

Planning Commission Hearing Date: May 5, 2026
Board of Commissioners Hearing Date: May 28, 2026

STAFF ANALYSIS

CASE NO.:	Z-26-1248010	File ID #: 2026-0534
Address:	4017 Memorial Drive, Decatur, GA 30032	Commission District: 03 Super District: 07
Parcel ID(s):	15 231 06 003	
Request:	To rezone property from the R-75 (Residential Medium Lot-75) zoning district to the OI (Office Institutional) zoning district to allow for an expansion and improvements to an existing place of worship.	
Property Owner(s):	Avondale Church of Christ	
Applicant/Agent:	Avondale Church of Christ c/o Battle Law, P.C.	
Acreage:	4.15	
Existing Land Use:	Place of Worship	
Surrounding Properties:	North: CRC East: CRC South: CRC West: CRC	
Adjacent Zoning:	North: MR-2 East: O-I South: O-I West: MR-2 & O-I	
Existing Land Use:	Suburban	X Consistent Inconsistent

STAFF RECOMMENDATION: APPROVAL

The applicant requests a rezoning from R-75 (Single-Family Residential) to O-I (Office Institutional) to expand an existing church by 4,139 square feet to create a new fellowship space, and to raise an existing cover over the entrance drop-off to better accommodate large vehicles. Based on review of county records, a church has been on the property prior to 1976 without a SLUP. Therefore, it appears that the existing church is a legal non-conforming use. There are several churches in the surrounding area, and most of those are zoned O-I. The applicant seeks to rezone the subject property to O-I to be more consistent with those churches and to allow the church to convert to a legally conforming structure.

The proposed building expansion in the existing open courtyard area will seamlessly blend the adjacent portions of the building to the north and south and will not extend beyond those existing portions of the building either horizontally or vertically. The fellowship hall addition will trigger a parking requirement of 103 parking spaces; since the site currently contains 169 parking spaces the project complies with the *Zoning Ordinance*. The existing canopy needs to be raised for public safety reasons to allow tall vans to safely drive under the canopy to drop off and pick up church patrons. The proposed canopy is 15 feet tall and will not be taller than the roof of the existing building.

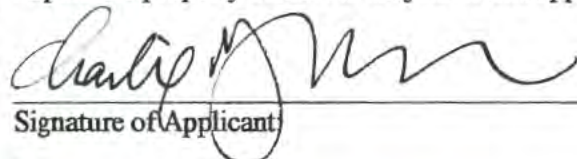
It appears that the proposal is generally consistent with Commercial Redevelopment Corridor (CRC) Character Area calling for the redevelopment of corridors. The current R-75 single-family zoning district is not an allowable zoning district within CRC. However, the proposed O-I district is an allowable zoning district within CRC, so changing zoning districts from R-75 to O-I will result in the property becoming more compliant with the CRC Character Area. The proposed church is consistent with the office and institutional uses in the surrounding vicinity. Additionally, the O-I zoning is consistent with the Office (O-I) zoning to the west and the mixture of O-I, C-1 (Local Commercial), and multi-family (MR-2) zoning districts in the surrounding area bounded by Memorial Drive, Covington Highway, and Covington Drive.

In summary, the applicant’s proposed place of worship is a permitted use in the O-I (Office-Institutional) district subject to rezone approval. Based on the modest scale of operations, adequate on-site parking, and enhancing public safety with a taller canopy, it appears that the proposal can operate without adverse impacts to adjacent properties. Therefore, based on review of Section 7.4.6 (Rezone criteria), Staff recommends “***Approval***”.

REZONING APPLICATION
to Amend the Official Zoning Map of DeKalb County, Georgia

Applicant Name: Avondale Church of Christ c/o Battle Law PCApplicant Mailing Address: 3562 Habersham At Northlake, Bldg J, Suite 100, Tucker, GA 30084Applicant Phone Number: 404-601-7616 Applicant Email: cag@battlelawpc.com; jsm@battlelawpc.comOwner Name: Avondale Church of Christ
(If more than one owner, attach list of owners.)Owner Mailing Address: 4017 Memorial Drive, Decatur, GA 30032Owner Phone Number: [REDACTED] Owner Email: [REDACTED]Subject Property Address: 4017 Memorial Drive, Decatur, GA 30032Parcel ID Number(s): 15 231 06 003Acreage: 4.15 Commission District(s): 3 Super District: 7Existing Zoning District(s): R75 Proposed Zoning District(s): O1Existing Land Use Designation(s): CRC 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: X Agent: 
Signature of Applicant

Sydney H. Guest
Notary Public
Exp: 08/08/2027

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, please use the QR code below.

Date: January 29, 2026

Time: 6:30 PM

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



Zoom Registration Link:





Battle Law

The community meeting was held on January 29, 2026. The only attendees for the meeting were Attorney Mahoney with Battle Law P.C. and the Applicant.



Battle Law

STATEMENT OF INTENT

and

Other Material Required by
DeKalb County Zoning Ordinance
For
A Rezoning from R-75 to OI

of

**Avondale Church of Christ
c/o Battle Law, P.C.**

for

+/-4.15 Acres of Land
Being 4017 Memorial Drive
DeKalb County, Georgia and
Parcel Nos. 15 231 06 003

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

Avondale Church of Christ (the “Applicant”) is seeking a rezoning +/- 4.15 acres of land being tax parcel number 15 231 06 003 having frontage on 4017 Memorial Drive (the “Subject Property”) from R-75 to OI to transition from a legal non-conforming use to a legally permitted use and to support improvements to its existing church. Specifically, the Applicant is seeking to raise an existing cover over the entrance drop-off to better accommodate large vehicles and to expand its building to include a new fellowship space.

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

A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.

The zoning proposal is in conformity with the policy and intent of the comprehensive plan. The Subject Property has a CRC future land use designation, which includes “institutional” uses in its list of preferred uses and specifically allows for the OI zoning district. Notably, the CRC land use designation does not permit the R-75 zoning district. So, granting this rezoning will bring the property into conformity with the comprehensive plan.

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property or properties.

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 currently used as a church and is surrounded by other properties that are used as churches. This rezoning will not change the existing use. Rather, the rezoning will transition the church from a legal non-conforming use to a legally permitted use and allow the Applicant to make improvements to its building. Given the Subject Property is used as a church and the surrounding properties are as well, the zoning proposal is suitable.

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

The property does not have a reasonable economic use as currently zoned. As zoned, the church is a legal non-conforming use. Legal non-conforming uses are in danger of having to come into conformity with the zoning ordinance if the building is destroyed or if the Applicant wishes to make improvements to the building that exceeds a certain percentage of the property’s value. Right now, the Applicant cannot improve its building. So, while the church can operate, it is frozen in time when it requires some much needed upgrades.



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

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties. The church will continue to operate as it does today only with additional space. The Applicant has designed the upgrades so as they do not expand the building closer to any property line. So, no neighbor will have a building closer to it.

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 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.

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

The Subject Property is not within a historic district. The Applicant is not aware of any historic buildings, sites, or archaeological resources on the Subject Property.

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

The zoning proposal will not increase the burden on existing streets, transportation facilities, utilities, or schools. Rather, the zoning proposal will allow for the continued existence and operation of the church. The members of the congregation will simply be able to enjoy a new fellowship space.

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

The zoning proposal will have no impact on the environment or surrounding natural resources.

III. CONCLUSION

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



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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.



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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.

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

AUTHORIZATION

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

Date: _____

TO WHOM IT MAY CONCERN:

I/WE: Avondale Church of Christ

Name of Owner(s)

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

Battle Law, PC

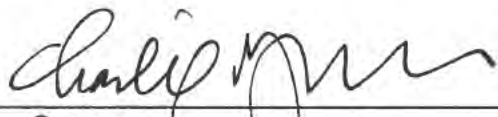
Name of Agent or Representative

to file an application on my/our behalf.



Notary Public





Owner
By: Charlie Minton, Elder at Avondale Church of Christ

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?

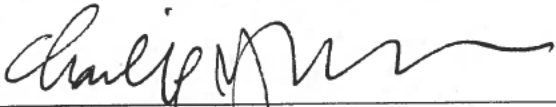
Yes: _____ No: X *

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.

Notary



Signature of Applicant /Date

By: Charlie Minton, Elder at Avondale Church of Christ

Check one: Owner X Agent _____

Expiration Date/ Seal

***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 filing of this application?

Yes XX No _____ *

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

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

Signature of Applicant /Date

Check one: Owner _____ Agent XX



Expiration Date/Seal

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

SITE PHOTOGRAPHS



PROPERTY DESCRIPTION

All that tract or parcel of land lying or being in Land Lot 231, 15th District, Dekalb County, Georgia, and being more particularly described as follows:

Commencing at a point at the Southwesterly intersection of Southeastly right-of-way of Memorial Drive (Variable R/W) and the Southwesterly right-of-way of Covington Highway (Variable R/W); thence along the Southeastly right-of-way of Memorial Drive, in a Southwesterly direction, 1149.00 feet more or less to a disc found, said disc having State Plane Coordinate Value Northing: 1,369,897.83; Easting: 2,270,023.69; Georgia West Zone; said disc also being the point of Beginning; thence leaving said right-of-way of Memorial Drive, South 89 degrees 31 minutes 32 seconds East for a distance of 755.68 feet to a 5/8-inch rebar set with cap along the Westerly right-of-way of Covington Highway (Variable R/W); thence along said Westerly right-of-way, curving to the left, said curve having an arc length of 11.84 feet with a radius of 1678.77 feet, being subtended by a chord bearing of South 00 degrees 04 minutes 55 seconds West a distance of 11.84 feet to a 5/8-inch rebar set with cap; thence along the same, North 89 degrees 56 minutes 18 seconds East for a distance of 7.83 feet to a 5/8-inch rebar set with cap; thence still along the same, South 00 degrees 49 minutes 41 seconds East for a distance of 51.55 feet to a 5/8-inch rebar set with cap; thence continuing along the same, North 88 degrees 16 minutes 56 seconds East for a distance of 7.98 feet to a 5/8-inch rebar set with cap; thence along the Westerly right-of-way of Covington Highway, curving to the left, said curve having an arc length of 125.57 feet with a radius of 1678.77 feet, being subtended by a chord bearing of South 04 degrees 04 minutes 51 seconds East a distance of 125.54 feet to a 5/8-inch rebar set with cap; thence along said Westerly right-of-way, South 01 degrees 25 minutes 30 seconds West for a distance of 36.07 feet to a 5/8-inch rebar set with cap; thence along the same, South 88 degrees 20 minutes 18 seconds West for a distance of 3.17 feet to a 5/8-inch rebar set with cap; thence leaving the Westerly right-of-way of Covington Highway, North 89 degrees 40 minutes 10 seconds West, for a distance of 695.16 feet to a 5/8-inch rebar set with cap; thence North 68 degrees 56 minutes 33 seconds West for a distance of 220.92 feet to a 1/2-inch rebar found along the Southeastly right-of-way of Memorial Drive (Variable R/W); thence along said Southeastly right-of-way, North 43 degrees 32 minutes 53 seconds East for a distance of 203.30 feet to a disc found, said disc being the point of Beginning.

Said tract of land contains 4.226 Acres.

GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED, AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE "SURVEY DATE" SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO PROVISIONS OF STATUTES OF LIMITATION UNLESS SPECIFICALLY NOTED OTHERWISE.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13089C00694, AND THE DATE OF SAID MAP IS 05/16/2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

TREES 6-INCH DBH (DIAMETER AT BREAST HEIGHT) AND LARGER WERE LOCATED FOR THIS SURVEY.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY EPOS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "R-75" (RESIDENTIAL MEDIUM LOT 75 DISTRICT) AS SHOWN ON THE ZONING MAP OF DEKALB COUNTY.

THE MINIMUM YARD SETBACKS ARE: FRONT - 30 FEET; SIDE - 7.5 FEET; AND REAR - 40 FEET.

ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

1> ADDITION AND ALTERATION TO THE AVONDALE CHURCH OF CHRIST, PREPARED BY CHASTAIN & TIMBLE, INC., DATED MARCH 15, 1976.

2> SUBDIVISION OF PART OF MAJESTIC ACRES, PREPARED BY C.R.ROBERTS C.E. DATED APRIL 27, 1946.

3> DEPARTMENT OF TRANSPORTATION STATE OF GEORGIA, RIGHT-OF-WAY PROPOSED, COVINGTON HIGHWAY SIDEWALK IMPROVEMENTS, PHASE I FROM WEST OF MEMORIAL DRIVE TO WEST AUSTIN DRIVE, PREPARED BY THE LPA GROUP, DATED OCTOBER AUGUST 11, 2006, LAST REVISED MARCH 13, 2008.

4> DEEDS REFERENCED ON SURVEY.

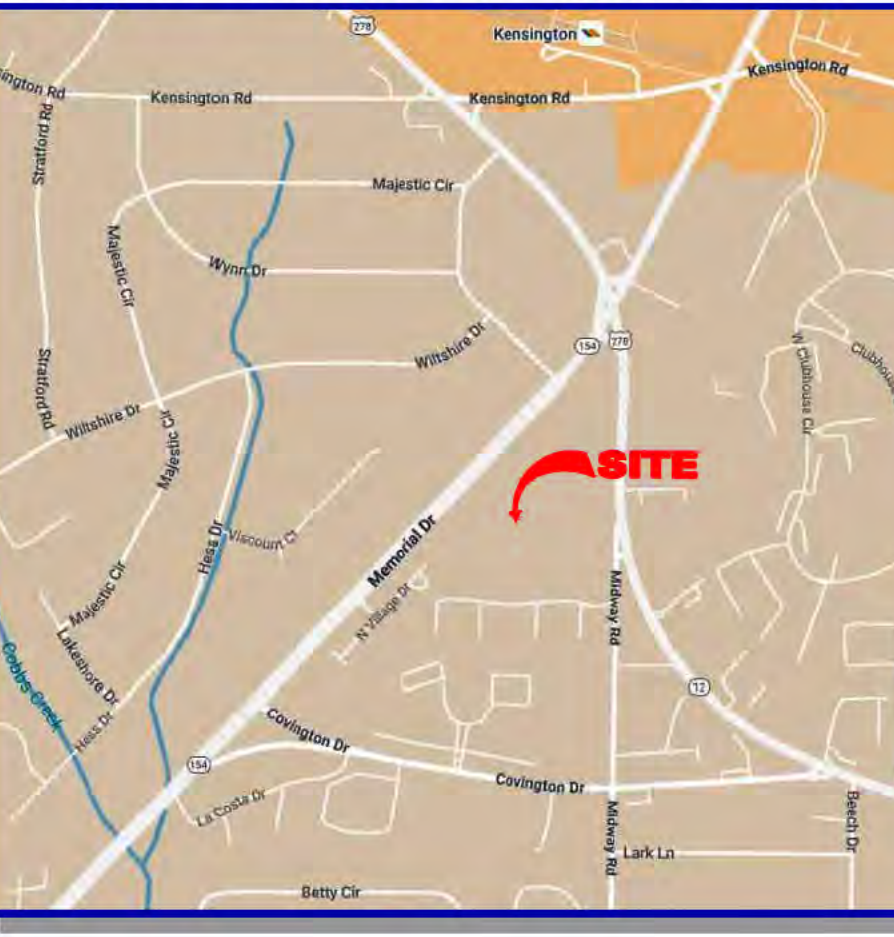
AERIAL IMAGE

ORTHOMOSAIC IMAGE CAPTURE DATE, JANUARY 2025. SOURCE: NEARMAP



VICINITY MAP

SITE LOCATION - LATITUDE: 33° 45' 56" LONGITUDE: 84° 15' 13"

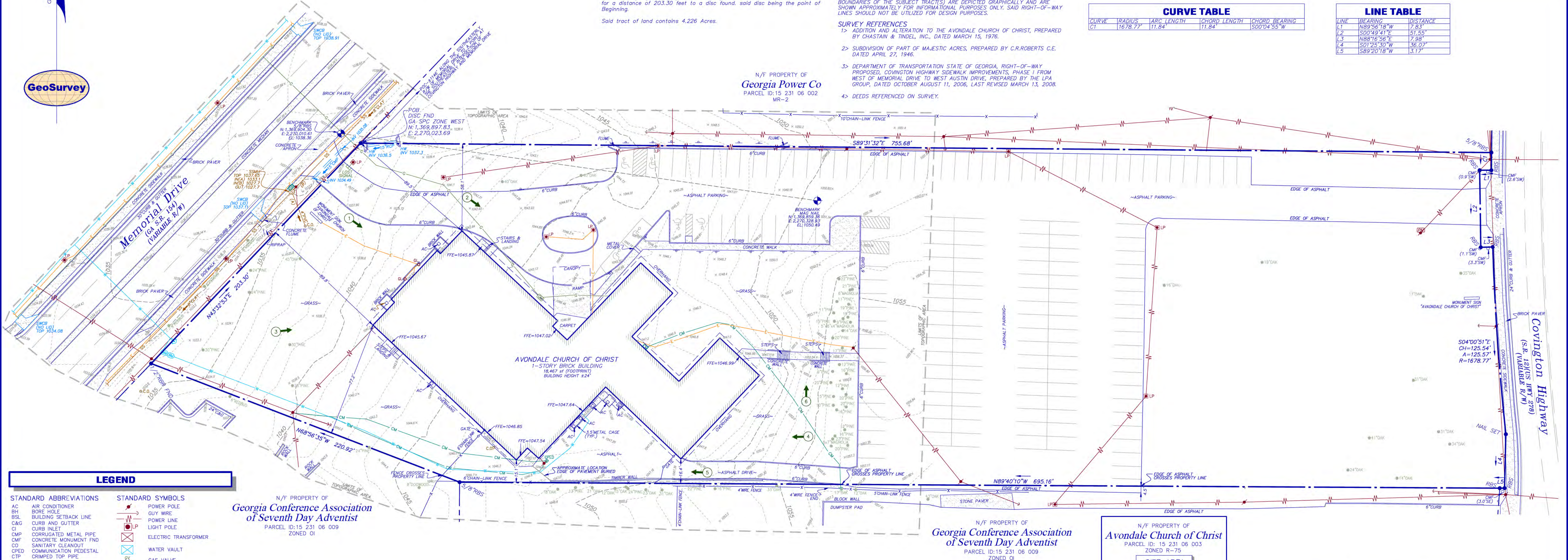


CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
L1	1678.77'	11.84'	11.84'	S00°04'55"W
C1				

LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°56'18"W	7.83'
L2	S00°49'41"E	51.55'
L3	N88°16'56"E	7.98'
L4	S01°25'30"W	36.07'
L5	S89°20'18"W	3.17'



LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	BP BORE HOLE
BH BORE HOLE	CL CURB AND GUTTER
CL CURB AND GUTTER	CM CORRUGATED METAL PIPE
CM CORRUGATED METAL PIPE	CMF CONCRETE MONUMENT FND
CMF CONCRETE MONUMENT FND	CO SANITARY CLEANOUT
CO SANITARY CLEANOUT	CPD COMMUNICATION PEDESTAL
CPD COMMUNICATION PEDESTAL	CTP CRIMPED TOP PIPE
CTP CRIMPED TOP PIPE	DI DROP INLET
DI DROP INLET	DIP DUCTILE IRON PIPE
DIP DUCTILE IRON PIPE	DWCB DOUBLE WING CATCH BASIN
DWCB DOUBLE WING CATCH BASIN	FND FOUND
FND FOUND	GM GAS METER
GM GAS METER	INV INVERT
INV INVERT	JB JUNCTION BOX
JB JUNCTION BOX	MH MANHOLE
MH MANHOLE	NF NAIL FOUND
NF NAIL FOUND	OCS OUTLET CONTROL STRUCTURE
OCS OUTLET CONTROL STRUCTURE	OTF OPEN TOP PIPE
OTF OPEN TOP PIPE	PM POWER METER
PM POWER METER	POB POINT OF BEGINNING
POB POINT OF BEGINNING	POC POINT OF COMMENCEMENT
POC POINT OF COMMENCEMENT	RPC REINFORCED CONCRETE PIPE
RPC REINFORCED CONCRETE PIPE	RBR RAILROAD RIGHT-OF-WAY
RBR RAILROAD RIGHT-OF-WAY	RSS 5/8" R/SB SET CAPPED LSF 621
RSS 5/8" R/SB SET CAPPED LSF 621	SS SANITARY SEWER
SS SANITARY SEWER	SWCB SINGLE WING CATCH BASIN
SWCB SINGLE WING CATCH BASIN	TRANS TRANSFORMER

IF YOU DIG

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

GROUNDHAWK
355 ONETA STREET - SUITE D200
ATHENS, GEORGIA 30601
(702) 728-9155

GROUNDHAWK UTILIZED SEVERAL TECHNIQUES INCLUDING, BUT NOT LIMITED TO, ELECTROMAGNETIC, MAGNETIC LOCATION FOR FERROUS METALS, ACOUSTIC AND PASSIVE FREQUENCIES TO DESIGNATE AND MARK BURIED UTILITIES ON THE SURFACE WITH PAINT AND FLAGS COVERING THE ENTIRE AREA OF THE PROJECT.

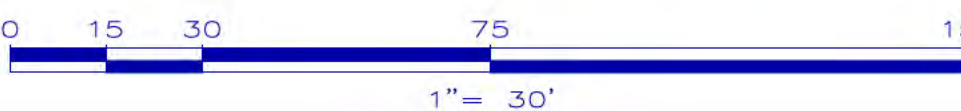
THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 439,596, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE "S" SERIES TOTAL STATION AND TRIMBLE TSC SERIES DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 137,592 FEET. BPP - INT.

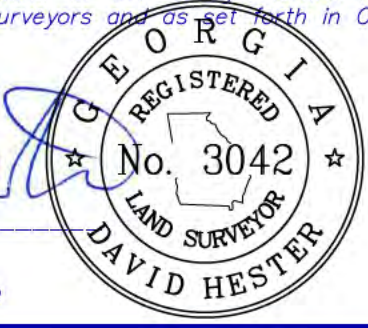
GRAPHIC SCALE



SURVEYOR CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

David L. Hester
Georgia Registered
Land Surveyor # 3042



N/F PROPERTY OF
Avondale Church of Christ

PARCEL ID: 15 231 06 003

ZONED R-75

SITE AREA
4.226 Acres
184,097 sf

BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY

#4017 Memorial Drive

FOR

Avondale Church of Christ

GS JOB NO:	20258320	DRAWING SCALE:	1" = 30'	SURVEY DATE:	09/09/2025
FIELD WORK:	ER	COUNTY:	UNINCORPORATED	REVISIONS (SEE GENERAL NOTES)	
PROJ MGR:	RFP	CITY:	DEKALB	No.	Date
REVIEWED:	DLH	STATE:	GA	Description	
DWG FILE:	20258320-1.dwg	LAND LOT:	231		
		DISTRICT:	15th		

PROJECT DESCRIPTION:

PROJECT INCLUDES A RENOVATION & ADDITION TO THE EXISTING CLASSROOM/OFFICE/FELLOWSHIP HALL WING OF AVONDALE CHURCH OF CHRIST. RENOVATION TO INCLUDE UPDATED FINISHES, HVAC, PLUMBING, ELECTRICAL & DATA. THE PROJECT WILL INCLUDE ADDED FIRST FLOOR AREA. PROJECT TO PROVIDE NEW FELLOWSHIP AREA, KITCHEN, STORAGE & CLASSROOMS.

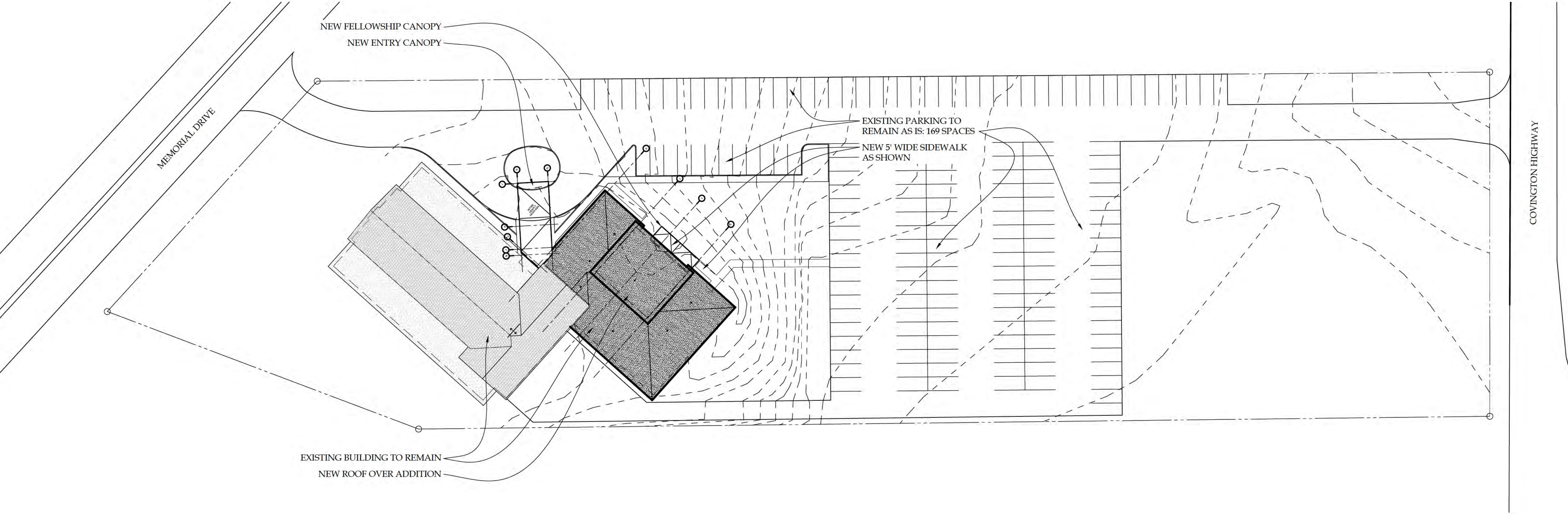
CODE SUMMARY:

AVONDALE CHURCH OF CHRIST
4017 MEMORIAL DRIVE
DECATUR, GA 30032

PARCEL NUMBER: 15 231 06 003
LOT SIZE: 4.15 ACRES
ZONING: R-75
EXISTING PARKING SPACES: 167
OVERLAY DISTRICT: COVINGTON DISTRICT
ASSEMBLY GROUP A3 (2018 IBC 303.1)
MAX BUILDING HEIGHT ALLOWED: 75' MAX NUMBER OF STORIES: 3 (IBC TABLE 504.4)
MAX. ALLOWABLE AREA PER FLOOR: 28,500 SF (2018 IBC TABLE 506.2)
FIRE RESISTANCE RATING: 0 (2018 IBC TABLE 601)
CONSTRUCTION TYPE: TYPE II (2018 IBC 602.2)

DRAWING LIST:

- A0.0 ARCHITECTURAL SITE PLAN & PROJECT DESCRIPTION
- A0.1 LIFE SAFETY PLAN & CODE SUMMARY
- A1.2 DEMOLITION FIRST FLOOR PLAN
- A1.3 FIRST FLOOR DEMO REFLECTED CEILING PLAN
- A1.4 DEMOLITION ROOF PLAN
- A1.5 DEMOLITION BUILDING ELEVATIONS
- A2.1 FIRST FLOOR PLAN
- A2.2 ENLARGED FLOOR PLAN
- A3.1 FIRST FLOOR REFLECTED CEILING PLAN
- A4.1 ROOF PLAN
- A5.1 BUILDING ELEVATIONS
- A6.1 BUILDING SECTIONS

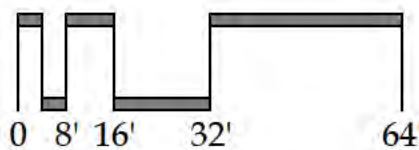


ARCHITECTURAL SITE PLAN

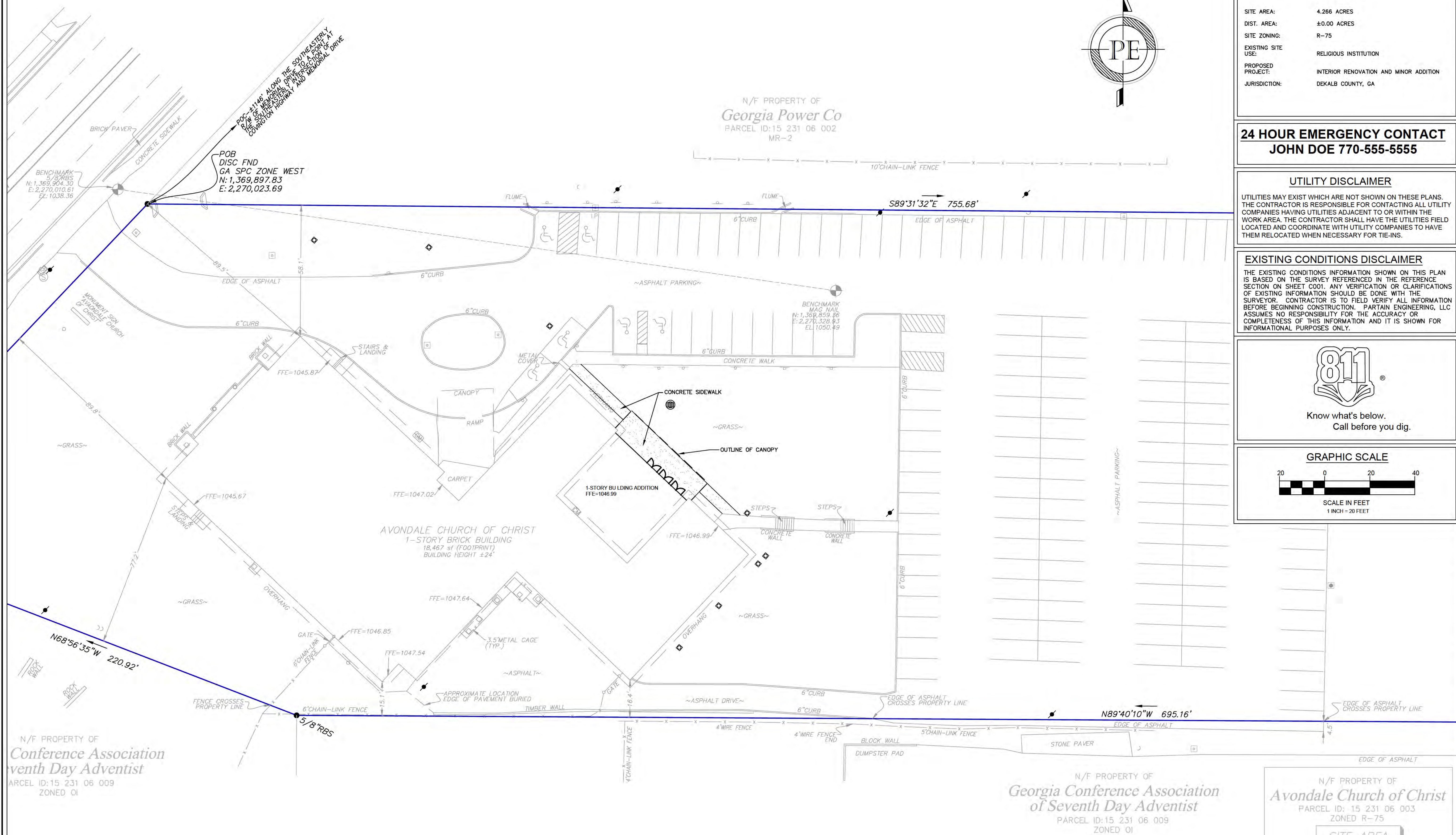
1/32" = 1'-0"

ARCHITECTURAL
SITE PLAN &
PROJECT
DESCRIPTION

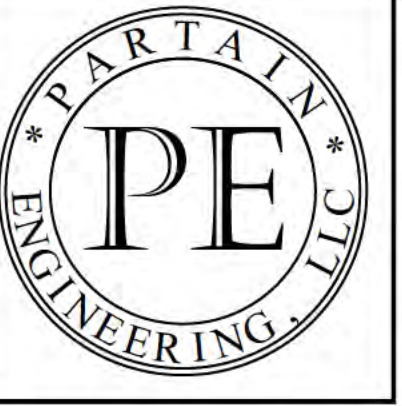
AVONDALE CHURCH OF CHRIST
MAY 17, 2025



A0.0



SITE INFORMATION



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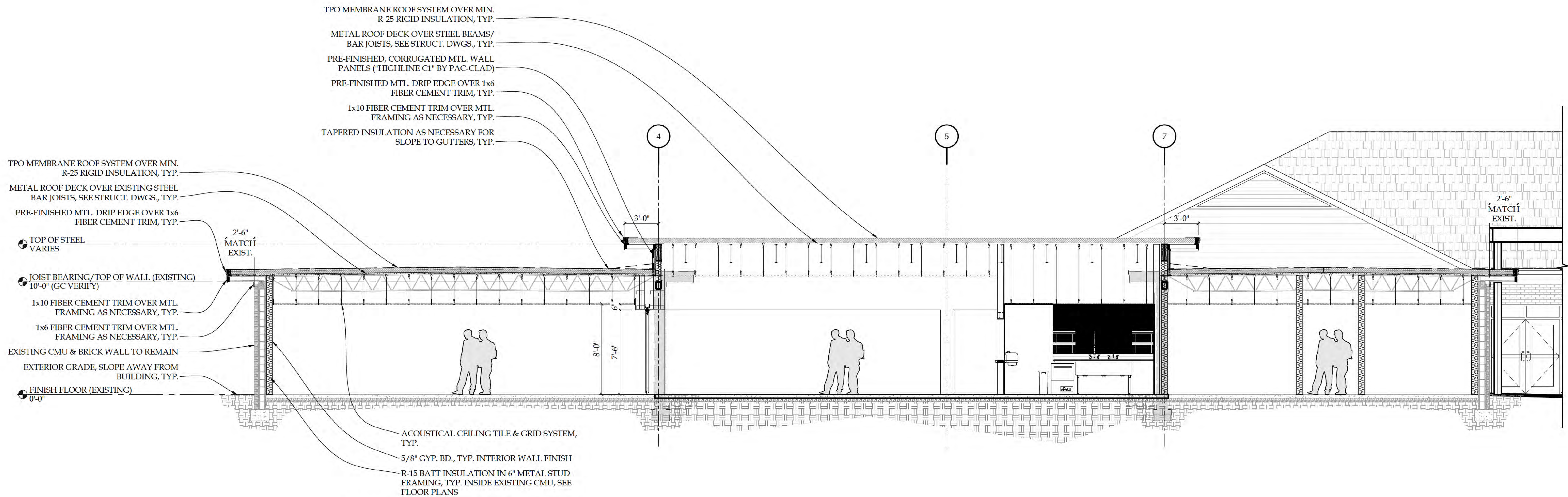
ISSUE

PROJECT

<i>JOB NUMBER</i>	25-106
<i>DATE</i>	9-18-25

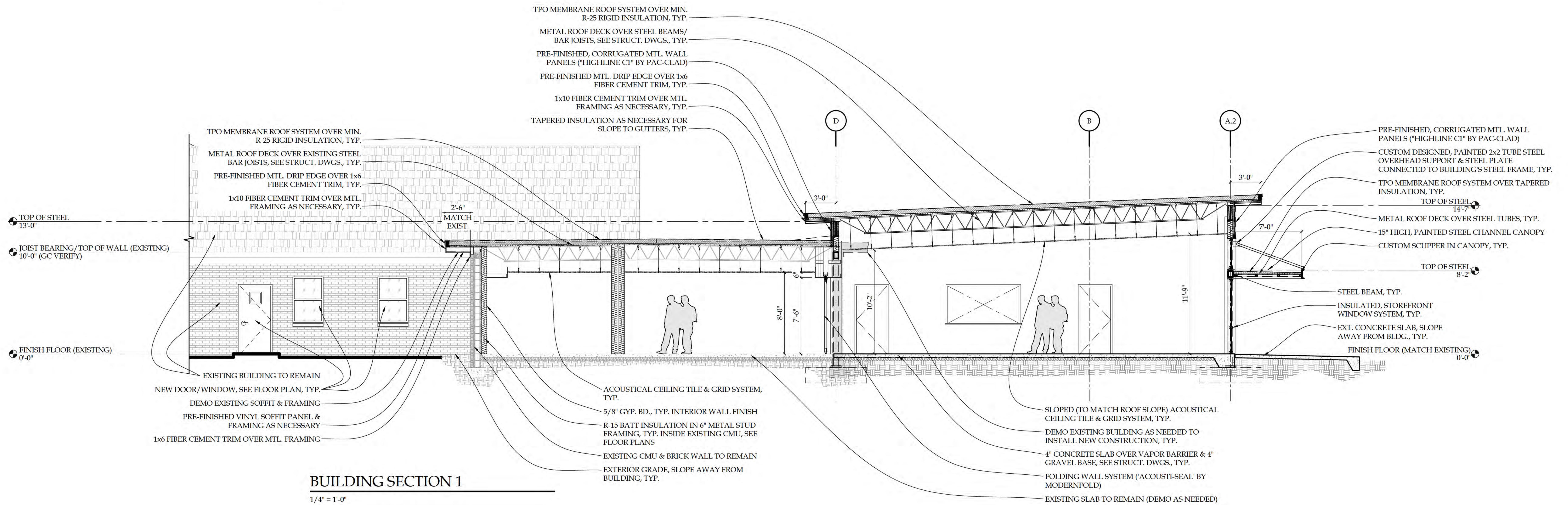
24 HOUR EMERGENCY CONTACT
JOHN DOE 770-555-5555

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A SURVEY PREPARED BY
<SURVEYOR>, DATED M-D-YY, ENTITLED <NAME>. THE SURVEYOR'S CONTACT INFORMATION IS AS
FOLLOWS: XXXX.



BUILDING SECTION 2

1/4" = 1'-0"

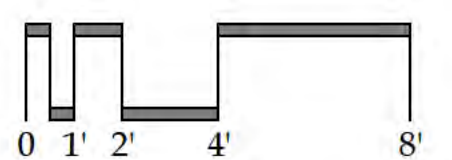


BUILDING SECTION 1

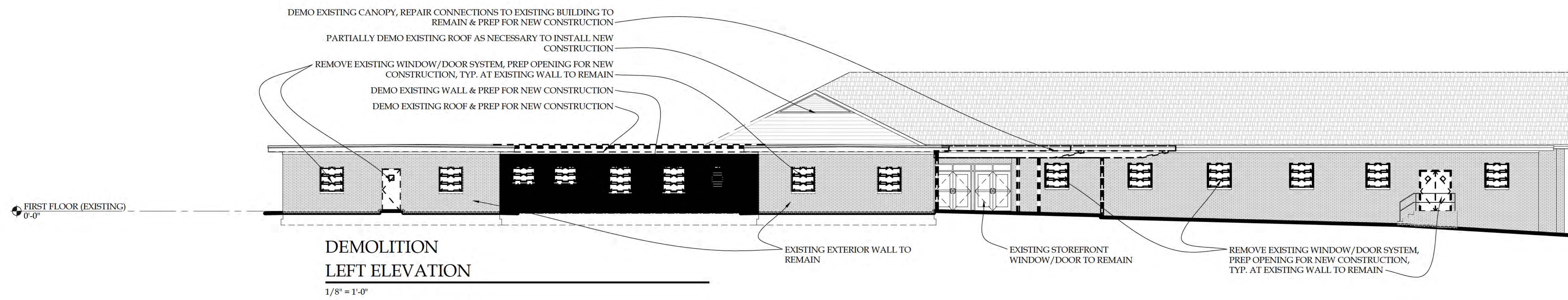
1/4" = 1'-0"

BUILDING SECTIONS

AVONDALE CHURCH OF CHRIST
AUGUST 23, 2025

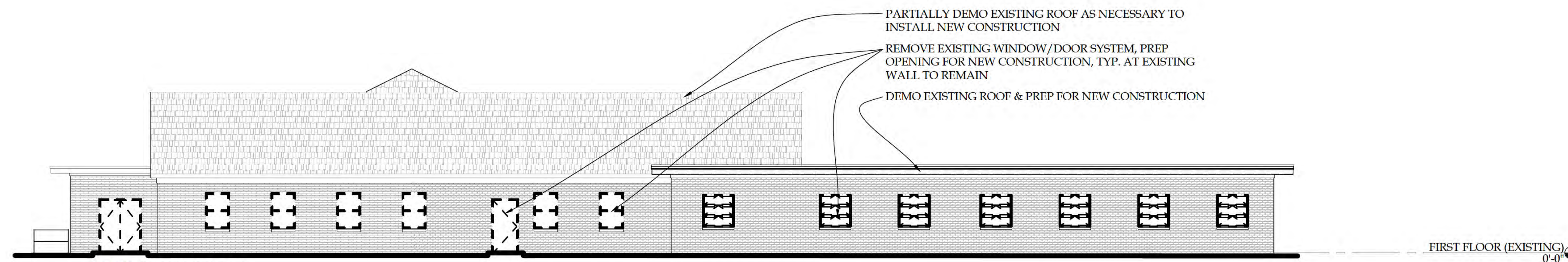


A6.1



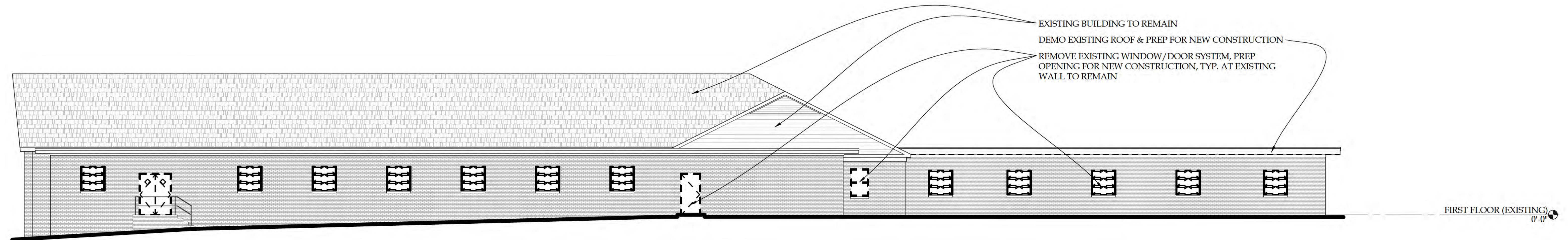
DEMOLITION
LEFT ELEVATION

1/8" = 1'-0"



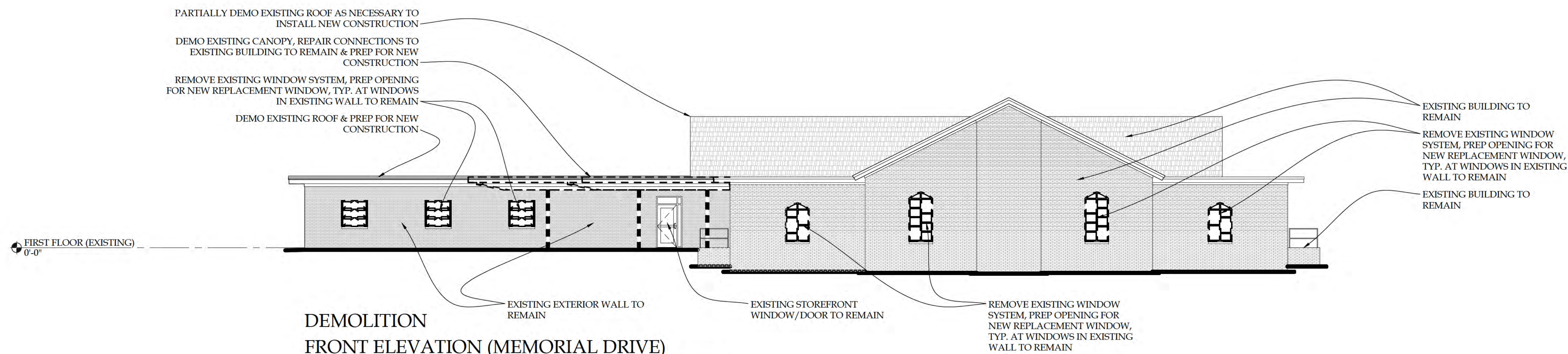
DEMOLITION
REAR ELEVATION (COVINGTON HWY)

1/8" = 1'-0"



DEMOLITION
RIGHT ELEVATION

1/8" = 1'-0"

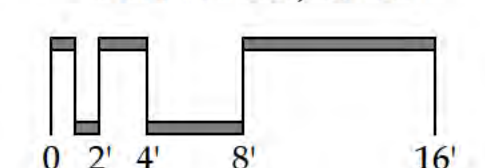


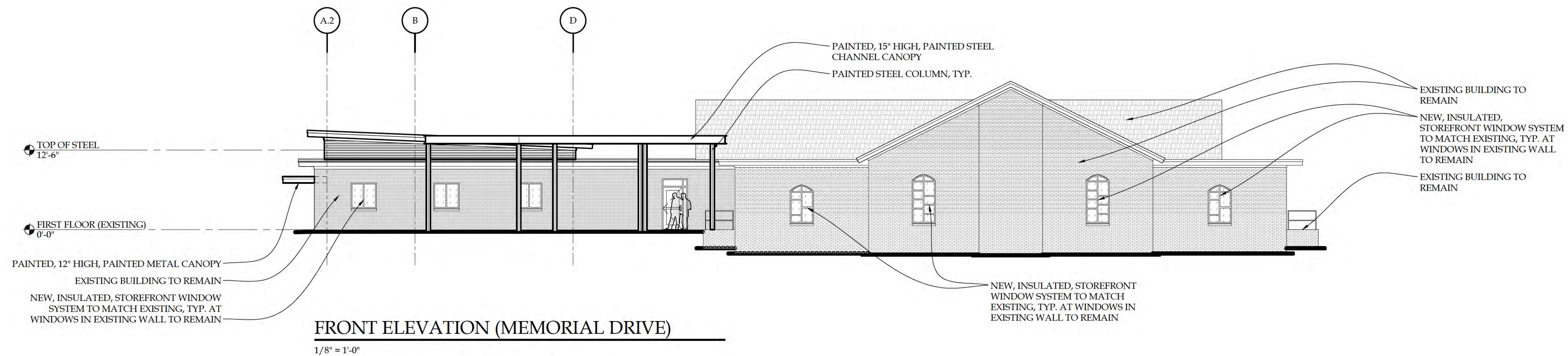
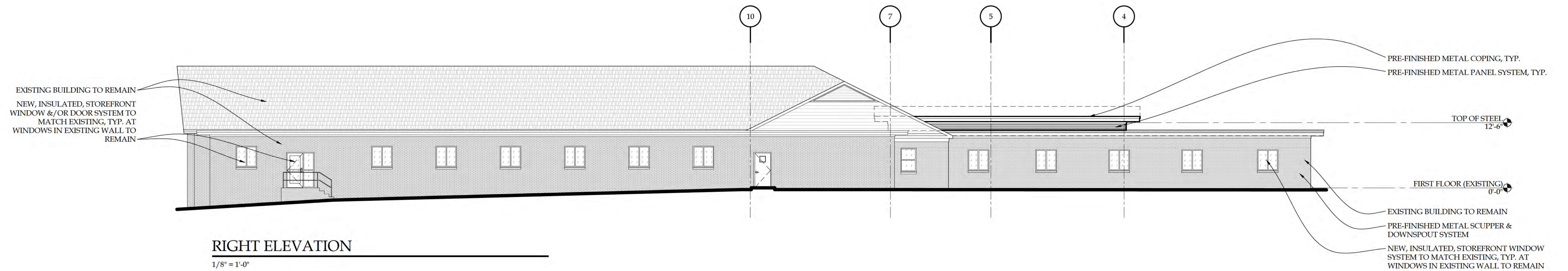
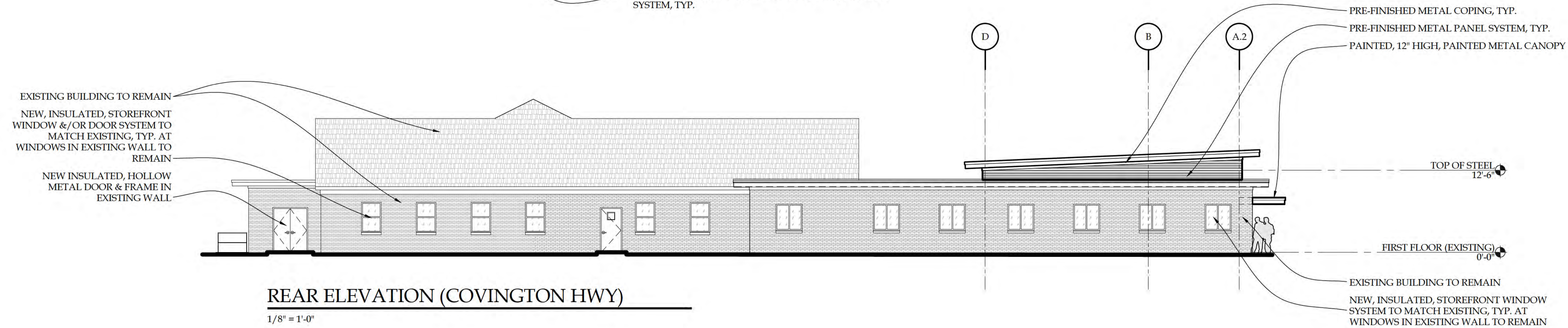
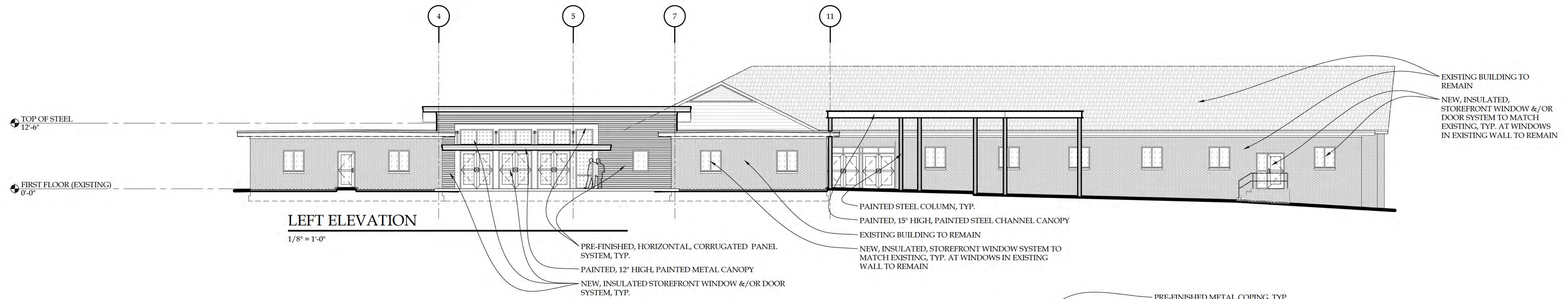
DEMOLITION
FRONT ELEVATION (MEMORIAL DRIVE)

1/8" = 1'-0"

DEMOLITION BUILDING ELEVATIONS

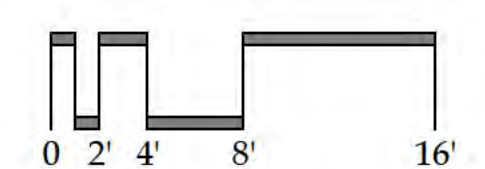
AVONDALE CHURCH OF CHRIST
JUNE 22, 2025





BUILDING ELEVATIONS

AVONDALE CHURCH OF CHRIST
AUGUST 11, 2025



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: cag@battlelawpc.com Commission District(s): 3 & 7

Property Address: 4017 Memorial Drive, Decatur 30032

Tax Parcel ID: 15 231 06 003 Acreage: 4.15

Existing Use: _____ Proposed Use: Reno & addition to church.

Supplemental Regs: _____ Overlay District: Covington District

☒ Rezoning: Existing Zoning: R-75 Proposed Zoning: O-I

DRI: _____ Square Footage/Number of Units: _____

Rezoning Request: Rezone to O-I to renovate and add on to an existing structure.

☐ Land Use Plan Amendment - Existing Land Use: _____ Proposed Land Use: N/A Consistent ☒ Inconsistent ☐

Land Use Amendment Request: _____

☐ Special Land Use Permit Article Number(s) 27- N/A

Special Land Use Request(s): _____

☐ Major Modification - Existing Zoning Conditions: None

Major Modification Request: n/a

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: X 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): X

Submittal Format:

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

Site Plan Checklist, if applicable:

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

Possible Variances: Variances may be sought.

Comments: The existing Place of Worship may qualify as a legally non-conforming structure.

While the updates to the building appear as improvements (particularly in a CRC - Commercial Redevelopment Corridor), the updates may not expand the nonconforming

structure. Based on Section 8.1.16 Expansion, alteration or redevelopment of a legal nonconforming building or structure to an extent that the

building or structure to an extent that the estimated cost of the expansion, alteration or redevelopment is

no greater than sixty (60) percent of its fair market value prior to expansion, alteration or redevelopment.

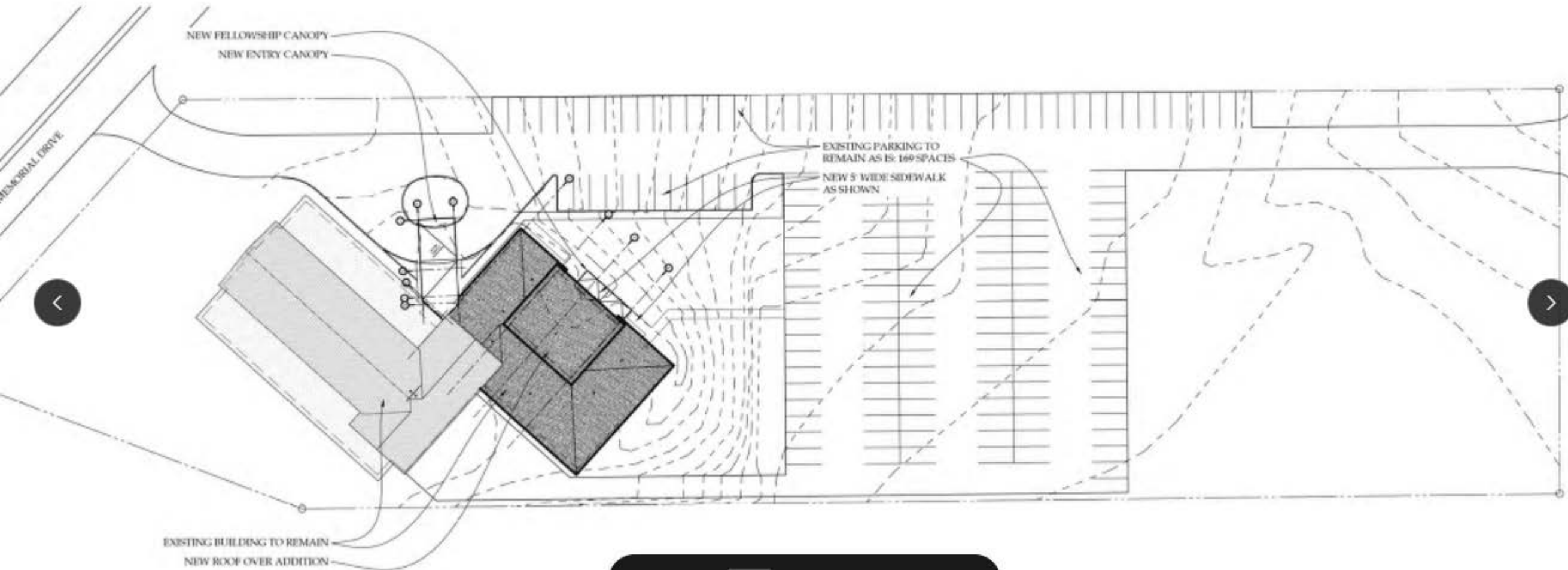
The applicant should be aware that any expansion that does not meet the proposed

O-I standards, may require a variance. Applicant must show canopy encroachment (if any)

into the possibly impacted side yard setback (20-feet required).

Planner: Andrea Folgherait, Sr. Planner

Date: January 22, 2026



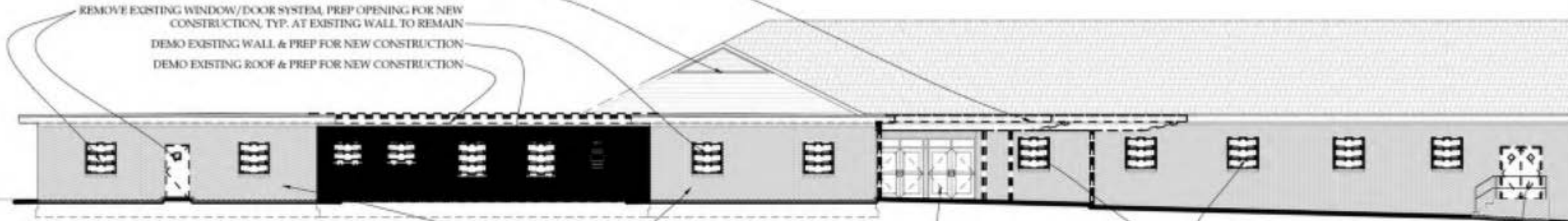
DEMO EXISTING CANOPY, REPAIR CONNECTIONS TO EXISTING BUILDING TO
REMAIN & PREP FOR NEW CONSTRUCTION

PARTIALLY DEMO EXISTING ROOF AS NECESSARY TO INSTALL NEW
CONSTRUCTION

REMOVE EXISTING WINDOW/DOOR SYSTEM, PREP OPENING FOR NEW
CONSTRUCTION, TYP. AT EXISTING WALL TO REMAIN

DEMO EXISTING WALL & PREP FOR NEW CONSTRUCTION

DEMO EXISTING ROOF & PREP FOR NEW CONSTRUCTION



DEMOLITION LEFT ELEVATION

1/8" = 1'-0"

EXISTING EXTERIOR WALL TO
REMAIN

EXISTING STOREFRONT
WINDOW/DOOR TO REMAIN

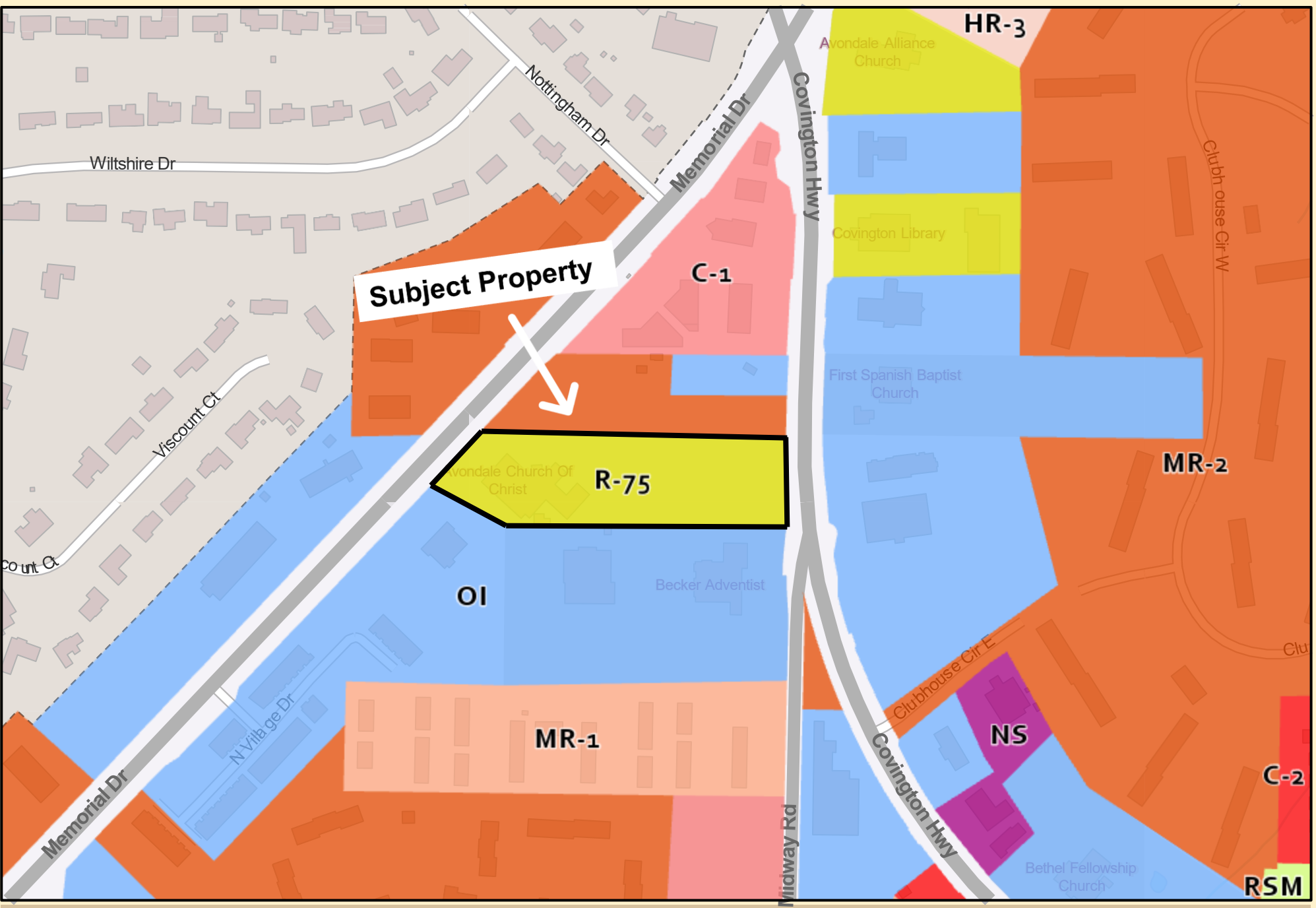
REMOVE EXISTING WINDOW/DOOR SYSTEM,
PREP OPENING FOR NEW CONSTRUCTION,
TYP. AT EXISTING WALL TO REMAIN

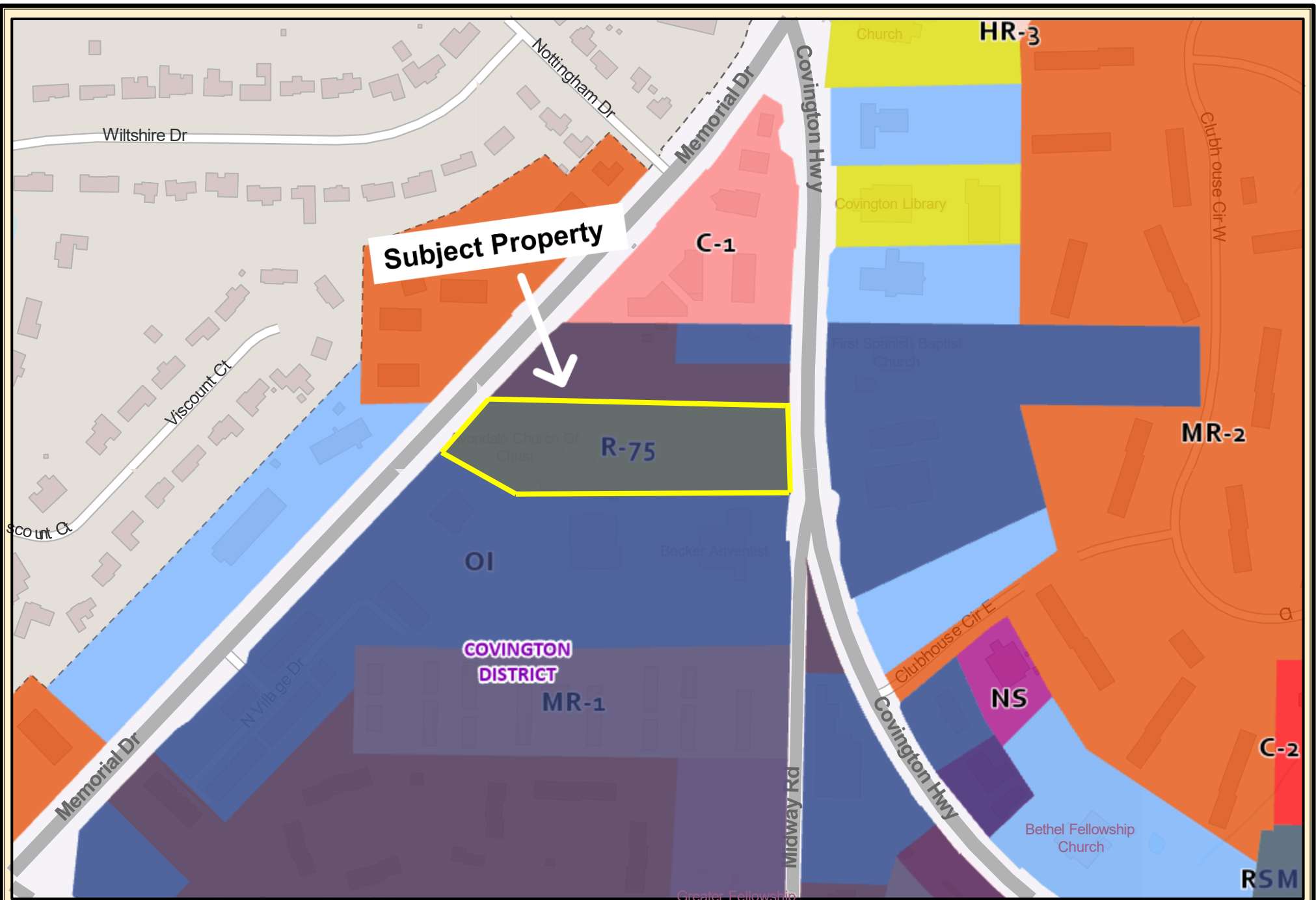
PARTIALLY DEMO EXISTING ROOF AS NECESSARY TO
INSTALL NEW CONSTRUCTION

REMOVE EXISTING WINDOW/DOOR SYSTEM, PREP
OPENING FOR NEW CONSTRUCTION, TYP. AT EXISTING
WALL & PREP FOR NEW CONSTRUCTION

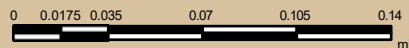
SITE PHOTOGRAPHS







DeKalb County Parcel Map

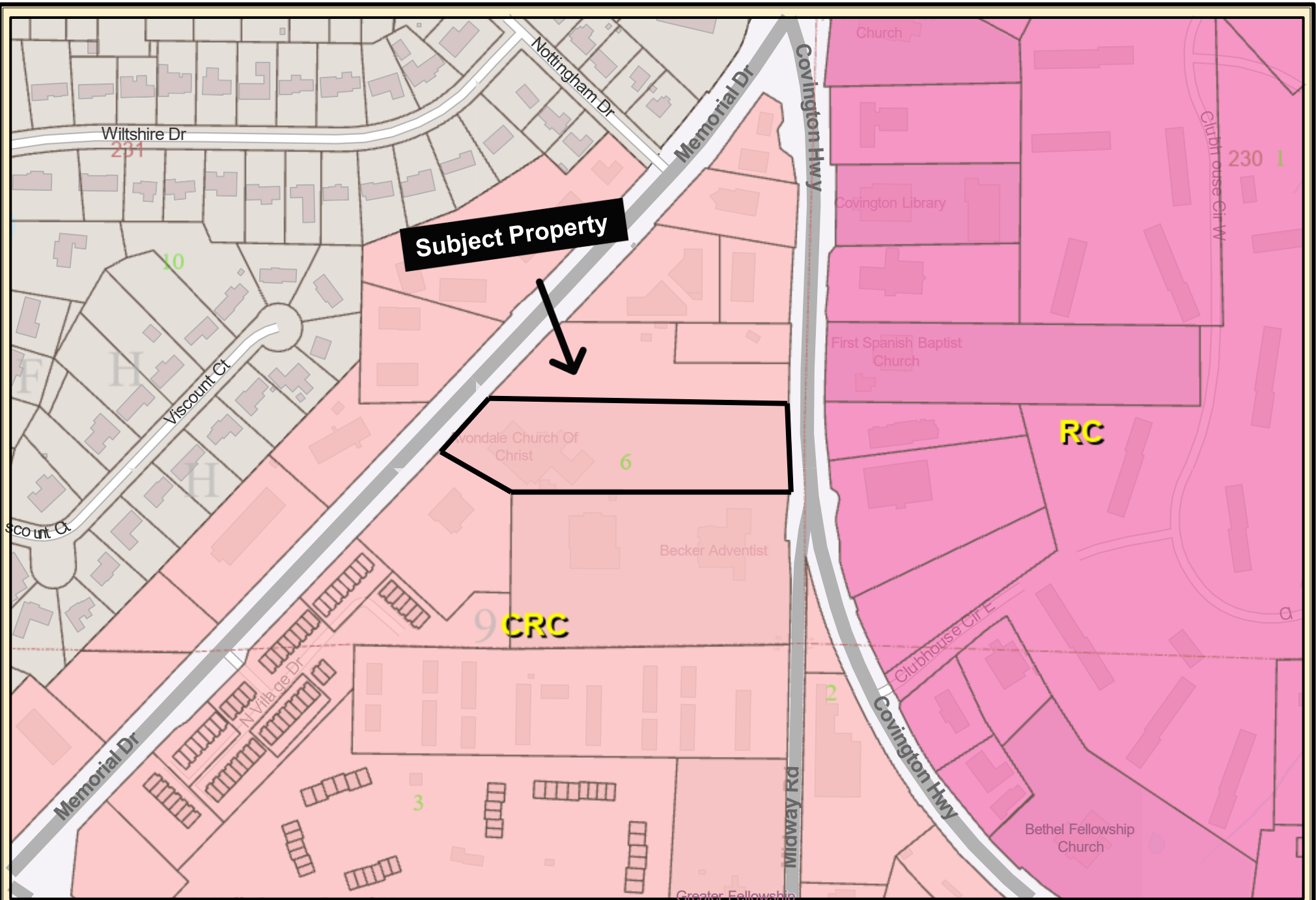


Date Printed: 3/31/2026

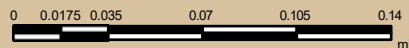


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DeKalb County Parcel Map



Date Printed: 3/31/2026



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