

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Lorraine Cochran-Johnson

Interim Director
Cedric G. Hudson, MCRP

REZONING APPLICATION CHECKLIST

Submit application through our online portal www.epermits.dekalbcountyga.gov

Email one (1) copy of your application as one (1) PDF file to plansustain@dekalbcountyga.gov and copy lahill@dekalbcountyga.gov

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED



Scan Me to register

Zoning Notice

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 and to learn more information, please use the QR code below or go to Battlelawpc.com/projects.

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



Project Title:
EcoSlay, LLC
3792 Memorial College Dr



battlelawpc.com/projects

Property owner mailing list disclaimer for DeKalb County

We are providing a list of property owners as a courtesy. It may or may not contain all property owners. It is the applicant's responsibility to ensure that they are complying with the community meeting requirements, including contacting all property owners within 500 feet of the subject property.

No application for an amendment to the land use plan, an amendment to the official zoning map or special land use permit or a major amendment/modification to a condition of zoning shall be filed and/or accepted for filing until such time as the applicant has conducted a publicized pre-submittal community meeting(s) with surrounding neighborhood association(s)/community groups within one-half (1/2) mile of the subject property and adjacent and nearby property owners within five hundred (500) feet of the subject property.

A notice of the pre-submittal community meeting shall be made in writing. The pre-submittal community meeting shall be held via an online meeting service (e.g. Zoom, Skype, Microsoft Teams, etc.). The online, pre-submittal community meeting shall take place no less than fifteen (15) days after the date of the written notice. Additionally, online, pre-submittal community meetings shall be conducted no earlier than 5:00p.m. on weekdays or between the hours of 9:00a.m. – 5:00p.m. on weekends. Online meetings shall be recorded. Applicants are required to provide documentation that verifies the occurrence of said meeting(s), including but not limited to notice letter, sign-in sheets or correspondence from the neighborhood association(s) or residents from the community before the application can be considered complete by the published Filing Deadline.

IN CUSTODY OF THE BRD OF REGNT
3251 PANTHERSVILLE RD
DECATUR , GA 30021

RESPRESS TAWANA
3811 PARKLANE DR
CLARKSTON , GA 30021

WOLDEYESUS ABEBA
1999 CARTHAGE RD
TUCKER , GA 30021

BOARD OF REGENTS OF THE
270 WASHINGTON ST SW
ATLANTA , GA 30021

AM ATLANTA RENTALS LLC
4567 Rockbridge RD STE 1499
PINE LAKE , GA 30021

HABTOM MEDEHANE ESTIFANOS
4153 PINE VALLEY RD
TUCKER , GA 30021

DEKALB BOARD OF EDUCATION
1701 MOUNTAIN INDUSRIAL BLVD
STONE MOUNTAIN , GA 30021

PHILLIPS SAMANTHA
7305 Chattahoochee Bluff DR
ATLANTA , GA 30021

ADJAYE ALFRED
3800 PARKLANE DR
CLARKSTON , GA 30021

LAKES AT INDIAN CREEK PROPERTY OWNER LLC
21750 HARDY OAK BLVD # 104 28567
SAN ANTONIO , TX 30021

LLOYD MYRA
3817 PARKLANE DR
CLARKSTON , GA 30021

ASMEROM MICHAEL
5271 ENCHANTED CV
LILBURN , GA 30021

J O M S LLC
3030 LABRUSTE
JOHNS CREEK , GA 30021

ZAM ZAM HOMES LLC
3819 PARKLANE DR
CLARKSTON , GA 30021

RANI VASANTHA
2954 PINE ORCHARD DR
TUCKER , GA 30021

MAJESTIC LACARRE LLC
PO BOX 81612
CHAMBLEE , GA 30021

JOHNSON BARBARA J
3814 PARKLANE DR
CLARKSTON , GA 30021

HANSOM TESFIT T
4384 E MOUND ST
COLUMBUS , OH 30021

PARK LANE ASSOCIATES LTD
PO BOX 98309
ATLANTA , GA 30021

ZAM ZAM HOMES LLC
1978 WISTERIA PARK LN
LAWRENCEVILLE , GA 30021

ALEME ZEWDU T
3818 PARKLANE DR
CLARKSTON , GA 30021

ISSE BASHIR MOHAMOUD
3805 PARKLANE DR
CLARKSTON , GA 30021

DONGGI KIM
3810 PARKLANE DR
CLARKSTON , GA 30021

ABATE MANTE
1409 ROSEWOOD CREEK DR
MARIETTA , GA 30021

3807 PARKLANE LLC
3807 PARKLANE DR
CLARKSTON , GA 30021

BERHE MERAWI
234 KENVILLA DR
TUCKER , GA 30021

CLARK RUBEN S
3827 PARKLANE DR
CLARKSTON , GA 30021

DEMISSE TIGIST
P O BOX 2824
LILBURN , GA 30021

NGAI NGAI MA AYE CHAN
1167 DANTEL CT
STONE MOUNTAIN , GA 30021

JOHNSON JR CLE
2913 HARDING AVE
BRONX , NY 30021

WALKER LARRY
655 RIDGE WAY
LITHONIA , GA 30021

MELKAMU ALI
4422 DALLIS CT
STONE MOUNTAIN , GA 30021

TASEW ABEBA
4422 DALLIS CT
STONE MOUNTAIN , GA 30021

MOHAMMEDBRHAN TAHA BILAL
3837 PARKLANE DR
CLARKSTON , GA 30021

ASGEDOM TEWELDE
3839 PARKLANE DR
CLARKSTON , GA 30021

NURSE MARILYN
3820 BRIARCLIFF RD NE APT 1
ATLANTA , GA 30021

CORKER DAVID JOSHUA
3843 PARKLANE DR
CLARKSTON , GA 30021

MINOR JAMES
1925 PINEHURST VIEW DR
GRAYSON , GA 30021

ASGENODM TEWELDE ZEWELDI
3847 PARKLANE DR
CLARKSTON , GA 30021

HERNANDEZ ROBLERO ELVIA ROSALIA
3849 PARKLANE DR
CLARKSTON , GA 30021

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

Applicant Name: _____

Applicant Email Address: _____

Applicant Mailing Address: _____

Applicant Phone Number: _____

Owner Name: _____

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

Owner Email Address: _____

Owner Mailing Address: _____

Owner Phone Number: _____

Subject Property Address: _____

Parcel ID Number(s): _____

Acreage: _____ Commission District(s): _____ Super District: _____

Existing Zoning District(s): _____ Proposed Zoning District(s): _____

Existing Land Use Designation(s): _____ Proposed Land Use Designation(s): _____ (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: _____ Agent: _____

Signature of Applicant: _____

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

Applicant Name: EcoSlay, LLC c/o Battle Law, P.C.

Applicant Email Address: cag@battlelawpc.com

Applicant Mailing Address: 3562 Habersham at Northlake Rd, Bldg J, Suite 100
Tucker, GA 30084

Applicant Phone Number: 678-424-0387

Owner Name: J. O. M. S, LLC

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

Owner Email Address: _____

Owner Mailing Address: 3030 Labrouste Cove, Johns Creek, GA 30097

Owner Phone Number: _____

Subject Property Address: 3792 Memorial College Dr, Clarkston, GA 30021

Parcel ID Number(s): 18 067 02 032

Acreage: 0.66

Commission District(s): 4

Super District: 6

Existing Zoning District(s): MR-1

Proposed Zoning District(s): ~~OIT~~ C2

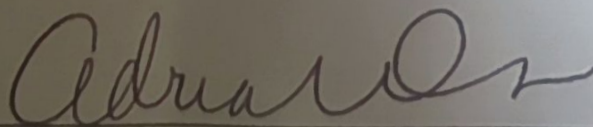
Existing Land Use Designation(s): TC

Proposed Land Use Designation(s): _____ (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: _____

Agent: _____



Signature of Applicant: _____

LETTER OF APPLICATION

Please identify the following details such as:

- The proposed zoning classification?
- The reason for the rezoning request?
- The existing and proposed use of the property?
- Detail characteristics of the proposed use (e.g. floor area, height of building(s), number of units, mix of unit types, number of employees, manner and hours of operation)?



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STATEMENT OF INTENT

and

Other Material Required by the
DeKalb County Zoning Ordinance
For
A Rezoning from MR-1 to C2 to Allow a
Retail Office and Commercial Greenhouse

of

EcoSlay, LLC
c/o Battle Law, P.C.

for

+/-0.66 Acres of Land
Being 3792 Memorial College Avenue
DeKalb County, Georgia and
Parcel No. 18 067 02 032

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



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I. LETTER OF INTENT

EcoSlay, LLC (the “Applicant”) is seeking a rezoning of +/- 0.66 acres of land being tax parcel number 18 067 02 032 having frontage on 3792 Memorial College Avenue (the “Subject Property”) to allow a retail office and commercial greenhouse.

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 Town Center (TC) land use designation. The DeKalb County 2050 Comprehensive Plan specifically allows for C-2 zoning in the TC land use designation. The TC district is meant “to promote the concentration of higher intensity residential and commercial uses,” which aligns with this rezoning application. Therefore, this 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 was the Early Learning Scholars II building. It is surrounded by apartments, townhomes, and GA Perimeter College. This rezoning will allow for a less intense use than the school and not encroach upon the surrounding uses. The Applicant intends to grow organic ingredients like fruits and herbs to use to make hair care products in the building. The products will be shipped from the building via USPS. None of the activity on site will bother anybody nearby. Therefore, the use 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 is zoned MR-1 but is developed with a school building. Additionally, the Subject Property is only 0.66 acres. Given the size and the current building, it is not reasonable to use the Subject Property 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. The new use will be less intense than the school and will not encroach onto neighboring properties.



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

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 burdensome or excessive use of 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.

III. CONCLUSION

For the foregoing reasons, the Applicant hereby requests that the application for a rezoning from MR-1 to C2 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.



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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.

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



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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

IMPACT ANALYSIS

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

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

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

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.

Notary

Signature of Applicant /Date

Check one: Owner _____ Agent _____

Expiration Date/ Seal

***Notary seal not needed if answer is “No”.**

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

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

Yes: _____ No: X *

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

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

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

Brandon D. Amos
Notary

Adrian
Signature of Applicant /Date

Check one: Owner _____ Agent _____

3/26/2029
Expiration Date/ Seal

Brandon D Amos
***Notary seal not needed if answer is "No".**
CLAYTON COUNTY, GEORGIA
My Commission Expires
03/26/2029

AUTHORIZATION

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

Date: 10/20/2025

TO WHOM IT MAY CONCERN:

I/WE: J. O. M. S., LLC
Name of Owner(s)

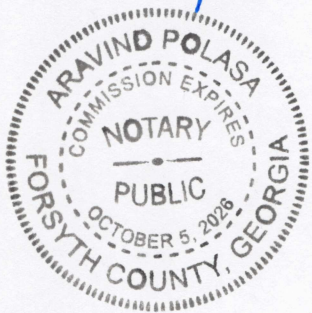
being owner(s) of the subject property described below or attached hereby delegate authority to:

Ecoslay, LLC c/o Battle Law PC
Name of Agent or Representative

to file an application on my/our behalf.

[Signature]
Notary Public

[Signature]
Owner



SURVEY, SITE PLAN, AND ELEVATIONS:

Received approval from Rachel Bragg that the Survey will suffice for the site plan since the applicant is not making any changes to the exterior of the existing building. If there are any questions, please feel free to contact us.

Recording Info

- LEGEND**
- IPF - Iron Pin Found
 - RB - Rebar
 - OTP - Open Top Pipe
 - CLF - Chain Link Fence
 - Vinyl Fence Line
 - Wood Fence
 - Power Pole
 - Light Pole
 - Power Meter
 - Building Light
 - Fire Hydrant
 - Water Meter
 - Water Valve
 - Gas Meter
 - Gas Valve

Utilities shown on this plat are based on visible, above ground evidence. Underground utilities may exist in this site that are not shown on this survey.

-Bearings shown were calculated from the Reference Deed & Plats, and angles turned.
-Distances shown are ground distances.

This plat was prepared without the benefit of a current title commitment. Easements or encumbrances may exist that are not shown on this plat.

According to the FEMA/FIRM of DeKalb County, Georgia, Community Number 130065, Map number 13089C0086K, effective date 8/15/2019:

-This site lies entirely in an Unshaded Zone X designation.
-Unshaded Zone X is defined as areas of minimal flood hazard.

Field Closure: 1'/26,431'
Ang. Error: 03"/Ang. Pt.
Adjusted by: Least Squares
Equipment Used: Topcon GT-603 w/Topcon FC-6400 Tablet
Plat Closure: 1'/179,011'

R/W Notes:
-Relocation Plans for Memorial College Avenue found in easement deed for Park Lane Associates, Ltd (DB 20552/580).
-No R/W Relocation/Acquisition deeds found for the Subject Property.
-No Ground Markings regarding relocation found on site.

Survey References:
-Deed Book 24004/736
-Plat Book 98/23
-Plat Book CN004/73
-Plat Book CN004/79

NOTE:
Apparent encroachment of wood fence enclosure roof/overhang onto adjoining properties.

N/F
Board of Regents of the University System of Georgia
DB 8303/763
PB 98/23
PID: 18 067 02 020
Zoned R-85

N/F
Board of Regents of the University System of Georgia
DB 8281/566
PB 98/23
PID: 18 067 02 019
Zoned R-85

N/F
Lakes at Indian Creek Property Owner LLC
DB 29021/47
PID: 18 067 02 018
Zoned MR-1
(Deed-100.0')
99.97'

N/F
J O M S LLC
DB 24004/736
PID: 18 067 02 032
Zoned MR-1

ParkLane Townhomes
N/F
Park Lane Associates Ltd
Condo PB CN004/73
PID: 18 067 05 001
Zoned MR-1

"Jut-out" Call Table

No.	Bearing	Dist.
L1	N82°57'01"E	27.04'
L2	S14°38'37"E	17.55'
L3	S81°53'18"W	30.49'
L4	N03°27'30"W	18.00'

NOTE:
-"Jut-out" shown per ParkLane Townhomes plat (CN004/79)
-Area not called out in Subject Property deed (DB 24004/736)

"Less & Except Area" as described in subject deed (DB 24004/736) and as shown on ParkLane Townhomes Condominium Plat (CN004/73). Concrete area is overgrown and pool has been filled in. Area is shown as 5.5' over the property line and is on the east side of a chain link fence.

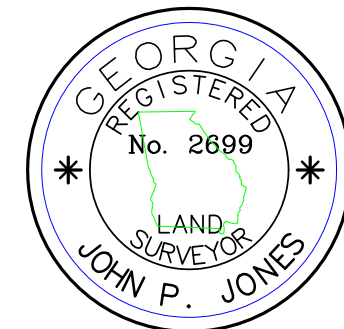


SCALE IN FEET

#3792 Memorial College Ave.
Lot Area = 27,377 S.F.
(or 0.628 Acs.)
PID: 18 067 02 032
Zoned MR-1
Medium Density Residential-1

Note:
Minimum Building Setbacks are dependent on property usage, and must be verified by the DeKalb County Zoning Department.

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 of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. 15-6-67.



John P. Jones, GA RLS #2699
Date 09-02-25

E:PROJ/1417 Mem College Ave/DWGS/1417.dwg ~ JP-2022.ctb

Boundary Survey for
Ecoslay LLC
#3792 Memorial College Avenue
Clarkston, GA 30021

COA: LSF000405

Land Development Technologies, Inc.
5665 Atlanta Hwy Suite 102-B Box 340
Alpharetta, Georgia 30004
Cell: 770-241-5986
Email: jp17@bellsouth.net

JOB NO.	1417	REVISIONS	DATE	Located In:
DRAWN BY	hpp			Land Lot(s) 67
CHECKED BY	JPJ			18th District
DATE	9-02-25			Section
SCALE	1"=50'			DeKalb County,
FIELD DATE	8-26-25			City Of
				GEORGIA

FILING FEES

At the time of submittal, a filing fee shall accompany each application as follows:

Rezoning: RE, RLG, R-100, R-85, R-75, R-60 MHP, RNC, RSM, MR-1, M-2	FEE: \$500.00
HR-1, HR-2, HR-3 MU-1, MU-2, MU-3, MU-4, MU-5 O-L, OD, OIT, NS, C-1, C-2, M, M-2	\$750.00

If the application is a request to rezone to more than one zoning district, the higher fee will apply.

Applications for non-contiguous property (separated by a street) must be filed separately. A separate fee will be charged for each application. An application that is withdrawn and later re-filed will be treated as a new case and will require a new fee.