
Request:	Rezone property from the M (Light Industrial) Zoning District to the C-1 (Local Commercial) Zoning District to expand the office and commercial uses on the property.	
Property Owner(s):	AP Zonolite LLC	
Applicant/Agent:	AP Zonolite LLC c/o Troutman Pepper Hamilton Sanders LLP	
Acreage:	1.74 acres	
Existing Land Use:	Office, Retail, Personal Service	
Surrounding Properties:	North: R-75 (Across Railroad) East: M South: R-75 West: R-75	
Comprehensive Plan:	Town Center (TC) Consistent <input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/>	

Staff Recommendation: 30-day deferral to the Board of Commissioners.

The subject property is currently zoned M (Light Industrial) and is improved with a one-story building (comprising approximately 29,000 square feet) constructed circa 1959. There are multiple tenants currently occupying the building, consisting primarily of office, retail, and personal service uses.

The property is located at the western terminus of Zonolite Road, a local street which at its eastern end intersects with Briarcliff Road directly across from the Sage Hill Shopping Center. Two properties approximately 200 feet to the south, designated as 1123 and 1145 Zonolite Road, were rezoned from the M (Light Industrial) zoning district to the MU-1 (Mixed-Use Low Density) zoning district in 1998, conditioned on the reuse of the existing industrial buildings for mixed office/residential purposes. The remaining properties along the street are zoned M (Light Industrial). While these structures appear to have housed industrial uses in the past, they appear to have been repurposed over time and are currently used primarily for office, retail, and personal service uses (such as barber shops/beauty salons, dry cleaning shops), much like the subject property. The subject property shares a southern boundary with Zonolite Park, which is owned by the County and is zoned R-75 (Residential Medium Lot-75) along this boundary. The existing site is nonconforming with regards to current transitional buffer requirements and potentially with yard setback requirements. A portion of the existing parking area appears to be on land owned and operated by the County.

While the current uses on the subject property are permitted by-right in the M (Light Industrial) Zoning District, the applicant proposes to rezone the subject property to the C-1 (Local Commercial) Zoning District in order to expand the potential office and commercial uses on the property. Only a few specific office uses are permitted in the M zoning district (e.g., building or construction offices, engineering and architectural offices). Rezoning to the C-1 district would allow for greater office and commercial flexibility; consistent with the surrounding office and commercial uses to the east. The proposed rezoning of the property to the C-1 Zoning District would constitute a “downgrade” in intensity with respect to the industrial uses that are currently permitted by-right and would not have an adverse effect on the surrounding character of the adjacent properties.

That being said, there are number of uses that are permitted in the C-1 Zoning District that may not be appropriate for the existing building or the building site, given the relative size and location of both. At the Planning Commission meeting held on January 9, 2024, Staff presented the proposal and recommended *Approval With Conditions*. The original conditions, which are included with this updated analysis, were mainly to prohibit said uses that Planning Staff deemed incompatible. Discussions with the applicant revealed a desire for certain uses, such as child daycare facilities, indoor recreation, and alcohol sales, for example, to be removed from the list of prohibited uses. Staff was and is amenable to further discussion of the list of prohibited uses. For this reason, the Planning Commission recommended a *Two-Cycle Deferral* as requested by the applicant.

Further conversations with Planning Staff and the applicant are ongoing at the time of this analysis. In order to allow Planning Staff and the applicant additional time to finalize recommended conditions, the Planning & Sustainability Department recommends a *30-Day Deferral to the Board of Commissioners*.

Z-24-1246748

Staff Recommended Conditions

12/13/2023

1075 Zonolite Road

Atlanta, GA 30306

1) The subject property shall be governed by all of the requirements of the C-1 (Local Commercial) Zoning District. In addition, the following principal and accessory uses of land and structures shall be prohibited on the subject property:

1. Live-work units
2. Bed and breakfasts
3. Hotels/Motels
4. Nursing care facilities or hospices
5. Personal care homes (group or community)
6. Child caring institutions (group or community) or daycare centers and facilities
7. Shelters for homeless persons
8. Transitional housing facilities
9. Clubs, orders, or lodges
10. Coliseums or stadiums/not associated with church or school
11. Funeral homes or crematoriums
12. Cultural facilities
13. Swimming pools, commercial
14. Tennis courts, swimming pools, play or recreation area, community
15. Colleges, universities, research and training facilities
16. Private kindergartens, elementary, middle, or high schools,
17. Any automobile/boat/trailer sales, service, or outside storage
18. Indoor recreation

19. Nightclubs or late night establishments
20. Special events facilities
21. Alcohol outlets/liquor stores, including accessory to retail
22. Commercial greenhouses or plant nurseries
23. Convenience stores
24. Drive-through facilities
25. Farmer's markets
26. Fuel pumps
27. Grocery stores
28. Retail warehouses
29. Any transportation and storage uses (with exception to parking as an accessory use to permitted uses)
30. Adult day care centers and facilities
31. Coin laundries
32. Commercial kennels
33. Satellite television antennae
34. New wireless telecommunication facilities

- 2) Approval of this rezoning application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Planning Commission, the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by each entity.



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

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

**REZONE
COMMENTS FORM:
PUBLIC WORKS ROAD AND DRAINAGE**

Case No.: Z-23-1246748

Parcel I.D. #: 18-107-04-049

Address: 1075 Zonolite Road Atlanta, GA 30306

Drainage Basin: South Fork Peachtree Creek

Upstream Drainage Area: N/A

Percent of Property in 100-Year Floodplain: 8%

Impact on property (flood, erosion, sedimentation) under existing zoning: There is no known or reported flood impact on the subject property. About 90% of it is located outside the floodplain but there is a FEMA designated Special Flood Hazard Area in the southeast portion of the property. Erosion and sedimentation activities are not known to affect the property in its present condition.

Required detention facility(s): Detention may be required if the property is to be redeveloped or expanded and triggers the applicability criteria in Sec. 14-40(b)(2) of the County code.

COMMENTS:

Since no redevelopment is being proposed with this rezoning, any development arising from the rezoning that would create additional impervious areas may require installation of stormwater BMPs to adequately manage the generated runoff without any adverse effect on the current MS4 infrastructures.

Signature: _____

12/15/2023

To: LaSonda Hill, Planning and Sustainability

From: Ryan Cira, Environmental Health Director

Cc: Alan Gaines, Environmental Health Deputy

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 networks. 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.

DEKALB COUNTY

Board of Health

	Case #	Location (Address)	Comment 1	Comment 2
N1	SLUP-24-1246742	3684 Seton Hall Way, Decatur, GA 30034	Please review general comments.	
N2	SLUP-24-1246743	2445 Wesley Chapel Road, Decatur, GA 30045	Please review general comments.	No septic indicated.
N3	CZ-24-1246744	5449 Covington Highway, Decatur, Ga 30035	Please review general comments.	No septic indicated.
N4	SLUP-24-1246745	1369 Clairmont Road, Decatur, GA 30033	Please review general comments.	No septic indicated.
N5	SLUP-24-1246746	4077 Flat Shoals Parkway, Decatur, GA 30034	Please review general comments.	No septic indicated.
N6	Z-24-1246747	6826 Covington Highway, Lithonia, GA 30058	Please review general comments.	No septic indicated.
N7	Z-24-1246748	1075 Zonolite Road, Atlanta, GA 30306	Please review general comments.	No septic indicated.
N8	SLUP-24-1246750	2056 Tudor Castle Circle, Decatur, GA 30035	Please review general comments.	No septic indicated.
N9	TA-24-1246761	County-Wide	Please review general comments.	
N10	TA-24-1246762	County-Wide	Please review general comments.	

ZONING COMMENTS DECEMBER 2023

N1. SLUP-24-1246742 - 3684 Seton Hall Way: No comment.

N2. SLUP-24-1246743 - 2445 Westley Chapel Road: No comment.

N3. CZ-24-1246744 - 449 Covington Hwy: Hidden Hills OVD Tier 1. Must meet the requirement of the overlay district. Covington Hwy is SR 12 and required state review and approval prior to permitting. Contact: Cowan, Ashley S ACowan@dot.ga.gov. At a minimum, Covington Hwy is classified as a major arterial. A right of way dedication of 50 feet from centerline OR such that all public infrastructure is within ROW (including streetlighting), whichever greater. The land development code requires a bike facility. Our preference is a 10-foot multiuse path instead of a 4-foot bike lane. The zoning code requires pedestrian scale street lighting.

N4. SLUP-24-1246745 - 1369 Clairmont Rd: No comment.

N5. SLUP-24-1246746 - 4077 Flat Shoals Rd: No Comment.

N6. Z-24-1246747 - 6826 Covington Hwy: Covington Hwy is SR 12 and required state review and approval prior to permitting. Contact: Cowan, Ashley S ACowan@dot.ga.gov. Covington Hwy is classified as a major arterial. A right of way dedication of 50 feet from centerline OR such that all public infrastructure is within ROW (including streetlighting), whichever greater. The land development code requires a bike facility. Our preference is a 10-foot multiuse path instead of a 4-foot bike lane. The zoning code requires pedestrian scale street lighting.

N7. Z-24-1246748 - 1075 Zonolite Rd: Verify property lines. It appears their plans are not on their property. No other comment.

N8. SLUP-24-1246750 - 2056 Tudor Castle Cir: No comment.

N9. TA-24-1246761 - No Comment.

N10. TA-24-1246762 - No Comment.



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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.

DEVELOPMENT ANALYSIS:

- **Storm Water Management**

(1) No concerns

- **Flood Hazard Area/Wetlands**

(1) The presence of FEMA Flood Hazard Area was present in the County G.I.S. mapping records for the site.

- **Landscaping/Tree Preservation**

(1) Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 and are subject to approval from the County Arborist.

- **Tributary Buffer**

(1) Site is part of the South Fork Peachtree Creek Basin.



**DEKALB COUNTY
GOVERNMENT PLANNING
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**COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER**

Case No.: _____ Parcel I.D. #: _____

Address: _____

WATER:

Size of existing water main: _____ (adequate/inadequate)

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

SEWER:

Outfall Servicing Project: _____

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

Water Treatment Facility: _____ adequate ____ inadequate ____

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

COMMENTS:

Signature: _____



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

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**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: Z-24-1246748 Parcel I.D. #: 18-107-04-049
Address: 1075 Zonolite Rd, Atlanta, GA 30306

Adjacent Roadway (s):

(classification) (classification)

Capacity (TPD) _____
Latest Count (TPD) _____
Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____
Existing right of way width _____
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 _____
Existing right of way width _____
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 Engineers (ITE) 6/7th Edition (whichever is 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: Plans and field reviewed. No problem that
would interfere with Traffic flow.

Signature: Jerry White



DEPARTMENT OF PLANNING & SUSTAINABILITY

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

Date Received: _____ Application No: _____

Applicant Name: AP Zonolite LLC c/o Troutman Pepper Hamilton Sanders LLP

Applicant E-Mail Address: jessica.hill@troutman.com

Applicant Mailing Address: 600 Peachtree Street, NE, Suite 3000, Atlanta, Georgia 30308

Applicant Daytime Phone: (404) 885-3529 Fax: N/A

Owner Name: AP Zonolite LLC

If more than one owner, attach list of owners.

Owner Mailing Address: 1000 Marietta Street NW, Suite 122, Atlanta, Georgia 30318

Owner Daytime Phone: (404) 783-6465

Address of Subject Property: 1075 Zonolite Road

Parcel ID#: 18 107 04 049

Acreage: 1.90 acres Commission District: 2

Present Zoning District(s): Light Industrial (M)

Proposed Zoning District: Local Commercial (C-1)

Present Land Use Designation: Town Center (TC)

Proposed Land Use Designation (if applicable): No change requested.

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

REZONING APPLICATION CHECKLIST

Email one (1) copy of your application as one (1) PDF file to Planner. Submit application through our online portal
www.epermits.dekalbcountyga.gov

You MUST email us that you've submitted the application online. For questions, email: plansustain@dekalbcountyga.gov

- 1. Schedule a mandatory **Pre-Application Conference** with Planning & Sustainability staff by appointment. Obtain Pre-Application form (to be completed in pre-application meeting). Please email lahill@dekalbcountyga.gov for appointment.
- 2. Hold a **Pre-Submittal Community Meeting** with surrounding neighborhood associations and residents. Provide documentation of the meeting (**meeting notice and sign in sheets**). Letter(s) from homeowners' association(s) may also be provided.
- 3. Submit **Application** (Email to planner and submit online permits.dekalbcountyga.gov Please assemble materials in the following order).
 - A. Application form** with name and address of applicant and owner, and address of subject property;
 - B. Pre-submittal community meeting notice and sign-in sheet** and other documentation of meeting, if any;
 - C. Letter of application and impact analysis**
 - 1. Letter of application** identifying a) the proposed zoning classification, b) the reason for the rezoning or special use or modification request, c) the existing and proposed use of the property, d) detailed characteristics of the proposed use (e.g. floor area, height of building(s), number of units, mix of unit types, number of employees, manner and hours of operation), d)(optional) statement of conditions discussed with the neighborhood or community, if any.
 - 2. Impact analysis** of the anticipated impact of the proposed use and rezoning on the surrounding properties in response to the standards and factors specified in Article 7.3 of the DeKalb County Zoning Ordinance, as attached. If a Major Modification, please include previously approved conditions and Board of Commissioner meeting minutes.
 - D. Authorization Form**, if applicant is not the owner. Must be signed by all owners of the subject property and notarized. Authorization must contain the mailing address and phone number of any applicant or agent who is authorized to represent the owner(s) of the subject property. Please include warranty deed, if property ownership is less than 2 years.
 - E. Campaign disclosure statement** (required by State law).
 - F. Legal boundary survey** of the subject property, (showing boundaries, structures, and improvements), prepared and sealed within the last year by a professional engineer or land surveyor registered in the State of Georgia. *(If survey shows property on opposite sides of a public street right-of-way, file a separate application for each property.)*
 - G. Site Plan**, printed to scale, folded, of any existing and or proposed development/redevelopment. For projects larger than 1 acre, site plan should be at least 1:50 scale. The site plan must include the following:
 - a. complete boundaries of subject property;
 - b. dimensioned access points and vehicular circulation drives;
 - c. location of all existing and proposed buildings, structures, setbacks and parking;
 - d. location of 100-year floodplain and any streams;
 - e. notation of the total acreage or square footage of the subject property;
 - f. landscaping, tree removal and replacement, buffer(s); and
 - e. site plan notes of building square footages, heights, density calculations, lot coverage of impervious surfaces, parking ratios, open space calculations, and other applicable district standards.
 - H. Written Legal Description** of metes and bounds of the subject property (can be printed on site plan or survey).
 - I. Building Form Information.** Elevation (line drawing or rendering), or details of proposed materials, in compliance with Article 5 of the Zoning Ordinance.
 - J. Completed, signed Pre-application Form** (Provided at pre-application meeting.)

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

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: Henry Bailey Phone: 404-885-3348 Property Address: 1075 Zonolite Road

Tax Parcel ID: 18 107 04 049 Comm. District(s): 2 & 6 Acreage: 1.74

Existing Use: office Proposed Use mixed commercial use project in MU-1 or C-1 to allow commercial including but not limited to retail, physical therapist office, small gym, and other permitted commercial uses.

Supplemental Regs: NA DRI: NA

Rezoning: Yes No

Existing Zoning: M Proposed Zoning: MU-1 or C-1 Square Footage/Number of Units:

Rezoning Request: _____

Land Use Plan Amendment: Yes No

Existing Land Use: TC Proposed Land Use: NA Consistent Inconsistent

Special Land Use Permit: Yes No

Major Modification: NA

Existing Case Number(s): _____

Condition(s) to be modified:

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: Review Calendar Dates: _____ PC: 01/09/24 _____ BOC:
_01/25/24_____ Letter of Intent: Impact Analysis: Owner Authorization(s): _____ Campaign
Disclosure: Zoning Conditions: Community Council Meeting: _____ 12/12/23 _____ Public
Notice, Signs: _____ Tree Survey, Conservation: Land Disturbance Permit (LDP):
_____ Sketch Plat: _____ Bldg. Permits: Fire Inspection: Business License:
 State License: _____ Lighting Plan: _____ Tent Permit: _____ Submittal Format: NO
STAPLES, NO BINDERS PLEASE

***Deadline for hosting pre-community meeting with 15 days notice for January 2024 agenda cycle would be 10/25/23**

****Filing Deadline for application is 11/02/23**

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: _____ Roofs: _____
Fenestration: Façade Design: _____ Garages: _____ Pedestrian Plan: _____ Perimeter
Landscape Strip: _____
Possible Variances: _____

Comments: _

Applicant will need to provide justification as to how proposed mixed commercial project and MU-1 or C-1 zoning is compatible with surrounding area. If pursuing an MU-1 zoning district, applicant will need to ensure that the submittal requirements for MU-1 are complied with—per Sec 2.19.4. Applicant will need to demonstrate compliance with MU-1 or C-1 zoning requirements, as applicable, including maximum building height, streetscape, minimum number of parking spaces, etc. Depending on what adjacent parcel is zoned to west, there may be a 50 foot undisturbed buffer requirement.

DEPARTMENT OF PLANNING & SUSTAINABILITY

IMPACT ANALYSIS

(Please respond to the following standards and factors on a separate sheet.)

Section 27-7.3.5. The following standards and factors are found to be relevant to the exercise of the county's zoning powers and shall govern the review of all proposed amendments to the Official Zoning Map:

- A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.
- B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.
- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
- D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby properties.
- E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.
- F. Whether the zoning proposal will adversely affect historic building, sites, districts, or archaeological resources.
- G. Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
- H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.

See attached.

LETTER OF APPLICATION
1075 Zonolite Road

This application proposes to rezone the property located at 1075 Zonolite Road in unincorporated DeKalb County from Light Industrial (M) to Local Commercial (C-1). The purpose of this rezoning request is to accommodate the continued use of the property with expanded office and commercial uses. The current M zoning of the property only allows limited office and commercial uses. The property is currently improved with an existing one-story building containing approximately 29,000 square feet. There is no redevelopment of the property proposed by this application. Access to the property will remain in its current location on Zonolite Road and parking will be provided in the existing surface parking lots on the property.

IMPACT ANALYSIS

(a) Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.

The zoning proposal conforms with the policy and intent of the Comprehensive Plan. The future land use designation for the property is Town Center (TC). The proposed C-1 zoning district is listed as one of the zoning districts that is compatible with the TC designation. The Comprehensive Plan's text for the TC designation encourages the location of heights and densities that allow for appropriate transitions to adjacent, stable single family neighborhoods. The purpose of the rezoning is to allow the continued use and operation of the property in the existing one-story adaptively re-used industrial building. The property is adjacent to stable single-family neighborhoods. The building is not being expanded or otherwise changed with respect to bulk and height. Approving the requested rezoning allows for the continued use of the property in a manner that is compatible with Comprehensive Plan's policy that encourages these types of uses adjacent to stable single family neighborhoods.

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

The zoning proposal accommodates the continued use of the existing improvements on the property but with expanded office and commercial uses. Several office uses are already located on the property. The property is located at the end of a dead end street. The adjacent property to the east is developed with a single-story industrial building that has also been adaptively re-used for general office purposes. Farther east is property owned by the applicant that has been adaptively re-used for office and commercial purposes. Immediately adjacent to the north is a railway right-of-way with single family residential located farther north across the right-of-way. A single family residential neighborhood is located to the west and separated by significant vegetative buffering. The South Fork Peachtree Creek traverses south of the property where the Zonolite pedestrian trail is located. The existing use of the improvements on this property are as much a part of the fabric of the neighborhood as the adjacent and nearby properties. Rezoning the property to continue these uses is suitable in view of the use and development of the adjacent and nearby properties.

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

The property is currently zoned M. While the property can be redeveloped under the current zoning, market demand in the area would not support the scale and type of development required to make such a project viable. Additionally, the property has been adaptively re-used by converting the one-story industrial building into office and other retail space. The current zoning significantly limits the type of office and commercial uses while allowing many other uses that are incompatible with the neighborhood around the property. Not only would development under current zoning require complete redevelopment at an incompatible scale but it would also allow certain uses on the property that would not be suitable given the use and usability of nearby and adjacent properties. This suggests that the current zoning is misaligned with the character and market demand for the immediate area. Absent a rezoning to a district that permits uses that are consistent with the character of the area and the demand, the economic use of the property is significantly limited.

(d) 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. As discussed above, the property is located at the end of a dead end street and the adjacent and nearby properties include other office and commercial uses, single family residential and local recreational amenities. The use of the property as it is used today will remain generally the same with the exception that additional nonresidential uses will be permitted on the property and some less desirable industrial uses will not be permitted. The change in uses permitted on the property will not have an adverse effect on the adjacent or nearby properties as the uses proposed already exist on the property or in the immediate vicinity of the property.

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

There are not existing or changing conditions affecting the use and development of the property that give supporting grounds for disapproval of the proposal. Notwithstanding the foregoing, there are existing and changing conditions that support approval of the proposal. Considering the general decline of occupied office tenancy, to ensure the continued use and viability of the property, a rezoning to the proposed district is required. The current zoning limits the type of office uses permitted on the property in manner that increases the possibility of future vacancy. Expanding the pool of potential office tenants on this site reduces the chance for future vacancy and the resulting desire to fill the vacancy with incompatible uses that are permitted under the current zoning.

(f) Whether the zoning proposal will adversely affect historic building, sites, districts, or archaeological resources.

The zoning proposal will not adversely affect historic buildings, sites, districts or archaeological resources. The property has been improved for decades and no redevelopment is proposed. The property does not include any historic buildings. The property is not a historic site and is not included in a historic district. There are also no apparent archaeological resources located on the property.

(g) Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

The property is currently developed and uses the existing streets, transportation facilities and utilities. It is not anticipated that there will be any increase to the current use of this infrastructure. Further, because there is no residential use associated with this property there is no impact on local school capacity.

(h) Whether the zoning proposal adversely impacts the environment or surrounding natural resources.

The zoning proposal will not result in any new development on the property. There will be no increase in impact beyond any impacts already experienced as a result of the use of the property.

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 No *

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

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

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



Notary



Signature of Applicant /Date

Check one: Owner Agent

2/24/2027

Expiration Date/ Seal

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

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 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.

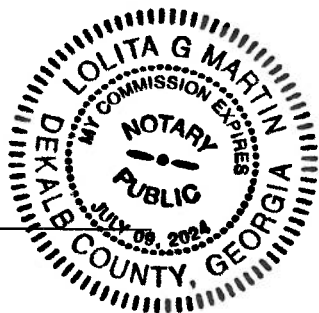
The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

Lolita G. Martin
Notary

[Signature]
Signature of Applicant /Date

Check one: Owner ___ Agent X

July 9, 2024
Expiration Date/ Seal



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

DEPARTMENT OF PLANNING & SUSTAINABILITY

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: _____

TO WHOM IT MAY CONCERN:

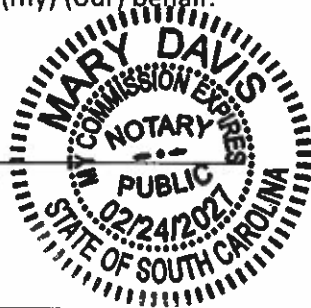
(I) (WE) AP Zonolite LLC
Name of owner(s)

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

AP Zonolite LLC c/o Troutman Pepper Hamilton Sanders LLP
Name of Agent or Representative

to file an application on (my) (our) behalf.

Mary Davis
Notary Public



[Signature]
Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

LEGEND

●	IRON PIN FOUND (DESCRIPTION)
⊙	IRON PIN SET (SEE NOTE #8)
○	CALCULATED POINT
⊕	SANITARY SEWER MANHOLE
⊕	FIRE HYDRANT
⊕	FIRE DEPARTMENT CONNECTION
⊕	UTILITY POLE
⊕	LIGHT POLE

ABBREVIATIONS

CONC.	CONCRETE
DB	DEED BOOK
DIST.	DISTURBED
E-	OVERHEAD ELECTRIC
F.K.A.	FORMERLY KNOWN AS
N/F	NOW OR FORMERLY
N.T.S.	NOT TO SCALE
PG	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.I.N.	PARCEL IDENTIFICATION NUMBER
P/L	PROPERTY LINE
RB	REBAR
R/W	RIGHT OF WAY
TYP.	TYPICAL

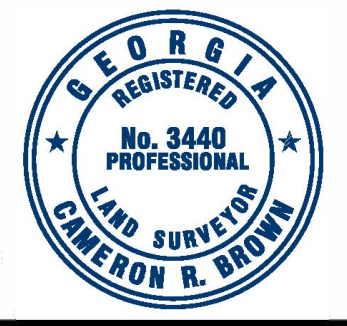
TREE LEGEND

SYMBOL	CODE	COMMON NAME
	K	OAK

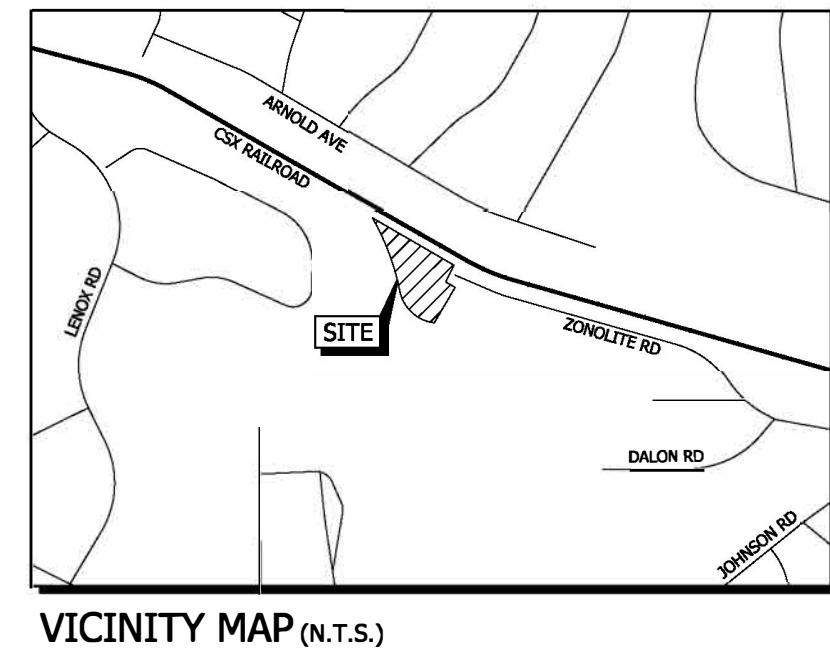
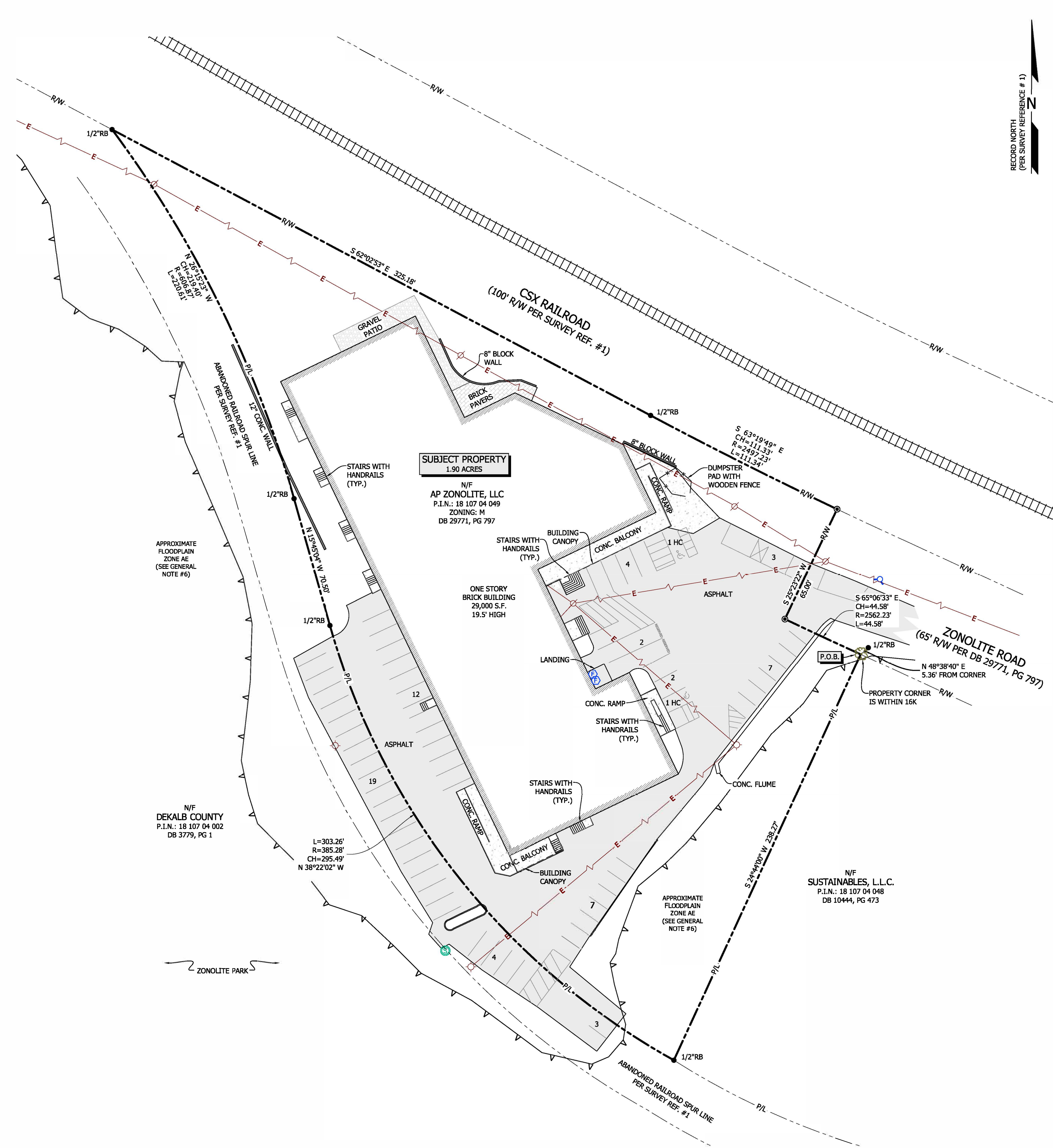
EXAMPLE: \odot 16K = 16 INCH OAK TREE
TRUNK DIAMETER MEASURED AT BREAST HEIGHT. TREE SYMBOL SIZE VARIES BASED ON TREE DIAMETER.

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 stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



CAMERON R. BROWN, GA RLS #3440 10/11/2023



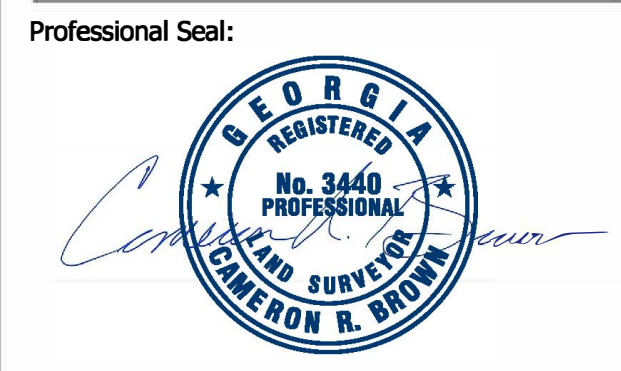
RECORD NORTH (PER SURVEY REFERENCE # 1)

SURVEY REFERENCE
1. ALTA/ASOM LAND TITLE SURVEY PREPARED FOR ZONOLITE ROAD PROPERTIES II, LLC, PREPARED BY WK DICKSON COMMUNITY INFRASTRUCTURE CONSULTANTS, DATED 5-28-04.

- GENERAL NOTES:**
- THIS DRAWING WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR OF LAND ENGINEERING, INC. AUTHORITY OF O.C.G.A. 43-15-22.
 - THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, EASEMENTS OF RECORD OR OTHER TITLE MATTERS AFFECTING THE SUBJECT PROPERTY MAY EXIST. LAND ENGINEERING, INC. AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
 - THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 371,887 FEET. A ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 45,055 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE ADJUSTMENT METHOD. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. THE HORIZONTAL DATUM REFERENCED HEREON IS REFERENCED TO SURVEY REFERENCE #1.
 - THE LOCATION AND DEPICTION OF UNDERGROUND UTILITIES IS BEYOND THE SCOPE OF SERVICES CONTRACTED FOR THIS PROJECT. NO ATTEMPT WAS MADE TO TRACE, MARK, OR SURVEY THE LOCATION OF UNDERGROUND UTILITIES. ONLY ABOVE GROUND APPURTENANCES BASED ON OBSERVED EVIDENCE ARE SHOWN HEREON. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED MAY EXIST ON THIS SITE, BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. VERIFICATION OF EXACT UNDERGROUND UTILITY LOCATIONS SHOULD BE MADE PRIOR TO ANY CONSTRUCTION ACTIVITIES.
 - ACCORDING TO INFORMATION FOUND ON THE DEKALB COUNTY PARCEL VIEWER THE PROPERTY IS CURRENTLY ZONED M (LIGHT INDUSTRIAL). ANY DIMENSIONAL OR OTHER ZONING REQUIREMENTS SHOWN HEREON WERE OBTAINED FROM WWW.MUNICODE.COM AND MAY NOT REFLECT ANY ALTERNATE, CONDITIONAL OR ADDITIONAL REQUIREMENTS APPLICABLE TO THE SUBJECT PROPERTY. VERIFICATION OF ZONING AND DIMENSIONAL REQUIREMENTS SHOULD BE MADE PRIOR TO RELIANCE UPON THE INFORMATION SHOWN. THE SURVEYOR DOES NOT CERTIFY TO ANY MATTERS OF ZONING.
 - THIS PROPERTY IS LOCATED IN ZONE X & ZONE AE, PER F.I.R.M. MAP OF DEKALB COUNTY, GEORGIA. PANEL NUMBER 61 OF 201, MAP NUMBER 13089C0061K, MAP REVISED AUGUST 15, 2019.
 - THE SUBJECT PROPERTY IS CURRENTLY OWNED BY AP ZONOLITE, LLC, TAX PARCEL NUMBER 18 107 04 049. THE EXISTING OWNERSHIP SHOWN HEREON IS BASED UPON INFORMATION OBTAINED FROM THE DEKALB COUNTY TAX ASSESSORS OFFICE AS OF 9/22/2023.
 - MONUMENTS FOUND ARE AS INDICATED ON DRAWING. MONUMENTS PLACED ARE EITHER A 5/8" REBAR WITH CAP (INSCRIBED LSF0946) OR A NAIL WITH WASHER (INSCRIBED LSF0946).
 - THIS SURVEY WAS PREPARED BY LAND ENGINEERING, INC. REFERENCE NUMBER: 1073-014 1601 SOUTH ZACK HINTON PARKWAY, MCDONOUGH, GEORGIA 30253 OFFICE: (678) 814-4346 FAX: (678) 814-4348 WWW.LANDENGINEERING.COM
 - THE LAST DAY OF FIELD WORK FOR THIS SURVEY WAS 10/02/2023.

LAND ENGINEERING
1601 S Zack Hinton Parkway
McDonough, Georgia 30253
T 678.814.4346, F 678.814.4348
www.land.engineering

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICES, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION BY LAND ENGINEERING, INC. SHALL BE WITHOUT LIABILITY TO LAND ENGINEERING, INC. COPYRIGHT LAND ENGINEERING, INC. 2023



Know what's below. Call before you dig. Dial 811. Utilities PROTECTION CENTER DIG SAFETY 1-800-282-7411

Notes:

Project Number: 1073-014
Drawn By: DAM
Date: 09/26/2023

Submittals:

No.	Date	Description
-----	------	-------------

Revisions:

No.	Date	Description
1	10/11/2023	ADDRESS COMMENTS

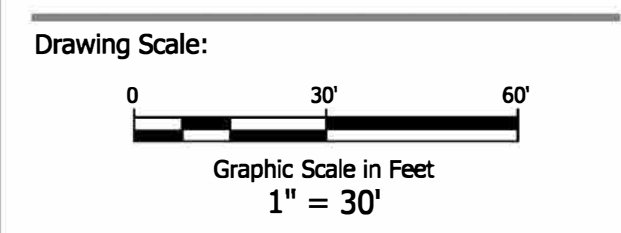
Client / Prepared for:

ASANA PARTNERS
1000 MARIETTA STREET NW
SUITE 122, ATLANTA, GA 30318

Project Name:

1075 ZONOLITE ROAD

Project Location:
1075 ZONOLITE ROAD
Land Lot: 107
District: 18TH
Section: -
City: -
County: DEKALB
State: GEORGIA



Sheet Title:

BOUNDARY SURVEY

Sheet Number: Total Sheets: Revision:

1 1 1

Legal Description (As-Surveyed)

All that tract or parcel of land lying and being in Land Lot 107, 18th District, Dekalb County, Georgia and being more particularly described as follows:

BEGINNING at a 16" Oak Tree on the Southwesterly right-of-way of Zonolite Road (65' R/W); Thence, leaving said right-of-way South 24°44'00" West, a distance of 238.27 feet to a 1/2" rebar found on the Abandoned Railroad Spur Line; Thence, along said Abandoned Railroad Spur Line, along a curve to the left with an arc distance of 303.26 having a radius of 385.28 feet and a chord bearing North 38°22'02" West a distance of 295.49 feet to a 1/2" rebar found; Thence, continuing along said Abandoned Railroad Spur Line, North 15°45'04" West a distance of 70.50 feet to a 1/2" rebar found; Thence, continuing along said Abandoned Railroad Spur Line, along a curve to the right with an arc distance of 220.61 having a radius of 606.87 feet and a chord bearing North 26°15'23" West a distance of 219.40 feet to a 1/2" rebar found on the southerly right-of-way line of CSX Railroad (100' R/W); Thence, along said right-of-way, South 62°02'53" East a distance of 325.18 feet to a 1/2" rebar found; Thence, continuing along said right-of-way, along a curve to the right with an arc distance of 111.34 having a radius of 2497.23 feet and a chord bearing South 63°19'49" East a distance of 111.33 feet to a 5/8" rebar with cap (LSF0946); Thence, leaving said right-of-way South 25°23'22" West, a distance of 65.00 feet to a Nail with washer (LSF0946); Thence, along a curve to the left with an arc distance of 44.58 having a radius of 2562.23 feet and a chord bearing South 65°06'33" East a distance of 44.58 feet to a 16" Oak Tree, said tree also being the POINT OF BEGINNING.

Said property contains 1.90 acres more or less.



1075



NO
PARKING
HERE



1075

1075





1075

FDC

RESERVING

RESERVED

RESERVED

60













1075 Zonolite Pre-Filing Community Meeting Report

1. Notices for the pre-filing community meeting were sent out via a combination of certified mail and email in accordance with your requirements.
2. The pre-filing community meeting was held on October 17, 2023 in accordance with the attached notice.
3. There were no attendees other than counsel and the applicant. The applicant opened the room at 6pm and the room remained open until 6:30pm.

Henry A. Bailey, Jr.
D 404.885.3348
henry.bailey@troutman.com

September 29, 2023

VIA CERTIFIED MAIL

Re: 1075 Zonolite Road – Pre-Filing Community Meeting

Dear Neighbor:

You are receiving this letter because your property is located within 500 feet of the property located at 1075 Zonolite Road in unincorporated DeKalb County (the “Property”) that is owned by AP Zonolite LLC (the “Applicant”). The Applicant intends to file a rezoning application on the Property to change the zoning from Industrial (M) to Local Commercial (C-1). Generally, the purpose of the rezoning request is to allow a broader scope of office and retail uses, which is how the Property is currently being used. There is no plan to redevelop the Property as the existing buildings and improvements will remain.

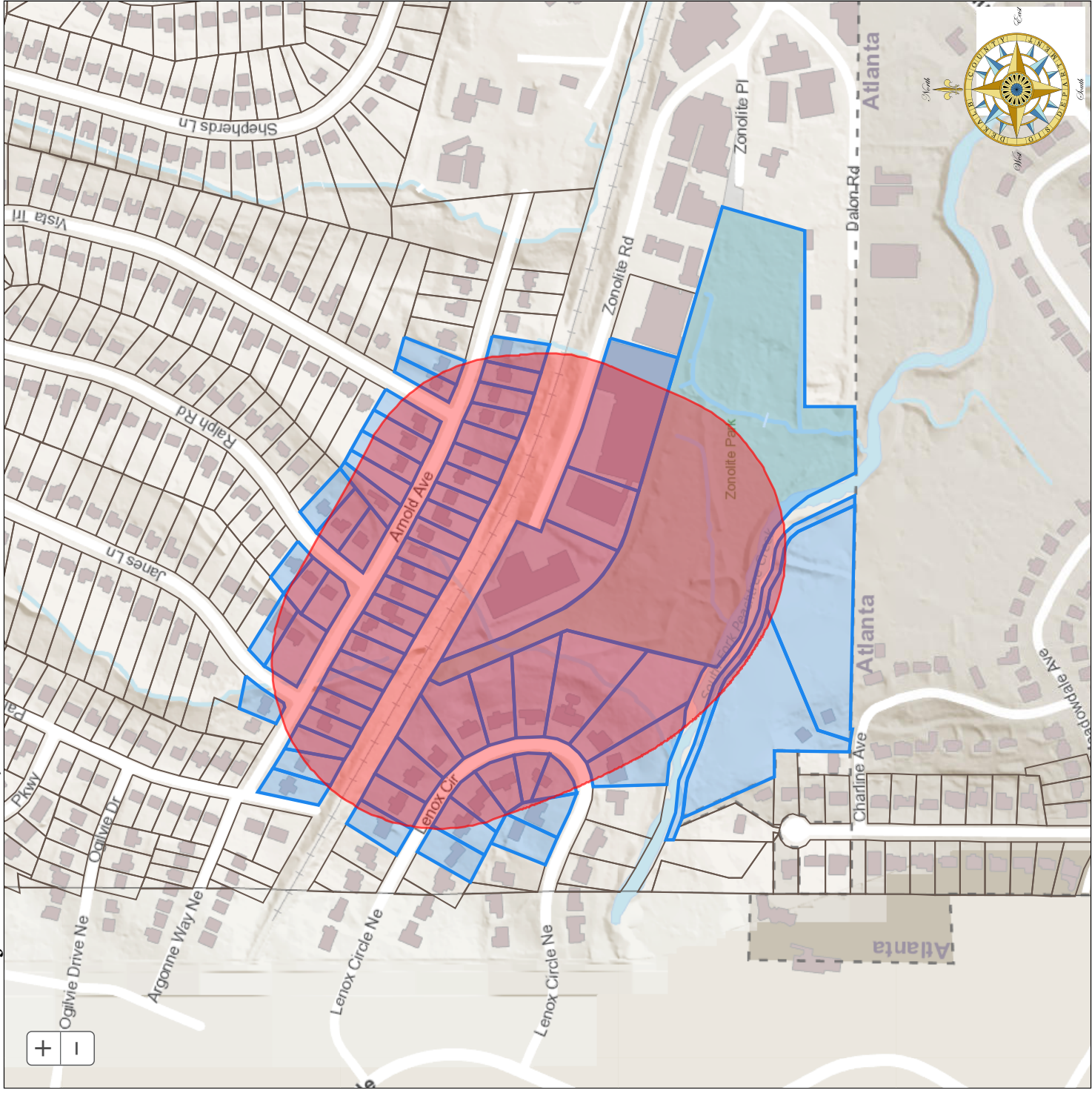
As a part of the rezoning process, we want to invite you to participate in the pre-filing community meeting to discuss the project in detail. The meeting will be held in person near the Property at **1123 Zonolite Road, Suite 17 on October 17, 2023 at 6:00 pm**. We look forward to meeting you and answering your questions. Should you have any questions or you are unable to attend please feel free to reach out to me at the information contained herein.

Best regards,

A handwritten signature in blue ink, appearing to read 'HAB', is positioned below the closing text.

Henry A. Bailey, Jr.

Case / Project Number: ,



Map Generated: Wed Sep 27 2023 14:22:54 GMT-0400 (Eastern Daylight Time)



11.70

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 Atlanta, GA 30308

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1237 LENOX CIRCLE LLC
 1237 LENOX CIR
 ATLANTA GA 30306

AP ZONOLITE LLC
 802 GERVAIS ST STE 200
 COLUMBIA SC 29201

ASHER INVESTMENTS LLC
 3627 BLAKEFORD CLUB DR
 MARIETTA GA 30062

BERNARDO ELIZABETH A
 1829 CHARLINE AVE NE
 ATLANTA GA 30306

BLACK RONALD G
 1311 ARNOLD AVE NE
 ATLANTA GA 30324

BOKEN MARY
 1369 ARNOLD AVE NE
 ATLANTA GA 30324

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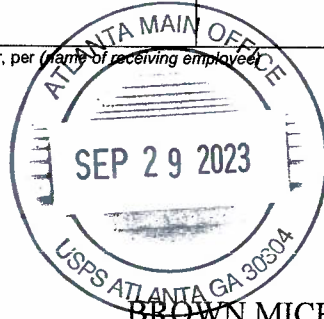
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- BROWN MICHAEL
 1377 ARNOLD AVE NE
 ATLANTA GA 30324
- BUSBY LOUISA KAY
 1337 ARNOLD AVE NE
 ATLANTA GA 30324
- BUTERA ROBERT
 1249 LENOX CIRCLE NE
 ATLANTA GA 30306
- CAMPBELL KATHRYN M
 831 HAINES AVE
 DALLAS TX 75208
- CARVALHO SILVA MARLI
 3430 BUFFALO AVE D
 NORTH CHARLESTON SC 29418
- DAGLEY II BOYD MITCHELL
 1376 ARNOLD AVE NE
 ATLANTA GA 30324

Fee	Special Handling	Parcel Airtift



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DEKALB COUNTY
 1300 COMMERCE DR
 DECATUR GA 30030

DETAMORE DONICA
 1389 ARNOLD AVE NE
 ATLANTA GA 30324

DIXON WILLIAM SUTHERLAND
 1039 RALPH RD NE
 ATLANTA GA 30324

FOGG BLAKE ANDREW
 1038 RALPH RD NE
 ATLANTA GA 30324

GODFREY ANNA
 1831 CHARLINE AVE NE
 ATLANTA GA 30306

GRIFFIN KAREN MAUREEN
 1361 ARNOLD AVE NE
 ATLANTA GA 30324

Fee	Special Handling	Parcel Airlift



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HALLEY GABRIEL
1045 RALPH RD NE
ATLANTA GA 30324

HICKS JONATHAN DAVID
1309 ARNOLD AVE NE
ATLANTA GA 30324

HOURIHAN TIMOTHY J
1372 ARNOLD AVE NE
ATLANTA GA 30324

HUYNH NANCY
3178 TOWERVIEW DR
ATLANTA GA 30324

JOHNSON BRUCE EARL
1357 ARNOLD AVE NE
ATLANTA GA 30324

JORDAN DAVID D LIVING TRUST
1305 LENOX CIR NE
ATLANTA GA 30306

Fee	Special Handling	Parcel Airlift



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KHOSRAVANI POUR MOREED
1341 ARNOLD AVE NE
ATLANTA GA 30324

KOVASH GALEN M
1381 ARNOLD AVE
ATLANTA GA 30324

LALANI ALYKHAN MEHBOOB
1252 LENOX CIR
ATLANTA GA 30306

LAMME SARAH T
1396 ARNOLD AVE NE
ATLANTA GA 30324

LEECH AMANDA
1050 RALPH RD NE
ATLANTA GA 30324

LERCH PAULINE H
1321 ARNOLD AVE NE
ATLANTA GA 30324

	Fee	Special Handling	Parcel Airlift

Name and Address of Sender

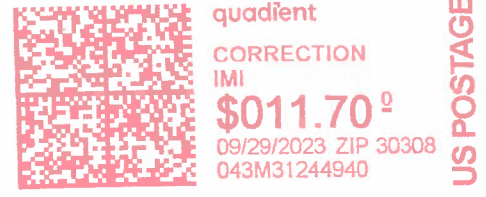
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LEWIS GREGORY B
 1242 LENOX CIR NE
 ATLANTA GA 30306

LUNA ROSSALIND JANET
 1317 ARNOLD AVE NE
 ATLANTA GA 30324

MALKA PACKER MONROE RESIDENCE TRUST
 1365 ARNOLD AVE NE
 ATLANTA GA 30324

MCELRATH WILLIAM D JR
 1295 LENOX CIR NE
 ATLANTA GA 30306

MCFARLAND ANNA LOUISE
 1261 LENOX CIR NE
 ATLANTA GA 30306

MCKEEN DENNIS L II
 1345 ARNOLD AVE NE
 ATLANTA GA 30324

Weight	Fee	Special Handling	Parcel Airlift



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ATLANTA GA 30304

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MCMANON CRAIG
1259 LENOX CIR NE
ATLANTA GA 30306

MCNEW RONALD RAY
1388 ARNOLD AVE NE
ATLANTA GA 30324

MERRILL DANIEL
1349 ARNOLD AVE NE
ATLANTA GA 30324

MILIOS PETER
1364 ARNOLD AVE NE
ATLANTA GA 30324

PATTERSON BENJAMIN HAMILTON
1325 ARNOLD AVE NE
ATLANTA GA 30324

PRESSMAN IRVIN B
1397 ARNOLD AVE NE
ATLANTA GA 30324

Weight	Fee	Special Handling	Parcel Airlift



Name and Address of Sender

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PUNYAPHALA PAKTRA
1065 JANES LN NE
ATLANTA GA 30324

RAILSBACK ANN
1288 LENOX CIR NE
ATLANTA GA 30306

RICHARDS TROY ALAN
1253 LENOX CIR NE
ATLANTA GA 30306

RUANGNAPAPORN WANPEN
1071 JANES LN NE
ATLANTA GA 30324

SCHLESINGER KATHY E
1228 LENOX CIR NE
ATLANTA GA 30306

SHOEMAKE MATTHEW D
1279 LENOX CIR NE
ATLANTA GA 30306

Quantity	Fee	Special Handling	Parcel Airlift



Name and Address of Sender

Henry Bailey
Troutman Pepper
600 Peachtree St., NE, Suite 3000
Atlanta, GA 30308

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SHORT JAMIE K
1276 LENOX CIR NE
ATLANTA GA 30306

SLEMENDA JOSEPH JAMES JR
1273 LENOX CIR NE
ATLANTA GA 30306

SPIEGEL JEREMY
1221 SAUNDERS CRES
ANN ARBOR MI 48103

STANO DAVID GREGORY JR
1320 ARNOLD AVE NE
ATLANTA GA 30324

SUSTAINABLES LLC
PO BOX 170211
ATLANTA GA 30317

USSERY TRACEY C
1260 LENOX CIR
ATLANTA GA 30306

Fee	Special Handling	Parcel Airlift



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Troutman Pepper
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5. _____
6. _____

VAN HOUSE TIMOTHY
1385 ARNOLD AVE NE
ATLANTA GA 30324

WALKER MILES TOCCOA
1373 ARNOLD AVE NE
ATLANTA GA 30324

WEISS NOAM
1304 LENOX CIR NE
ATLANTA GA 30306

WILBURN JANIE R
1393 ARNOLD AVE NE
ATLANTA GA 30324

ZAGLIN CHARLES
1243 LENOX CIR NE
ATLANTA GA 30306

ZHOU MICHAEL CHAO
1368 ARNOLD AVE NE
ATLANTA GA 30306

	Fee	Special Handling	Parcel Airlift

See Reverse for Instructions

Bailey, Henry A.

From: Bailey, Henry A.
Sent: Monday, October 2, 2023 8:55 AM
To: 'president@woodlandhillsatlanta.org'; 'petedensmore124@gmail.com';
'kimberly@southforkconservancy.org'
Subject: FW: Pre-Community Meeting for 1075 Zonolite
Attachments: Community Meeting Letter 9.29.23.pdf

All – please see the attached community meeting letter for the property located at 1075 Zonolite. We hope you can make it.

Henry Bailey

Associate

Direct: 404.885.3348 | Cell: 803.730.8134

henry.bailey@troutman.com

From: Bailey, Henry A.
Sent: Friday, September 29, 2023 8:59 AM
To: 'estusemucho@icloud.com' <estusemucho@icloud.com>; 'tedaniel@mindspring.com' <tedaniel@mindspring.com>;
'artghansen@gmail.com' <artghansen@gmail.com>; 'maryhinkel@comcast.net' <maryhinkel@comcast.net>;
'brucemac@earthlink.com' <brucemac@earthlink.com>; 'javasea2635@gmail.com' <javasea2635@gmail.com>;
'rnnvsn@yahoo.com' <rnnvsn@yahoo.com>; 'jf1smith@gmail.com' <jf1smith@gmail.com>; 'jtatltravel@gmail.com'
<jtatltravel@gmail.com>; 'avenet@bellsouth.net' <avenet@bellsouth.net>
Subject: Pre-Community Meeting for 1075 Zonolite

All – please see the attached notice letter for the pre-filing community meeting for the property located at 1075 Zonolite.

Let me know if you have any questions.

Henry Bailey

Associate

Direct: 404.885.3348 | Cell: 803.730.8134

henry.bailey@troutman.com

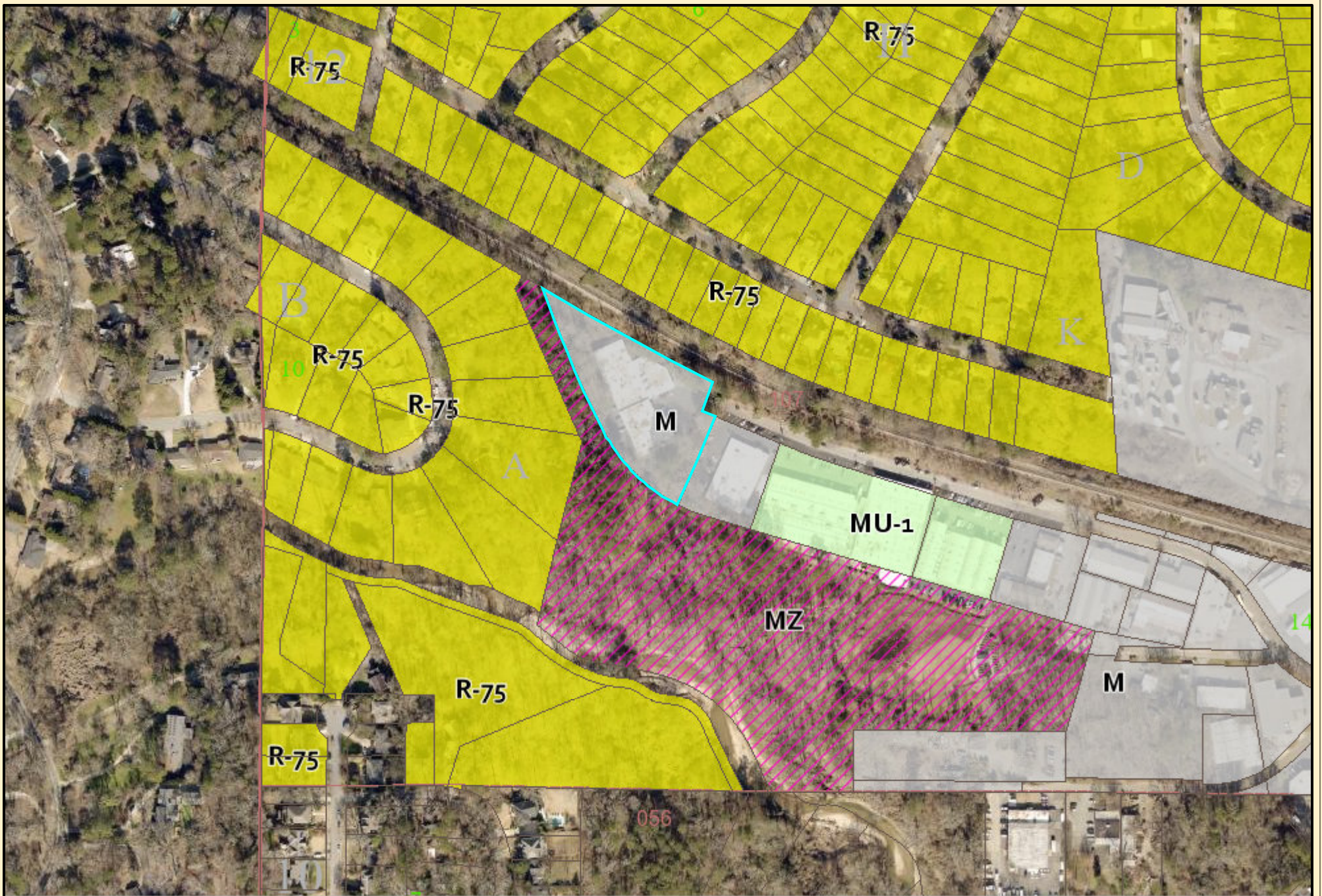
troutman pepper

600 Peachtree Street, NE, Suite 3000

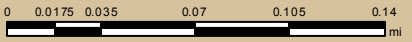
Atlanta, GA 30308

troutman.com

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Zoning

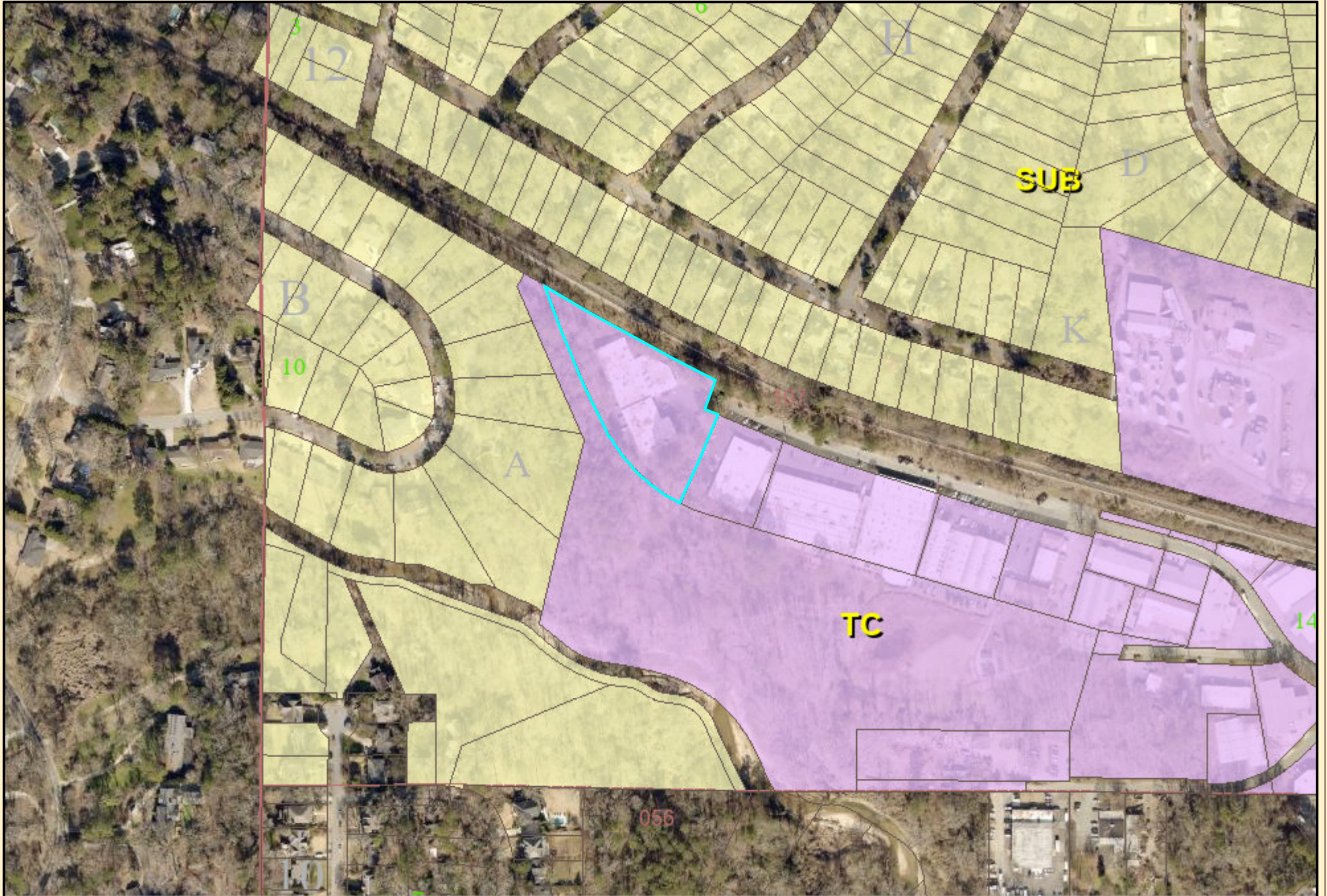


Date Printed: 12/20/2023

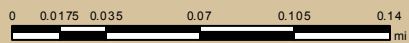


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DeKalb County Parcel Map



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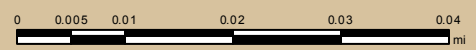


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Aerial



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