DeKalb County Government Services Center
178 Sams Street
Decatur, GA 30030
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Planning Commission Hearing Date: March 3, 2026
Board of Commissioners Hearing Date: March 26, 2026

STAFF ANALYSIS

CASE NO.:	Z-26-1247920	**File ID #:** 2026-0138
Address:	1437 & 1453 South Indian Creek Drive, Stone Mountain, GA 30083	**Commission District: 5 Super District: 7**
Parcel ID(s):	15 222 03 014; 15 222 03 033	
Request:	Application of Sunlight Leaf, LLC c/o Battle Law, P.C. to rezone property from R-75 (Residential Medium Lot-75) to R-60 (Residential Small Lot-60) to allow a cottage home development.	
Property Owner(s):	Sunlight Leaf, LLC.	
Applicant/Agent:	Sunlight Leaf, LLC. c/o Battle Law, P.C.	
Acreage:	5.53	
Existing Land Use:	Suburban	
Surrounding Properties:	**North:** R-75 (Residential Small Lot-75) **South:** R-75 **East:** R-75 **West:** R-75	
Comprehensive Plan:	Suburban **Consistent X**	**Inconsistent**

<u>STAFF RECOMMENDATION</u>: APPROVAL WITH CONDITIONS.

The applicant is seeking to rezone the subject property from the R-75 (Residential Medium Lot-75) Zoning District to the R-60 (Residential Medium Lot-60) Zoning District for a cottage home development with twenty-nine (29) fee-simple (owner occupied) units. The proposal mostly supports the intent of the R-60 zoning district and SUB (Suburban) Character Area. However, Staff has included feedback to strengthen the design of the site plan to better align with goals of the *Section 27-5.7.9* (*single family, cottage development*).

The proposal of approximately five (5) units/acre is consistent with the SUB Character Area which allows up to eight (8) units/acre. The proposed single-family cottage development includes three (3) small home types, including seven (7) units with carports, clustered around one (1) courtyard. This concept aligns with the SUB Character Area policies of the *DeKalb 2050 Unified Plan*, which support cottage court developments that provide well-designed, small-scale infill that expands housing choice and income diversity while maintaining limited neighborhood density (pg.14).

The proposal includes a maximum building height of two (2) stories and would not be expected to adversely affect the existing use of adjacent or nearby properties, comprised of 2-story single-family, detached homes. According to *Section 27-5.7.9 – Single-family, cottage development (D) Development Standards*, individual lots within the cottage development are exempt from the base zoning district standards for lot area, lot width, setbacks,

and lot coverage. However, the lot area, width, setbacks, and lot coverage apply to the overall cottage development parcel. Based on the site plan submitted ("*Sheet C-1+ Rezoning Site Plan* dated and revised 3/10/26) the proposal meets these requirements as well as the required parking spaces (47 spaces provided) from *Section 27-6.1.4 – off street parking ratios.*

Relatively minor refinements include the following:

- Required porches and design standards from *Section 27-5.7.9 (G)* are not shown.
- Units #7-#14 facades/porches shall face the enhance open greenspace.
- A sidewalk connection between unit #1- #6 and S. Indian Creek Drive are not provided.
- Sidewalk connection along the western portion of the development and southern portion of the development are not provided.
- Verification that the maximum cottage-to-parking distance remains under 200' as stated in *Section 27-5.7.9 (F).*
- An additional bike rack along the south portion of the property.
- The retaining wall along the northern side of the property should show the proposed height from grade. A variance may be sought.

Other interdepartmental comments (enclosed) should be considered, particularly the following:

- Transportation Division (Labeled as "Zoning Comments")
- Land Development Division
- Public Works (Water and Sewer) Department

The proposal is consistent with the intent of the SUB Character Area and compatible with the surrounding development pattern. The cottage-style housing type provides an opportunity for smaller-scale residential infill; however, the current layout functions primarily as a vehicular circulation loop and the central open space may have limited visibility and accessibility due to its relationship with internal drives and rear lot lines. With refinements to strengthen the pedestrian orientation and functionality of the open space, the development could better achieve the intent of a cottage-style community. Therefore, pursuant to Sec. 27-7.3.5 (A–H), Staff recommends **"*Approval with the following conditions*"** to allow further site plan refinement:

1. The proposed development shall conform with all standards of *27-5.7.9 – Single-family, cottage development* of the *DeKalb County Zoning Ordinance*.

2. The development shall be limited to a maximum of thirty (30) detached single-family cottage homes and shall substantially comply with the site plan titled *"Sheet C-1 – Rezoning Site Plan," dated March 10, 2026.* Any changes to the approved site plan shall require written approval by the Planning Director.

3. A minimum of two (2) bicycle racks shall be provided within the development, with one (1) in the northern portion of the site and one (1) in the southern portion of the site.

4. Units #1- #7 shall have a direct sidewalk connection from each unit to S. Indian Creek Drive.

5. Units #7- #14 facades/porches shall face the enhance open greenspace and shall have a direct sidewalk from the unit to the enhanced open greenspace.

6. *Per Section 27-5.7.9 (G)* any porch shall have minimum dimensions of four (4) feet by eight (8) feet for porches, and any stoop shall have minimum dimensions of and four (4) feet by four (4) feet.

7. All home designs shall be consistent with the following enclosed rendering, (Figure 1) to ensure compatibility with the existing development pattern. Given the natural environment, colors of cottages shall not include black and/or white. At least one of the cottage types (1,2, **or** 3) shall include a primary color(s) – red, yellow, blue, and/ or green to ensure a more diversified and dimensional design.

Figure 1- Rendering Example Enclosed

8. The design is not limited to architectural details and the following building materials: cementitious siding, shingle roofing or metal roofs over porches, and must comply with the applicable provisions of *Article 5 Section 27-5.7.9*. of the *Zoning Ordinance* related to building form and design.

9. A minimum of two (2) pedestrian paths shall connect the enhanced open greenspace to the public sidewalk along S. Indian Creek Road. Additional pedestrian connectivity shall be provided along the rear (west) and southern portions of the development to connect the internal pedestrian network to S. Indian Creek Road via the proposed southern private drive.

10. A homeowners' association or property owners' association (HOA or POA) shall be created to ensure proper maintenance and funding of shared facilities. All areas/facilities interior to the development site, such as stormwater facilities, detention ponds, open spaces, streets, alleys, and parking areas, shall remain privately owned and maintained in perpetuity.

11. Parking areas shall be provided so that the principal entrance of each dwelling unit is no further than two hundred (200) feet from such area.

12. Any new streets designated as such shall meet streetscape requirements of *Section 27-5.4.3. Streetscape elements and dimensions (A) Streetscape dimensions and placement (1.) New streets.*

13. Streetscape improvement(s) along S. Indian Creek Drive shall meet the requirements of *Section 27-5.4.3 (A) Streetscape elements and dimensions (2.) Improvements on existing streets.*

14. 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.

SITE NOTES:

1. THE SITE CONTAINS: 238,884 SQ.FT = 5.48 ACRES
   TOTAL DISTURBED ACREAGE: TBD
2. SITE ADDRESS: 1437 S. INDIAN CREEK DRIVE, STONE MOUNTAIN, GA 30035
3. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY ALPHA LAND SERVICES, DATED 7/15/25
4. HORIZONTAL DATUM IS NAD83 GEORGIA GRID WEST ZONE. VERTICAL DATUM IS NAVD88.
5. PART OF THIS SITE IS LOCATED WITHIN A ZONE [A, AE, SHADED ZONE X] AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13089C0088 J DATED MAY 16, 2013 FOR DEKALB COUNTY, GEORGIA.
6. THERE ARE EXISTING EASEMENTS, STATE WATER BUFFERS, STREAM BUFFERS OR FLOODPLAIN BUFFER THAT APPLY TO THIS PROPERTY.
7. ANY CONSERVATION AREAS WILL BE RECORDED AT THE DEKALB COUNTY COURTHOUSE IN PERPETUITY WITH THE AFFECTED PROPERTIES.

ZONING CONFORMANCE:

CURRENT ZONING:	R-75
PROPOSED ZONING:	R-60 – COTTAGE HOME DEVELOPMENT
DENSITY UNITS/ACRE:	PROPOSED DENSITY: 29 UNITS/5.48 ACRE = 5.29 UNITS/AC
PROPOSED NUMBER OF LOTS:	29
MINIMUM OPEN SPACE:	20% (MIN)
PROVIDED OPEN SPACE:	72.3%
BUILDING SETBACKS	
FRONT SETBACK	20 FT
SIDE SETBACK	10 FT
REAR SETBACK	10 FEET

POST LOT COVERAGE:

ASPHALT PAVEMENT	30,790 FT²
CONCRETE PAVEMENT	3,340 FT²
CONCRETE BAND	3,960 FT²
CURB AND GUTTER	550 FT²
HOUSES	29,160 FT²
PAVILION	576 FT²
TOTAL IMPERVIOUS AREA	68,376 FT²
TOTAL SITE AREA	238,884 FT²
TOTAL COVERAGE	28.62%
PERVIOUS PAVEMENT	7,194 FT²

SEE OPEN SPACE CALCULATIONS BELOW.

OPEN SPACE REQUIREMENTS

BREAKDOWN OF OPEN SPACE

OPEN SPACE INSIDE OF BUFFERS = 2.00 ACRES/ 87,175 FT² (36.5%)

OPEN SPACE – LOT GREENSPACE = 0.68 ACRES/ 29,623 FT² (12.4%)

OPEN SPACE – OTHER GREENSPACE = 0.57 ACRES/ 24,787 FT² (10.4%)

ENHANCED OPEN SPACE – COURTYARD = 0.41 ACRES/ 17,800 FT² (7.5%)

OPEN SPACE AREA PROVIDED = 3.66 ACRES/ 159,385 FT² (66.72%)

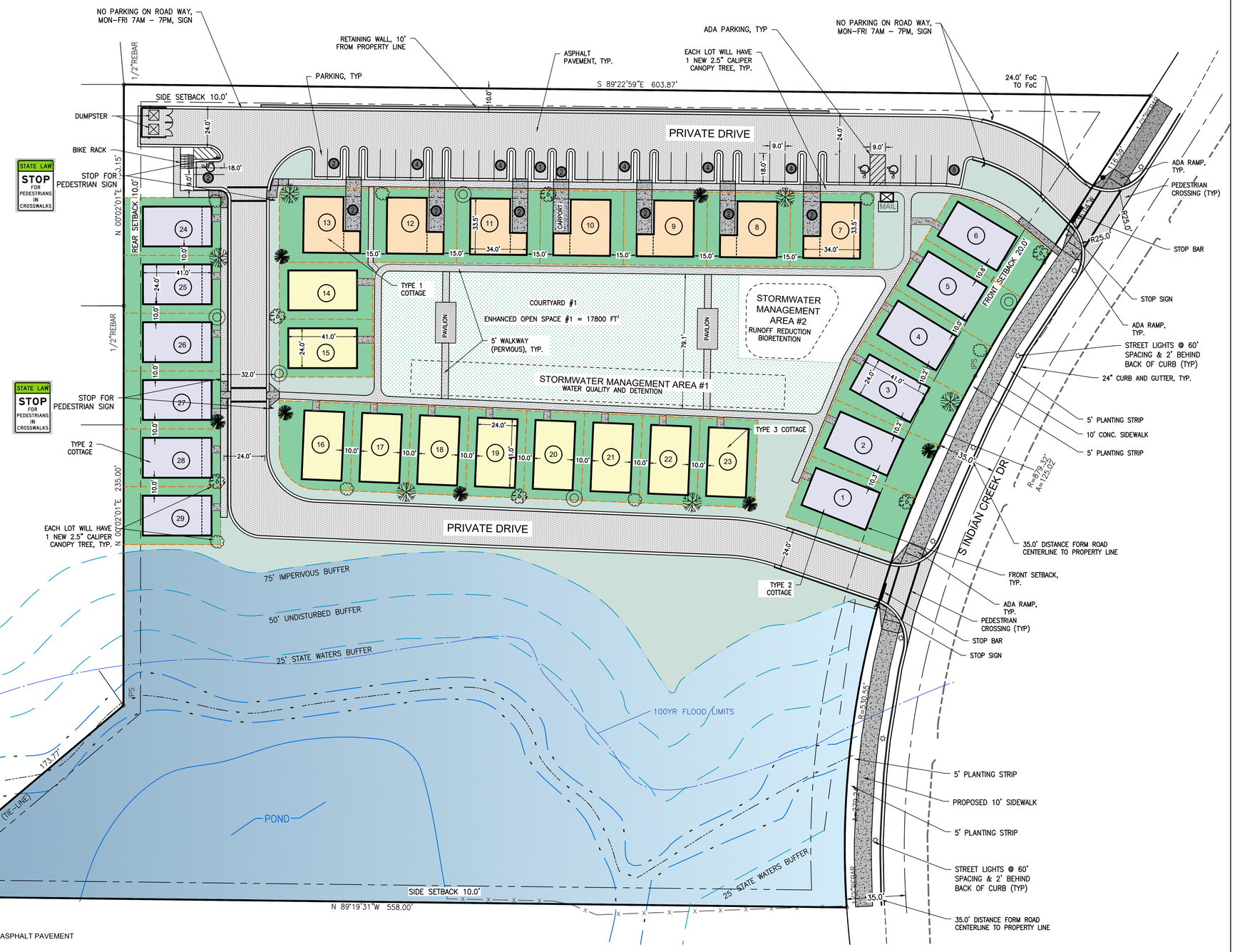
TOTAL ORIGINAL SITE AREA = 5.48 ACRES – 20.0% REQUIRED (1.096 ACRES)

PARKING COUNT

SPACES @ CARPORTS FOR UNITS 7 THRU 13	=	14
ADA SPACES	=	3
STANDARD SPACES	=	30
TOTAL PARKING SPACES PROVIDED	=	47 SPACES

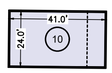
29 COTTAGE LOTS ARE PROPOSED

MAX BUILDING HOUSE/BUILDING HEIGHT IS LESS THAN 29 FEET.

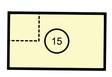


COTTAGE TYPE 1: 7 UNITS

COTTAGE TYPE 2: 12 UNITS



COTTAGE TYPE 3: 10 UNITS



LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PERVIOUS PAVEMENT
- COURTYARD AREA (ENHANCED OPEN SPACE)
- LOT GREENSPACE
- OTHER GREENSPACE
- OPEN SPACE IN BUFFERS INCLUDING LAKE
- PROPERTY LINE

N

0 30' 60'

SCALE: 1" = 30'

Prepared By:
CRESCENT VIEW ENGINEERING, LLC:
211 Frasier Street
Marietta, GA 30060
678-324-8410
www.crescentviewengr.com

Prepared For:
SUNLIGHT LEAF, LLC
ADDRESS:
4107 WATER MILL DRIVE,
BUFORD, GA, 30519

GEORGIA REGISTERED No. PE021463533 PROFESSIONAL ENGINEER PENG ZHANG

DESIGNED	A. RAVAT
DRAWN	A. RAVAT
CHECKED	G.H. BALTZ
IN CHARGE	P. ZHANG
DATE	10 MAR. 2026

REV	DATE	BY	CHK'D	DESCRIPTION

REZONING SITE PLAN

CONSTRUCTION PLANS FOR:
1437 & 1453 S INDIAN CREEK DR
LAND LOT 22 15 DISTRICT
STONE MOUNTAIN, DEKALB, GEORGIA

CVE PI # 25-242

SHEET NO.
C-1

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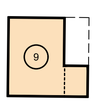
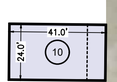
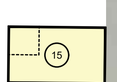


COTTAGE TYPE 2: 12 UNITS



COTTAGE TYPE 3: 10 UNITS



NEW MANHOLE, TYP

30.0' WIDE MULTI-UTILITY EASEMENT

SANITARY SEWER SERVICE LATERAL WITH CLEANOUT, TYP.

DRAINAGE EASEMENT

BIORETENTION

UNDERGROUND STORMWATER DETENTION

ALL EASEMENTS ARE SET AT LEAST 2' FROM PROPOSED BUILDINGS

WATER SERVICE LINE WITH WATER METER, TYP.

STORMWATER DISCHARGE LINE

50' UNDISTURBED BUFFER

25' STATE WATERS BUFFER

75' IMPERVIOUS BUFFER

100YR FLOOD LIMITS

POND

S INDIAN CREEK DR

MAIL

SSMH TOP=885.44 IE(IN)=875.93 IE(OUT)=875.81

SSMH TOP=878.85 IE(IN)=871.93 IE(OUT)=871.80

SSMH TOP=882.44 IE(IN)=876.81 IE(OUT)=876.71

SSMH TOP=889.76 IE(IN)=882.59 IE(OUT)=882.47

SSMH TOP=884.15 IE(IN)=878.32 IE(OUT)=878.21

CATCH BASIN TOP=885.44 IE=874.94

CATCH BASIN TOP=883.48 IE=878.07

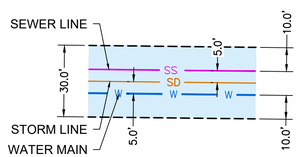
CATCH BASIN TOP=881.67 IE=881.47

BOX CULVERT 8' 10.4' WIDE x 8.2' TALL

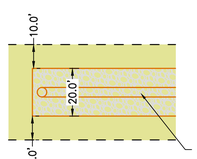
8" WATER MAIN (APPROX.)

1/2"REBAR

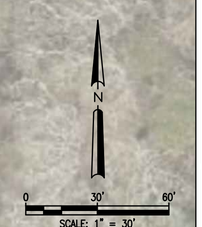
PROPOSED LEGEND



30.0' WIDE MULTI-UTILITY EASEMENT



DRAINAGE EASEMENT (WIDTH VARIES)



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GEORGIA REGISTERED No. PE021453 PROFESSIONAL ENGINEER Peng Zhang

DESIGNED	A. RAVAT
DRAWN	A. RAVAT
CHECKED	G.H. BALTZ
IN CHARGE	P. ZHANG
DATE	10 MAR. 2026

REV	DATE	BY	CHK'D	DESCRIPTION

REZONING SITE PLAN+

CONSTRUCTION PLANS FOR:
1437 & 1453 S INDIAN CREEK DR
LAND LOT 22, 15 DISTRICT
STONE MOUNTAIN, DEKALB, GEORGIA

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DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Zoning Comments March 2026

N1. Z-26-1247920 (2026-0138) 1437 & 1453 S. Indian Creek Drive:
South Indian Creek is classified as a "Collector" road. All interior streets are to be private, designed to local street standards. Verify there is enough parking provided interior to the site for residents and guests. South Indian Creek Road is classified as a collector road. Land Development permit is required. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR **(PREFERRED)** a 10-foot landscape strip with a 10-foot multi-use path. At least 5 feet of the landscape strip must lie between the back of curb and the multi-use path or sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). All intersections must meet AASHTO sight distance requirements based on speed limit. All poles and other obstructions must be relocated out of the multi-use path.

N2. Z-26-1247923 (2026-0139) 3003 Chamblee-Tucker Road; 2936 Mercer University Drive:
All interior streets must be private. Mercer University Drive is classified as a "Collector" road. Land Development permit is required. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR **(PREFERRED)** a 10-foot landscape strip with a 10-foot multi-use path. At least 5 feet of the landscape strip must lie between the back of curb and the multi-use path or sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). The requirements are for the entire frontage unless a variance is sought. All intersections must meet AASHTO sight distance requirements based on speed limits. All poles and other obstructions must be relocated out of the multi-use path. The access entrance requires reworking due to possible driver confusion and impact to Mercer University Drive. Eliminate the acceleration lane along Mercer University Drive. Chamblee-Tucker Road is classified as a "Minor Arterial" road. If a land development permit is required, please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR **(PREFERRED**) a 10-foot multi-use path. Requires pedestrian scale streetlights.

N3/N4/N5. Z-26-1247929 (2026-0140); SLUP-26-1247927 (026-0141); SLUP-26-1247928 (2026-0142) 3820 & 3828 North Decatur Road:
Rockbridge Road is classified as a "Minor Arterial" road. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR **(PREFERRED)** a 10-foot landscape strip with a 10-foot multi-use path. At least 5 feet of the landscape strip must lie between the back of curb and the multi-use path or sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). All intersections must meet AASHTO sight distance requirements based on speed limits. All poles and other obstructions (hydrant) must be relocated out of the multi-use path. Site engineer to determine if guardrail along the property is still required

N6. Z-26-1247933 (2026-0143) 2674, 2682 & 2690 Gresham Road:
All interior streets are to be private, designed to local street standards. Gresham Road is classified as a "Collector" road. Land Development permit is required. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR **(PREFERRED)** a 10-foot landscape strip with a 10-foot multi-use path. At least 5 feet of the landscape strip must lie between the back of curb and the multi-use path or sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). All intersections must meet AASHTO sight distance requirements based on speed limits. All poles and other obstructions must be relocated out of the multi-use path.

N7/N8. Z-26-1247935 (2026-0144); SLUP-26-1247934 (2026-0145) 2111 Poplar Falls Road:
The existing road infrastructure approaching this development is not sufficient to support the implementation of the development. Poplar Falls Road is classified as a "Local" road. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 6-foot landscape strip and a 5-foot sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). All intersections must meet AASHTO sight distance requirements based on speed limits. All poles and other obstructions must be relocated out of the multi-use path.

N9. SLUP-26-1247921 (2026-0146) 1313 & 1303 Lithonia-Industrial Boulevard:
Lithonia-Industrial Boulevard is classified as a "Minor Arterial" road. Not enough information to properly review. Access points were set based on the Lithonia Industrial Blvd Road Plans. Applicant does not show interior routes on plans. Streetlights will be required on Lithonia-Industrial Boulevard.

N10. Z-26-1247922 (2026-0147) 6136 Shadow Rock Lane:
Shadow Rock Lane is classified as a "Local" road. The existing road infrastructure approaching this development is not sufficient to support the implementation of the development. The entire right of way width of the corridor is 20 feet wide with a +/- 8-foot road/driveway. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N11. SLUP-26-1247926 (2026-0148) 4031 Rainbow Drive:
Rainbow Drive is classified as a "Minor Arterial" road. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR **(PREFERRED)** a 10-foot landscape strip with a 10-foot multi-use path. At least 5 feet of the landscape strip must lie between the back of curb and the multi-use path or sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). All intersections must meet AASHTO sight distance requirements based on speed limits. All poles and other obstructions must be relocated out of the multi-use path.

N12. SLUP-26-1247930 (2026-0149) 1890 Week Kirk Road:
Wee Kirk is classified as a "Local" road. No comments

N13/N14. LP-26-1247932 (2026-0150); Z-26-1247931 (2026-0151) 1680, 1690, & 1700 Henrico Road:
Henrico Road is classified as a "Collector" road. Please refer to the zoning and land development requirements of Tier 5 of the Bouldercrest Overlay District, Tier 4A within the Soapstone Historic district for development requirements. Concerned about the encroachment of residential into the industrial area and the conflict (truck traffic/noise) that may develop. The two properties on either side of this development are active industrial properties. While overlay infrastructure standards apply. Where silent the Zoning and Land Development Codes are enforced, in respective order. Site plan needs work. At a minimum, the requirements are as follows: Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Prefer internal streets to be private. If public, the internal streets require a right of way dedication of 55 feet (total) OR such that all public infrastructure is within right of way, whichever greater. Requires 24 feet of pavement with curb and gutter. Requires 6-foot landscape strip with a 5-foot sidewalk. Requires streetlights. (hefowler@dekalbcountyga.gov). Internal roundabout must be one-lane, one direction. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR **(PREFERRED)** a 10-foot landscape strip with a 10-foot multi-use path. At least 5 feet of the landscape strip must lie between the back of curb and the multi-use path or sidewalk. All intersections must meet AASHTO sight distance requirements based on speed limits. Concerned about entrance location based on horizontal and vertical curves along the site. All poles and other obstructions must be relocated out of the multi-use path.

Thursday, January 29, 2026

To: Mr. John Reid, Senior Planner
From: Ryan Cira, Director, Division of Environmental Health
Cc: Alan Gaines, Deputy Director, Division of Environmental Health
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or

begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

N1-2026-0138 Z-26-1247920
1437 & 1453 South Indian Creek Drive, Stone Mountain, Ga 30083

- See general comments

N2-2026-0139 Z-26-1247923
3003 Chamblee-Tucker Road; 2936 Mercer University Drive, Chamblee, Ga 30341

- See general comments

N3-2026-0140 Z-26-1247929
3820 & 3828 North Decatur Road, Decatur, GA 30032

- See general comments.

N4-2026-0141 SLUP-26-1247927
3820 & 3828 North Decatur Road, Decatur, GA 30032

- SLUP. See general comments.

N5-2026-0142 SLUP-26-1247928
3820 & 3828 North Decatur Road, Decatur, GA 30032

- SLUP. See general comments.

N6-2026-0143 Z-26-1247933
2674, 2682, 2690 Gresham Road, Atlanta, Ga 30316

- See general comments.

DeKalb County School District **Analysis Date:** 1/27/2026

Development Review Comments

Submitted to: DeKalb County **Case #:** Z-26-1247920
Parcel #: 15 222 03 014 ; 15 222 03 033

Name of Development: Sunlight Leaf, LLC c/o Battle Law PC
Location: 1437 & 1453 South Indian Creek Drive, Stone Mountain, GA 30083

Description: Proposed development 30 Single-family detached cottage homes

Impact of Development: When fully constructed, this development would be expected to generate 18 students: 3 at Rowland Elementary, 1 at Bethune Middle School, 3 at Towers High School, 6 at other DCSD schools, and 5 at private school. The additional homes are not expected to have a significant impact on the neighborhood schools.

Current Condition of Schools	Rowland Elementary	Bethune Middle School	Towers High School	Other DCSD Schools	Private Schools	Total
Capacity	552	1,290	1,302			
Portables	0	0	0			
Enrollment (Oct 2024)	387	653	866			
Seats Available	165	637	436			
Utilization (%)	70.1%	50.6%	66.5%			
New students from development	**3**	**1**	**3**	**6**	**5**	**18**
New Enrollment	390	654	869			
New Seats Available	162	636	433			
New Utilization	70.7%	50.7%	66.7%			

Calculation Details

Inputs

Unit Type	SF	Proposed Units	30

		Attend Home School	Attend other DCSD School	Private School	Total
Yield Rates (students per unit based on comparable developments)	Elementary	0.1083	0.0747	0.0424	0.2254
	Middle	0.0448	0.0462	0.0688	0.1599
	High	0.0785	0.0561	0.0681	0.2026
	Total	**0.2316**	**0.1770**	**0.1793**	**0.5879**
Units x Yield Rates	Elementary	3.25	2.24	1.27	6.76
	Middle	1.34	1.39	2.06	4.79
	High	2.36	1.68	2.04	6.08
	Total	**6.95**	**5.31**	**5.37**	**17.63**
New Students from Development (rounded result)	Elementary	3	2	1	6
	Middle	1	2	2	5
	High	3	2	2	7
	Total	**7**	**6**	**5**	**18**

DeKalb County School District

DEPARTMENT OF PLANNING & SUSTAINABILITY

LAND DEVELOPMENT ANALYSIS

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

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

Case # and Address/Parcel: Z-26-1247920 (2026-0138) 1437 & 1453 S. Indian Creek Dr (15-222-03-014 & 033)

- **Transportation/Access/Row**

- **Stormwater Management**

Under ground or above ground detention would help with this development

- **Flood Hazard Area/Wetlands**

There are state water and flood at the front of the property

- **Landscaping/Tree Preservation**

- **Tributary Buffer**

- **Fire Safety**

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

PUBLIC WORKS – ROADS & DRAINAGE - ZONING COMMENTS FORM

Case No.: Z-26-1247920 (2026-0138) **Parcel ID#:** 15 222 03 014; 15 222 03 033

Address: 1437 & 1453 South Indian Creek Drive, Stone Mountain 30083

Drainage Basin: Snafinger Creek

Upstream Drainage Area: N/A

Percentage of Property in 100-Year Floodplain: 31.4%

Impact on property (flood, erosion, sedimentation) under existing zoning: No documented reports of flood, erosion and sedimentation under existing zoning but, the floodplain fringes are susceptible to these events.

Required detention facility(s): Yes

COMMENTS: A portion of this site has a floodplain and a delineated floodway. Per County codes, no encroachment is allowed into the floodway and the proposed development must comply with the flood damage prevention ordinance and other development standards.

Signature: Akin Akinsola

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

PUBLIC WORKS – TRAFFIC ENGINEERING - ZONING COMMENTS FORM

Case No.: Z-26-1247920 (2026-0138) **Parcel ID#:** 15 222 03 014; 15 222 03 033

Address: 1437 & 1453 South Indian Creek Drive, Stone Mountain 30083

Adjacent Roadway(s):

_____ _____

Classification:

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

Please provide additional information relating to the following statement.

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

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

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

Signature: Jerry White

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

PUBLIC WORKS – WATER & SEWER - ZONING COMMENTS FORM

Case No.: Z-26-1247920 (2026-0138) **Parcel ID#:** 15 222 03 014; 15 222 03 033

Address: 1437 & 1453 South Indian Creek Drive, Stone Mountain 30083

WATER:

Size of existing water main: 24" CI **adequate** _____ **inadequate** _____

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

SEWER:

Outfall Servicing Project: Upper Snapfinger

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

Water Treatment Facility: Snapfinger **Adequate? Yes** _____ **No** _____

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

COMMENTS: Sewer Capacity required

Signature: Yola Lewis

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

Applicant Name: Sunlight Leaf, LLC c/o Battle Law PC

Applicant Email Address: [redacted]

Applicant Mailing Address: 3562 Habersham at Northlake Rd, Building J, Suite 100

Tucker, GA 30084

Applicant Phone Number: [redacted]

Owner Name: Sunlight Leaf, LLC

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

Owner Email Address: [redacted]

Owner Mailing Address: 4107 Water Mill Rd

Buford, GA 30519

Owner Phone Number: [redacted]

Subject Property Address: 1437 & 1453 South Indian Creek Drive

Stone Mountain, GA

Parcel ID Number(s): 15 222 03 014 & 15 222 03 033

Acreage: 5.53 Commission District(s): 5 Super District: 7

Existing Zoning District(s): R-75 Proposed Zoning District(s): R-60

Existing Land Use Designation(s): SUB Proposed Land Use Designation(s): N/A (if applicable)

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

Owner: Hong Ye Agent: _____ Hong Ye

Signature of Applicant:

Sunlight Leaf, LLC-1437 and 1453 South Indian Creek

Zoning Meeting

A new project is proposed near you...

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

If you would like the information emailed to you, please send an email to projects@battlelawpc.com to request the information.

Zoom Meeting Info:
Meeting ID: 894 8598 2438
Password: 151470
https://otago.zoom.us/join

participants_89485982438_2025_12_04__1_

Name (original name)	Email	Total duration (minutes)	Guest
Colleen Mac Nulty	allpurposecolleen@gmail.com	48	Yes
Kelly Mauldin	kelly.mauldin@hotmail.com	47	Yes
Jessie's Notetaker (Otter.ai)	jgraham@eip1.net	2	Yes
Lenora Spruce	gailchapman1163@comcast.net	23	Yes
Carita Boyer	caritadb@hotmail.com	58	Yes
K D	kdstuff@gmail.com	22	Yes
Josh Mahoney	jsm@battlelawpc.com	67	No
Gerald Boyer	gboyer@dekalbcountyga.gov	50	Yes
Cassie Yin	sunlightleaf2024@gmail.com	44	Yes

Battle Law

STATEMENT OF INTENT

and

Other Material Required by
DeKalb County Zoning Ordinance
For
A Rezoning from R-75 to R-60 to Allow
Thirty (30) Single-Family Detached Cottage Homes

of

Sunlight Leaf, LLC
c/o Battle Law, P.C.

for

+/-5.53 Acres of Land
Being 1437 and 1453 South Indian Creek Drive
DeKalb County, Georgia and
Parcel Nos. 15 222 03 014 and 15 222 03 033

Submitted for Applicant by:

Michèle L. Battle, Esq.
Joshua S. Mahoney, 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
jsm@battlelawpc.com

Battle Law

I. LETTER OF INTENT

Sunlight Leaf, LLC (the "Applicant") is seeking a rezoning from R-75 to R-60 to develop on +/- 5.53 acres of land being tax parcel numbers 15 222 03 014 and 15 222 03 033 having frontage on 1437 and 1453 South Indian Creek Drive (the "Subject Property") with thirty (30) cottage homes.

This document serves as a statement of intent, analysis of the criteria under the DeKalb County Code of Ordinances and contains notice of constitutional allegations as a reservation of the Applicant's rights.

II. DEKALB COUNTY REZONING CRITERIA

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

The Subject Property has a future land use designation of Suburban, which specifically allows for the R-60 zoning district. The R-60 district is a residential district that advances the vision of the Suburban land use designation. Cottage homes are specifically allowed in the R-60 district. So, by extension, cottage home developments advance the DeKalb County Comprehensive Plan's vision when they are in the Suburban land use designation. Therefore, the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.

2. *Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties;*

The Subject Property is surrounded by other residential uses. Specifically, the Subject Property is surrounded by other single-family detached homes. The zoning proposal for cottage homes still provides single-family detached homes, but in a form factor that helps to address the housing shortage and with a unique layout. Therefore, the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

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

The Subject Property does not have a reasonable economic use as currently zoned.

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

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties. Some community members have expressed concern about the state of the creek to the south of the Subject Property and how this development might contribute to ongoing erosion. This proposal should help the ongoing erosion by mitigating stormwater runoff by grading the site and building stormwater detention into the included greenspaces. The stormwater detention facilities will collect stormwater from the newly constructed impervious surfaces rather than

allowing it to flow freely across the site to the creek as it does today. This change will reduce the erosion resulting from stormwater runoff coming from the Subject Property today.

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

The Applicant is not aware of 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.

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

The zoning proposal will not adversely affect historic buildings. The Subject Property is not within a historic district or site. The Applicant is not aware of any archaeological resources on the Subject Property.

7. *Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools; and*

The zoning proposal will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

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

The zoning proposal will not adversely impact the environment or surrounding natural resources. This zoning proposal does not seek to encroach into or reduce the stream buffer to the south of the Subject Property. Furthermore, the stormwater detention facilities will help to mitigate impacts from stormwater runoff from the newly constructed impervious surfaces.

III. CONCLUSION

For the foregoing reasons, the Applicant hereby requests that the application for a rezoning from R-75 to R-60 to allow thirty (30) single-family detached cottage homes 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 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 land use amendment and/or 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 land use amendment and/or 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.

Battle Law

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 Fulton 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

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: 7/10/2025

TO WHOM IT MAY CONCERN:

I/WE: Sunlight Leaf, LLC Hong Ye
Name of Owner(s)

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

Battle Law, P.C.
Name of Agent or Representative

to file an application on my/our behalf.

Notary Public

Owner

TAMAIRA BRIDGES
Notary Public - State of Georgia
Gwinnett County
My Commission Expires Jan 17, 2028

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

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

Yes: ✓ No: _____ *

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.

Tamaira Bridges — Hongye

Notary — Signature of Applicant /Date

Check one: Owner ✓ Agent _____

01/17/28

Expiration Date/ Seal

TAMAIRA BRIDGES
Notary Public - State of Georgia
Gwinnett County
My Commission Expires Jan 17, 2028

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

DeKalb County
GEORGIA

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 filling of this application?

Yes XX No_____*

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

1. The name and official position of the local government official to whom the campaign contribution was made.

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

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 XX

BATOYA CLEMENTS NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES MAY 4, 2023

Expiration Date/ Seal

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

The field data upon which this plat is based has a closure precision of one foot in 15,000 feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT

A PORTION OF THIS PROPERTY IS IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF DEKALB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13089C 0088J, DATED 05/16/13

ZONING INFORMATION:

CLASSIFICATION: R-75
SETBACKS: FRONT - 30 FEET
SIDE - 7.5 FEET
REAR - 40 FEET
MINIMUM LOT WIDTH - 75 FEET
MINIMUM LOT AREA - 10,000 sf.
MAXIMUM LOT COVERAGE - 35%
MINIMUM FLOOR AREA - 2000 sf.
MAXIMUM BUILDING HEIGHT - 35 FEET

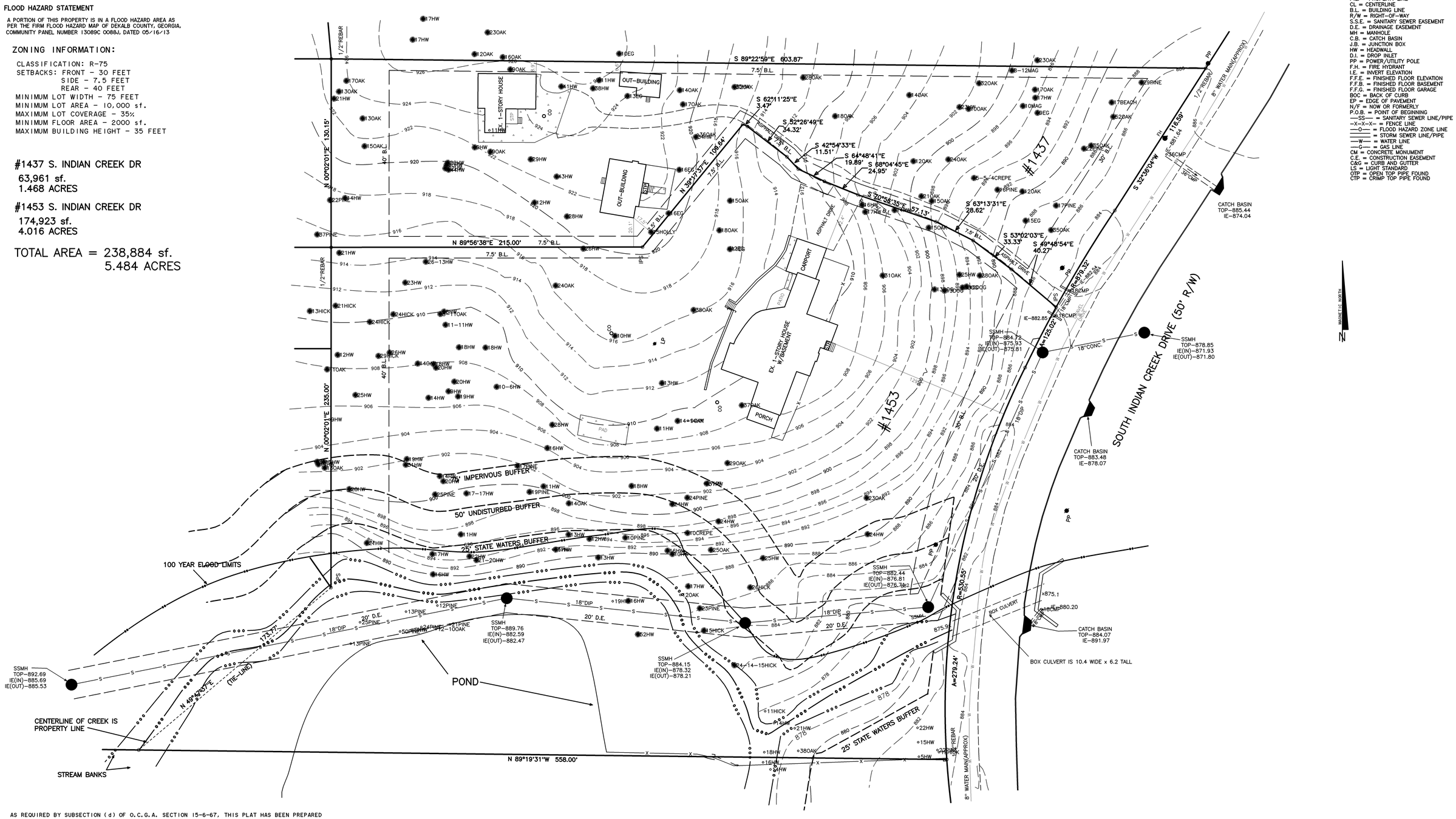
#1437 S. INDIAN CREEK DR
63,961 sf.
1.468 ACRES

#1453 S. INDIAN CREEK DR
174,923 sf.
4.016 ACRES

TOTAL AREA = 238,884 sf.
5.484 ACRES

LEGEND

IPF = 1/2" REBAR FOUND
IPS = 1/2" REBAR PIN SET
L.L. = LAND LOT
L.L.L. = LAND LOT LINE
P.L. = PROPERTY LINE
CL = CENTERLINE
B.L. = BUILDING LINE
R/W = RIGHT-OF-WAY
S.S.E. = SANITARY SEWER EASEMENT
D.E. = DRAINAGE EASEMENT
MH = MANHOLE
C.B. = CATCH BASIN
J.B. = JUNCTION BOX
HW = HEADWALL
D.I. = DROP INLET
PP = POWER/UTILITY POLE
F.H. = FIRE HYDRANT
I.E. = INVERT ELEVATION
F.F.E. = FINISHED FLOOR ELEVATION
F.F.B. = FINISHED FLOOR BASEMENT
F.F.G. = FINISHED FLOOR GARAGE
BOC = BACK OF CURB
EP = EDGE OF PAVEMENT
N/F = NOW OR FORMERLY
P.O.B. = POINT OF BEGINNING
—SS— = SANITARY SEWER LINE/PIPE
—X—X— = FENCE LINE
—O— = FLOOD HAZARD ZONE LINE
——— = STORM SEWER LINE/PIPE
—W— = WATER LINE
—G— = GAS LINE
CM = CONCRETE MONUMENT
C.E. = CONSTRUCTION EASEMENT
C&G = CURB AND GUTTER
LS = LIGHT STANDARD
OTP = OPEN TOP PIPE FOUND
CTP = CRIMP TOP PIPE FOUND



AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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.

ROBERT W. RICHARDSON, GA RLS #3419 — DATE: 08/28/25

GEORGIA — REGISTERED — No. 3419 — PROFESSIONAL — LAND SURVEYOR — ROBERT W RICHARDSON

30 0 30 60 90
GRAPHIC SCALE — FEET

ALPHA LAND SERVICES
P.O. BOX 1651
LOGANVILLE,GA. 30052
ENGINEERING • LAND SURVEYING
OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM

REVISION: 08/18/25; 08/28/25

REF. PLAT: PB. ____ P. ____

SURVEY FOR:
1437 & 1453 S. INDIAN CREEK DR
15 222 03 014 — #1437
15 222 03 033 — #1453

LAND LOT: 222 — LOT: ____ BLOCK: ____
DISTRICT: 15TH — SUB: ____
DEKALB COUNTY
GEORGIA
FIELD DATE: 07/01/25
PLAT DATE: 07/15/25
AREA = 5.484 ACRES
JOB No. 25-06-306

2024065745 DEED BOOK 31515 PG 507
Filed and Recorded: 7/8/2024 11:34:35 AM
Recording Fee: $25.00
Real Estate Transer Tax: $130.00

Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

Return to:
Wagner Law Group, LLC
2801 Buford Highway, Suite 480
Brookhaven, GA 30329
File No.: 2400108

Parcel #15 222 03014

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF DEKALB

THIS INDENTURE, made this the 28th day of June, 2024, between

YUAN LONG

of the County of DEKALB, and State of California, as party or parties of the first part, hereinafter called Grantor, and

SUNLIGHT LEAF LLC

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of the sum of **TEN AND NO/100 DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION**, in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 222 of the 15th District of DeKalb County, Georgia and being shown as Tract Two on a plat of property of Sherry H. Slater by McClung Surveying Services, Inc. dated 12-12-2002 and last revised 3-4-2003 and being more fully described as follows:

To reach the point of beginning, start at the center line intersection of Chedworth Way (50' R/W) and South Indian Creek Drive (R/W varies); Thence running Northerly along the said centerline of South Indian Creek Drive a distance of 614.11 feet to a point; Thence leaving the said centerline of said South Indian Creek Road and running North 89 degrees 19 minutes 31 seconds West a distance of 31.05 feet to a point on the Westerly right-of-way of said South Indian Creek Drive; Thence running the following course and distances along the said and Northwesterly right-of-way of said South Indian Creek Drive; following the arc of a curve to the right an arc distance of 278.54 feet (said arc having a radius of 550.55 feet, a chord bearing of North 11 degrees, 24 minutes 48 seconds East and a chord distance of 275.58 feet) to a point, following the arc of a curve to the right an arc distance of 47.00 feet (said arc having a radius of 1,070.08 feet, a chord bearing of North 27 degrees, 09 minutes 55 seconds East and a chord distance of 46.99 feet) to a point on a proposed property line at the Southeast corner of tract two and the point of beginning; Thence from the point of beginning and leaving the said Northerly right-of-way of said South Indian Creek Drive and running the following courses and distances along proposed property lines; North 49 degrees, 44 minutes 36 seconds West a distance of 40.27 feet to a point; North 52 degrees, 57 minutes 45 seconds West a distance of 33.33 feet to a point; North 63 degrees, 09 minutes 13 seconds West a distance of 28.62 feet to a point; North 70 degrees, 52 minutes 17 seconds West a distance of 57.13 feet to a point; North 68 degrees, 00 minutes 27 seconds West a distance of 24.95 feet to a point; North 64 degrees, 44 minutes 23 seconds West a distance of 19.89 feet to a point; North 42 degrees, 50 minutes 15 seconds West a distance of 11.51 feet to a point; North 52 degrees, 22 minutes 31 seconds West a distance of 34.32 feet to a point; North 62 degrees, 07 minutes 07 seconds West a distance of 3.47 feet to a point; South 39 degrees, 21 minutes 55 seconds West a distance of 109.64 feet to a point; North 89 degrees, 59 minutes 04 seconds West a distance of 215.00 feet to a rebar found located at the Southwest corner of tract two; Thence leaving said proposed property lines and running North 00 degrees 00 minutes 56 seconds East a distance of 130.04 feet to a rebar found located at the Northwest corner of tract two; Thence running South 89 degrees 22 minutes 59 seconds East a distance of 603.01 feet to a rebar found located on the said Northwest right-of-way of said South Indian Creek Drive and the Northeast corner of tract of tract two; Thence running South 32 degrees 36 minutes 04 seconds West along the said Northwest right-of-way of said South Indian Creek Drive a distance of 116.59 feet to a point; Thence following the arc of a curve to the left and continuing along the said Northwest right-of-way of said South Indian Creek Drive and arc distance of 78.02 feet (said arc having a radius of 1,070.08 feet, a chord bearing of South 30 degrees 30 minutes 45 seconds West and a chord distance of 78.00 feet) to said point located at the said Southeast corner of tract two and the point of beginning.

Said tract or parcel of land containing 1.47 acres or 174,240 square feet, said tract or parcel of land also containing One (1) story concrete block residence designated as 1437-B South Indian Creek Drive, in the County of DeKalb, Georgia as per the present numbering system of DeKalb County, Georgia.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

SITE NOTES:

1. THE SITE CONTAINS: 238,884 SQ.FT = 5.48 ACRES
   TOTAL DISTURBED ACREAGE: TBD
2. SITE ADDRESS: 1437 S. INDIAN CREEK DRIVE, STONE MOUNTAIN, GA 30035
3. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY ALPHA LAND SERVICES, DATED 7/15/25
4. HORIZONTAL DATUM IS NAD83 GEORGIA GRID WEST ZONE. VERTICAL DATUM IS NAVD88.
5. PART OF THIS SITE IS LOCATED WITHIN A ZONE [A, AE, SHADED ZONE X] AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13089C0088 J DATED MAY 16, 2013 FOR DEKALB COUNTY, GEORGIA.
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7. ANY CONSERVATION AREAS WILL BE RECORDED AT THE DEKALB COUNTY COURTHOUSE IN PERPETUITY WITH THE AFFECTED PROPERTIES.

ZONING CONFORMANCE:

CURRENT ZONING:	R-75
PROPOSED ZONING:	R-60 – COTTAGE HOME DEVELOPMENT
DENSITY UNITS/ACRE:	PROPOSED DENSITY: 30 UNITS/5.48 ACRE = 5.47 UNITS/AC
PROPOSED NUMBER OF LOTS:	30
MINIMUM OPEN SPACE:	20% (MIN)
PROVIDED OPEN SPACE:	72.3%
BUILDING SETBACKS	
FRONT SETBACK	20 FT
SIDE SETBACK	10 FT
REAR SETBACK	10 FEET

POST LOT COVERAGE:

ASPHALT DRIVES	25,212 FT²
CONCRETE PAVEMENT	1,145 FT²
HOUSES (15X1500)	29,115 FT²
PAVILION	576 FT²
TOTAL IMPERVIOUS AREA	56,048 FT²
TOTAL SITE AREA	238,884 FT²
TOTAL COVERAGE	23.46%
PERVIOUS PAVEMENT	9,945 FT²

OPEN SPACE REQUIRED: 20% OF TOTAL SITE = 47,778 FT²
OPEN SPACE PROVIDED: 92,989 FT² (38.9%)

PARKING COUNT

2 SPACES @ CARPORTS FOR UNITS 1 THRU 9	=	18
ADA SPACES	=	3
STANDARD SPACES	=	31
TOTAL PARKING SPACES PROVIDED	=	52 SPACES

OPEN SPACE REQUIREMENTS

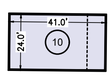
TOTAL ORIGINAL SITE AREA = 5.48 ACRES – 20.0% REQUIRED (1.096 ACRES)
OPEN SPACE AREA PROVIDED = 3.96 ACRES/ 172,678 FT² (72.3%)

BREAKDOWN OF OPEN SPACE
OPEN SPACE INSIDE OF BUFFERS = 2.00 ACRES/ 87,175 FT² (36.5%)
OPEN SPACE – COURTYARD = 0.66 ACRES/ 28,808 FT² (12.0%)
OPEN SPACE – LOT GREENSPACE = 0.68 ACRES/ 29,734 FT² (12.4%)
OPEN SPACE – OTHER GREENSPACE = 0.53 ACRES/ 22,986 FT² (9.7%)
OPEN SPACE – DRAINAGE EASEMENT = 0.09 ACRES/ 3975 FT² (1.6%)

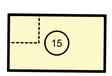
30 COTTAGE LOTS ARE PROPOSED

COTTAGE TYPE 1: 9 UNITS

COTTAGE TYPE 2: 10 UNITS



COTTAGE TYPE 3: 11 UNITS



LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PERVIOUS PAVEMENT
- COURTYARD AREA
- LOT GREENSPACE
- OTHER GREENSPACE
- OPEN SPACE IN BUFFERS INCLUDING LAKE
- PROPERTY LINE

Prepared By:
CRESCENT VIEW ENGINEERING, LLC:
211 Frasier Street
Marietta, GA 30060
678-324-8410
www.crescentviewengr.com

Prepared For:
SUNLIGHT LEAF, LLC
ADDRESS:
4107 WATER MILL DRIVE,
BUFORD, GA, 30519

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 36234533 — 7/14/2026

DESIGNED	A. RAVAT
DRAWN	A. RAVAT
CHECKED	G.H. BALTZ
IN CHARGE	P. ZHANG
DATE	15 SEPT. 2025

REV	DATE	BY (CHK'D)	DESCRIPTION

REZONING SITE PLAN

CONSTRUCTION PLANS FOR:
1437 & 1453 S INDIAN CREEK DR
LAND LOT 22 15 DISTRICT
STONE MOUNTAIN, DEKALB, GEORGIA

CVE PI # 25-242

SHEET NO.
C-1

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ASPHALT PAVEMENT	30,790 FT²
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CONCRETE BAND	3,960 FT²
CURB AND GUTTER	550 FT²
HOUSES	29,160 FT²
PAVILION	576 FT²
TOTAL IMPERVIOUS AREA	68,376 FT²
TOTAL SITE AREA	238,884 FT²
TOTAL COVERAGE	28.62%
PERVIOUS PAVEMENT	7,194 FT²

SEE OPEN SPACE CALCULATIONS BELOW.

OPEN SPACE REQUIREMENTS

BREAKDOWN OF OPEN SPACE

OPEN SPACE INSIDE OF BUFFERS = 2.00 ACRES/ 87,175 FT² (36.5%)

OPEN SPACE – LOT GREENSPACE = 0.68 ACRES/ 29,623 FT² (12.4%)

OPEN SPACE – OTHER GREENSPACE = 0.57 ACRES/ 24,787 FT² (10.4%)

ENHANCED OPEN SPACE – COURTYARD = 0.41 ACRES/ 17,800 FT² (7.5%)

OPEN SPACE AREA PROVIDED = 3.66 ACRES/ 159,385 FT² (66.72%)

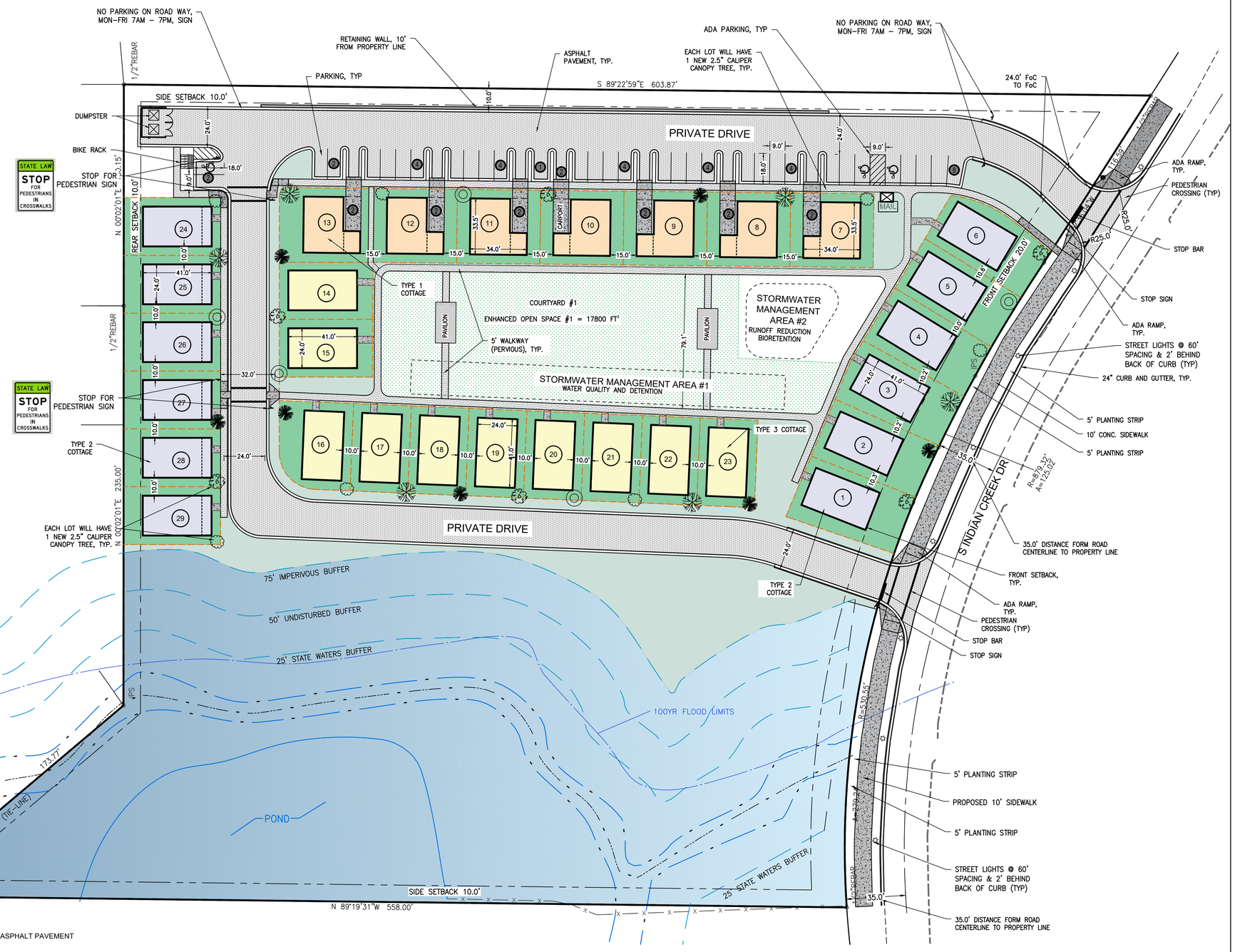
TOTAL ORIGINAL SITE AREA = 5.48 ACRES – 20.0% REQUIRED (1.096 ACRES)

PARKING COUNT

SPACES @ CARPORTS FOR UNITS 7 THRU 13	=	14
ADA SPACES	=	3
STANDARD SPACES	=	30
TOTAL PARKING SPACES PROVIDED	=	47 SPACES

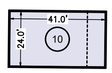
29 COTTAGE LOTS ARE PROPOSED

MAX BUILDING HOUSE/BUILDING HEIGHT IS LESS THAN 29 FEET.

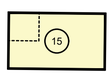


COTTAGE TYPE 1: 7 UNITS

COTTAGE TYPE 2: 12 UNITS



COTTAGE TYPE 3: 10 UNITS



LEGEND

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- LOT GREENSPACE
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- OPEN SPACE IN BUFFERS INCLUDING LAKE
- PROPERTY LINE

N

0 30' 60'

SCALE: 1" = 30'

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678-324-8410
www.crescentviewengr.com

Prepared For:
SUNLIGHT LEAF, LLC
ADDRESS:
4107 WATER MILL DRIVE,
BUFORD, GA, 30519

GEORGIA REGISTERED No. PE021463533 PROFESSIONAL ENGINEER PENG ZHANG

DESIGNED	A. RAVAT
DRAWN	A. RAVAT
CHECKED	G.H. BALTZ
IN CHARGE	P. ZHANG
DATE	10 MAR. 2026

REV	DATE	BY	CHK'D	DESCRIPTION

REZONING SITE PLAN

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1437 & 1453 S INDIAN CREEK DR
LAND LOT 22 15 DISTRICT
STONE MOUNTAIN, DEKALB, GEORGIA

CVE PI # 25-242

SHEET NO.
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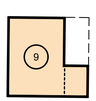
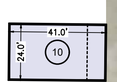


COTTAGE TYPE 2: 12 UNITS



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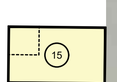


NEW MANHOLE, TYP

30.0' WIDE MULTI-UTILITY EASEMENT

SANITARY SEWER SERVICE LATERAL WITH CLEANOUT, TYP.

DRAINAGE EASEMENT

BIORETENTION

UNDERGROUND STORMWATER DETENTION

ALL EASEMENTS ARE SET AT LEAST 2' FROM PROPOSED BUILDINGS

WATER SERVICE LINE WITH WATER METER, TYP.

STORMWATER DISCHARGE LINE

50' UNDISTURBED BUFFER

25' STATE WATERS BUFFER

75' IMPERVIOUS BUFFER

100YR FLOOD LIMITS

POND

S INDIAN CREEK DR

MAIL

SSMH TOP=885.44 IE(IN)=875.93 IE(OUT)=875.81

SSMH TOP=878.85 IE(IN)=871.93 IE(OUT)=871.80

SSMH TOP=882.44 IE(IN)=876.81 IE(OUT)=876.71

SSMH TOP=889.76 IE(IN)=882.59 IE(OUT)=882.47

SSMH TOP=884.15 IE(IN)=878.32 IE(OUT)=878.21

CATCH BASIN TOP=885.44 IE=874.94

CATCH BASIN TOP=883.48 IE=878.07

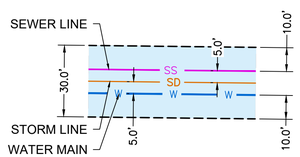
CATCH BASIN TOP=881.67 IE=881.47

BOX CULVERT 8' 10.4' WIDE x 8.2' TALL

8" WATER MAIN (APPROX.)

1/2"REBAR

PROPOSED LEGEND



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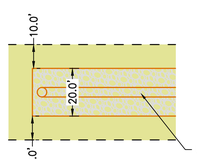
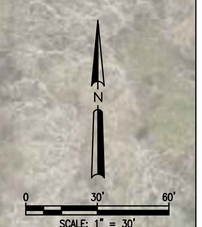


DRAINAGE EASEMENT (WIDTH VARIES)



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Prepared For:
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ADDRESS:
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BUFORD, GA, 30519

GEORGIA REGISTERED No. PE021453 PROFESSIONAL ENGINEER Peng Zhang

DESIGNED	A. RAVAT
DRAWN	A. RAVAT
CHECKED	G.H. BALTZ
IN CHARGE	P. ZHANG
DATE	10 MAR. 2026

REV	DATE	BY	CHK'D	DESCRIPTION

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CVE PI # 25-242

SHEET NO.
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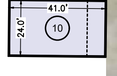
COTTAGE TYPE 2: 10 UNITS



COTTAGE TYPE 3: 11 UNITS

LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PERVIOUS PAVEMENT
- COURTYARD AREA
- LOT GREENSPACE
- OTHER GREENSPACE
- OPEN SPACE IN BUFFERS INCLUDING LAKE
- PROPERTY LINE

Prepared By:
CRESCENT VIEW ENGINEERING, LLC:
211 Frasier Street
Marietta, GA 30060
678-324-8410
www.crescentviewengr.com

Prepared For:
SUNLIGHT LEAF, LLC
ADDRESS:
4107 WATER MILL DRIVE,
BUFORD, GA, 30519

REGISTERED PROFESSIONAL ENGINEER — No. 36234533 — GEORGIA — 21 NOV 2025

DESIGNED	A. RAVAT
DRAWN	A. RAVAT
CHECKED	G.H. BALTZ
IN CHARGE	P. ZHANG
DATE	15 SEPT. 2025

REZONING SITE PLAN+

REV	DATE	BY	DESCRIPTION

CONSTRUCTION PLANS FOR:
1437 & 1453 S INDIAN CREEK DR
LAND LOT 22 ,15 DISTRICT
STONE MOUNTAIN, DEKALB, GEORGIA

CVE PI # 25-242

SHEET NO.
C-1+

SITE NOTES:

1. THE SITE CONTAINS: 238,884 SQ.FT = 5.48 ACRES
   TOTAL DISTURBED ACREAGE: TBD
2. SITE ADDRESS: 1437 S. INDIAN CREEK DRIVE, STONE MOUNTAIN, GA 30035
3. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY ALPHA LAND SERVICES, DATED 7/15/25
4. HORIZONTAL DATUM IS NAD83 GEORGIA GRID WEST ZONE. VERTICAL DATUM IS NAVD88.
5. PART OF THIS SITE IS LOCATED WITHIN A ZONE [A, AE, SHADED ZONE X] AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13089C0088 J DATED MAY 16, 2013 FOR DEKALB COUNTY, GEORGIA.
6. THERE ARE EXISTING EASEMENTS, STATE WATER BUFFERS, STREAM BUFFERS OR FLOODPLAIN BUFFER THAT APPLY TO THIS PROPERTY.
7. ANY CONSERVATION AREAS WILL BE RECORDED AT THE DEKALB COUNTY COURTHOUSE IN PERPETUITY WITH THE AFFECTED PROPERTIES.

ZONING CONFORMANCE:

CURRENT ZONING:	R-75
PROPOSED ZONING:	R-60 – COTTAGE HOME DEVELOPMENT
DENSITY UNITS/ACRE:	PROPOSED DENSITY: 30 UNITS/5.48 ACRE = 5.47 UNITS/AC
PROPOSED NUMBER OF LOTS:	30
MINIMUM OPEN SPACE:	20% (MIN)
PROVIDED OPEN SPACE:	72.3%
BUILDING SETBACKS	
FRONT SETBACK	20 FT
SIDE SETBACK	10 FT
REAR SETBACK	10 FEET

POST LOT COVERAGE:

ASPHALT PAVEMENT	31,041 FT²
CONCRETE PAVEMENT	1,200 FT²
HOUSES (15X1500)	29,115 FT²
PAVILION	576 FT²
TOTAL IMPERVIOUS AREA	61,932 FT²
TOTAL SITE AREA	238,884 FT²
TOTAL COVERAGE	25.93%
PERVIOUS PAVEMENT	8,284 FT²

SEE OPEN SPACE CALCULATIONS BELOW.

OPEN SPACE REQUIREMENTS

BREAKDOWN OF OPEN SPACE

OPEN SPACE INSIDE OF BUFFERS = 2.00 ACRES/ 87,175 FT² (36.5%)

OPEN SPACE – LOT GREENSPACE = 0.68 ACRES/ 29,733 FT² (12.4%)

OPEN SPACE – OTHER GREENSPACE = 0.59 ACRES/ 25,638 FT² (10.7%)

ENHANCED OPEN SPACE – COURTYARD = 0.59 ACRES/ 25,701 FT² (10.8%)

OPEN SPACE AREA PROVIDED = 3.83 ACRES/ 172,678 FT² (69.89%)

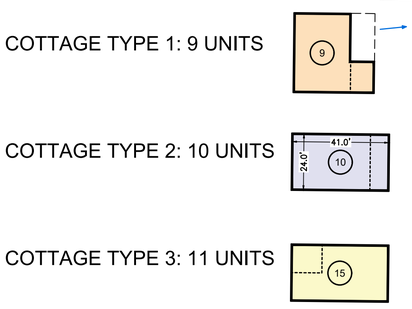
TOTAL ORIGINAL SITE AREA = 5.48 ACRES – 20.0% REQUIRED (1.096 ACRES)

PARKING COUNT

2 SPACES @ CARPORTS FOR UNITS 1 THRU 9	=	18
ADA SPACES	=	3
STANDARD SPACES	=	31
TOTAL PARKING SPACES PROVIDED	=	52 SPACES

30 COTTAGE LOTS ARE PROPOSED

MAX BUILDING HOUSE/BUILDING HEIGHT IS LESS THAN 30 FEET.



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- PERVIOUS PAVEMENT
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- LOT GREENSPACE
- OTHER GREENSPACE
- OPEN SPACE IN BUFFERS INCLUDING LAKE
- PROPERTY LINE

MAX BUILDING HOUSE/BUILDING HEIGHT IS 30 FEET.

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REGISTERED PROFESSIONAL ENGINEER No. 36234533 GEORGIA

DESIGNED	A. RAVAT
DRAWN	A. RAVAT
CHECKED	G.H. BALTZ
IN CHARGE	P. ZHANG
DATE	10 FEB. 2026

REV	DATE	BY	CHKD	DESCRIPTION

REZONING SITE PLAN

CONSTRUCTION PLANS FOR:
1437 & 1453 S INDIAN CREEK DR
LAND LOT 22 ,15 DISTRICT
STONE MOUNTAIN, DEKALB, GEORGIA

CVE PI # 25-242

SHEET NO.
C-1

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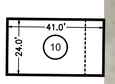

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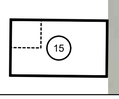

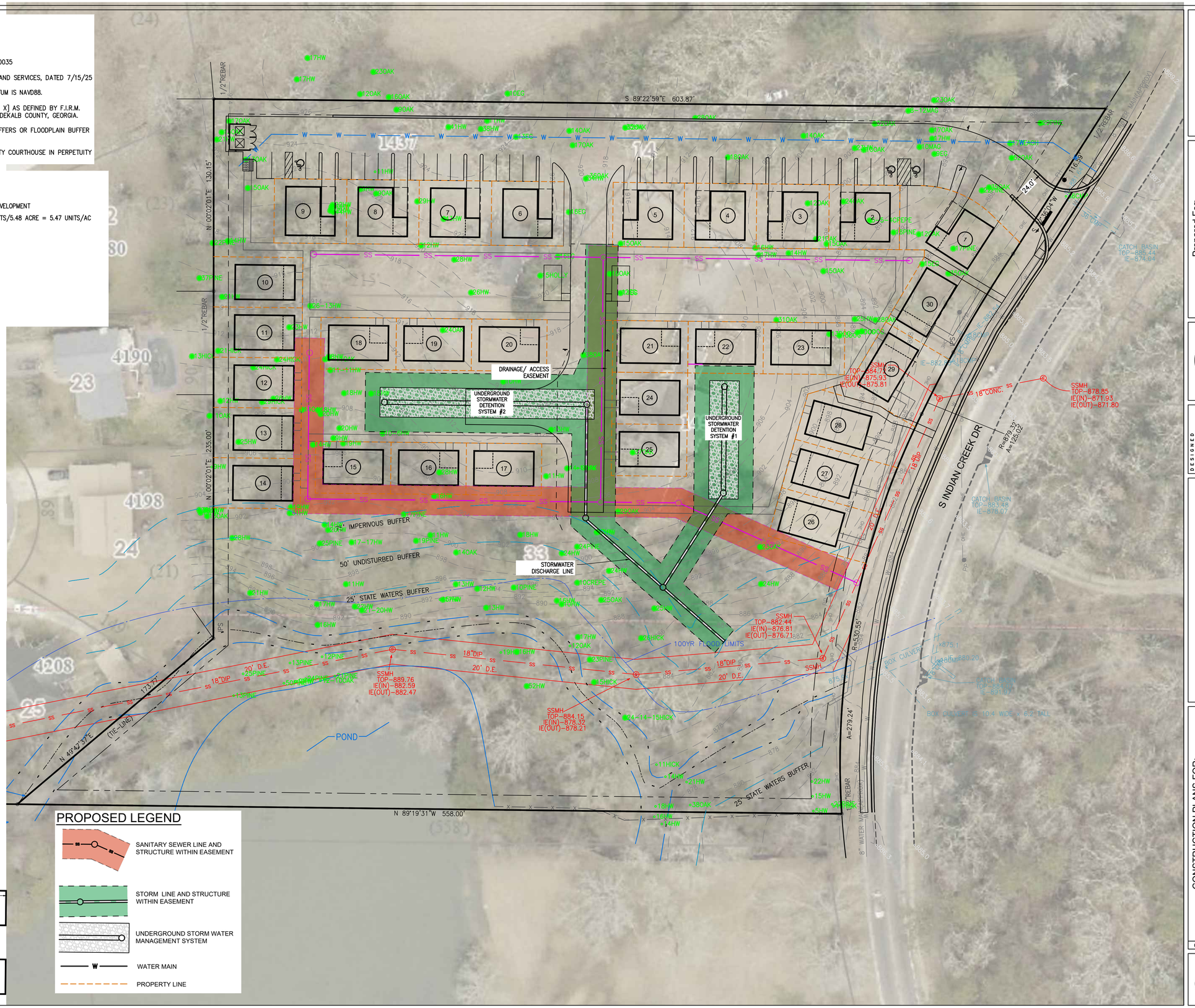

PROPOSED LEGEND

- SANITARY SEWER LINE AND STRUCTURE WITHIN EASEMENT
- STORM LINE AND STRUCTURE WITHIN EASEMENT
- UNDERGROUND STORM WATER MANAGEMENT SYSTEM
- W — WATER MAIN
- PROPERTY LINE

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REGISTERED PROFESSIONAL ENGINEER — No. PE21463533 — GEORGIA — 10 FEB 2026

DESIGNED	A. RAVAT
DRAWN	A. RAVAT
CHECKED	G.H. BALTZ
IN CHARGE	P. ZHANG
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REV	DATE	BY	CHK'D	DESCRIPTION

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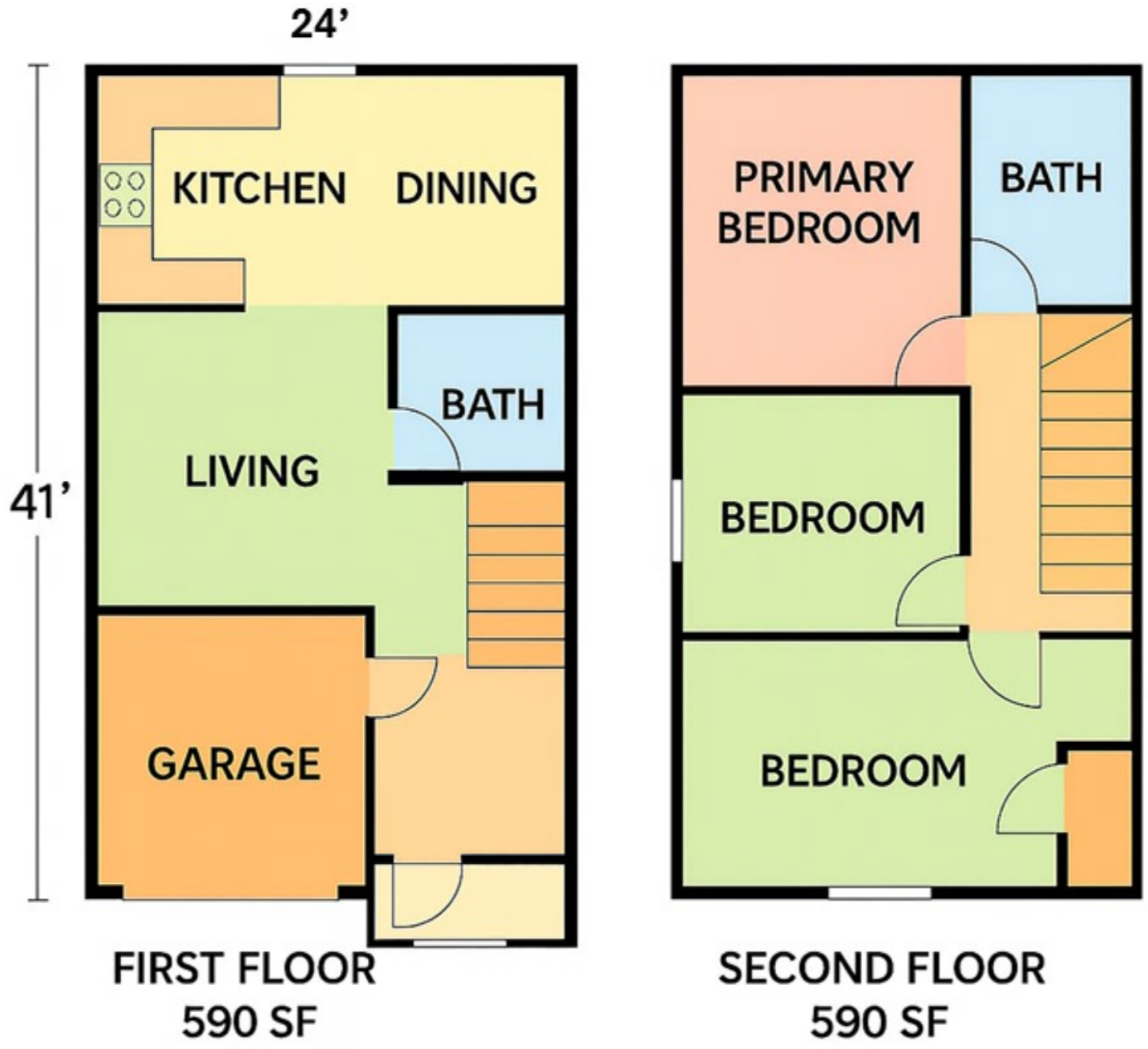

FIRST FLOOR
590 SF

SECOND FLOOR
590 SF

FIRST FLOOR – 590 SF
SECOND FLOOR- 590 SF
TOTAL – 1180 SF

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DeKalb County
GEORGIA

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www.dekalbcountyga.gov

Government Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

PRE-APPLICATION FORM

REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE

(Required prior to filing application: signed copy of this form must be submitted at filing.)

Applicant(s) Name: Joshua Mahoney

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

Property Address: 1437 & 1453 South Indian Creek Drive, Stone Mountain 30083

Tax Parcel ID: 15 222 03 014 & 15 222 03 033 Comm. District(s): 5 & 7 Acreage: Approx 5.54

Existing Use: _____ Proposed Use: Rezone to R-60.

Supplemental Regs: Cottage Ord. Section 5.7.9 Overlay District: _____

Rezoning: Yes ☑ No ☐ Existing Zoning: R-75 Proposed Zoning: R-60

DRI: _____ Square Footage/Number of Units: 30 +/-

Rezoning Request: The applicant is proposing a 30 unit cottage development.

Land Use Plan Amendment: Yes ☐ No ☑ Existing Land Use: SUB

Proposed Land Use: N/A Consistent X Inconsistent _____

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

Special Land Use Request(s): _____

Major Modification: Yes ☐ No ☑ Existing Zoning Conditions: None

Major Modification Request: n/a

Condition(s) to be modified: n/a

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: _____ Calendar Dates: CC: X

PC: X BOC: X

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

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

Submittal Format:

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

Site Plan Checklist, if applicable:

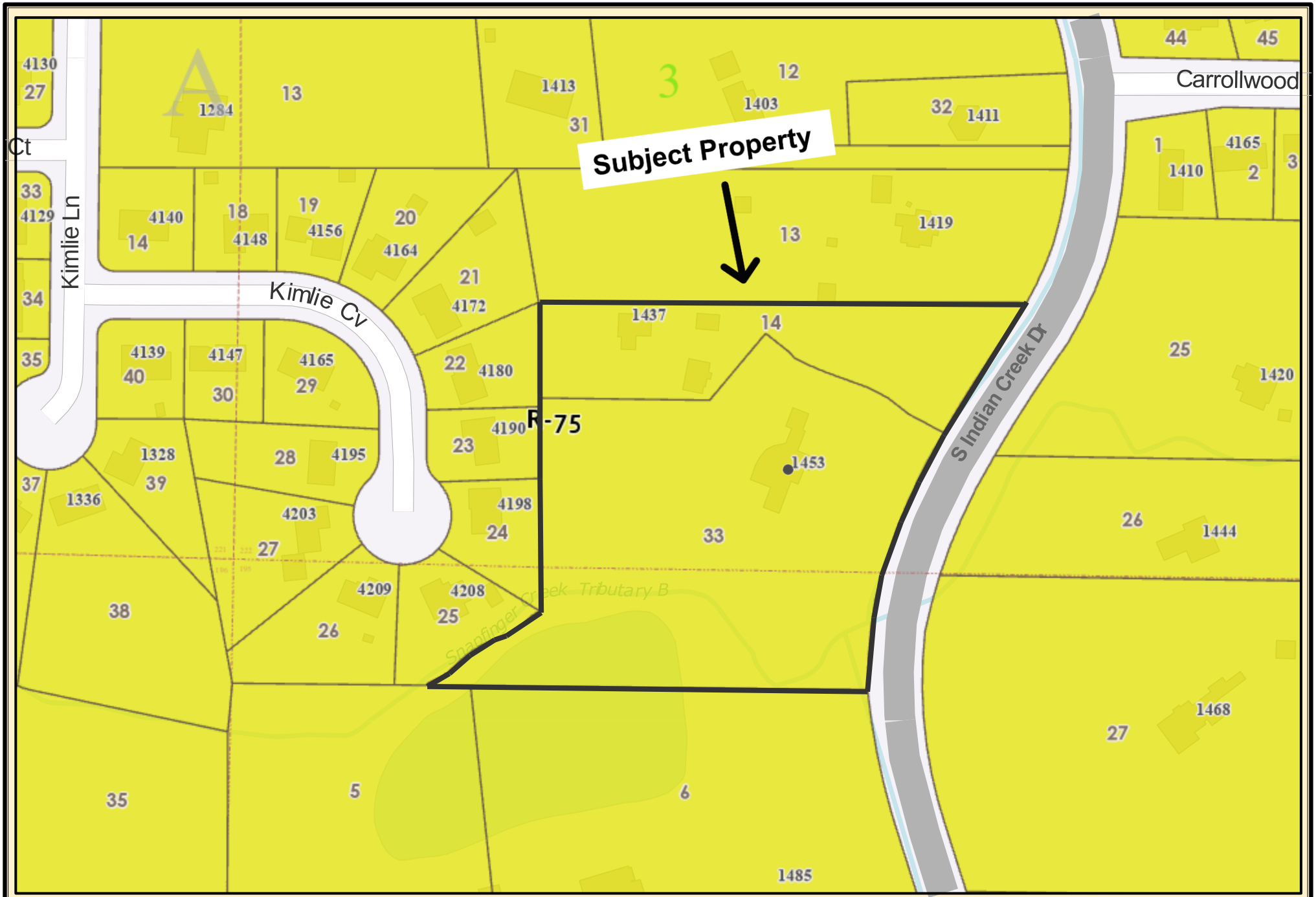
* Density
* Density Bonuses
* Mix of Uses
* Open Space
* Enhanced Open Space
* Pedestrian Plan
* Lot Size
* Setbacks: front, sides, side corner, rear
* Frontage
* Street Width
* Landscape Strips
* Parking - Auto
* Parking – Bicycle
* Screening
* Perimeter Landscapes
* Bldg Materials: Roof, Fenestration,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

Possible Variances: Variances may be sought - site plan is conceptual.

Comments: Draft 2026-27 Zoning Calendar dates are tentative until adoption by BOC.

The Applicant may request a roundtable review with the Fire and Sanitation Divisions regarding the units in the southwest corner (fire) and dumpster access. Additionally, it seems that there may be an opportunity to revise the overall design for better vehicular flow, connectivity with sidewalks from the parking area, and orienting the yellow central units differently to incorporate a loop for ingress & egress into the development (not to public street standards). There should be sidewalk access into the development from S. Indian Creek Road. There is a 75 foot stream buffer along the south of the property. Applicant will need to apply for a lot combination. Please review the cottage ordinance in 5.7.9. Applicant will need to specify the open space breakdown.

Planner: Andrea Folgherait, Sr. Planner Date: November 10, 2025



DeKalb County Parcel Map

0 0.0075 0.015 0.03 0.045 0.06 mi

Date Printed: 1/14/2026

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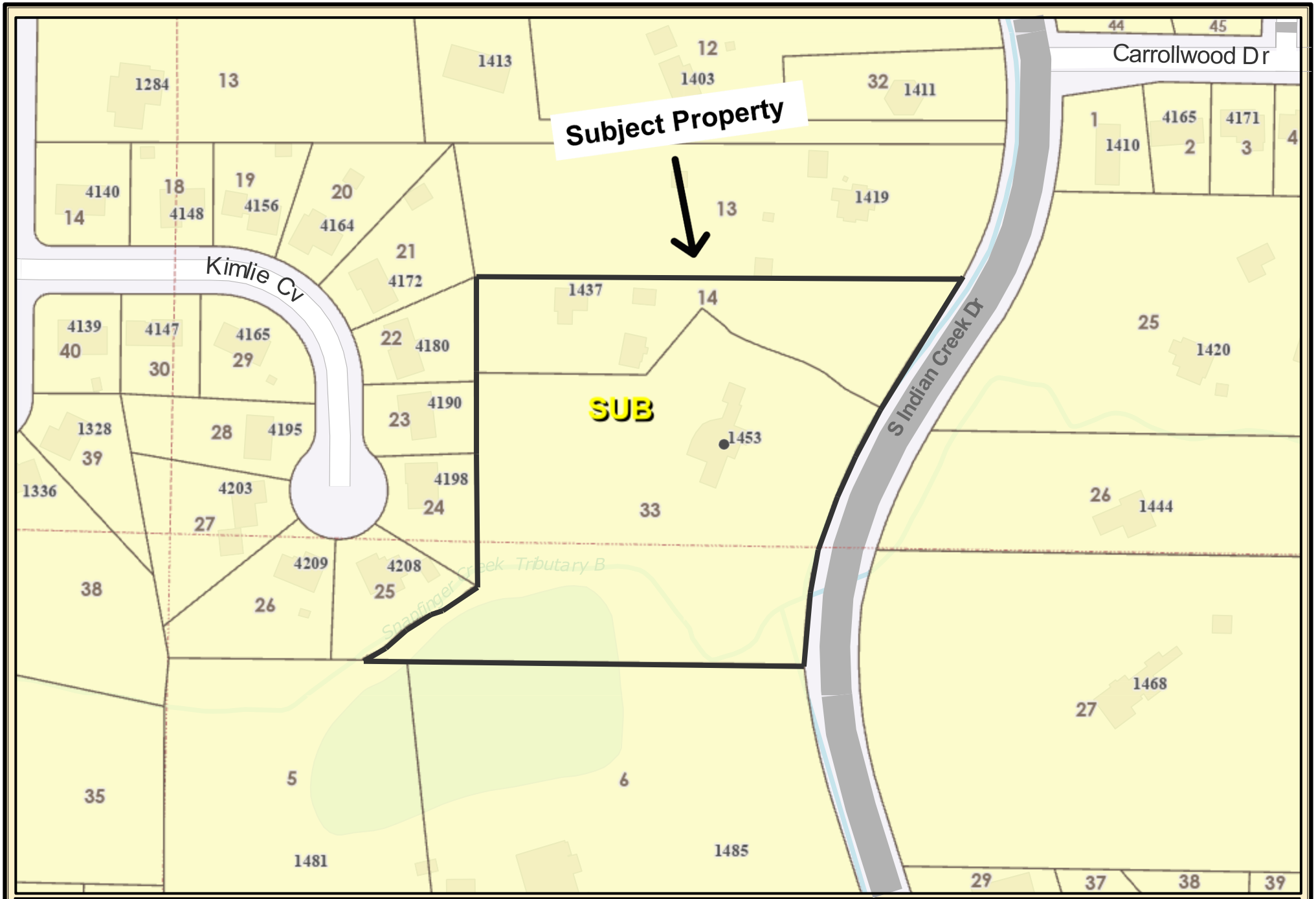

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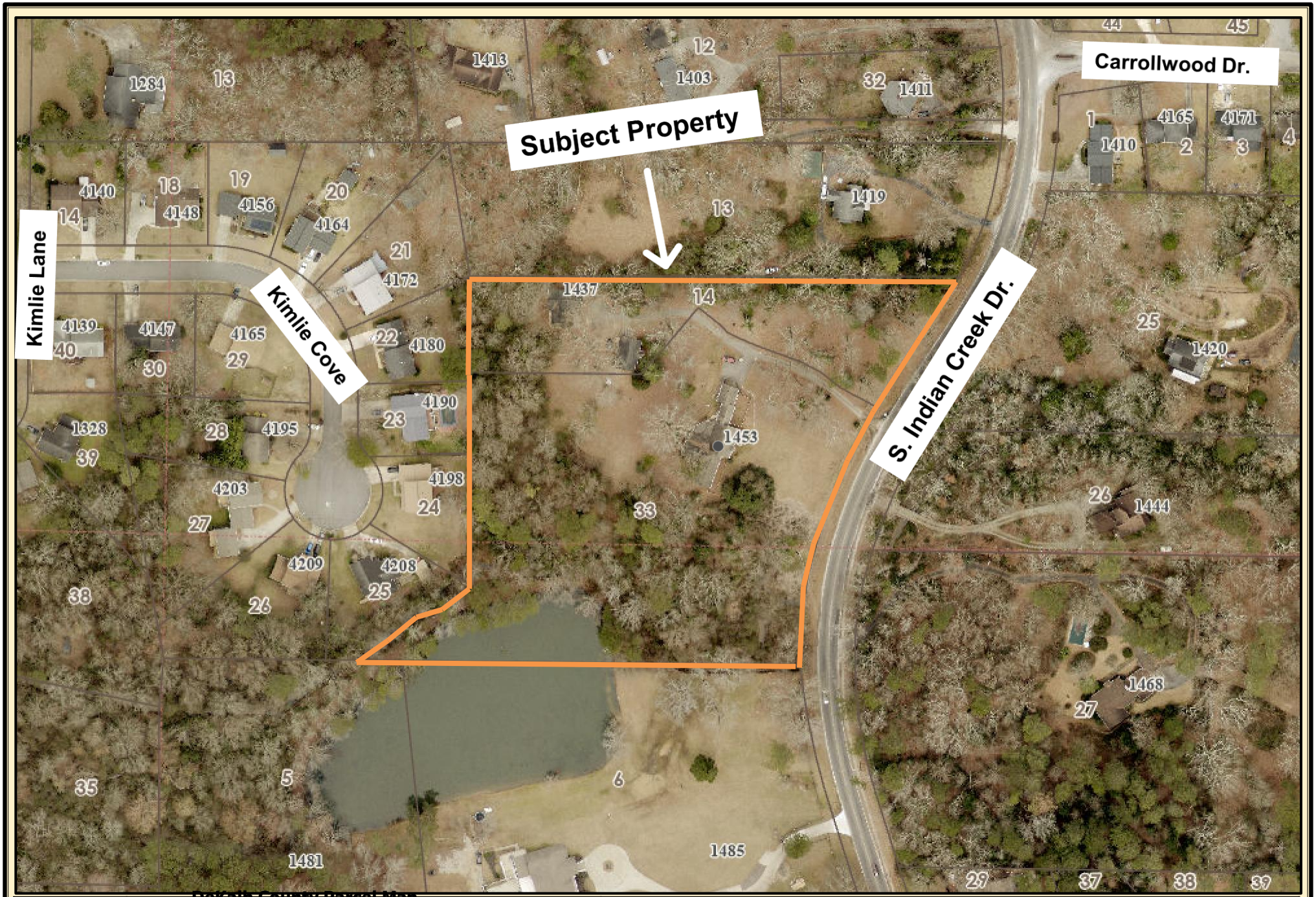

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