

**Public Hearing:** YES  NO

**Department:** Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S):** Commission District 04 Super District 07

**Application of Keller Hospitality Group, LLC c/o Matt Keller for a Special Land Use Permit (SLUP) to allow for a commercial campground in the R-100 (Residential Medium Lot-100) zoning district, at 1102 Stewart Mill Road.**

**PETITION NO:** N8-2024-1445 SLUP-25-1247287

**PROPOSED USE:** Commercial campground.

**LOCATION:** 1102 Stewart Mill Road, Stone Mountain, Georgia 30087

**PARCEL NO. :** 18 079 02 004

**INFO. CONTACT:** Lucas Carter, Planner

**PHONE NUMBER:** 404-371-2155

**PURPOSE:**

Application of Keller Hospitality Group, LLC c/o Matt Keller for a Special Land Use Permit (SLUP) to allow for a commercial campground in the R-100 (Residential Medium Lot-100) zoning district.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** Approval w/conditions.

**PLANNING COMMISSION:** Pending.

**PLANNING STAFF:** Approval.

**STAFF ANALYSIS:** The applicant has been operating a campground at 1102 Stewart Mill Road since 2019. Following the recent passing of the Campground Text Amendment on November 21st, 2024 per case TA-2024-0635 by the Board of Commissioners, the applicant is seeking to obtain a business license from the county. This application also facilitates the implementation of a master plan for the expansion of on-site facilities. The proposed Special Land Use Permit for the campground has been evaluated against the county's ordinance criteria. Based on the analysis, the property, measuring 47.51 acres, is adequately sized to meet the requirements of R-100 zoning and the supplemental regulations for campgrounds. The site provides sufficient land for all necessary features, including open space, parking, and buffer zones, ensuring compliance with dimensional standards. The campground's compatibility with adjacent properties and land uses is affirmed. The property borders single-family residential (R-100) to the east and south and Stone Mountain Park to the west. The proposed campground complies with all supplemental regulations, and the supplemental regulations' dimensional requirements should mitigate potential adverse impacts, such as noise or traffic. Since its operation began in 2019, the campground has posed no complaints or citations, and no adverse impacts from proposed expansions are expected. Traffic volume is anticipated to remain low due to the nature of camping as a slow-flow activity. Public services, facilities, and utilities are deemed adequate to support the proposed expansion. Enhancements outlined in the master plan include new restroom facilities, showers connected to county sewage, and updated environmental protections including waste management. Access to the property will also improve with widened pathways to accommodate emergency vehicles, a feature in line with the campground's supplemental regulations. The public street providing access has sufficient traffic capacity for this low-intensity use, and no undue congestion is anticipated. The proposed use aligns with zoning and comprehensive plan policies. The R-100 zoning district's requirements are met, and the campground supports the suburban (SUB) land use Character Area by balancing

and protecting residential development with recreational services and allowing development to be designed in a way which preserves and enhances existing green space (page 47, SUB Character Area). This use enhances recreational opportunities, complements the neighboring Stone Mountain Park, and contributes to the county's tourism and commercial potential. Additionally, adequate refuse and service areas are in place, and the size, scale, and massing of proposed structures are appropriate for the site and surrounding area. No adverse impacts on historic or archaeological resources are expected. Therefore, based on review of Section 27-7.4.6 of the Zoning Ordinance, Staff recommends "*Approval*".

**PLANNING COMMISSION VOTE: (January 7, 2025) Pending.**

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval (10-0-0) with the following conditions:** 1) There shall be a maximum of twenty (20) sites; and, 2) There shall be a privacy fence on property line adjacent to residential developments.



**Planning Commission Hearing Date: January 7, 2025**  
**Board of Commissioners Hearing Date: January 23, 2025**

**STAFF ANALYSIS**

<b>Case No.:</b>	SLUP-25-1247287	<b>File ID#:</b> 2024-1445
<b>Address:</b>	1102 Stewart Mill Road Stone Mountain, GA 30087	<b>Commission District:</b> 04 Super District: 07
<b>Parcel ID(s):</b>	18 079 02 004	
<b>Request:</b>	Special Land Use Permit (SLUP) to allow for a commercial campground in the R-100 (Residential Medium Lot-100) zoning district.	
<b>Property Owner(s):</b>	Matthew Keller	
<b>Applicant/Agent:</b>	Keller Hospitality Group LLC	
<b>Acreage:</b>	47.51 Acres	
<b>Existing Land Use:</b>	Campground	
<b>Surrounding Properties:</b>	<b>North:</b> R-100 (Residential Medium Lot-100) <b>East:</b> RSM (Residential Small Mix) <b>South:</b> R-100 (Residential Medium Lot-100) <b>West:</b> RE (Residential Estate)	
<b>Comprehensive Plan:</b>	<b>SUB (Suburban)</b>	<b>Consistent    X    Inconsistent</b>

**Staff Recommendation: Approval.**

The applicant has been operating a campground at 1102 Stewart Mill Road since 2019. Following the recent passing of the Campground Text Amendment on November 21<sup>st</sup>, 2024 per case TA-2024-0635 by the Board of Commissioners, the applicant is seeking to obtain a business license from the county. This application also facilitates the implementation of a master plan for the expansion of on-site facilities.

The proposed Special Land Use Permit for the campground has been evaluated against the county’s ordinance criteria. Based on the analysis, the property, measuring 47.51 acres, is adequately sized to meet the requirements of R-100 zoning and the supplemental regulations for campgrounds. The site provides sufficient land for all necessary features, including open space, parking, and buffer zones, ensuring compliance with dimensional standards.

The campground’s compatibility with adjacent properties and land uses is affirmed. The property borders single-family residential (R-100) to the east and south and Stone Mountain Park to the west. The proposed campground complies with all supplemental regulations, and the supplemental regulations’ dimensional requirements should mitigate potential adverse impacts, such as noise or traffic. Since its operation began in 2019, the campground has posed no complaints or citations, and no adverse impacts from proposed

expansions are expected. Traffic volume is anticipated to remain low due to the nature of camping as a slow-flow activity.

Public services, facilities, and utilities are deemed adequate to support the proposed expansion. Enhancements outlined in the master plan include new restroom facilities, showers connected to county sewage, and updated environmental protections including waste management. Access to the property will also improve with widened pathways to accommodate emergency vehicles, a feature in line with the campground's supplemental regulations. The public street providing access has sufficient traffic capacity for this low-intensity use, and no undue congestion is anticipated.

The proposed use aligns with zoning and comprehensive plan policies. The R-100 zoning district's requirements are met, and the campground supports the suburban (SUB) land use Character Area by balancing and protecting residential development with recreational services and allowing development to be designed in a way which preserves and enhances existing green space (page 47, SUB Character Area). This use enhances recreational opportunities, complements the neighboring Stone Mountain Park, and contributes to the county's tourism and commercial potential. Additionally, adequate refuse and service areas are in place, and the size, scale, and massing of proposed structures are appropriate for the site and surrounding area. No adverse impacts on historic or archaeological resources are expected.

Therefore, based on review of Section 27-7.4.6 of the Zoning Ordinance, Staff recommends ***"Approval"*** of the Special Land Use Permit.

## ZONING COMMENTS – DECEMBER 2024

### **N1. SLUP-25-1247288 - 3195 Kelly Chapel Road- No Comments**

**N2. SLUP-25-1247279 - 3110 E Ponce De Leon Ave. -** E Ponce de Leon is classified as a minor arterial. Aldridge Ave is classified as local street. Property is within the Scottdale Overlay District Tier 1. Please ask assigned planner for the infrastructure requirements within the overlay district. Where overlay is silent- the Zoning Code and Land Development Codes are applied. If a Land Development Permit is required for this project- please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. E Ponce de Leon is classified as a minor arterial. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip (at least 5 feet must be from back of curb to the sidewalk/path) with 6-foot sidewalk with 4-foot bike lanes OR (preferred) 10-foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)) Aldridge Ave is classified as local street. Requires a right of way dedication to 27.5 from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 12-foot lane with curb and gutter. Requires a 6-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). No poles may remain within the limits of the path/sidewalk. Verify all intersections/driveways meet AASHTO sight distance requirements.

**N3. SLUP-25-1247277 - 5644 Memorial Drive -** If a LDP is requested, GDOT review and approval is required prior to permitting. Memorial Drive is classified as a major arterial. If a Land Development Permit is required for this project- please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Memorial Drive is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip and a 10-foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)) No poles may remain within the limits of the path/sidewalk. Verify all intersections/driveways meet AASHTO sight distance requirements.

**N4. SLUP-25-1247206 - 5099 Memorial Drive -** No comments. If a LDP is requested, GDOT review and approval is required prior to permitting. Memorial Drive is classified as a major arterial. Doyal Mills Court is classified as a local road. If a Land Development Permit is required for this project- please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Memorial Drive is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip and a 10-foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)) No poles may remain within the limits of the path/sidewalk. Doyal Mills Court is classified as a local road. Doyal Mills Court is classified as a local road. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). No poles may remain within the limits of the path/sidewalk. Verify all intersections/driveways meet AASHTO sight distance requirements.

**N5. CZ-25-1247294 - 7778 Pleasant Hills Road, etc. -** Phase 1 has 182 lots and requires 3 access points (Sec. 14-200 (5)). Verify the reserved secondary access point meets the minimum spacing outlined in 14-200 (6) and has the required sight distance. Please see infrastructure requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Pleasant Hill Road is a classified as a minor arterial (45MPH). 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 at least an 11-foot travel lane with curb and gutter. Requires a 10-foot landscape strip (with at least 5 feet between the back of curb and the sidewalk/path), 6-foot sidewalk with 4-foot bike lanes OR (preferred) 10-foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). Pleasant Hill Trial is classified as a local road. Requires a right of way dedication to 27.5 from centerline OR such that all public infrastructure is within right of

way, whichever greater. Pleasant Hill Trail must be constructed to county standards on your side of the road from the centerline along the proposed development's frontage. Requires a 12-foot lane with curb and gutter. Requires a 6-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). All proposed interior public streets require a right of way of 55 feet OR such that all public infrastructure is within right of way, whichever greater. Requires a 6-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). No poles may remain within the limits of the path/sidewalk. Verify all driveways meet ADA crossing slope requirements at point of crossing and that vehicles will not block sidewalk when parked in the driveway. Verify all intersections/driveways meet AASHTO sight distance requirements. No poles may remain within the limits of the path/sidewalk.

**N6. & N7. Z-25-1247293 & SLUP-25-1247295 - 3298 & 3272 Fayetteville Road** - Coordination with the Transportation Division of Public Works is required due to an adjacent intersection project. Dedicate all necessary right of way and easements for the proposed roundabout project at the intersection of Bailey St/Fleetwood Rd/Fayetteville Rd/Woodstock Rd. Coordinate required right of way infrastructure improvements with Patrece Keeter ([pgkeeter@dekalbcountyga.gov](mailto:pgkeeter@dekalbcountyga.gov)) prior to permitting to eliminate potential conflicts and/or removals. (We do not want you to build it and then we remove it with our project.) Please see infrastructure requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Fayetteville Road is classified as a minor arterial. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires at least an 11-foot travel lane with curb and gutter. Requires a 10-foot landscape strip (with at least 5 feet between the back of curb and the sidewalk/path), 6-foot sidewalk with 4-foot bike lanes OR (preferred) 10-foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). Fleetwood Drive is classified as a local road. Require a right of way dedication of 27.5 feet OR such that all public infrastructure is within right of way, whichever greater. Requires a 6-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). No poles may remain within the limits of the path/sidewalk. Verify all intersections/driveways meet AASHTO sight distance requirements.

**N8. SLUP-25-1247287 - 1102 Stewart Mill Road** - Stewart Mill Road is classified as a collector road. If a Land Development Permit is required for this project- please refer to the requirements in Zoning Code 5.4.3 and Land Development Code. 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 6-foot sidewalk with 4-foot bike lanes OR (preferred) 10-foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)) No poles may remain within the limits of the path/sidewalk. Verify all intersections/driveways meet AASHTO sight distance requirements.

**N9. CZ-25-1246771 - 4015 Flat Shoals Parkway** - Soapstone Historic District. I-20 Overlay District Tier 2. Developer is responsible for all requirements noted in the GRTA Notice of Decision for DRI 4109, Attachment A (see below)- . Major points: Provide pedestrian connection to the Michelle Obama Trail, Provide grading and concrete work for MARTA bus stop upgrades, Provide a mid-block pedestrian crossing with enhancements (most likely a pedestrian hybrid beacon based on number of lanes and speed limit) at MARTA bus stop crossing location, and noted right turn lanes. Flat Shoals Parkway is SR 155. Prior to permitting, GDOT District 7 review and approval is required. Please ask assigned planner for the infrastructure requirements within the overlay district. Where overlay is silent- the Zoning Code and Land Development Codes are applied. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. All interior streets to be privately owned and maintained. Flat Shoals Parkway is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with 6-foot sidewalk with 4-foot bike lanes OR (preferred) 10-foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)) Clifton Springs Road is classified as a minor arterial. Please ask assigned planner for the infrastructure requirements within the overlay district. Where overlay is silent- the Zoning Code and Land Development Codes are applied. If a Land Development Permit is required for this project- please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot

landscape strip with 6-foot sidewalk with 4-foot bike lanes OR (preferred) 10-foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. ([hcfowler@dekalbcountyga.gov](mailto:hcfowler@dekalbcountyga.gov)) No poles may remain within the limits of the path/sidewalk. Verify all intersections/driveways meet AASHTO sight distance requirements.

## **General Conditions**

### **General Conditions of Approval to GRTA Notice of Decision:**

- Pedestrian, Bicycle and Transit Facilities
- Provide pedestrian and bicycle connectivity between all buildings, uses, and existing and future pedestrian access points.
- Provide pedestrian sidewalks along all property frontage on Flat Shoals Parkway and Clifton Springs Road.
- Provide pedestrian crosswalks across the private internal roadways at all driveways and intersections.
- Coordinate with Dekalb County to provide alternative mode infrastructure on site to meet the alternative mode reduction rate.
- Coordinate with the county to provide pedestrian connectivity to the Michelle Obama Walking Trail.
- Provide bicycle racks at all amenity centers, retail, residential, commercial, and office developments.
- Provide illuminated sidewalks along both sides of all internal roadways to connect all buildings and uses.
- Coordinate with Dekalb County to ensure that all sidewalk widths, vegetative buffers, and street tree requirements are met.
- Provide pedestrian and bicycle connectivity to the greater transportation network through coordination and as required by DeKalb County.
- MARTA will Provide bus shelters with seating, lighting, and real-time bus arrival information. In coordination with MARTA the developer will provide the grading, concrete work, and enhanced crosswalks at the designated bus stop locations to ensure proper accessibility and safety for pedestrians.
- Provide a mid-block pedestrian crossing with enhancements, such as Rectangular Rapid Flashing Beacons (RRFBs), in the vicinity of the site and for access to MARTA bus stops at the location determined in coordination with DeKalb County and MARTA.

## **Development Intensity and Use**

Coordinate with DeKalb County to provide a mix of residential and non-residential uses on site to meet the Mixed-Use Reduction Rates. The design features incorporated in the Site Plan must maintain and justify the application of mixed-use reductions.

## **Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:**

**Site Driveway A:** Full access driveway on Clifton Springs Road aligned with the main driveway of DeKalb Community Service Board (Intersection 7).

- Stop control on side street.
- Construct a full-movement driveway with one (1) ingress lane entering the site and two (2) egress lanes exiting the site.

**Site Driveway B:** Existing QuikTrip full access driveway on Clifton Springs Road (Intersection 5).

- Stop control on side street.
- Consider converting the existing full-movement driveway utilized by QuikTrip to a right-in/right-out (RIRO) driveway subject to access agreements currently in place with QuikTrip.
- Provide an exclusive eastbound right-turn deceleration lane along Clifton Springs Road.

**Site Driveway C:** Existing QuikTrip full access driveway on Flat Shoals Parkway (SR 155).

- All access points and encroachments on GDOT ROW will need to be in compliance with the latest version of the GDOT encroachment manual at the time of permitting.
- All access points will need to include required driveway spacing, decel lane lengths, appropriate turn restriction designs, radius to safely accommodate site traffic, bike/ped needs, etc.
- If proposed driveways cannot meet GDOT standards, then access points need to be removed or revised to mitigate the standards not met.
- Stop control on side street, or as approved by GDOT.
- One receiving and one exiting lane for right-in, right-out access to/from Flat Shoals Parkway (SR 155).
- Design subject to approval from DeKalb County and GDOT.

**Site Driveway D:** Full access driveway on Flat Shoals Parkway (SR 155) (Intersection 8)

- All access points and encroachments on GDOT ROW will need to be in compliance with the latest version of the GDOT encroachment manual at the time of permitting. All access points will need to include required driveway spacing, decel lane lengths, appropriate turn restriction designs, radius to safely accommodate site traffic, bike/ped needs, etc. If proposed driveways cannot meet GDOT standards, then access points need to be removed or revised to mitigate the standards not met.
- Stop control on side street, or as approved by GDOT.
- Construct a right-in/right-out (RIRO) driveway with one (1) ingress lane entering the site and one (1) egress lane exiting the site, per the approved GDOT driveway permit.
- Provide an exclusive southbound right-turn deceleration lane along Flat Shoals Parkway (SR 155).





11/27/2024

**To: Ms. LaSondra**  
**From: Ryan Cira, Director of Environmental Health**  
**Cc: Alan Gaines, Deputy Director, 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 laundry
- 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 the sidewalk for the 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.



**N1.2024-1428**                      **SLUP-25-124728 15 094 07 023**

3195 Kelly Chapel Road, Decatur, GA 30034

- PLEASE REVIEW GENERAL COMMENTS
- SEPTIC INSTALLED 7/3/64

- DeKalb Public Health Regulations prohibit use of on-site sewage disposal systems for personal care homes with more than six (6) clients.

**N2.202401439**                      **SLUP-25-1247279 18 009 05 003**

3110 EAST PONCE DE LEON AVE., SCOTTTDALE, GA 30079

- PLEASE REVIEW GENERAL COMMENTS
- NO SEPTIC INDICATED ON THIS PROPERTY

**N3. 2024-1440**                      **SLUP-25-1247277 18 070 01 015**

5644 MEMORIAL DRIVE, STONE MOUNTAIN, GA 30083

- PLEASE REVIEW GENERAL COMMENTS
- NO SEPTIC INDICATE ON THIS PROPERTY

**N4. 2024-1441**                      **SLUP-25-1247296 18 043 02 081**

5099 MEMORIAL DRIVE, STONE MOUNTAIN, GA 30083

- PLEASE REVIEW GENERAL COMMENTS
- NO SEPTIC INDICATED ON THIS PROPERTY FROM THIS OFFICE



**N5. 2024-1441**

**SLUP CZ-25-1247296 18 043 02 081**

7778/1716/7900/7860/8042/7956/ AND 7890 PLEASANT HILL ROAD, LITHONIA, GA

- PLEASE REVIEW GENERAL COMMENTS

- NO SEPTIC INDICATED ON THE ABOVE PROPERTIES. INDICATIONS OF SEPTIC ON 7900

**N6. 202401442**

**Z-25-1247293 15 080 05 002 & 15 080 05 013**

3298 & 3272 FAYETTEVILLE ROAD, ATLANTA, GA 30316

- PLEASE REVIEW GENERAL COMMENTS

- SEPTIC INSTALLED ON 9/9/24

**N7. 2024-1444**

**SLUP-25-1247295 15 080 05 002 & 15 080 05 013**

3298 & 3272 FAYETTEVILLE ROAD, ATLANTA, GA 30316

- PLEASE REVIEW GENERAL COMMENTS

**N8. 2024-1445**

**SLUP-25-1247287 18 079 02 004**

1102 STEWART MILL ROAD, STONE MOUNTAIN, GA 30087

- PLEASE REVIEW GENERAL COMMENTS

**N9-2024-1496**

**CZ-25-1246771 15 090 01 021**

4015 FLAT SHOALS PARKWAY, DECATUR, GA 30034

-PLEASE REVIEW GENERAL COMMENTS

- NO INDICATION OF SEPTIC INSTALLATION ON THIS PROPERTY FROM THIS PROPERTY

**DeKalb Public Health**

445 Winn Way – Box 987

Decatur, GA 30030

404.294.3700 • [www.dekalbhealth.net](http://www.dekalbhealth.net)



**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

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

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

**DEVELOPMENT ANALYSIS:**

- **Transportation/Access/Row**

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- **Storm Water Management**

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- **Flood Hazard Area/Wetlands**

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- **Landscaping/Tree Preservation**

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- **Tributary Buffer**

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- **Fire Safety**

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**DEKALB COUNTY  
GOVERNMENT PLANNING  
DEPARTMENT DISTRIBUTION  
FORM**

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

**COMMENTS FORM:  
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLUP-25-1247287 Parcel I.D. #: 18-079-02-004  
Address: 1102 Stewart Mill Rd, Stone Mountain Ga. 30087

Adjacent Roadway (s):

(classification) (classification)

Capacity (TPD) \_\_\_\_\_  
Latest Count (TPD) \_\_\_\_\_  
Hourly Capacity (VPH) \_\_\_\_\_  
Peak Hour. Volume (VPH) \_\_\_\_\_  
Existing number of traffic lanes \_\_\_\_\_  
Existing right of way width \_\_\_\_\_  
Proposed number of traffic lanes \_\_\_\_\_  
Proposed right of way width \_\_\_\_\_

Capacity (TPD) \_\_\_\_\_  
Latest Count (TPD) \_\_\_\_\_  
Hourly Capacity (VPH) \_\_\_\_\_  
Peak Hour. Volume (VPH) \_\_\_\_\_  
Existing number of traffic lanes \_\_\_\_\_  
Existing right of way width \_\_\_\_\_  
Proposed number of traffic lanes \_\_\_\_\_  
Proposed right of way width \_\_\_\_\_

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7<sup>th</sup> Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the \_\_\_\_\_ square foot place of worship building would generate \_\_\_\_\_ vehicle trip ends, with approximately \_\_\_\_\_ peak hour vehicle trip ends.

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

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

Signature: Jerry White



**DEKALB COUNTY  
GOVERNMENT PLANNING  
DEPARTMENT DISTRIBUTION  
FORM**

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

**COMMENTS FORM:  
PUBLIC WORKS WATER AND SEWER**

Case No.: \_\_\_\_\_ Parcel I.D. #: \_\_\_\_\_

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

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

**WATER:**

Size of existing water main: \_\_\_\_\_ (adequate/inadequate)

Distance from property to nearest main: \_\_\_\_\_ Size of line required, if inadequate: \_\_\_\_\_

\_\_\_\_\_

**SEWER:**

Outfall Servicing Project: \_\_\_\_\_

Is sewer adjacent to property: Yes \_\_\_\_ No \_\_\_\_ If no, distance to nearest line: \_\_\_\_\_

Water Treatment Facility: \_\_\_\_\_ adequate \_\_\_\_ inadequate \_\_\_\_

Sewage Capacity: \_\_\_\_\_ (MGPD) Current Flow: \_\_\_\_\_ (MGPD)

**COMMENTS:**

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

Signature: \_\_\_\_\_





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  
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  
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

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?

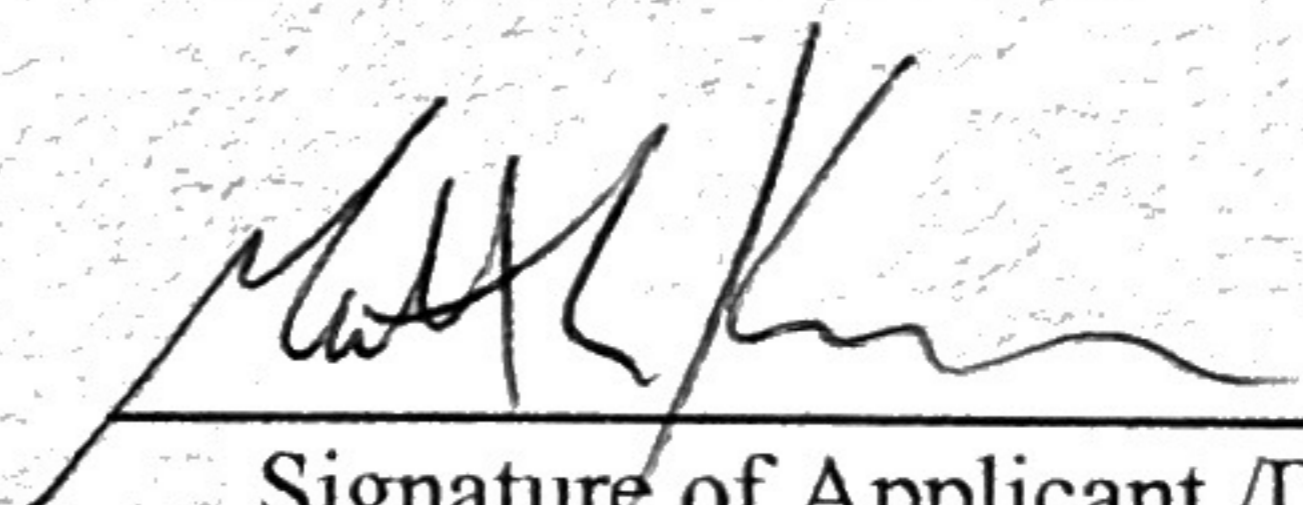
Yes \_\_\_\_\_ No  \*

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

6

7

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

8

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

9

RAMSDEN LAKE RESORT - STONE MOUNTAIN, GEORGIA



DeKalb County  
GEORGIA

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

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

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GA 30087 DeKalb County, GA 30087

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

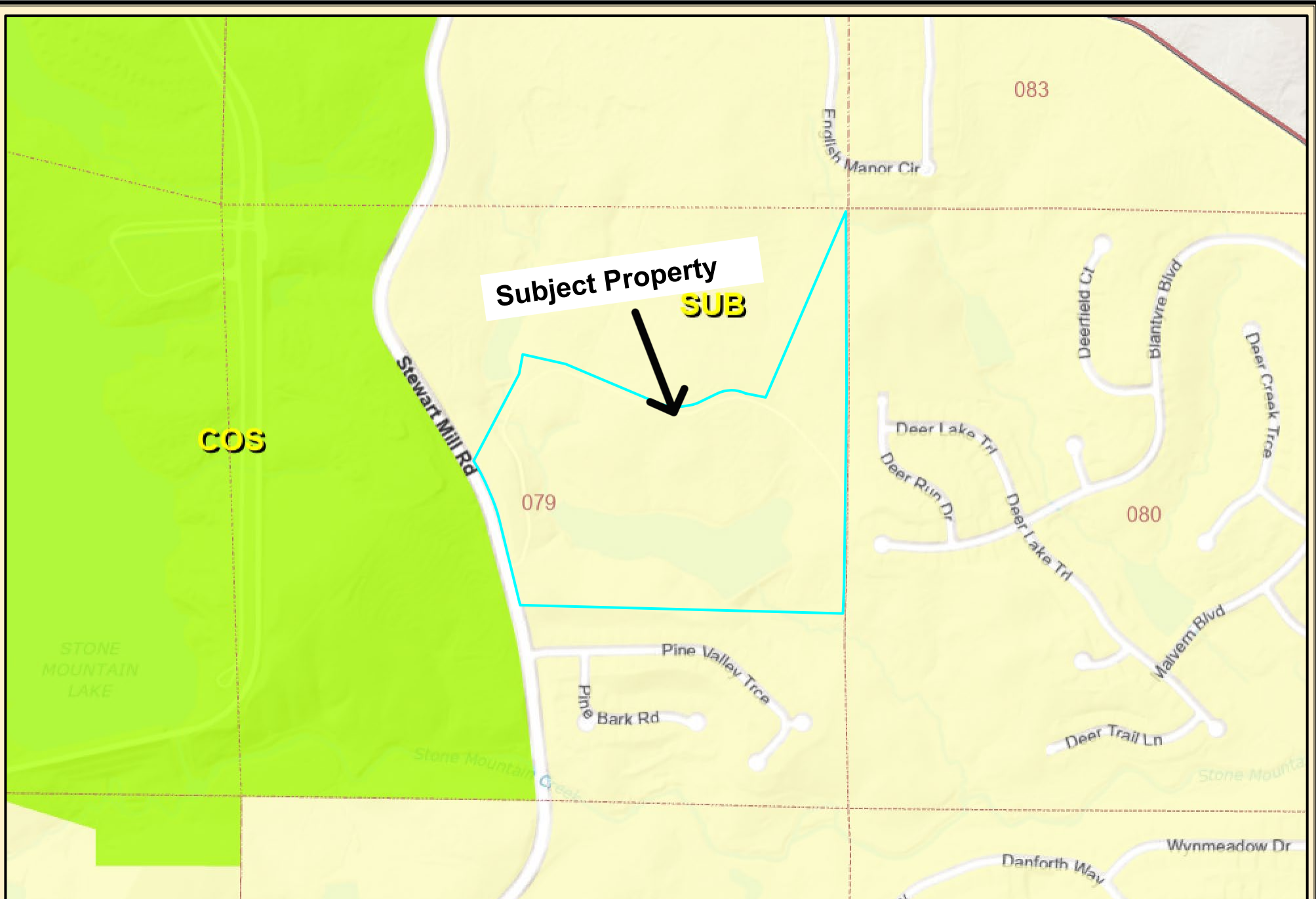
Existing Zoning: R-100 Proposed Special Land Use (SLUP): Commercial Campground

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

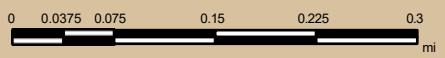
Owner: X

Agent: \_\_\_\_\_

Signature of Applicant: \_\_\_\_\_



**DeKalb County Parcel Map**

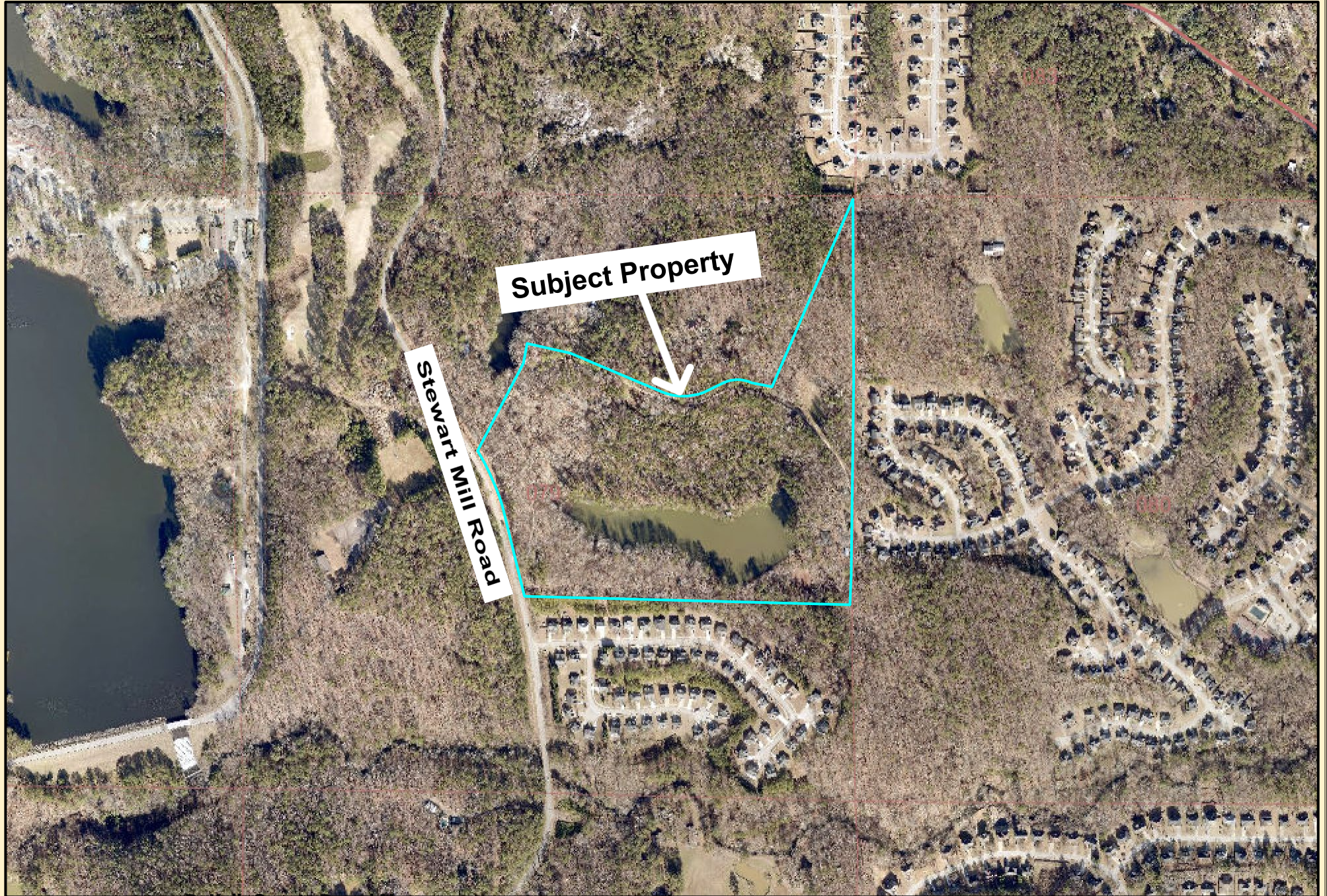


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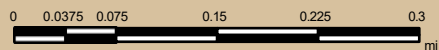


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**DeKalb County Parcel Map**



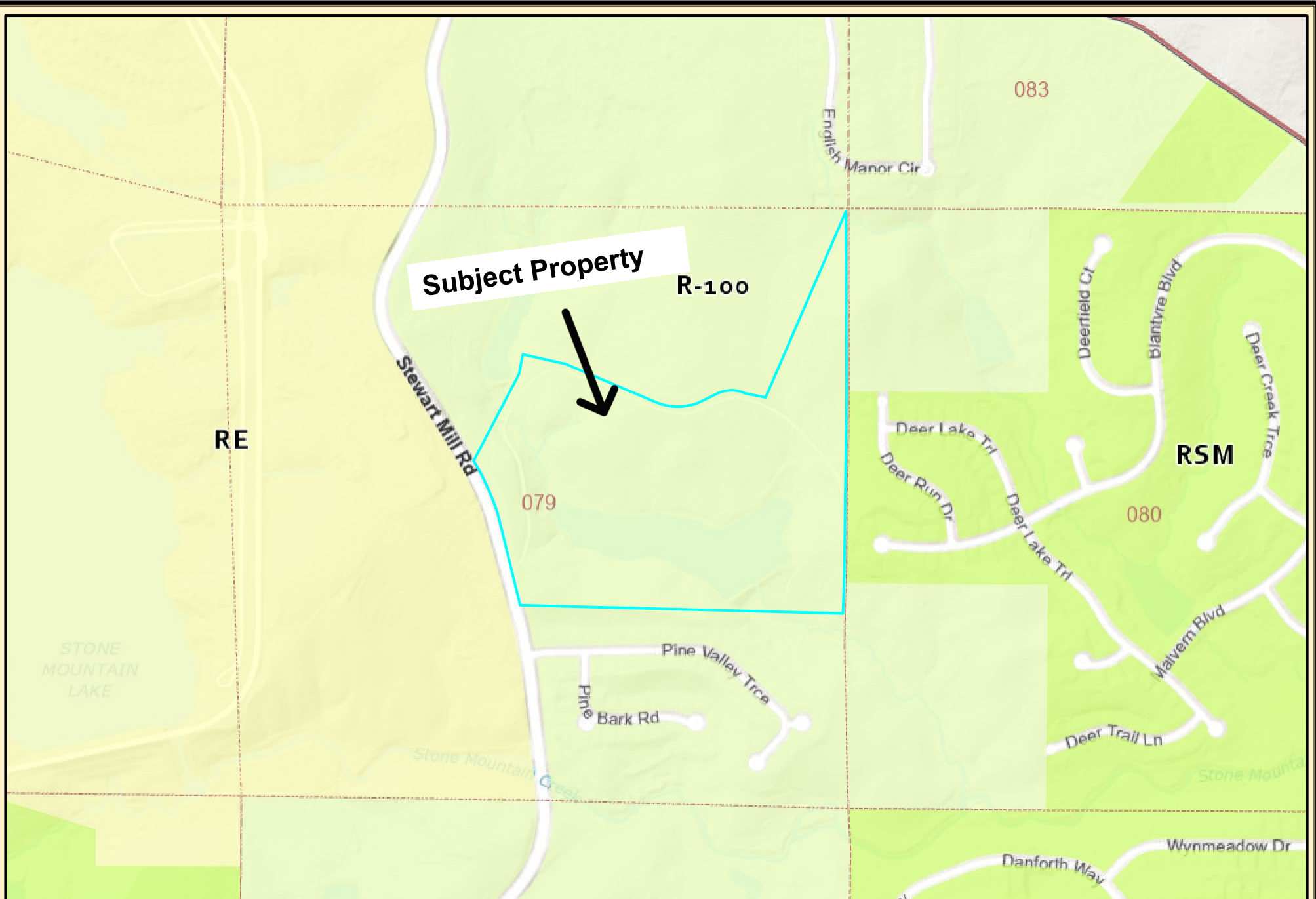
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**Subject Property**

R-100

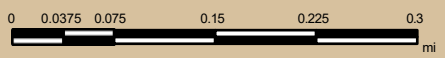
RE

079

RSM

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**DeKalb County Parcel Map**

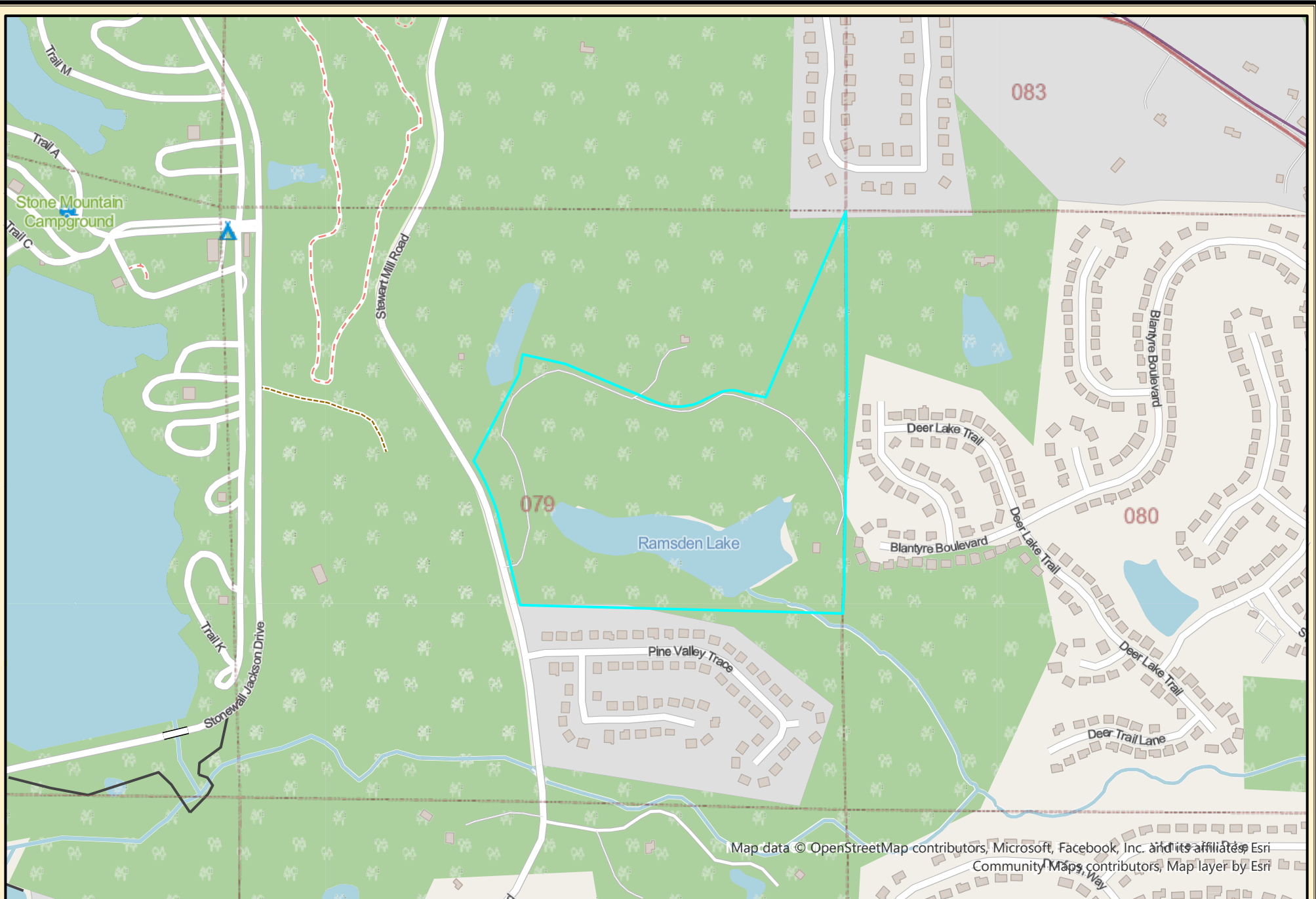


Date Printed: 11/15/2024



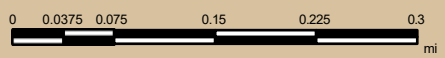
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Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri  
Community Maps contributors, Map layer by Esri

**DeKalb County Parcel Map**



Date Printed: 11/15/2024



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