



DEPARTMENT OF PLANNING & SUSTAINABILITY

**SPECIAL LAND USE PERMIT APPLICATION**

Amendments will not be accepted after 5 working days after the filing deadline.

Date Received: \_\_\_\_\_ Application No: \_\_\_\_\_

APPLICANT NAME: Keller Hospitality Group LLC

Daytime Phone: 678 920 2646 E-Mail: Matt@ramsdenlake.com

Mailing Address: 1102 Stewart Mill Rd Stone Mountain GA 30087

Owner Name: Matthew Keller

(If more than one owner, attach contact information for each owner)

Daytime Phone: 678 920 2646 E-Mail: Matt@ramsdenlake.com

Mailing Address: 1102 Stewart Mill Rd Stone Mountain GA 30087

SUBJECT PROPERTY ADDRESS OR LOCATION: 1102 Stewart Mill Rd Stone Mountain

GA 30087 DeKalb County, GA 30087

Parcel ID: 1807902004 Acreage or Square Feet: 47.51 Commission Districts: 4 & 7

Existing Zoning: R-100 Proposed Special Land Use (SLUP): Commercial Campground

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: \_\_\_\_\_





Chief Executive Officer  
Michael Thurmond

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

Interim Director  
Cedric Hudson

**PRE-APPLICATION FORM**  
**REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE**  
**(Required prior to filing application: signed copy of this form must be submitted at filing)**

Applicant Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Property Address: \_\_\_\_\_

Tax Parcel ID: \_\_\_\_\_ Comm. District(s): \_\_\_\_\_ Acreage: \_\_\_\_\_

Existing Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

Supplemental Regs: \_\_\_\_\_ Overlay District: \_\_\_\_\_ DRI: \_\_\_\_\_

**Rezoning:** Yes \_\_\_\_ No \_\_\_\_

Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_ Square Footage/Number of Units: \_\_\_\_\_

Rezoning Request: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**Land Use Plan Amendment:** Yes \_\_\_\_ No \_\_\_\_

Existing Land Use: \_\_\_\_\_ Proposed Land Use: \_\_\_\_\_ Consistent \_\_\_\_ Inconsistent \_\_\_\_

**Special Land Use Permit:** Yes \_\_\_\_ No \_\_\_\_ Article Number(s) 27- \_\_\_\_\_

Special Land Use Request(s): \_\_\_\_\_

\_\_\_\_\_

**Major Modification:**

Existing Case Number(s): \_\_\_\_\_

Condition(s) to be modified:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION**

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

**Review of Site Plan**

Density: \_\_\_\_\_ Density Bonuses: \_\_\_\_\_ Mix of Uses: \_\_\_\_\_ Open Space: \_\_\_\_\_  
 Enhanced Open Space: \_\_\_\_\_ Setbacks: front \_\_\_\_\_ sides \_\_\_\_\_ side corner \_\_\_\_\_ rear \_\_\_\_\_  
 Lot Size: \_\_\_\_\_ Frontage: \_\_\_\_\_ Street Widths: \_\_\_\_\_ Landscape Strips: \_\_\_\_\_  
 Buffers: \_\_\_\_\_ Parking Lot Landscaping: \_\_\_\_\_ Parking - Auto: \_\_\_\_\_ Parking - Bicycle: \_\_\_\_\_  
 Screening: \_\_\_\_\_ Streetscapes: \_\_\_\_\_ Sidewalks: \_\_\_\_\_ Fencing/Walls: \_\_\_\_\_  
 Bldg. Height: \_\_\_\_\_ Bldg. Orientation: \_\_\_\_\_ Bldg. Separation: \_\_\_\_\_ Bldg. Materials: \_\_\_\_\_  
 Roofs: \_\_\_\_\_ Fenestration: \_\_\_\_\_ Façade Design: \_\_\_\_\_ Garages: \_\_\_\_\_ Pedestrian Plan: \_\_\_\_\_  
 Perimeter Landscape Strip: \_\_\_\_\_  
 Possible Variances: \_\_\_\_\_

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Planner: \_\_\_\_\_ Date: \_\_\_\_\_

**FILING FEES**

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

# Notice of Intent to Apply for Special Land Use Permit Community Meeting

We here at The Tents at Ramsden Lake on Stewart Mill Rd (www.ramsdenlake.com) are planning to apply for a Dekalb County Special Land Use Permit to expand our accommodations and amenities. Find out more about the project, ask questions, and voice your opinion at the following community meeting:

**Date: 03/28/2024**

**Time: 7:00 PM**

**Location: The Wynbrooke HOA 389 Wynbrooke Pkwy, Stone Mountain, GA 30087**

**VIRTUAL:** Video call link: <https://meet.google.com/kwn-fexr-amp>

Or dial: (US) +1 240-532-4024 PIN: 422 065 535#

OR SCAN QR CODE WITH THE CAMERA APP ON YOUR PHONE  
TO AUTOMATICALLY PULL UP THE GOOGLE MEET LINK



If you have any questions about the meeting, please text or call 404-882-5426 or e-mail [matt@ramsdenlake.com](mailto:matt@ramsdenlake.com) We look forward to seeing you there! Wine and snacks will be provided and for all community members in attendance a \$100 gift card to experience Ramsden Lake will be provided.

Sincerely,

Matt and Blaine Keller

The Tents at Ramsden Lake



# Notice of Intent to Seek Approval for Expanding The Tents at Ramsden Lake Community Meeting

We here at The Tents at Ramsden Lake on Stewart Mill Rd ([www.ramsdenlake.com](http://www.ramsdenlake.com) and <https://www.instagram.com/tentsatramsdenlake/>) are planning to apply for a Dekalb County Special Land Use Permit to expand our accommodations and amenities. Find out more about the project, ask questions, and voice your opinion at the following community meeting:

**Date: 03/26/2024**

**Time: 7:00 PM**

**Location: The Deer Creek HOA 690 Malvern Blvd, Stone Mountain,  
GA 30087**

**VIRTUAL:** Video call link: <https://meet.google.com/kwn-fexr-amp>  
Or dial: (US) +1 240-532-4024 PIN: 422 065 535#



OR SCAN QR CODE WITH THE CAMERA APP ON YOUR PHONE  
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If you have any questions about the meeting, please text or call 404-882-5426 or e-mail [matt@ramsdenlake.com](mailto:matt@ramsdenlake.com) We look forward to seeing you there! Wine and snacks will be provided and for all community members in attendance a \$100 gift card to experience Ramsden Lake will be provided.

Sincerely,

Matt and Blaine Keller

The Tents at Ramsden Lake  
1102 Stewart Mill Rd  
Stone Mountain, GA 30087

**From:** matthew keller matt@ramsdenlake.com  
**Subject:** Tents at Ramsden Lake | District 4 Community Council  
**Date:** March 22, 2024 at 12:45 PM



**To:**  
**Bcc:** allisongroup40@gmail.com, jarring55@gmail.com, wesleyabrooks@gmail.com, ledmond25@gmail.com, frehammonds@att.net, legal51996@yahoo.com, jamesalec60@gmail.com, grammymix@gmail.com, wendell.love@gmail.com, rpasenow@gmail.com, tlpaytes@gmail.com, teresitamreid@gmail.com, evorari@bellsouth.net, richardr\_im@yahoo.com, vic@furiousdreams.com

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District 4 Community Council Representatives,

I hope this email finds you well. My wife and I own and run [www.ramsdenlake.com](http://www.ramsdenlake.com) off Stewart Mill Rd here in District 4. We are currently in the process of working with planning and zoning to get everything worked out regarding zoning or special use permits needed to expand our small resort.

We have scheduled two community meetings next week and we would like to invite you to attend in person or virtually to hear about The Tents at Ramsden Lake and what our plans for expansion are. These are not official pre-application meetings, but instead us reaching out to the community to get feedback that we can then take to planning and zoning in order to help guide them in their process regarding how to categorize what Ramsden Lake actually is from a zoning standpoint.

See below for details regarding both scheduled community meeting times. If you have any questions don't hesitate to reply to this email or call/text at 404-882-5426.

Thanks in advance.

## **MEETING 1:**

**Date: 03/26/2024**

**Time: 7:00 PM**

**Location: The Deer Creek HOA 690 Malvern Blvd, Stone Mountain, GA  
30087**

**VIRTUAL:** Video call link: <https://meet.google.com/kwn-fexr-amp>

Or dial: (US) +1 240-532-4024 PIN: 422 065 535#

## **MEETING 2:**

**Date: 03/28/2024**

**Time: 7:00 PM**

**Location: The Wynbrooke HOA 389 Wynbrooke Pkwy, Stone  
Mountain, GA 30087**

**VIRTUAL:** Video call link: <https://meet.google.com/kwn-fexr-amp>



What follows is a list of all individuals who attended the community meetings. These meetings were advertised by letters as well as the HOA's making notice within their systems.

Here is a link to the video for the presentation we did at Wynbrooke. I apology I didn't have it for Deer Creek due to a technical erro. <https://youtu.be/fhfzZ8ebCDc> I

Name	Email	Phone	I Support The Ramsden Lake Expansion
Amy Gardner	<a href="mailto:agardner29@gmail.com">agardner29@gmail.com</a>		6785717432
Priscilla Brown	<a href="mailto:brown8556@bellsouth.net">brown8556@bellsouth.net</a>		4043763882 Yes
Terry Mitchel	<a href="mailto:hepeadions@bellsouth.net">hepeadions@bellsouth.net</a>		4043147106
Gary Stevens	<a href="mailto:gstevens0@gmail.com">gstevens0@gmail.com</a>		6784713696 Yes
Robert Brisbane	<a href="mailto:rbrisan@bellsouth.net">rbrisan@bellsouth.net</a>		7703773286 Yes
Thomas Powe	<a href="mailto:thmspw488@gmail.com">thmspw488@gmail.com</a>		4042131548
Mariana Rose	<a href="mailto:aroias13m@gmail.com">aroias13m@gmail.com</a>		6232510016 Yes
Dr Quentin Fretwell	<a href="mailto:quentf@yahoo.com">quentf@yahoo.com</a>		7706560958 Yes
Laree Starke	<a href="mailto:laree.starke@gmail.com">laree.starke@gmail.com</a>		4043333488 yes
brian noble	<a href="mailto:brian101909@gmail.com">brian101909@gmail.com</a>		9735925494 yes
J Derrick Smith	<a href="mailto:goldeneye06@bellsouth.net">goldeneye06@bellsouth.net</a>		4043142822 yes
James Walker	<a href="mailto:jkwpersonal@gmail.com">jkwpersonal@gmail.com</a>		7706250898 yes
Ronald Finney	<a href="mailto:ronfinney@verizon.net">ronfinney@verizon.net</a>		3019081429 yes
Natalie Cole	<a href="mailto:ncole2990@gmail.com">ncole2990@gmail.com</a>		6785760115 yes
Roland Williams	<a href="mailto:debandroland@aol.com">debandroland@aol.com</a>		7704653915 yes
Dave Skeel	<a href="mailto:s.skeel@comcast.net">s.skeel@comcast.net</a>		yes
dot skeel	<a href="mailto:dotga3@bellsouth.net">dotga3@bellsouth.net</a>		7707895122 yes
todney merideth	<a href="mailto:rdmerideth@gmail.com">rdmerideth@gmail.com</a>		6789382202 yes
Genese Cooper	<a href="mailto:genease1@aol.com">genease1@aol.com</a>		6785716483
Allen Cooper	<a href="mailto:aco6854057@aol.com">aco6854057@aol.com</a>		4049140880
dian black	<a href="mailto:blackdiane792@gmail.com">blackdiane792@gmail.com</a>		6268625637
michele williams	<a href="mailto:williams7720@bellsouth.net">williams7720@bellsouth.net</a>		6787709649 yes
bettina dickerson	<a href="mailto:bettina.dickerson34@gmail.com">bettina.dickerson34@gmail.com</a>		4045388386 yes
Catherine howard	<a href="mailto:cathow28@gmail.com">cathow28@gmail.com</a>		6787734749 yes
barbara lane	<a href="mailto:barblane2020@gmail.com">barblane2020@gmail.com</a>		2167445363 yes
myra ellington	<a href="mailto:myraellington@yahoo.com">myraellington@yahoo.com</a>		4048860685 yes
nichole villafane	<a href="mailto:ndvillafane@gmail.com">ndvillafane@gmail.com</a>		6785763071 yes
booker campbell	<a href="mailto:bookercampbell@bellsouth.net">bookercampbell@bellsouth.net</a>		7706348414 yes
eunice campbell	<a href="mailto:eeicamp@gmail.com">eeicamp@gmail.com</a>		7703140936 yes
zei se	<a href="mailto:zeise271980@gmail.com">zeise271980@gmail.com</a>		6786378197 yes
gail stephens	<a href="mailto:gailstephens@gmail.com">gailstephens@gmail.com</a>		6786209054 yes
sabrina veel	<a href="mailto:sdveal2020@gmail.com">sdveal2020@gmail.com</a>		4043081420
daphne may gibson	<a href="mailto:dmaygibson@gmail.com">dmaygibson@gmail.com</a>		9899066699
felix and tenia hull	<a href="mailto:felixhull@yahoo.com">felixhull@yahoo.com</a>		6783157953
cherirta smith	<a href="mailto:cherita2@yahoo.com">cherita2@yahoo.com</a>		6787781986 yes



**Letter of Intent**

**Dekalb County  
Special Land Use Permit  
“SLUP” application**

**Applicant: Keller Hospitality Group LLC**

**Property: 1102 Stewart Mill Rd  
Stone Mountain GA 30087**

**Submitted by the owners of Keller Hospitality  
Group LLC, DBA “The Tents at Ramsden Lake”**

**Matthew & Blaine Keller**

**678-920-2646**

**[Matt@ramsdenlake.com](mailto:Matt@ramsdenlake.com)**

**1102 Stewart Mill Rd  
Stone Mountain GA 30087**

## Introduction:

We here at The Tents at Ramsden Lake on Stewart Mill Rd have been operating our upscale commercial campground since mid 2020. We have been featured many times by Discover Dekalb and are in good standing with our neighbors. Currently we have 12 upscale camping accommodations on our 47 acre parcel along with multiple original outbuildings and the 2,800 square foot original home built in 1958. We are seeking a commercial campground SLUP in order to be in good standing with the county as well as to expand and improve our micro resort.

Our development plans include improved septic/sewer, expanded and improved roads/parking, a privacy fence that has been requested by our immediate neighbors, the addition of 4 to 6 accommodations, a 1,200 square foot operations building and a 1,000 square foot gathering pavilion.

It is our intentions to continue to operate Ramsden Lake as a place of peace and tranquility where our guest can gather to connect with nature and themselves. In March of 2024 we mailed out letter to the list of immediate neighbors provided and we coordinate with the three large HOA's of these neighbors to facilitate 2 in person Community meetings. Additionally, we had an additional digital community meeting with one of the HOA's to allow their residence who could not attend in person a chance to ask questions. Feedback was unanimously positive with the only request being form the immediate neighbors to our parcel requesting a privacy fence be installed. We also met with our District 4 commissioner to review our plans and pass on the community meeting feedback.

Sincerely,

Matt and Blaine Keller

The Tents at Ramsden Lake

[www.ramsdenlake.com](http://www.ramsdenlake.com)

1102 Stewart Mill Rd

Stone Mountain GA 30087



DEPARTMENT OF PLANNING & SUSTAINABILITY

**DISCLOSURE OF CAMPAIGN CONTRIBUTION**

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

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

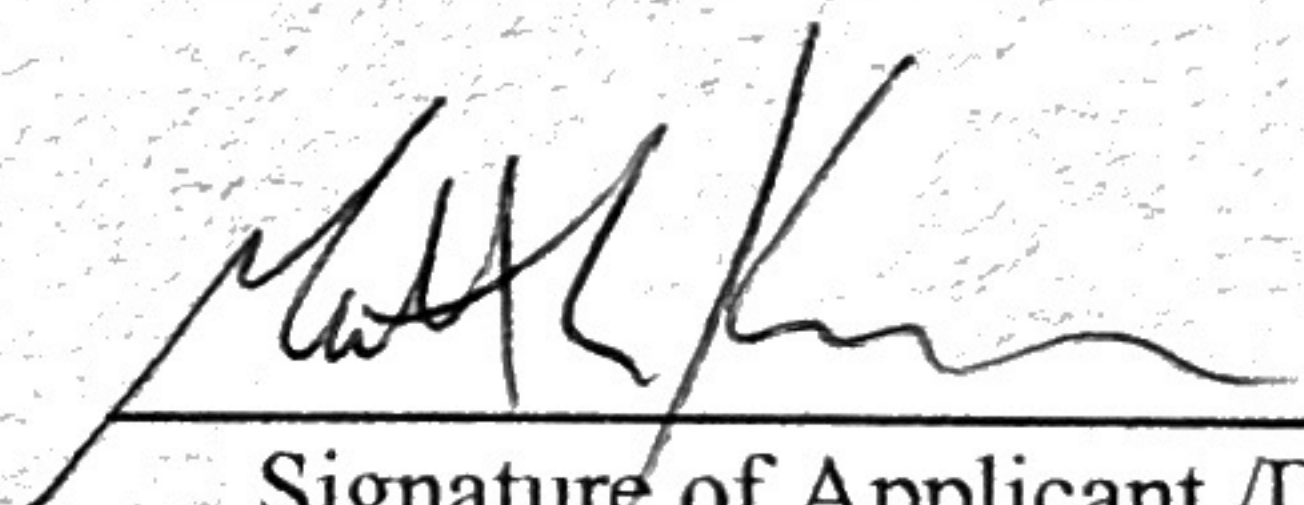
Yes \_\_\_\_\_ No  \*

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

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

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

\_\_\_\_\_  
Notary

 10/26/24  
\_\_\_\_\_  
Signature of Applicant /Date

Check one: Owner  Agent \_\_\_\_\_

\_\_\_\_\_  
Expiration Date/ Seal

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



# RESORT MASTER PLAN - EXISTING

2024

2024

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PREPARED BY CLOCKWORK

RAMSDEN LAKE RESORT - STONE MOUNTAIN, GEORGIA



LEGEND	
1	OWNER'S RESIDENCE
2	GARAGE/STUDIO
3	WORKSHOP
4	HORSE BARN
5	HORSE CORRAL
6	DUMPSTER ENCLOSURE
7	SECURITY GATE
8	WALKING PATH
9	GARDEN
10	VINTAGE AIRSTREAMS
11	BELL TENTS
12	STANDARD TENTS
13	TREE HOUSE TENTS/CABINS
14	DOGWOOD CANVAS CABINS



# RESORT MASTER PLAN - EXPANSION

2024

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PREPARED BY CLOCKWORK



LEGEND	
1	OWNER'S RESIDENCE
2	GARAGE/STUDIO
3	STORAGE BUILDING
4	EQUIPMENT SHED
5	HORSE CORRAL
6	DUMPSTER ENCLOSURE
7	SECURITY GATE
8	WALKING PATH
9	ORCHARD
10	VINTAGE AIRSTREAMS
11	BELL TENTS
12	STANDARD TENTS
13	TREE HOUSE TENTS/CABINS
14	DOGWOOD CANVAS CABINS
15	STONE COTTAGES
16	FLOATING CABIN
17	A-FRAME TENT/CABIN HYBRID
18	SHARED DOCK & STORAGE
19	SWIM DOCKS
20	FLOATING SAUNA
21	BASE CAMP/CHECK-IN
22	FRESH HARVEST BUILDING
23	FRESH HARVEST GARDEN

2024

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RAMSDEN LAKE RESORT - STONE MOUNTAIN, GEORGIA





DEPARTMENT OF PLANNING & SUSTAINABILITY

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