



DeKalb County Department of Planning & Sustainability

178 Sams Street,
Decatur, GA 30030

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

Planning Commission Hearing Date: May 2nd, 2024
Board of Commissioners Hearing Date: March 23rd, 2024

STAFF ANALYSIS

Case No.:	Z-24-1246916	Agenda #: 2024-0365
Address:	558 Medlock Road, Decatur, GA 30030	Commission District: 02 Super District: 06
Parcel ID(s):	18-050-14-021	
Request:	Rezone the subject site from R-75 (Residential Medium Lot-75) zoning district to C-1 (Local Commercial) zoning district to operate a specialized school for art classes and other art-related activities.	
Property Owner(s):	Dialysis Clinic, Inc.	
Applicant/Agent:	Amy Wilson c/o Battle Law P.C.	
Acreage:	.82	
Existing Land Use:	Dialysis Clinic	
Surrounding Properties:	North: C-1 East: C-1, OI (Office Institutional) South: OI West: C-1	
Comprehensive Plan:	Suburban (SUB), Medline Livable Centers Initiative	Consistent X Inconsistent

Staff Recommendation: Approval with Conditions.

The applicant, Amy Wilson, is seeking a rezone from R-75 (Residential Medium Lot-75) Zoning District to the Local Commercial (C-1) Zoning District to relocate an existing operation of art classes, *Zone of Light*, to the subject site location. *Zone of Light* offers year-round activities, including art classes, summer art camps for kids, and small art-oriented events like birthday parties. Currently, there is no business operations on site but the existing one-story, brick building, was previously operated as a Dialysis Clinic.

The current zoning of R-75 is inconsistent with adjacent zoning districts and surrounding land uses. While the subject property is located in a Suburban (SUB) character area, the site is within a major intersection framed by four major intersecting corridors hosting several commercial businesses, retail, and service uses. According to the *2050 Unified Plan*, SUB character areas allow for commercial service uses at major intersections that provide increased connectivity and accessibility. The applicant has proposed to repurpose a vacant building for a specialized school of the arts which supports the SUB Character Area intent. The applicant has proposed no new sit development and will not be replacing any building facades and/or materials. Additionally, the subject site falls within *Area “C” Medlock Plaza* of the *Medline Livable Centers Initiative (LCI)*. Area C aims to provide an appropriate transition between single family residential and the mix of services found in and around the 5-point intersection. Area C supports high density land

uses (up to 24 units/acre) and up to 5-stories of building height. The proposal supports a diverse and healthy neighborhood economy through art while providing appropriate transition for the periphery of suburban single-family residential areas, with no change in building height. Community Council Two (CC2) expressed the desire for the subject site to be conditioned for the use of “art related” business practices exclusively.

The applicant has submitted a surveyed site plan “558 Medlock Road” (see enclosed) showing the existing structure and parking. The existing building appears to comply with exterior building materials requirements set forth in *Section 5.7.4* and comply with *the C-1 zoning district requirements of the Non-Residential Dimensional Requirements (Section 2.24.1)*. The existing parking (39 spaces provided, 18 spaces required) meets *Section 6.1.4 Off Street Parking Ratios* (Retail uses, personal service uses, and other commercial and general business uses one (1) space for each five hundred (500) square feet of floor area). However, the applicants submitted surveyed site plan does not comply with *Section 5.4.4. - Site and parking area landscaping (D 1-10)*. While the applicant has not supplied details of proposed landscaping on the site plan, the applicant may need to seek variances from the Zoning Board of Appeals to meet all requirements set forth in *Section 5.4.3 Streetscape Elements and Dimensions*. While the streetscape design is satisfactory (minimal landscaping), incorporating green islands in the parking lot and street trees would further enhance the site. There were no major findings from the Interdepartmental comments, however, comments should be reviewed (enclosed).

It appears the proposal satisfies the goals of the SUB character area and *Medline LCI*, is more consistent with adjacent and surrounding commercial uses than the current residential zoning, meets the requirements of a C-1 zoning district, and complies with the Supplemental Regulations Section (4.2.45). Supplemental Regulations for this use only apply if the subject site is located within a residential zoning district. Therefore, upon review of *Section 7.3.5 (A-H)* of the *Zoning Ordinance*, Staff recommends approval with the following conditions:

1. The following uses are prohibited:
 - A. Adult entertainment establishment.
 - B. Adult service facility.
 - C. Blood collection center.
 - D. Kennel, breeding or boarding.
 - E. Convenience Store or Check cashing establishment to include automobile title loan and pay day loan establishment.
 - F. Gold-buying establishment.
 - G. Heavy truck and equipment and materials storage.
 - H. Utility Communication and Wireless Communication (Cell Tower) related uses and facilities.
 - I. Hotel/Motel.
 - J. Night club.
 - K. Outdoor equipment and materials storage.
 - L. Outdoor open flea market.
 - M. Pawn shop, smoke/vape shop, or tattoo parlor.

N. Self-storage facility.

O. Storage/salvage and junk yard.

P. Storage yard for damaged or confiscated vehicles.

Q. Truck stops and terminal.

R. Automobiles, boats and trailers new and used sales.

1. Automobile, Truck, or Boat rental, leasing, sales, or brokerage facilities.
2. Automobile repair or maintenance, minor.
3. Automobile wash/wax services.
4. Retail automobile parts or tire store.
5. Trailer or RV salesroom and lot

S. Funeral home and crematory.

T. Self-service car wash and detailing.

U. Temporary and/or outdoor sales unless authorized by special administrative permit from the planning director in accordance with the requirements of this division.

V. Fuel pumps.

W. Shopping Center or Small Box Retail Store.

X. Parking lot, parking garage, taxi/ride-share stand, or vehicle dispatch office.

Y. Restaurant's with a drive thru.

Z. Plumbing, HV/AC equipment establishments with o outdoor storage

2. If expansion, alteration or repairs of over 60% of of fair market value are proposed or submitted for permitting, parking, landscaping, pedestrian systems, lighting, utilities, and stormwater facilities shall be updated to comply with all DeKalb County codes that are relevant to the nature of the expansion, alteration or redevelopment.

3. The approval of this Rezone application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.

Zoning Comments – May 2024

N1. 15-193-09-024. No on-street parking allowed on South Hairston Road or Lost Colony Drive as part of the SLUP comments. IF a Land Development Permits is required for this project- please see infrastructure requirements in Zoning Code 5.4.3 and Land Development Code 14-190. South Hairston Road is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip (with at least 5 feet between the back of curb and the sidewalk/path) 6 foot sidewalk with 4 foot bike lanes OR (preferred) 10 foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. (hefowler@dekalbcountyga.gov) Lost Colony Drive is classified as a local road. 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). No poles may remain within the limits of the path/sidewalk on either street.

N2. 16-102-03-014. No comment on SLUP

N3. 15-154-01-095. No Comment on SLUP. Shamrock Drive and Kennard Lane are both classified as local roads. IF a Land Development Permit is required for this project- 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). No poles may remain within the limits of the path/sidewalk on either street.

N4. 18-028-03-003 No comment on SLUP. IF a Land Development Permits is required for this project- please see infrastructure requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Mountain Harbor is classified as a local road. 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). No poles may remain within the limits of the path/sidewalk.

N5. 18-050-14-021. For SLUP: add concrete island to protect the power pole in front of 558. IF a Land Development Permits is required for this project- please see infrastructure requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Medlock Road is classified as a local road. 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). No poles may remain within the limits of the path/sidewalk.

N6. 15-021-01-015 & 15-021-01-016. In Overlay District. Where overlay is silent- the Zoning Code and Land Development Codes are applied. All interior neighborhood streets are to be private. Existing house driveway must be discussed further. Intentions of this structure unknown at this time. Bouldercrest Rd is classified as a major arterial Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip (with at least 5 feet between the back of curb and the sidewalk/path) 6 foot sidewalk with 4 foot bike lanes OR (preferred) 10 foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. (hefowler@dekalbcountyga.gov) Cedar Grove Road is classified as a minor arterial. 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 5-foot landscape strip with 6 foot sidewalk with 4 foot bike lanes OR (preferred) 10 foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. (hefowler@dekalbcountyga.gov)

N7. 16-094-01-074, 16-094-01-075, 16-094-01-076. No Comment on SLUP. IF a Land Development Permits is required for this project- please see infrastructure requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Paul Road is classified as a local road. 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).

N8 & 9. 3901 Durham Park Road. Applicant is required complete all items in the Atlanta Regional Commission's Attachment A in the Notice of Decision, once approved, in addition to requirements of the Zoning Code, Land Development Code and PW-Transportation Division. Durham Park Road is classified as a local road. However, a 10-foot multiuse path will be required along the frontage due to the direct multimodal connection to the MARTA station. 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 between the back of curb and the 10-foot multiuse path. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). Coordination with the GDOT Major Mobility Investment Program (MMIP) I-285 Managed Lane Project is required. (Tim W. Matthews, State Express Lanes Administrator, TMatthews@dot.ga.gov or Xavier James at xjames@dot.goa.gov.) MARTA is required to construct a multi-use path, at least 10 feet in width, through the property to connect Durham Park Road to Redan Road.



04/03/2024

To: Mr. John Reid, Senior Planner
From: Ryan Cira, Environmental Health Manager
Cc: Alan Gaines, Technical Services Manager
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. Recommendation: Provide trash can with liner at each bus stop with bench and monitor for proper removal of waste.

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
445 Winn Way – Box 987
Decatur, GA 30031
404.294.3700 • www.dekalbhealth.net

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

4/1/2024

N.4

2024-0363 SLUP-24-1246908 18-028-03-003

598 Mountain Harbor, Stone Mountain, GA 30087

Amendment

- Please review general comments.
- DeKalb County Public Health prohibits use of on-site sewage disposal systems for child or adult day care facilities with more than six (6) clients.

N.5

2024-0365 Z-24-1246908 18-028-03-003

558 Medlock Road, Decatur, GA 30030

Amendment

- Please review general comments.
- Note: There are indications of septic installed on several surrounding properties.

N.6

2024-0366 SLUP-24-1246917 15-021-01-015 & 15-021 01 016

2098 & 2124 Cedar Grove Road, Conley, GA 30288

Amendment

- Please review general comments.
- Septic installed on property 2098 in 3/28/66 and 2124 on 7/11/69.

N.7

2024-0366 / CZ-24-1246919 16 094 01 074; 16 094 01 075; 16 094 01 076

6020,6038, and 6048 Paul Road, Lithonia, GA 30058

Amendment

- Please review general comments.



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

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.

DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

- **Storm Water Management**

- **Flood Hazard Area/Wetlands**

- **Landscaping/Tree Preservation**

- **Tributary Buffer**

- **Fire Safety**



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

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

**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**

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

**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: Z-24-1246916 Parcel I.D. #s: 18-050 14-021
 Address: 558 Medlock Road
Decatur, Georgia 30030

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

Signature: Jarvis R. [Signature]



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL 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.: _____ Parcel I.D. #: _____

Address: _____

Drainage Basin: _____

Upstream Drainage Area: _____

Percent of Property in 100-Year Floodplain: _____

Impact on property (flood, erosion, sedimentation) under existing zoning: _____

Required detention facility(s): _____

COMMENTS:

Signature: Akin A. Akinsola



DEPARTMENT OF PLANNING & SUSTAINABILITY

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

Date Received: _____ Application No: _____

Applicant Name: _____

Applicant E-Mail Address: _____

Applicant Mailing Address: _____

Applicant Daytime Phone: _____ Fax: _____

Owner Name: _____

If more than one owner, attach list of owners.

Owner Mailing Address: _____

Owner Daytime Phone: _____

Address of Subject Property: _____

Parcel ID#: _____

Acreage: _____

Commission District: _____

Present Zoning District(s): _____

Proposed Zoning District: _____

Present Land Use Designation: _____

Proposed Land Use Designation (if applicable): _____

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.)



Battle Law

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

Zoom Instructions:

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

We encourage you to come out and participate!

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

COMMUNITY MEETING TO DISCUSS A REZONING APPLICATION TO ALLOW FOR A ART STUDIO/ EVENT CENTER

Project Title: 5508 Medlock Road

When: February 13, 2024

Time: 6:00 PM Eastern (US and Canada)

Register in advance for this meeting:

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

Meeting ID: 879 6005 5690

Password: 336772

PROPOSED LOCATION(S):

Parcel Number - 18 050 14 002



Battle Law

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

PLEASE
PLACE
STAMP
HERE

«Name»

«Address»

«City», «State» «Zip»



Battle Law

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

Zoom Instructions:

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We encourage you to come out and participate!

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

MEETING REMINDER & UPDATED NOTICE

Project Title: 558 Medlock Road

When: February 13, 2024

Time: 6:00 PM Eastern (US and Canada)

Register in advance for this meeting:

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

Meeting ID: 879 6005 5690

Password: 336772

PROPOSED LOCATION(S):

Parcel Number - 18 050 14 002



Battle Law

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

PLEASE
PLACE
STAMP
HERE

«Name»

«Address»

«City», «State» «Zip»

558 Medlock 2/13/24 Communtiy Meeting Notice Addresses

NORTH DECATUR PRESBYTERIAN CHURCH INC	611 MEDLOCK RD	DECATUR GA 30033
HASSANALI AMINA	3796 SUTTON PLACE CT	TUCKER GA 30084
SCOTT BOULEVARD PROPERTIES LLC	1404 SCOTT BLVD	DECATUR GA 30030
MARSH SOLOWAY KATHRYN	2477 N DECATUR RD # B4	DECATUR GA 30033
TANAKA KYLE	2477 N DECATUR RD # A4	DECATUR GA 30033
BENEFIELD TRUST PARTNERSHIP LLC	4455 LEONORA DR	TUCKER GA 30084
DIALYSIS CLINIC INC	1633 CHURCH ST # 500	NASHVILLE TN 37203
PROPERTY GROUP HOLDINGS LLC	224 SCOTT BLVD	DECATUR GA 30030
COLLIER RAIKO	2442 VIVIAN CIR	DECATUR GA 30030
EBER MICHAEL L	2434 VIVIAN CIR	DECATUR GA 30030
RUSSELL MATTHEW WINSTON	2477 N DECATUR RD # D1	DECATUR GA 30033
YOU SHAOJIN	3865 RAINFOREST CIR	NORCROSS GA 30092
FERNANDO BENJAMIN A	2400 GREYLOCK PL	DECATUR GA 30030
MOORING PAUL V	2410 GREYLOCK PL	DECATUR GA 30030
HOPE PATRICIA J REVOCABLE LIVING TRUST	2457 VIVIAN CIR	DECATUR GA 30030
ROEDLER KYLE	2477 N DECATUR RD # C5	DECATUR GA 30033
ROSEDALE SANDRA ANNE	1377 DRESDEN DR APT 4127	ATLANTA GA 30319
HALE BLAINE ANDREW	2417 GREYLOCK PL	DECATUR GA 30030
JCORP INCORPORATED	324 BRANDY CREEK RD	LAWRENCEVILLE GA 30046
EPS INVESTMENTS LLC	1451 SCOTT BLVD	DECATUR GA 30030
K INARA INC	2595 LAWRENCEVILLE HWY	DECATUR GA 30033
SUBURBAN PLAZA LLC	P.O. BOX 8050 MS 0550	BENTONVILLE AR 72716
DUNCAN DAVID	2438 VIVIAN CIR	DECATUR GA 30030
STEPHENS-WALKER CHARLITA	2430 VIVIAN CIR	DECATUR GA 30030
MITCHELL LYSTRA R	2477 N DECATUR RD UNIT C3	DECATUR GA 30033
HOLTZ JESSICA ADRIANA	126 KING WILLIAM DR	DALLAS GA 30157
HEARD JENNIFER A	2404 GREYLOCK PL	DECATUR GA 30030
COOPER CRAIG A	2416 GREYLOCK PL	DECATUR GA 30030
FERNANDES ROLAND	2453 VIVIAN CIR	DECATUR GA 30033
null	null	null
GROUND FLOOR REAL ESTATE 1 LLC	600 PEACHTREE ST NE STE 810	ATLANTA GA 30308
SCOTT BLVD INVESTMENT LLC	4649 CHARDONAY CT	DUNWOODY GA 30338
TAYLOR MILDRED L	2477 N DECATUR RD UNIT A2	DECATUR GA 30033
HOLBROOK ANN	1105 CLAIREMONT AVE UNIT P	DECATUR GA 30030

GREYSTONE DEVELOPMENT LLC	936 N LAKE DR	DECATUR GA 30030
JOHNSON MICHAEL CLEO	2378 GREYLOCK PL	DECATUR GA 30030
EPS INVESTMENTS LLC	1457 SCOTT BLVD	DECATUR GA 30030
MEDLOCK PLAZA LLC	1801 PEACHTREE ST NE STE 340	ATLANTA GA 30309
ARGO PROPERTIES LLC	1576 RANIER FALLS DR	ATLANTA GA 30329
PROTECTIVE TRUST	9089 DAYTON PIKE	SODDY DAISY TN 37379
NORTH DECATUR HOLDINGS LLC	5129 LAKESPRINGS CT	DUNWOODY GA 30338
SCOTT AUTO REPAIR LLC	1462 SCOTT BLVD	DECATUR GA 30030
SWIFT STOP INC	1875 GRAMERCY CT	DUNWOODY GA 30338
CROWE JACKIE T	2477 N DECATUR RD APT B 2	DECATUR GA 30033
R & M 2000 PROPERTIES LLC	1742 MOUNT VERNON RD # 100	ATLANTA GA 30338
COUGHLIN LYNNE FOSTER	2401 GREYLOCK PL	DECATUR GA 30030
LONG JONATHAN S	2390 GREYLOCK PL	DECATUR GA 30030
BENEFIELD TRUST PARTNERSHIP LLC	4455 LENORA DR	TUCKER GA 30084
CONGILEO DEANNA LOUISE	2474 VIVIAN CIR	DECATUR GA 30030
MYERS THOMAS J	2446 VIVIAN CIR	DECATUR GA 30030
SCOTT BOULEVARD PROPERTIES LLC	1404 SCOTT BLVD	DECATUR GA 30030
LENOURICHEL EMMANUELLE	2477 N DECATUR RD A1	DECATUR GA 30033
KFG 2477 DECATUR LLC	1535 MASON MILL RD	ATLANTA GA 30329
2397 GREYLOCK LLC	629 SHERWOOD RD NE	ATLANTA GA 30324
LENGEL MARY T	88 E LAKE DR NE	ATLANTA GA 30317
JCORP INC	1489 SCOTT BLVD	DECATUR GA 30030
HAVICE MATTHEW	2384 GREYLOCK PL	DECATUR GA 30030
BRADNER JOHN J	2396 GREYLOCK PL	DECATUR GA 30030
DEVELOPMENT AUTHORITY OF DEKALB COUNTY	1401 SUNDAY DR STE 109	RALEIGH NC 27607
MAHIKARI OF AMERICA	539 MEDLOCK RD	DECATUR GA 30030
INTOWN DEVELOPMENT LLC	410 7TH ST	ATLANTA GA 30308
AHN KYUNG JUN	2477 N DECATUR RD STE C-2	DECATUR GA 30033
SKIBA ALEXIS M	2477 N DECATUR RD # B1	DECATUR GA 30033
COHEN ROBERT	2411 GREYLOCK PL	DECATUR GA 30030
CRAWFORD STEPHEN SCOTT	2405 GREYLOCK PL	DECATUR GA 30030
HEARD JENNIFER A	2404 GREYLOCK PL	DECATUR GA 30030

558 Medlock Rd Community Meeting 2/13/24 Sign-In Sheet

Name (Original Name)	User Email	Join Time	Leave Time	Duration (Minutes)	Guest
Josh Mahoney	jsm@battlelawpc.com	2/13/2024 17:43	2/13/2024 18:26	43	No
amywilson		2/13/2024 17:46	2/13/2024 18:20	35	Yes
Charlie Hulett		2/13/2024 17:46	2/13/2024 18:28	42	Yes
Dennis		2/13/2024 18:00	2/13/2024 18:19	20	Yes



Battle Law

STATEMENT OF INTENT

and

Other Material Required by
DeKalb County Zoning Ordinance
For
A Rezoning to
C-1

of

AMY WILSON
c/o Battle Law, P.C.

for

+/- .8 number of acres Acres of Land
Being 558 Medlock Road
Decatur, Georgia and
Parcel No. 18 050 14 021

Submitted for Applicant by:

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



Battle Law

I. LETTER OF INTENT

Amy Wilson (the “Applicant”) is seeking to rezone +/- 0.8 acres of land being Tax Parcel No. 18 050 14 021 having frontage on 558 Medlock Road (the “Subject Property”) from R-75 to C-1 for the operation of a specialized school for art classes and other arts related activities. The Subject Property has a land use designation of Suburban, and despite being zoned R-75 has been used for commercial businesses for decades.

The Applicant has been operating the Zone of Light Studio at 1202 Zonolite Rd NE, Atlanta, GA for 10 years, and is seeking to relocate to the Subject Property. The business will continue to offer year-round activities, including, but not limited to, art classes, summer art camps for kids, and small art oriented events like birthday parties.

The Subject Property was built in 1963 and has not been used for residential purposes in decades. Additionally, all adjacent properties are zoned either C-1 or OI. The Subject Property does not share any borders with another residentially zoned parcel. Therefore, the proposed rezoning is consistent with the surrounding uses and zoning districts. Finally, the Applicant has received support from multiple community members who welcome the revitalization of the Subject Property and the intended use.

This document serves as a statement of intent, analysis of the criteria under Sec. 7.3.4. of the DeKalb County Zoning Ordinance, and contains notice of constitutional allegations as a reservation of the Applicant’s rights.



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II. IMPACT ANALYSIS

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

The proposed zoning change is in conformity with the policy and intent of the Comprehensive Plan. This property is located in a commercial corridor connected to residences, and the proposed use fits within the intention of the plan. Having an arts centered business supports the diverse and healthy neighborhood economy located in the corridor, would fit within the values of the overall plan and the Medline SAP.

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 property's commercial nature predates DeKalb's zoning controls. It has operated in a location with other businesses dedicated to commercial uses for many years. This property has always been located in the transition from commercial to residential properties providing a medical clinic since 1994. The medical office has been vacant for some time, and this rezoning will allow the Applicant to revitalize the property for a new commercial use.

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

As currently zoned R-75, the entire property would need to be redeveloped and the existing building demolished for a single family residential use, as it is not marketable for a single-family use.

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

All properties adjacent to the Subject Property are commercial in nature. By rezoning, the County will create a consistent line of properties that are zoned properly for the established use. The Subject Property already contains an existing structure that the Applicant intends to maintain which will not create any additional ill effects.



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

The Subject Property is currently zoned R-75, despite the historic commercial nature of the existing use. The property has been vacant, which eliminates the ability to continue using Subject Property in the same method. This rezoning will not only align the Zoning Map with the prior use of the Subject Property, but the surrounding developments as well.

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

The proposed zoning condition will not impact any historic buildings 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.**

Because the Applicant intends to utilize the existing building, no additional burdens would be placed on the streets, transportation facilities, or schools. Additionally, because the intended use is based around planned events and classes, the use eliminates burdens like the constant flow of cars in and out of the former medical clinic located on the property since 1994 until its closure.

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

The Subject Property is not located near any natural resources besides typical suburban commercial landscaping and greenspaces, and therefore, will not have an adverse impact on the environment.



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III. CONCLUSION

For the foregoing reasons, the Applicant hereby requests that the application for a rezoning from R-75 to C-1 be approved. The Applicant welcomes any questions and feedback from the planning staff.

IV. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS

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

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

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the

public



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health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the DeKalb County Board of Commissioners to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

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

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



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


Michele L. Battle, Esq.
Attorney for the Applicant



DEPARTMENT OF PLANNING & SUSTAINABILITY

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: 1/24/2024

TO WHOM IT MAY CONCERN:

(I) (WE) Dialysis Clinic Inc
Name of owner(s)

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

Battle Law PC and Amy Wilson
Name of Agent or Representative

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

[Signature]
Notary Public



Dialysis Clinic Inc.
By: [Signature]
Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

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 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.

Dialysis Clinic, Inc.



Notary

By: 

Signature of Applicant /Date

Check one: Owner Agent

4/11/2026
Expiration Date/ Seal



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

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

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

Yes No *

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

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2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

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Rija Saqib
Notary

Amy Wilson
Amy Wilson 2/7/24
Signature of Applicant /Date

Check one: Owner Agent

Oct 31 - 2026
Expiration Date/ Seal

RIJA SAQIB
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires Oct. 31, 2026

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

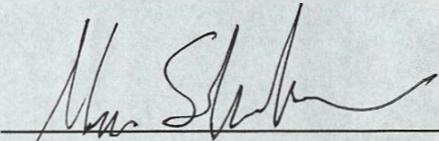
Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?

Yes / No *

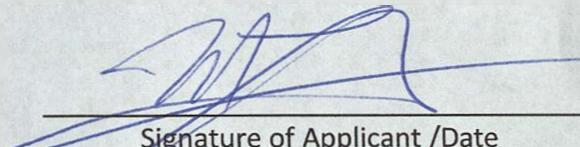
If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

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 Clerk of Superior Court, DeKalb County, Georgia 30030.



Notary



Signature of Applicant /Date

Check one: Owner Agent

MARK SCHWABACHER
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires July 13, 2027

Expiration Date/ Seal

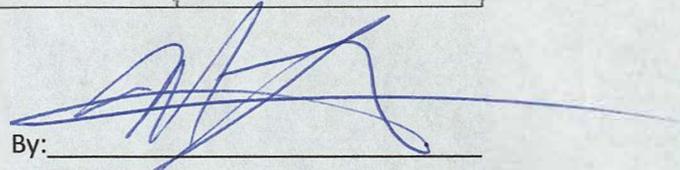
*Notary seal not needed if answer is "no".

Campaign Contribution Disclosure Statement
Last Updated 11/9/2023

CAMPAIGN CONTRIBUTIONS DISCLOSURE STATEMENT

Pursuant to the provisions of 36 O.C.G.A. 67(A), please find below a list of those contributions made by Michele Battle, of Battle law, P.C. in the past two years, aggregating \$250.00 or more, to local government officials (candidates, officers, employees, or appointees).

Name	Position	Amount	Date
Lorraine Cochran-Johnson	Commissioner	\$750.00	6/17/22
Mereda Davis Johnson	Commissioner	\$1,000.00	11/1/23



By: _____

Printed Name: _____ Michele Battle

SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
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3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTIONS.
5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
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ZONING NOTE:

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

PROPERTY IS ZONED R-75 UNINCORP. DEKALB

MINIMUM LOT AREA: 10,000 SF
 MINIMUM LOT WIDTH STREET FRONTAGE: 75'
 MAX. LOT COVERAGE 35%
 MAX. BUILDING HEIGHT 35'
 BUILDING SETBACK
 FRONT: 30.0'
 SIDE: 7.5'
 REAR: 40'

MAGNETIC

*** LEGEND ***

- APD AS PER DEED
- AE ACCESS EASEMENT
- APF AS PER FIELD
- AI ANGLE IRON FOUND
- APP AS PER PLAT
- APR AS PER RECORD
- BC BACK OF CURB
- BLK BLOCK
- BLS BUILDING LINE SETBACK
- BRK BRICK
- BSMT BASEMENT
- CBX CABLE BOX
- C CONCRETE
- CB CATCH BASIN
- CLF CENTER LINE
- CHN CHAIN LINK FENCE
- CMP CORRUGATED METAL PIPE
- C.O.A. CITY OF ATLANTA
- CO SAN SEWER CLEANOUT
- CRWL CRAWL SPACE
- CP CALCULATED POINT
- CPT CARPORT
- CIP CRIMP TOP PIPE FOUND
- CM MAP CADASTRAL MAP
- DE DEED
- DE DRAINAGE EASEMENT
- DI DRAINAGE INLET
- EB ELECTRIC POWER BOX
- EM ELECTRIC METER
- EP EDGE OF PAVEMENT
- FP FENCE POST
- FC FENCE CORNER
- FR FIRE HYDRANT
- FR FRAME
- GL GAS LINE
- GM GAS METER
- GV GAS VALVE
- GW GUY WIRE
- HDW HEAD WALL
- HW HARDWOOD TREE
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- IR IRON ROD FOUND
- IV IRRIGATION VALVE
- JB JUNCTION BOX
- LLL LAND LOT LINE
- MAG MAGNETIC READING IP
- MGN MAGNOLIA TREE
- MH MAN HOLE
- MT METAL FENCE
- N N.BORS.
- OH OVERHANG
- OTF OPEN TOP PIPE FOUND
- OU OWNERSHIP UNCLEAR
- P PORCH
- PC PROPERTY CORNER
- PLF PROPERTY LINE
- PN PINE TREE
- POB POINT OF BEGINNING
- PP POWER POLE
- PW POWER LINE
- P PORCH
- (P) PLAT
- R RECORD
- RBF REINFORCING BAR FOUND
- RBS REINFORCING BAR SET
- RCP REINFORCED CONC. PIPE
- R/W RIGHT-OF-WAY
- SN SIGN
- SSL SANITARY SEWER LINE
- SSE SANITARY SEWER EASEMENT
- SP SCREENED PORCH
- SW SIDEWALK
- TB TOP OF BANK
- UE UTILITY EASEMENT
- WD WOOD
- WDF WOOD FENCE
- WDK WOOD DECK
- WL WATER LINE
- WM WATER METER
- WRF WIRE FENCE
- WV WATER VALVE
- WW WET WEATHER
- W/ WITH
- YI YARD INLET

*** SYMBOLS ***

STAIRS

*** LINE INDICATORS ***

INDICATES FENCE LINE

1/2"RBF
OFF PC
0.47'SE

1457
(DB.17974/PG.196)

1479
(DB.15164/PG.619)

N 08°37'46"E
184.38'(F=D)

1489
(DB.21350/PG.352)

N 89°26'53"E
177.53'(F=D)

199.5' ALONG R/W
TO R/W OF
SCOTT BOULEVARD
(APD)

MEDLOCK ROAD ~ 40' R/W
BC/EP VARIES

S 01°41'06"W
194.98'(F=D)

N 86°52'18"W
199.76'(F=D)

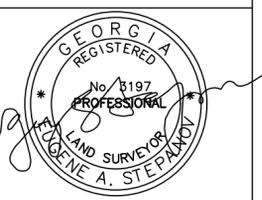
544
(DB.31069/PG.472)

534
(DB.31067/PG.44)

TOTAL LAND AREA
35,626.92 SF / 0.818 AC

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

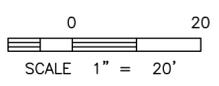
LOT	BLOCK	BOUNDARY SURVEY PREPARED FOR:	SHEET 1 OF 1
SUBDIVISION	UNIT	AMY WILSON	
LAND LOT 186	17TH DISTRICT	SECTION	
FULTON COUNTY, GEORGIA	DB.8283/PG.696	PB./PG.	
FIELD WORK DATE JAN 29, 2024	PRINTED/SIGNED JAN 31, 2024	PROPERTY ADDRESS:	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		558 MEDLOCK ROAD DECATUR, GA 30030	
PAPER SIZE: 17" x 22"			



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

SURVEY LAND EXPRESS, INC
 LAND SURVEYING SERVICES

24 LENOX POINTE
 ATLANTA, GA 30324
 FAX 404-601-0941
 TEL 404-252-5747
 INFO@SURVEYLANDEXPRESS.COM



SURVEY NOTES:

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ZONING NOTE:

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

CURRENT PROPERTY IS ZONED R-75 UNINCORP. DEKALB

MINIMUM LOT AREA: 10,000 SF
 MINIMUM LOT WIDTH STREET FRONTAGE: 75'
 MAX. LOT COVERAGE 35%
 MAX. BUILDING HEIGHT 35'
 BUILDING SETBACK
 FRONT: 30.0'
 SIDE: 7.5'
 REAR: 40'

PROPOSED ZONING C-1 UNINCORP. DEKALB

MINIMUM LOT AREA: 20,000 SF
 MINIMUM LOT WIDTH STREET FRONTAGE: 100'
 MAX. LOT COVERAGE 80%
 MAX. BUILDING HEIGHT 2 STORY/35'
 BUILDING SETBACK
 FRONT: MIN 10'/MAX 60'
 SIDE: 15'
 REAR: 20'
 FLOOR AREA: NO MAX
 OFFICE PARKING REQUIREMENTS: 1 SPACE PER 500 SF OF FLOOR AREA
 18 PARKING SPACES REQUIRED
 39 PROVIDED/EXISTING

*** LEGEND ***

- APD AS PER DEED
- AE ACCESS EASEMENT
- APF AS PER FIELD
- AI ANGLE IRON FOUND
- APP AS PER PLAT
- APR AS PER RECORD
- BC BACK OF CURB
- BLK BLOCK
- BLS BUILDING LINE SETBACK
- BRK BRICK
- BSMT BASEMENT
- CBX CABLE BOX
- C CONCRETE
- CB CATCH BASIN
- CLF CENTER LINE
- CLN CHAIN LINK FENCE
- CMP CORRUGATED METAL PIPE
- C.O.A. CITY OF ATLANTA
- CO SAN SEWER CLEANOUT
- CRWL CRAWL SPACE
- CP CALCULATED POINT
- CPT CARPORT
- CIP CRIMP TOP PIPE FOUND
- CMR CADASTRAL MAP
- DE DEED
- DEE DRAINAGE EASEMENT
- DI DRAINAGE INLET
- EB ELECTRIC POWER BOX
- EM ELECTRIC METER
- EP EDGE OF PAVEMENT
- FP FENCE POST
- FC FENCE CORNER
- FR FIRE HYDRANT
- FR FRAME
- GL GAS LINE
- GM GAS METER
- GV GAS VALVE
- GW GUY WIRE
- HDW HEAD WALL
- HW HARDWOOD TREE
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- IR IRON ROD FOUND
- IV IRRIGATION VALVE
- JB JUNCTION BOX
- LLL LAND LOT LINE
- MAG MAGNETIC READING IP
- MGN MAGNOLIA TREE
- MH MAN HOLE
- MT METAL FENCE
- N N.BORS.
- OH OVERHANG
- OP OPEN TOP PIPE FOUND
- OU OWNERSHIP UNCLEAR
- P PORCH
- PC PROPERTY CORNER
- PLF PROPERTY LINE
- PN PINE TREE
- POB POINT OF BEGINNING
- PP POWER POLE
- PW POWER LINE
- P PORCH
- (P) PLAT
- R RECORD
- RBF REINFORCING BAR FOUND
- RBS REINFORCING BAR SET
- RCP REINFORCED CONC. PIPE
- R/W RIGHT-OF-WAY
- SN SIGN
- SSL SANITARY SEWER LINE
- SSE SANITARY SEWER EASEMENT
- SP SCREENED PORCH
- SW SIDEWALK
- TB TOP OF BANK
- UE UTILITY EASEMENT
- WD WOOD
- WDF WOOD FENCE
- WDK WOOD DECK
- WL WATER LINE
- WM WATER METER
- WRF WIRE FENCE
- WV WATER VALVE
- WW WET WEATHER
- W WITH
- YI YARD INLET

*** SYMBOLS ***

STAIRS

*** LINE INDICATORS ***

INDICATES FENCE LINE

1/2"RBF
OFF PC
0.47'SE

1457
(DB.17974/PG.196)

1479
(DB.15164/PG.619)

N 08°37'46"E
184.38'(F=D)

1479
N BUILDING

1489
(DB.21350/PG.352)
N 89°26'53"E
177.53'(F=D)
N CPT

558
1-STORY BRK

544
N BUILDING

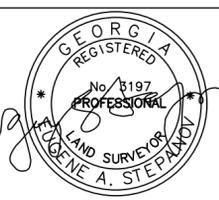
544
(DB.31069/PG.472)

534
(DB.31067/PG.44)

TOTAL LAND AREA
35,626.92 SF / 0.818 AC

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

LOT	BLOCK	REZONING PLAT PREPARED FOR:	SHEET 1 OF 1
SUBDIVISION	UNIT	AMY WILSON	
LAND LOT 186	17TH DISTRICT	PROPERTY ADDRESS: 558 MEDLOCK ROAD DECATUR, GA 30030	
FULTON COUNTY, GEORGIA	DB.8283/PG.696	DECATUR, GA 30030	
FIELD WORK DATE JAN 29, 2024	PRINTED/SIGNED JAN 31, 2024		
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PAPER SIZE: 17" x 22"	



SURVEY LAND EXPRESS, INC
 LAND SURVEYING SERVICES
 24 LENOX POINTE
 ATLANTA, GA 30324
 FAX 404-601-0941
 TEL 404-252-5747
 INFO@SURVEYLANDEXPRESS.COM

MEDLOCK ROAD ~ 40' R/W
BC/EP VARIES

S 01°41'06"W
194.98'(F=D)

204.19'(F=D)
205.0'(D)

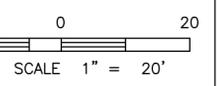


EXHIBIT "A"

DESCRIPTION OF PROPERTY: All that tract or parcel of land lying and being in Land Lot 50 of the 18th District of DeKalb County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin found located on the westerly right of way of Medlock Road (40 foot r/w) 199.6 feet southerly from a point where the right of way of Medlock Road intersects the right of way of Scott Boulevard (100 foot r/w); running thence southerly along the westerly right of way Medlock Road south $2^{\circ}19'30''$ west a distance of 194.8 feet to an iron pin; running thence north $86^{\circ}27'30''$ west a distance of 199.8 feet to an iron pin; running thence north $9^{\circ}03'$ east a distance of 184.3 feet to an iron pin; running thence $90^{\circ}00'$ east a distance of 178.3 feet to the iron pin located on the westerly right of way of Medlock Road, said iron pin found being the **TRUE POINT OF BEGINNING**; being improved property known as 558 Medlock Road, according to the present system of numbering in DeKalb County, Georgia.

Photos of 558 Medlock















Government Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

**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: _____ Phone: _____ Email: _____

Property Address: _____

Tax Parcel ID: _____ Comm. District(s): _____ Acreage: _____

Existing Use: _____ Proposed Use: _____

Supplemental Regs: _____ Overlay District: _____ DRI: _____

Rezoning: Yes ____ No ____

Existing Zoning: _____ Proposed Zoning: _____ Square Footage/Number of Units: _____

Rezoning Request: _____

Land Use Plan Amendment: Yes ____ No ____

Existing Land Use: _____ Proposed Land Use: _____ Consistent ____ Inconsistent ____

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

Special Land Use Request(s): _____

Major Modification:

Existing Case Number(s): _____

Condition(s) to be modified:

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: _____ Review Calendar Dates: _____ PC: _____ BOC: _____
 Letter of Intent: _____ Impact Analysis: _____ Owner Authorization(s): _____ Campaign Disclosure: _____
 Zoning Conditions: _____ Community Council Meeting: _____ 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

Review of Site Plan

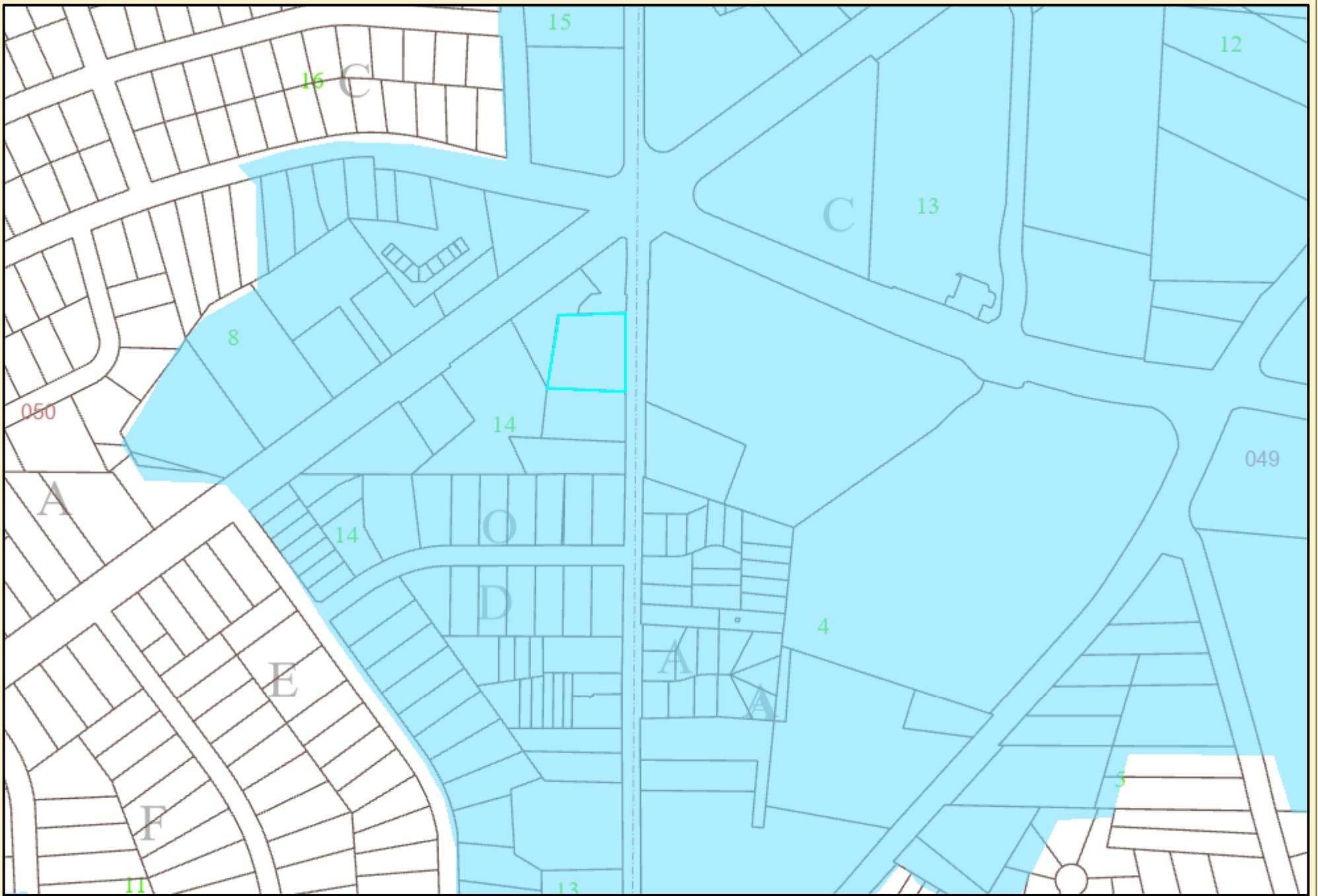
Density: _____ Density Bonuses: _____ Mix of Uses: _____ Open Space: _____
 Enhanced Open Space: _____ Setbacks: front _____ sides _____ side corner _____ rear _____
 Lot Size: _____ Frontage: _____ Street Widths: _____ Landscape Strips: _____
 Buffers: _____ Parking Lot Landscaping: _____ Parking - 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: _____

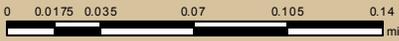
Planner: _____ Date: _____

FILING FEES

REZONING:	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
	RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
	OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
LAND USE MAP AMENDMENT		\$500.00
SPECIAL LAND USE PERMIT		\$400.00



DeKalb County Parcel Map



Date Printed: 4/23/2024



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DeKalb County Parcel Map



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