

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: Approval with one (1) condition.

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) Approval with one (1) condition 9-0-0. LaSonya Osler moved, Jana Johnson seconded for approval with the condition that an 8-foot fence be installed along the residential boundary.

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

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

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 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"*** 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) 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). 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) 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) 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). 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). 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). 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). 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) 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). 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). 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) 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) 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) 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., SCOTTDALE, 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



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

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

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

DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

- **Storm Water Management**

- **Flood Hazard Area/Wetlands**

- **Landscaping/Tree Preservation**

- **Tributary Buffer**

- **Fire Safety**



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

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**REZONE
COMMENTS FORM:**

PUBLIC WORKS ROAD AND DRAINAGE

Case No.: _____ Parcel I.D. #: _____

Address: _____

Drainage Basin: _____

Upstream Drainage Area: _____

Percent of Property in 100-Year Floodplain: _____

Impact on property (flood, erosion, sedimentation) under existing zoning: _____

Required detention facility(s): _____

COMMENTS:

Signature: _____ *Akin A. Akinsola*



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

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

**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLUP-25-1247287 Parcel I.D. #s: 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) 6/7th 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 AND/OR LASONDRA HILL 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

REZONING:	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
LAND USE MAP AMENDMENT		\$500.00
SPECIAL LAND USE PERMIT		\$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 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 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 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 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	agardner29@gmail.com		6785717432
Priscilla Brown	brown8556@bellsouth.net		4043763882 Yes
Terry Mitchel	hepeadions@bellsouth.net		4043147106
Gary Stevens	gstevens0@gmail.com		6784713696 Yes
Robert Brisbane	rbrisan@bellsouth.net		7703773286 Yes
Thomas Powe	thmspw488@gmail.com		4042131548
Mariana Rose	aroias13m@gmail.com		6232510016 Yes
Dr Quentin Fretwell	quentf@yahoo.com		7706560958 Yes
Laree Starke	laree.starke@gmail.com		4043333488 yes
brian noble	brian101909@gmail.com		9735925494 yes
J Derrick Smith	goldeneye06@bellsouth.net		4043142822 yes
James Walker	jkwpersonal@gmail.com		7706250898 yes
Ronald Finney	ronfinney@verizon.net		3019081429 yes
Natalie Cole	ncole2990@gmail.com		6785760115 yes
Roland Williams	debandroland@aol.com		7704653915 yes
Dave Skeel	s.skeel@comcast.net		yes
dot skeel	dotga3@bellsouth.net		7707895122 yes
todney merideth	rdmerideth@gmail.com		6789382202 yes
Genese Cooper	genease1@aol.com		6785716483
Allen Cooper	aco6854057@aol.com		4049140880
dian black	blackdiane792@gmail.com		6268625637
michele williams	williams7720@bellsouth.net		6787709649 yes
bettina dickerson	bettina.dickerson34@gmail.com		4045388386 yes
Catherine howard	cathow28@gmail.com		6787734749 yes
barbara lane	barblane2020@gmail.com		2167445363 yes
myra ellington	myraellington@yahoo.com		4048860685 yes
nichole villafane	ndvillafane@gmail.com		6785763071 yes
booker campbell	bookercampbell@bellsouth.net		7706348414 yes
eunice campbell	eeicamp@gmail.com		7703140936 yes
zei se	zeise271980@gmail.com		6786378197 yes
gail stephens	gailstephens@gmail.com		6786209054 yes
sabrina veel	sdveal2020@gmail.com		4043081420
daphne may gibson	dmaygibson@gmail.com		9899066699
felix and tenia hull	felixhull@yahoo.com		6783157953
cherirta smith	cherita2@yahoo.com		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

**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

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?

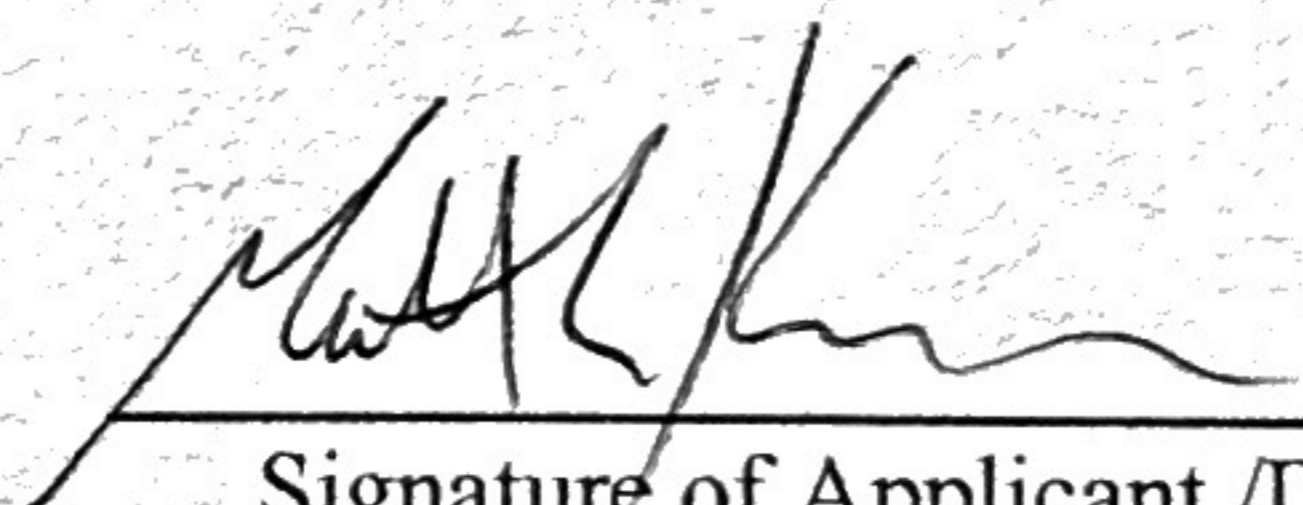
Yes _____ No *

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



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

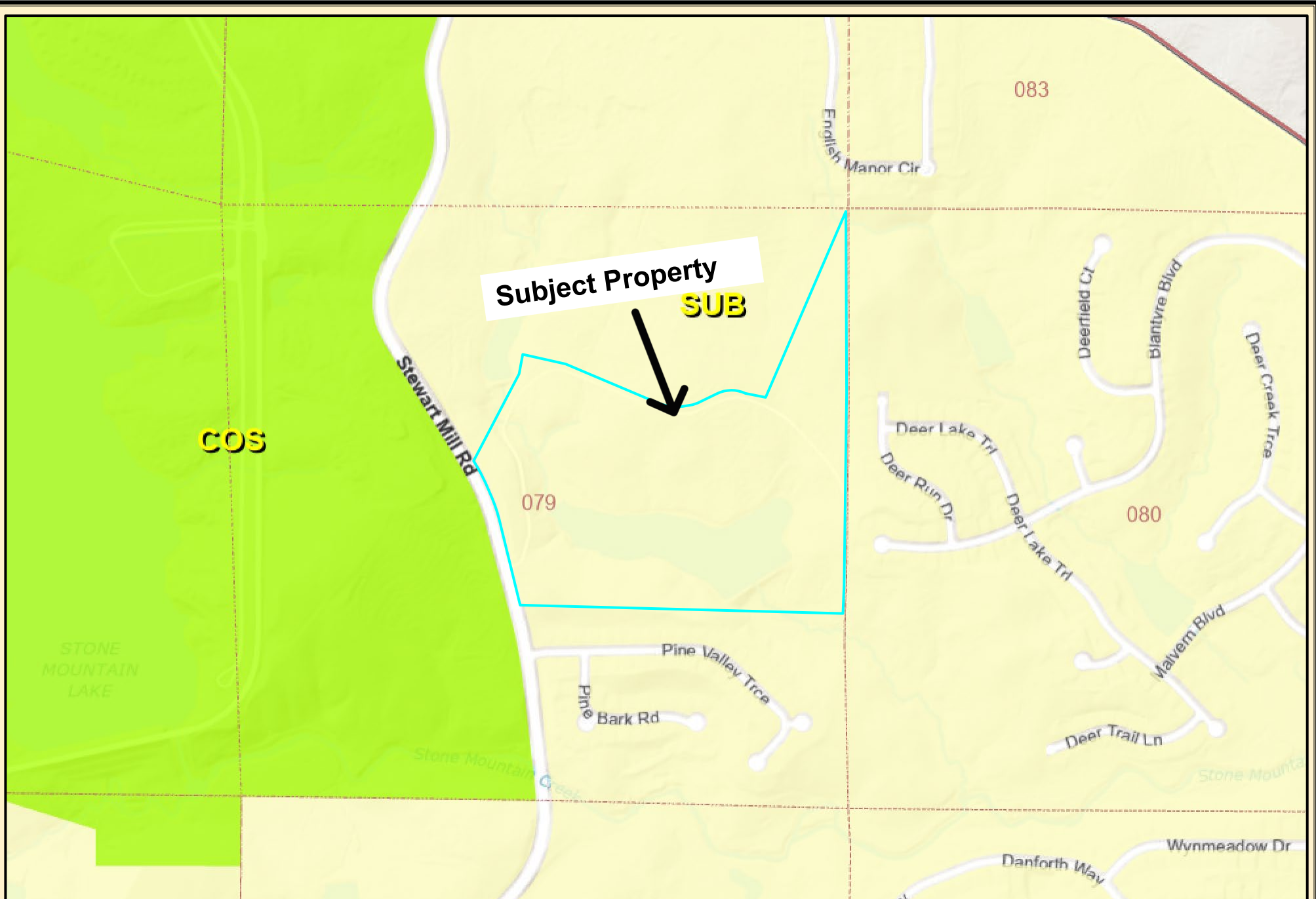
Existing Zoning: R-100 Proposed Special Land Use (SLUP): Commercial Campground

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: _____



COS

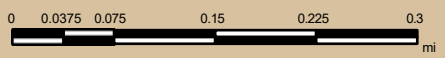
Subject Property
SUB

079

083

080

DeKalb County Parcel Map

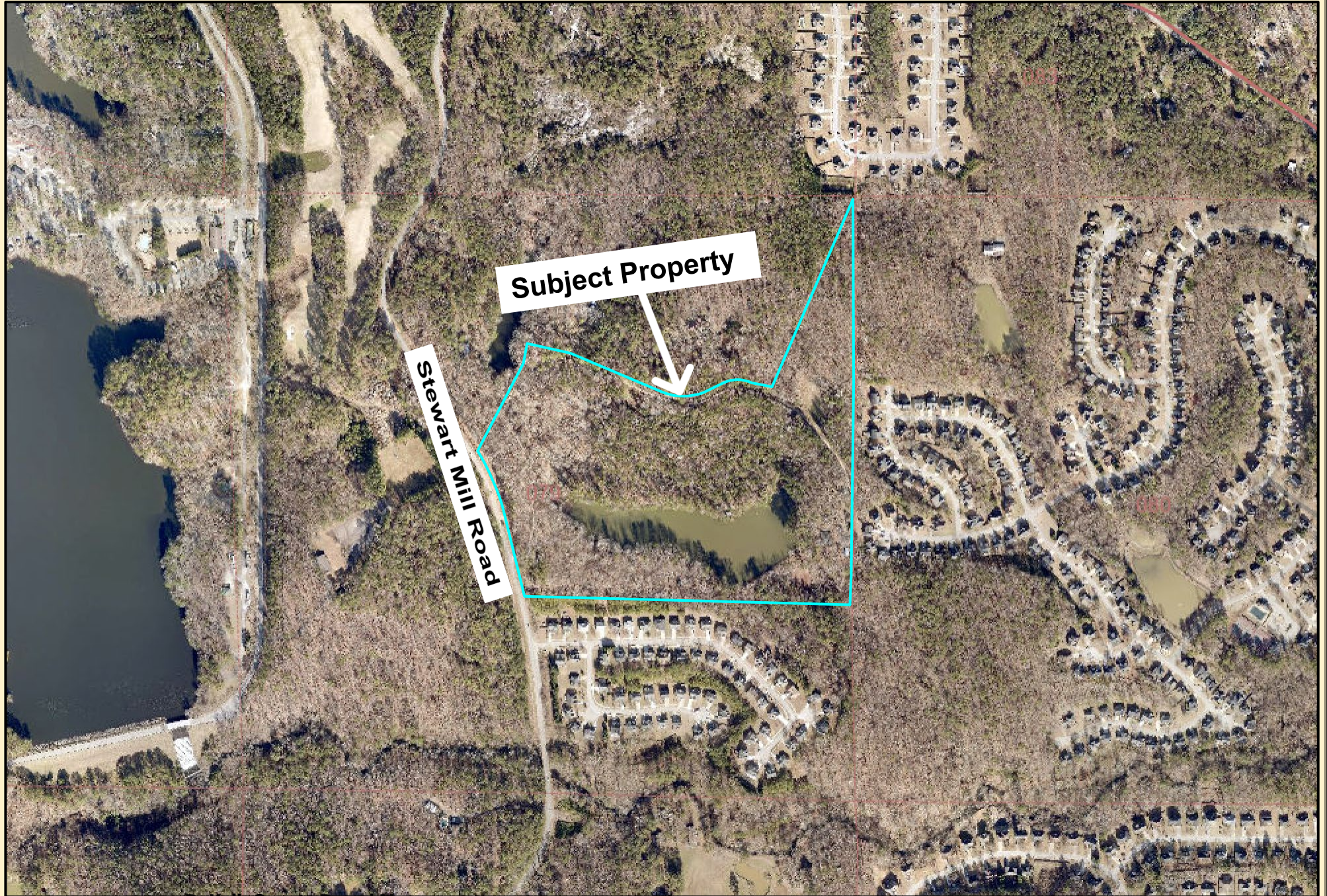


Date Printed: 11/15/2024

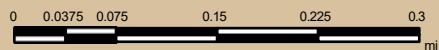


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DeKalb County Parcel Map

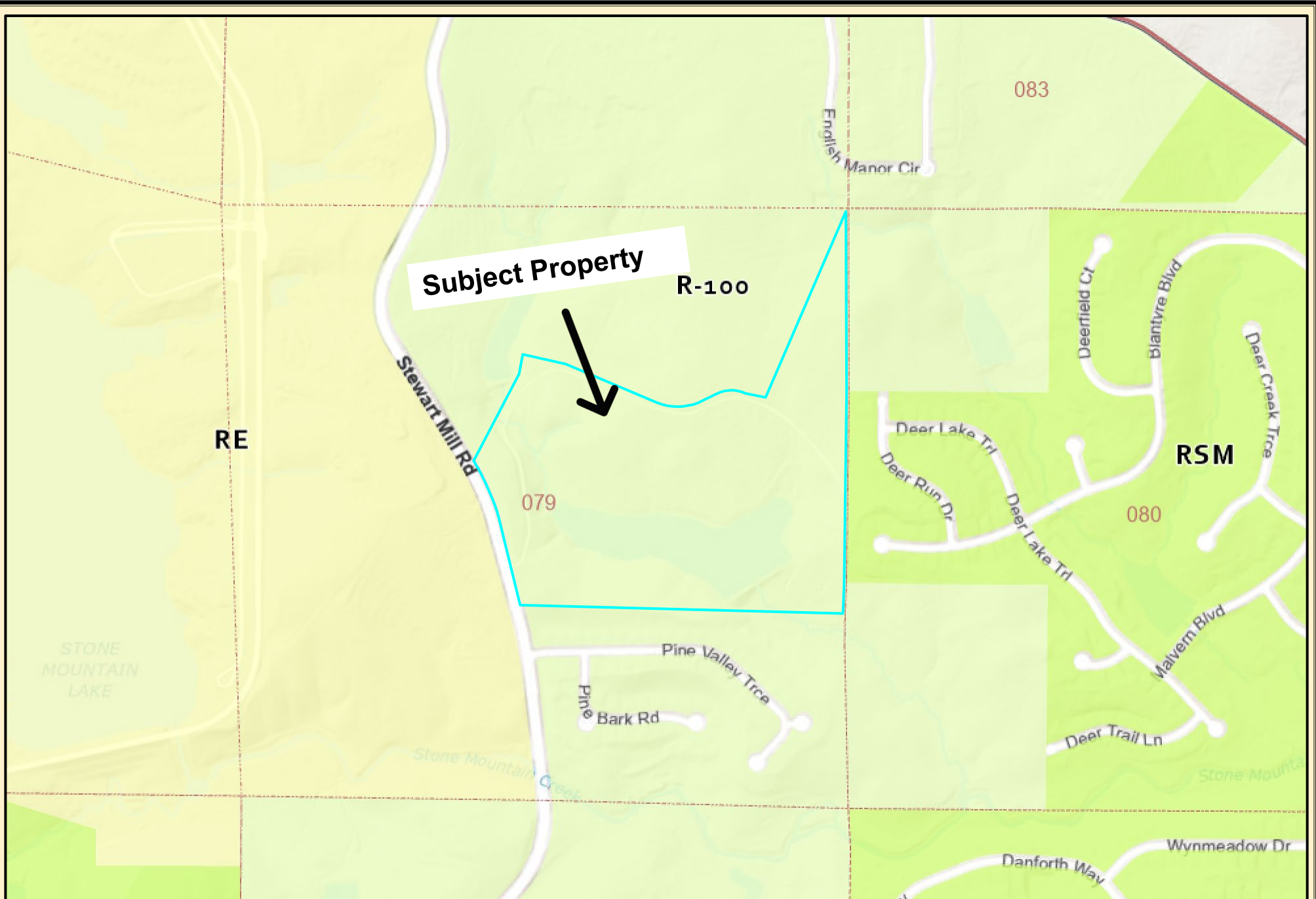


Date Printed: 11/15/2024

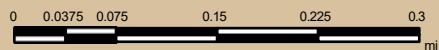


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DeKalb County Parcel Map

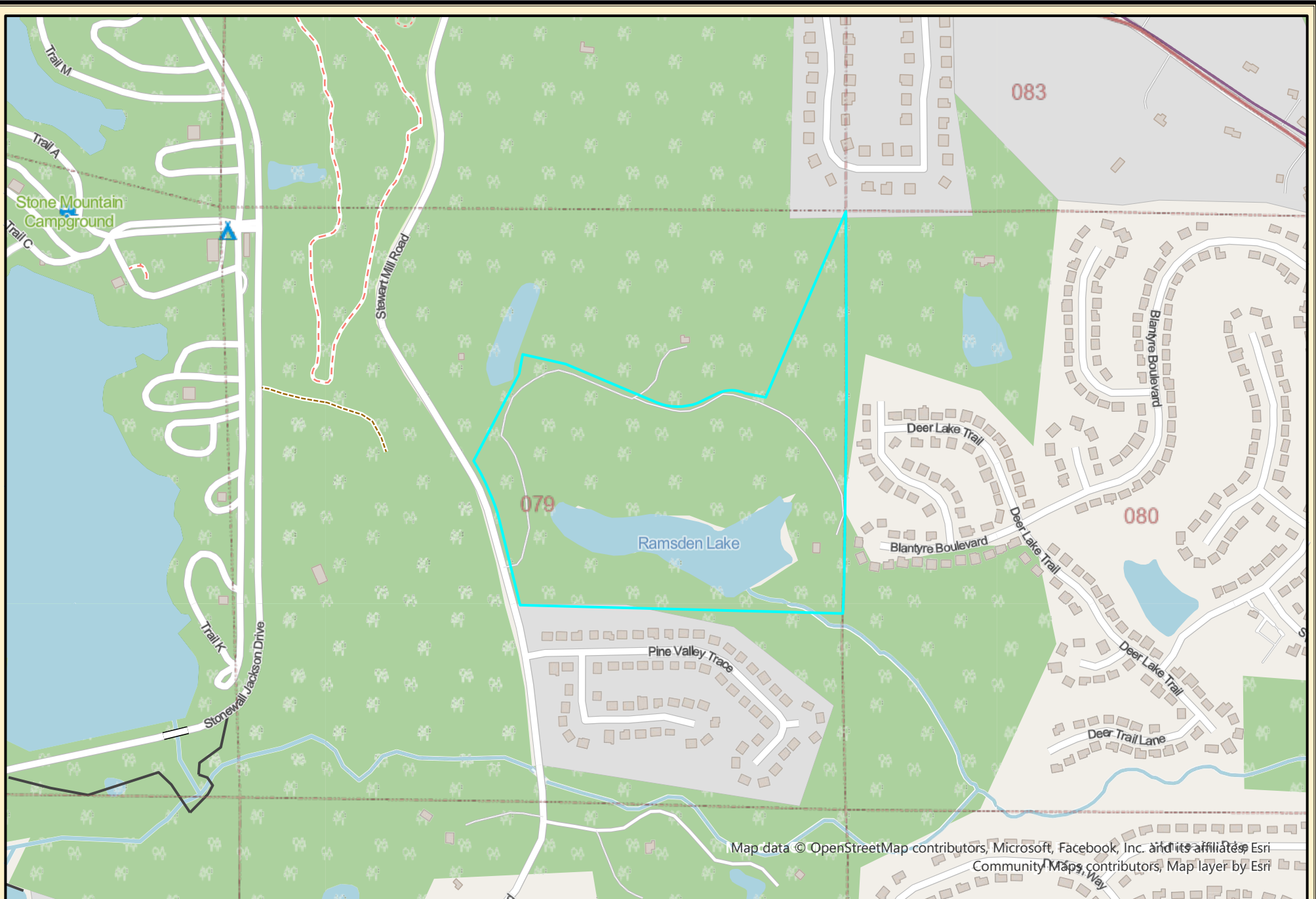


Date Printed: 11/15/2024



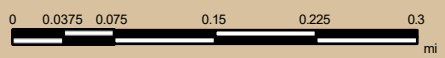
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Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri
Community Maps contributors, Map layer by Esri

DeKalb County Parcel Map



Date Printed: 11/15/2024



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