

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 03 Super District 06

Application of Battle Law, P.C. for a Special Land Use Permit (SLUP) to allow single-family attached townhomes, live-work units and single-family detached cluster homes in Tier 3 of the Bouldercrest Overlay District, the Soapstone Historic District, and the R-100 (Residential Medium Lot-100) zoning district, at 2098 & 2124 Cedar Grove Road.

PETITION NO: D6-2024-0366 SLUP-24-1246917 (from September 2024)

PROPOSED USE: Single-family, attached townhomes.

LOCATION: 2098 & 2124 Cedar Grove Road, Conley, Georgia 30288

PARCEL NO. : 15-021-01-015; 15-021-01-016

INFO. CONTACT: John Reid, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Battle Law, P.C. for a Special Land Use Permit (SLUP) to allow single-family attached townhomes, live-work units and single-family detached cluster homes in Tier 3 of the Bouldercrest Overlay District, the Soapstone Historic District, and the R-100 (Residential Medium Lot-100) zoning district.

RECOMMENDATION:

COMMUNITY COUNCIL: (Feb. 2025) Denial. (August 2024) Denial. (April 2024) Full cycle deferral.

PLANNING COMMISSION: (March 4, 2025) 30-day deferral. (September 12, 2024) Denial. (May 2, 2024) Denial.

PLANNING STAFF: (March 2025) Approval w/conditions_rev. 03/10/2025). (September 2024) Full Cycle Deferral.

STAFF ANALYSIS: This application was deferred from the November 2024 agenda to allow the applicant time to consider revising the plan to incorporate community concerns raised at the Community Council District 3 meeting on August 14, 2024. Since the November 21, 2024 Board of Commissioners meeting, the applicant submitted a revised master plan (see attached revised plan dated 03/06/25) which includes a mixture of single-family detached cluster homes and live-work units in addition to single-family attached townhomes and has decreased the total number of residential units and density from 88 units (7.7 units per acre) to 79 units (6.9 units per acre). This revision also includes two publicly accessible parks/open spaces that will be maintained by the HOA of the development. The revised proposal contains a mixture of housing options that are designed to preserve sensitive environmental features (floodplain and stream buffers along northern portion of the site). The plan also provides for more than the minimum degree of open space (20% required, 30% provided) along with opportunities for passive recreation for the immediate and surrounding community, and streetscape improvements. The proposed mix of townhomes, single-family cluster homes, and live/work units at a maximum of 6.4 units per acre appears to be consistent with the Tier 3 goals of the BOD to “*promote small scale development within a mixed-use context to provide for a more compatible use to adjacent single-family neighborhoods*” (Section 3.39.2.C, Bouldercrest Overlay District). With appropriate zoning conditions the project is also consistent with the following goals, strategies, and guiding principles of the 2050 Comprehensive Plan: 1. Maximum density of eight dwelling units per acre; 2. New development should be designed to preserve existing undeveloped greenspace

including the provision of cluster development; 3. Promotion of streetscaping and a strong public realm; 4. Protect existing single-family neighborhoods through appropriate transitions, buffers, and infill development; 5. Provide a variety of housing options for County residents; 6. Development should prioritize sustainability and the preservation of DeKalb County's dwindling natural spaces and undeveloped areas; and 7. Promote healthy living within neighborhoods by incorporating a pedestrian environment that encourages socialization, walking, biking, and connectivity (page 29 and 47, 2050 Comprehensive Plan). While there is a significant amount of open space provided, the BOD requires that all open space be publicly accessible and provide connections from public sidewalks and adjacent parks/open space. The applicants updated plan (dated 3/6/25) now shows these open spaces are connected and accessible. Additionally, the updated plan has addressed the minor technical issues from Planning Department Staff mentioned at the March Planning Commission meeting, although relatively minor variances may be necessary. Therefore, it is the recommendation of the Planning & Sustainability Department that the application be *"Approved, with the attached conditions"*.

PLANNING COMMISSION VOTE: (March 4, 2025) 30-Day Deferral 5-2-1. Deanna Murphy moved, Jan Costello seconded for a 30-day deferral to the April 22, 2025 Board of Commissioners meeting, per Staff recommendation. Tess Snipes and LaSonya Osler opposed; Winton Cooper abstained. **(September 12, 2024) Denial 8-1-0.** Jon West moved, Vivian Moore seconded for denial. Jan Costello opposed. **(May 2, 2024) Denial 6-1-0.** Vivian Moore moved, Jon West seconded for denial. Jan Costello opposed.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (February 2025) Denial 8-2-0. Council recommended denial because the community felt that there has been no clear effort of communication from the applicant of this project over the past two years. **(August 2024) Denial 8-0-0.** **(April 10, 2024) Full cycle deferral 11-1-0.** Full cycle deferral to allow the applicant to hold another community meeting for more public input. Issues discussed included potential traffic impacts and limiting rental units.

SLUP-24-1246917 (2024-0366)
Recommended Conditions – March 2025 BOC
2098 & 2124 Cedar Grove Road

1. There shall be a mixture of single-family detached cluster homes, single-family attached townhomes and live-work units constructed at the Site. The maximum number of residential dwelling units must not exceed 79 units. No less than 25% of the Site shall be maintained as open space, this shall not include stream buffers and floodplain areas. Any request to increase the number of units shall be deemed a major change and thus, subject to major modification procedures, per Section 7.3.10 of the DeKalb County Zoning Ordinance.
2. There shall be general compliance with the locations of single-family cluster homes, single-family attached townhomes, live-work units, open space, and two pocket parks shown on the approved site plan, dated March 6, 2025, entitled “*Bouldercrest Road @Cedar Grove Road Conceptual Master Plan*” by PEC Planners & Engineers Collaborative. To the extent that there is any conflict between the site plan and the other approved conditions, the written conditions shall control. To the extent there is any conflict between the site plan and the *DeKalb County Zoning Ordinance*, the Zoning Ordinance shall prevail. Changes to the location of homes due to significant engineering, topography, or archaeological challenges shall be permitted.
3. The approval of this SLUP application by the Board of Commissioners shall have no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals or other entity whose decision should be based on the merits of the application under review by such entity.
4. General consistency with the live-work, townhomes, and single-family cluster conceptual elevations prepared by Eric Morgan submitted to the Planning & Sustainability Department on February 26, 2025 a copy of which is attached hereto as Exhibit A, subject to the requirements set forth in Section 3.39.6 of the DeKalb County Zoning Ordinance. Consistent with the submitted elevations, the live-work units must show a distinctive office architecture on the bottom floor and residential on the top floors. When viewed from any street, the bottom floor should look like its designed to be a commercial/retail/office space.
5. Consistent with the Site Plan dated March 6, 2025, pedestrian trails which connect the project to the open space and park areas from Bouldercrest Road and Cedar Grove Road shall be provided prior to the issuance of any building permits.
6. All internal streets shall be private. Transportation improvements including but not limited to right-of-way dedications, landscape strips, sidewalks/multi-use paths shall be as required by the DeKalb County Transportation Department.
7. All housing units built in the development shall be “solar ready” and have electric service panels with sufficient capacity to accommodate electric vehicle charging within any attached garages and solar roof panels. The electrical panel shall be sized to accommodate a 40- amp double pole breaker on the opposite end of the panel labeled “reserved for solar”. A minimum of one 240 V AC plug will be installed in each attached garage to accommodate electric vehicle charging. Details for each home shall be provided during building permit review.
8. Prior to the issuance of any certificates of occupancy, the two pocket parks shall be completed.



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<https://www.dekalbcountyga.gov/planning-and-sustainability/public-hearing-agendas-info>

Planning Commission Hearing Date: March 4, 2025
Board of Commissioners Hearing Date: March 27, 2025

STAFF ANALYSIS

CASE NO.:	SLUP-24-1246917	File ID #: 2024-0366
Address:	2098 & 2124 Cedar Grove Road, Ellenwood, Georgia.	Commission District: 3 Super District: 6
Parcel ID(s):	15 021 01 015; 15 021 01 016	
Request:	For a Special Land Use Permit (SLUP) to allow the construction of single-family attached townhomes, live-work units, and single-family detached cluster homes in the Bouldercrest Overlay District Tier 3 & Soapstone Historic District under RSM (Residential Small Lot Mix) zoning standards.	
Property Owner(s):	Bouldercrest Holdings, LLC	
Applicant/Agent:	Battle Law	
Acreage:	11.35 acres	
Existing Land Use:	Vacant land.	
Surrounding Properties:	Commercial and Single-Family Residential.	
Adjacent Zoning:	North: Bouldercrest Overlay Tier 3/R-100 South: Bouldercrest Overlay Tier 3/R-100 East: MR-2 West: C-1 & HR-3	
Comprehensive Plan:	SUB (Suburban) <u> X </u> Consistent ____ Inconsistent	
Proposed Density: 6.9 du/acre	Existing Density: N/A	
Proposed Units/Square Ft.: 47 single-family, attached townhomes, 8 live/work units, 24 rear loaded cluster homes	Existing Units/Square Feet: Vacant	

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS (REVISE 3/10/25)

This application was deferred from the November 2024 agenda to allow the applicant time to consider revising the plan to incorporate community concerns raised at the Community Council District 3 meeting on August 14th, 2024. Since the November 21, 2024 Board of Commissioners meeting, the applicant submitted a revised master plan (see attached revised plan dated 03/06/25) which includes a mixture of single-family detached cluster homes and live-work units in addition to single-family attached townhomes, and has decreased the total number of residential units and density from 88 units (7.7 units per acre) to 79 units (6.9 units per acre). This revision also includes two publicly accessible parks/open spaces that will be maintained by the HOA of the development.

The revised proposal contains a mixture of housing options that are designed to preserve sensitive environmental features (floodplain and stream buffers along northern portion of the site). The plan also provides for more than the minimum degree of open space (20% required, 30% provided) along with opportunities for passive recreation for the immediate and surrounding community, and streetscape improvements. The proposed mix of townhomes, single-family cluster homes, and live/work units at a maximum of 6.4 units per acre appears to be consistent with the Tier 3 goals of the BOD to “*promote small scale development within a mixed-use context to provide for a more compatible use to adjacent single-family*

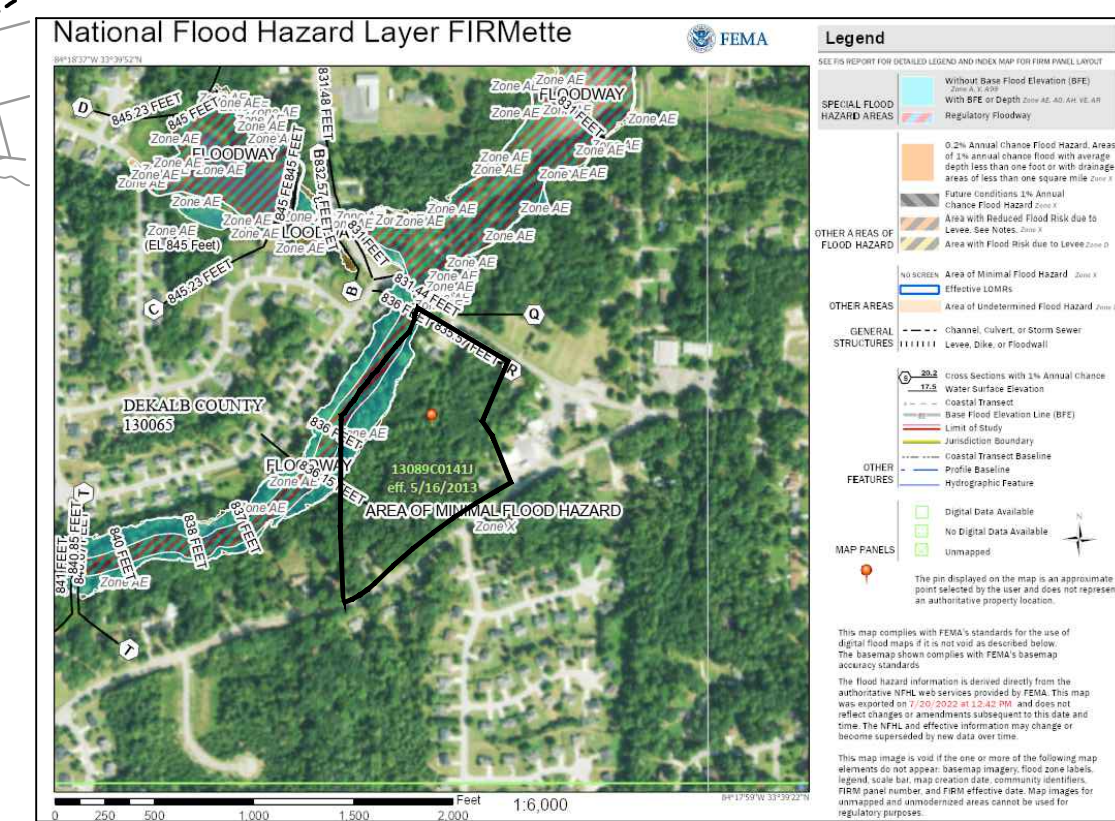
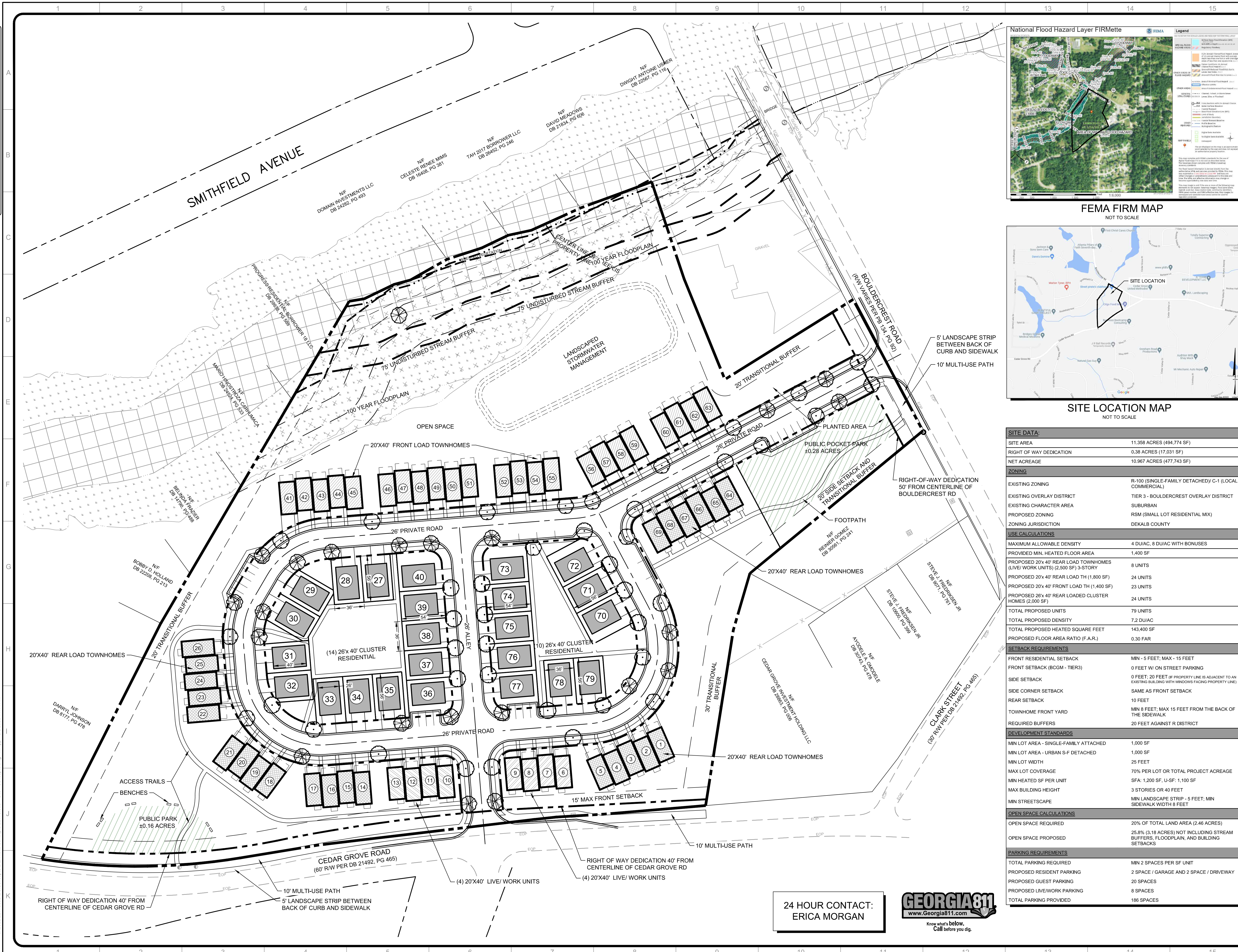
neighborhoods” (Section 3.39.2.C, Bouldercrest Overlay District). With appropriate zoning conditions the project is also consistent with the following goals, strategies, and guiding principles of the 2050 Comprehensive Plan: 1. Maximum density of eight dwelling units per acre; 2. New development should be designed to preserve existing undeveloped greenspace including the provision of cluster development; 3. Promotion of streetscaping and a strong public realm; 4. Protect existing single-family neighborhoods through appropriate transitions, buffers, and infill development; 5. Provide a variety of housing options for County residents; 6. Development should prioritize sustainability and the preservation of DeKalb County’s dwindling natural spaces and undeveloped areas; and 7. Promote healthy living within neighborhoods by incorporating a pedestrian environment that encourages socialization, walking, biking, and connectivity (page 29 and 47, 2050 Comprehensive Plan).

While there is a significant amount of open space provided, the BOD requires that all open space be publicly accessible and provide connections from public sidewalks and adjacent parks/open space. The applicants updated plan (dated 3/6/25) now shows these open spaces are connected an accessible. Additionally, the updated plan has addressed the minor technical issues from Planning Department Staff mentioned at the March Planning Commission meeting, although relatively minor variances may be necessary. Therefore, it is the recommendation of the Planning & Sustainability Department that the application be “Approved” with the following conditions.

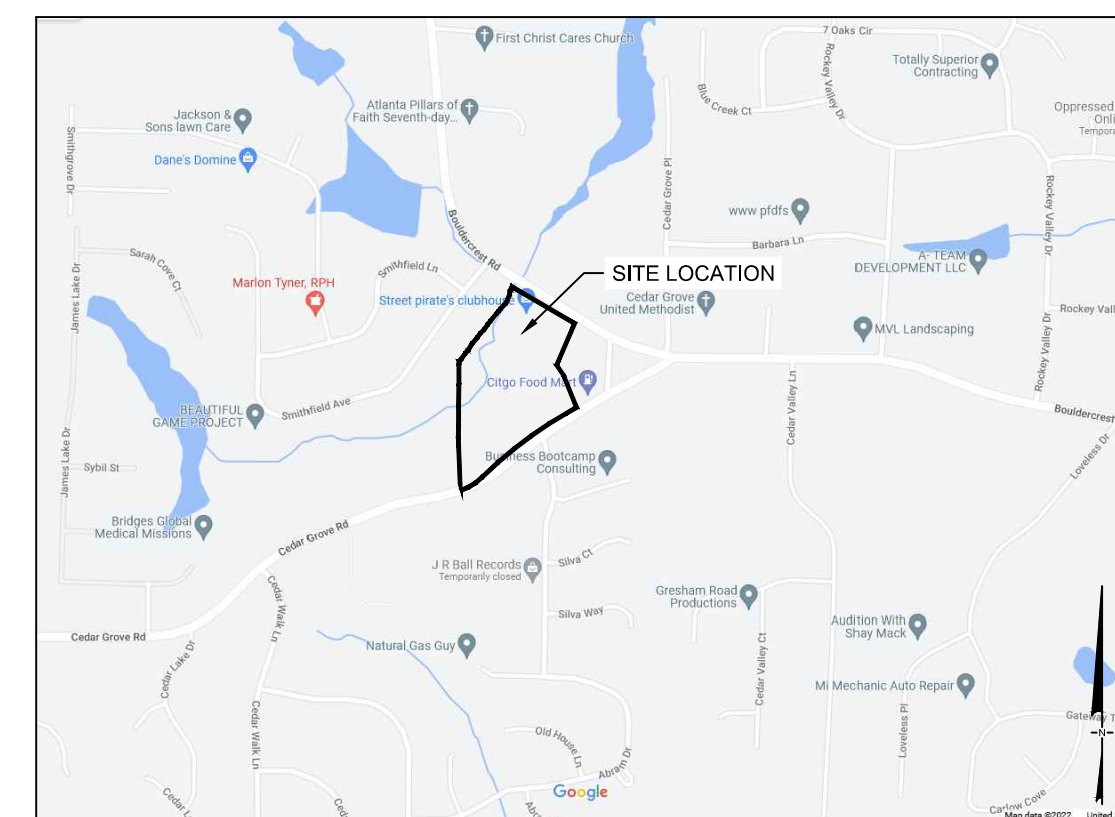
1. There shall be a mixture of single-family detached cluster homes, single-family attached townhomes and live-work units constructed at the Site. The maximum number of residential dwelling units must not exceed 79 units. No less than 25% of the Site shall be maintained as open space, this shall not include stream buffers and floodplain areas. Any request to increase the number of units shall be deemed a major change and thus, subject to major modification procedures, per Section 7.3.10 of the DeKalb County Zoning Ordinance.
2. There shall be general compliance with the locations of single-family cluster homes, single-family attached townhomes, live-work units, open space, and two pocket parks shown on the approved site plan, dated March 6, 2025, entitled “*Bouldercrest Road @Cedar Grove Road Conceptual Master Plan*” by PEC Planners & Engineers Collaborative. To the extent that there is any conflict between the site plan and the other approved conditions, the written conditions shall control. To the extent there is any conflict between the site plan and the *DeKalb County Zoning Ordinance*, the Zoning Ordinance shall prevail. Changes to the location of homes due to significant engineering, topography, or archaeological challenges shall be permitted.
3. The approval of this SLUP application by the Board of Commissioners shall have no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals or other entity whose decision should be based on the merits of the application under review by such entity.
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6. All internal streets shall be private. Transportation improvements including but not limited to right-of-way dedications, landscape strips, sidewalks/multi-use paths shall be as required by the DeKalb County Transportation Department.
7. All housing units built in the development shall be “solar ready” and have electric service panels with sufficient capacity to accommodate electric vehicle charging within any attached garages and solar roof panels. The electrical panel shall be sized to accommodate a 40- amp double pole breaker on the opposite end of the panel labeled “reserved for solar”. A minimum of one 240 V AC plug will be installed in each attached garage to accommodate electric vehicle charging. Details for each home shall be provided during building permit review.
8. Prior to the issuance of any certificates of occupancy, the two pocket parks shall be completed.

This drawing is the property of Planners and Engineers Collaborative and is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative



FEMA FIRM MAP
NOT TO SCALE



SITE LOCATION MAP
NOT TO SCALE

SITE DATA:	
SITE AREA	11.358 ACRES (494,774 SF)
RIGHT OF WAY DEDICATION	0.38 ACRES (17,031 SF)
NET ACREAGE	10.967 ACRES (477,743 SF)
ZONING	
EXISTING ZONING	R-100 (SINGLE-FAMILY DETACHED) C-1 (LOCAL COMMERCIAL)
EXISTING OVERLAY DISTRICT	TIER 3 - BOULDERCREST OVERLAY DISTRICT
EXISTING CHARACTER AREA	SUBURBAN
PROPOSED ZONING	RSM (SMALL LOT RESIDENTIAL MIX)
ZONING JURISDICTION	DEKALB COUNTY
USE CALCULATIONS	
MAXIMUM ALLOWABLE DENSITY	4 DU/AC, 8 DU/AC WITH BONUSES
PROVIDED MIN. HEATED FLOOR AREA	1,400 SF
PROPOSED 20'x40' REAR LOAD TOWNHOMES (LIVE/WORK UNITS) (2,500 SF) 3-STORY	8 UNITS
PROPOSED 20'x40' REAR LOAD TH (1,800 SF)	24 UNITS
PROPOSED 20'x40' FRONT LOAD TH (1,400 SF)	23 UNITS
PROPOSED 26'x40' REAR LOADED CLUSTER HOMES (2,000 SF)	24 UNITS
TOTAL PROPOSED UNITS	79 UNITS
TOTAL PROPOSED DENSITY	7.2 DU/AC
TOTAL PROPOSED HEATED SQUARE FEET	143,400 SF
PROPOSED FLOOR AREA RATIO (F.A.R.)	0.30 FAR
SETBACK REQUIREMENTS	
FRONT RESIDENTIAL SETBACK	MIN - 5 FEET; MAX - 15 FEET
FRONT SETBACK (BCGM - TIER3)	0 FEET W/ ON STREET PARKING
SIDE SETBACK	0 FEET; 20 FEET (IF PROPERTY LINE IS ADJACENT TO AN EXISTING BUILDING WITH WINDOWS FACING PROPERTY LINE)
SIDE CORNER SETBACK	SAME AS FRONT SETBACK
REAR SETBACK	10 FEET
TOWNHOME FRONT YARD	MIN 8 FEET; MAX 15 FEET FROM THE BACK OF THE SIDEWALK
REQUIRED BUFFERS	20 FEET AGAINST R DISTRICT
DEVELOPMENT STANDARDS	
MIN LOT AREA - SINGLE-FAMILY ATTACHED	1,000 SF
MIN LOT AREA - URBAN S-F DETACHED	1,000 SF
MIN LOT WIDTH	25 FEET
MAX LOT COVERAGE	70% PER LOT OR TOTAL PROJECT ACREAGE
MIN HEATED SF PER UNIT	SFA: 1,200 SF, U-SF: 1,100 SF
MAX BUILDING HEIGHT	3 STORIES OR 40 FEET
MIN STREETSCAPE	MIN LANDSCAPE STRIP - 5 FEET; MIN SIDEWALK WIDTH 8 FEET
OPEN SPACE CALCULATIONS	
OPEN SPACE REQUIRED	20% OF TOTAL LAND AREA (2.46 ACRES)
OPEN SPACE PROPOSED	25.8% (3.18 ACRES) NOT INCLUDING STREAM BUFFERS, FLOODPLAIN, AND BUILDING SETBACKS
PARKING REQUIREMENTS	
TOTAL PARKING REQUIRED	MIN 2 SPACES PER SF UNIT
PROPOSED RESIDENT PARKING	2 SPACE / GARAGE AND 2 SPACE / DRIVEWAY
PROPOSED GUEST PARKING	20 SPACES
PROPOSED LIVE/WORK PARKING	8 SPACES
TOTAL PARKING PROVIDED	186 SPACES

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ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES

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PROJECT

BOULDERCREST RD @ CEDAR GROVE RD

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT
3345 BOULDERCREST RD
2098, 2124 CEDAR GROVE RD
ELLENWOOD GEORGIA, 30294,30288

DEKALB COUNTY JURISDICTION

FOR

KBD DEVELOPMENT, LLC

MUNICIPALITY PROJECT #

REVISIONS

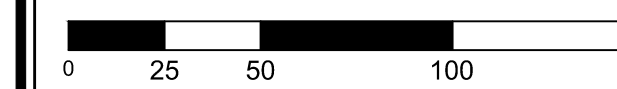
NO.	DATE	BY	DESCRIPTION

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

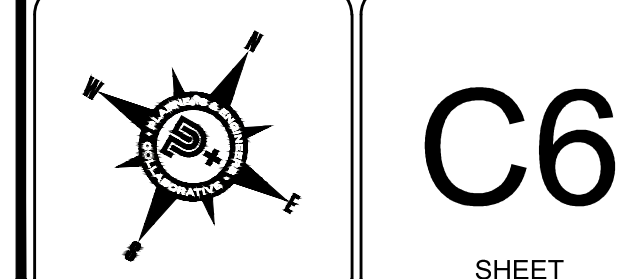
PRELIMINARY

NOT TO BE RELEASED FOR CONSTRUCTION

CONCEPTUAL MASTER PLAN



SCALE: 1" = 50'
DATE: 03/06/2025
PROJECT: 22170.00D



24 HOUR CONTACT:
ERICA MORGAN



J:\2022\22170\00D\DW\Concepts & Exhibits\Concepts\22170.00D_Site - Concept.dwg - MKpp - 3/6/2025 11:44 AM

Planning Commission Hearing Date: March 4, 2025
Board of Commissioners Hearing Date: March 27, 2025

Exhibit A





Battle Law

February 2, 2025

VIA Email (jreid@dekalbcountyga.gov)

John Reid, Senior Planner
DeKalb County Planning & Sustainability Dept.
178 Sams Street
Decatur, GA 30030

Re: Amendment to SLUP-24-124917 (Bouldercrest/Cedar Grove Road)

Dear John:

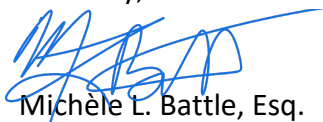
Enclosed please find the following items regarding SLUP-24-124917:

1. Amended and Restated Application Form: The form was modified to updated the contact information for the Applicant, and to add to update the SLUP request to include the following product types: (a) townhomes, (b) cluster homes, and (c) live/work units.
2. Updated Owner Authorization Form
3. Updated Conceptual Master Plan dated January 27, 2025 prepared for KBD Development, LLC for 3345 Bouldercrest Rd, and 2098 & 2124 Cedar Grove Rd by Planners & Engineers Collaborative
4. Updated proposed elevations

Please be advised that I have scheduled a follow-up meeting with the Bouldercrest Community through their representative, Ms. Pat Culp to discuss the updated site plan. The meeting will be held in-person on Thursday, February 6, 2025 at 6:30pm at a location to be determined by Ms. Culp.

Feel free to contact me should you have any questions regarding the enclosed.

Sincerely,



Michèle L. Battle, Esq.
President/Senior Attorney



AMENDED AND RESTATED

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: SLUP-24-1246917

APPLICANT NAME: ERICA MORGAN c/o Battle Law, P.C.

Daytime Phone: 404-601-7616 E-Mail: mlb@battlelawpc.com & jeb@battlelawpc.com

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

Owner Name: Bouldercrest Holdings, LLC

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

Daytime Phone: 678-956-4944 E-Mail: cmcholdingsllc@gmail.com

Mailing Address: P.O. Box 20465, Atlanta, GA 30325

SUBJECT PROPERTY ADDRESS OR LOCATION: 2098 & 2124 Cedar Grove Rd, Conley, GA 30288

_____ DeKalb County, GA _____

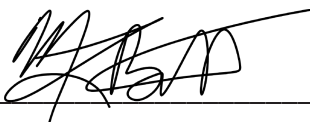
Parcel ID: 15 021 01 015 & 15 021 01 016 Acreage or Square Feet: 11.1acres Commission Districts: 3 & 6

Existing Zoning: Tier 3 Proposed Special Land Use (SLUP): Cluster Homes/Townhomes/Live-Work Units
Bouldrecrest Overlay

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

Owner: _____ Agent: X

Signature of Applicant:



DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

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

Date: 12/23/2024

TO WHOM IT MAY CONCERN:

(I), (WE) Bouldercrest Holdings, LLC
Name of owners(s) (If more than one owner, attach a separate sheet)

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

Erica Morgan and Battle Law, P.C.
Name of Agent or Representative

to file an application on (my), (our) behalf.

Kimberly Holmes

NOTARY PUBLIC

Fulton County, GEORGIA

My Commission Expires 11/07/2027

Kimberly Holmes

Notary Public

Bouldercrest Holdings LLC

By:

[Signature], manager

Owner

Notary Public

Owner

Notary Public

Owner

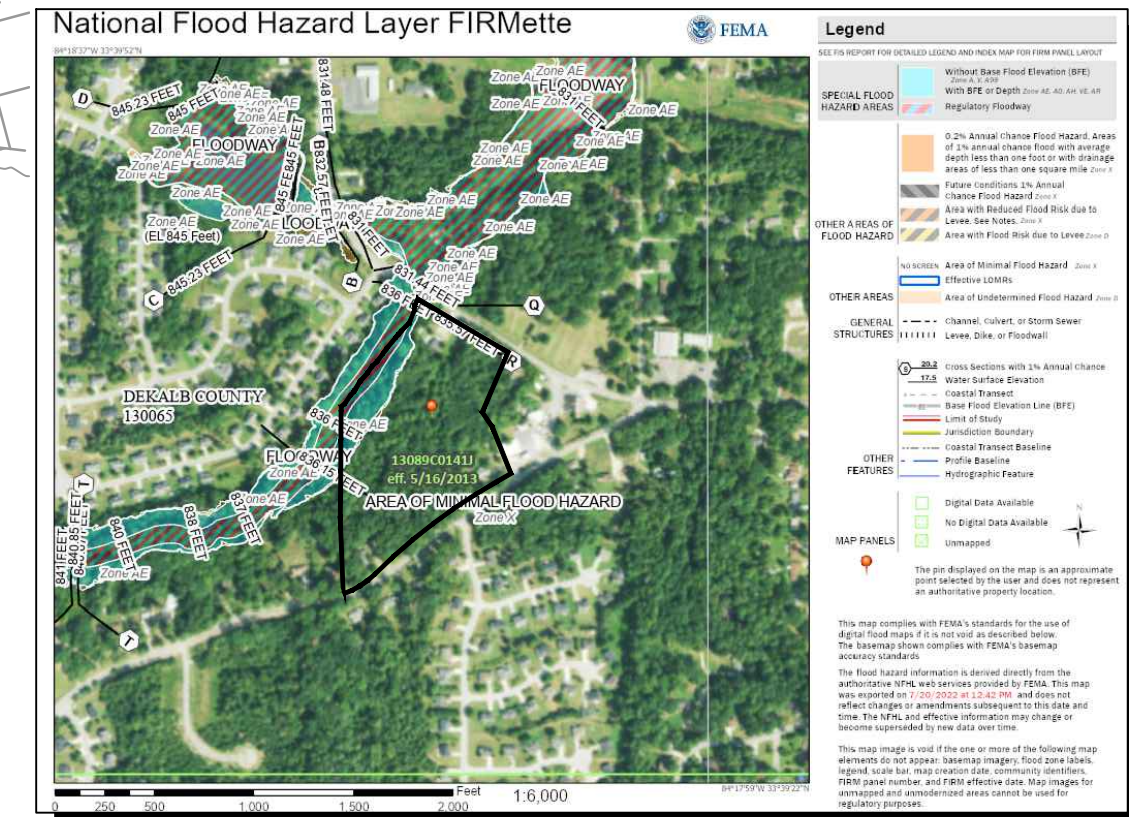
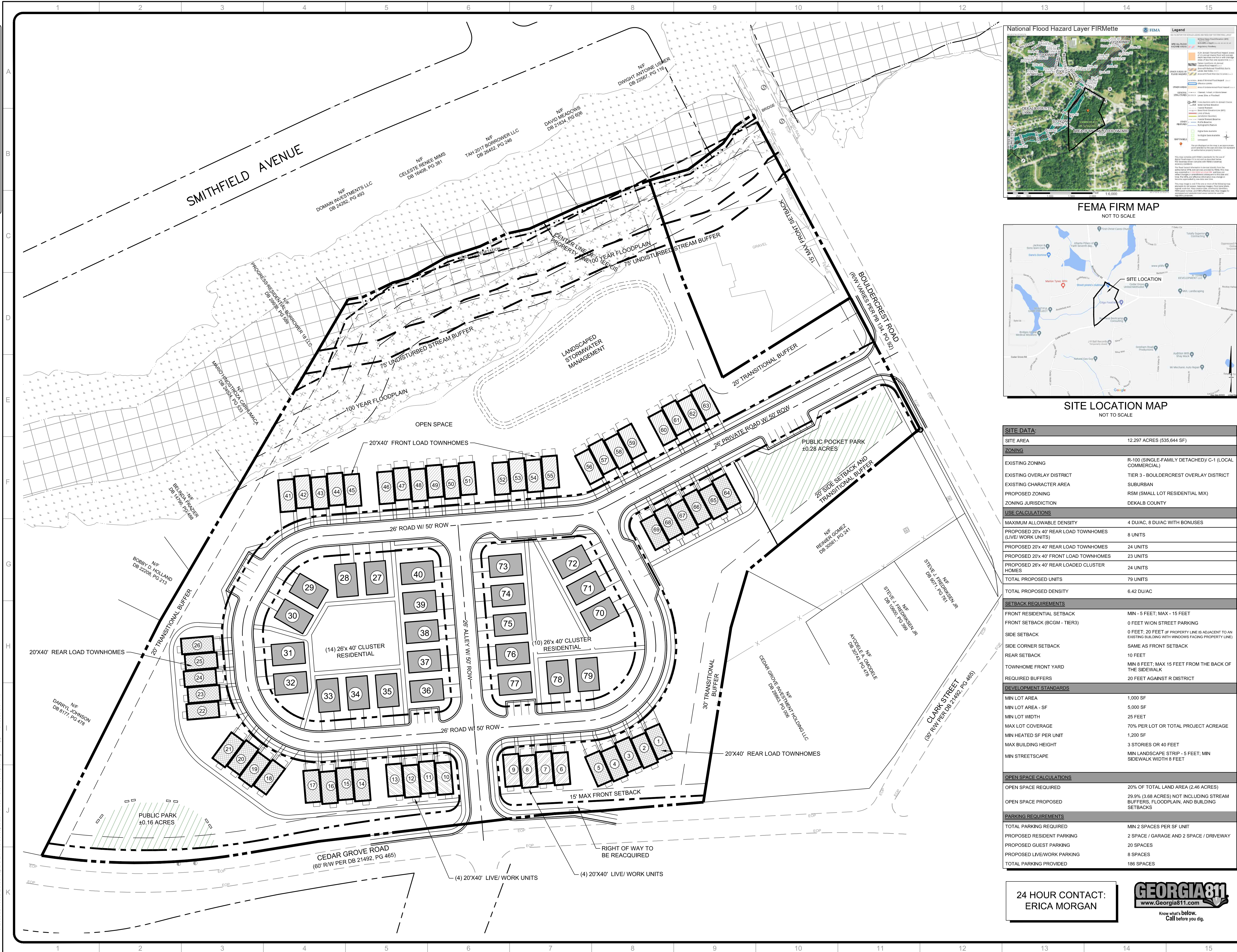
Notary Public

Owner

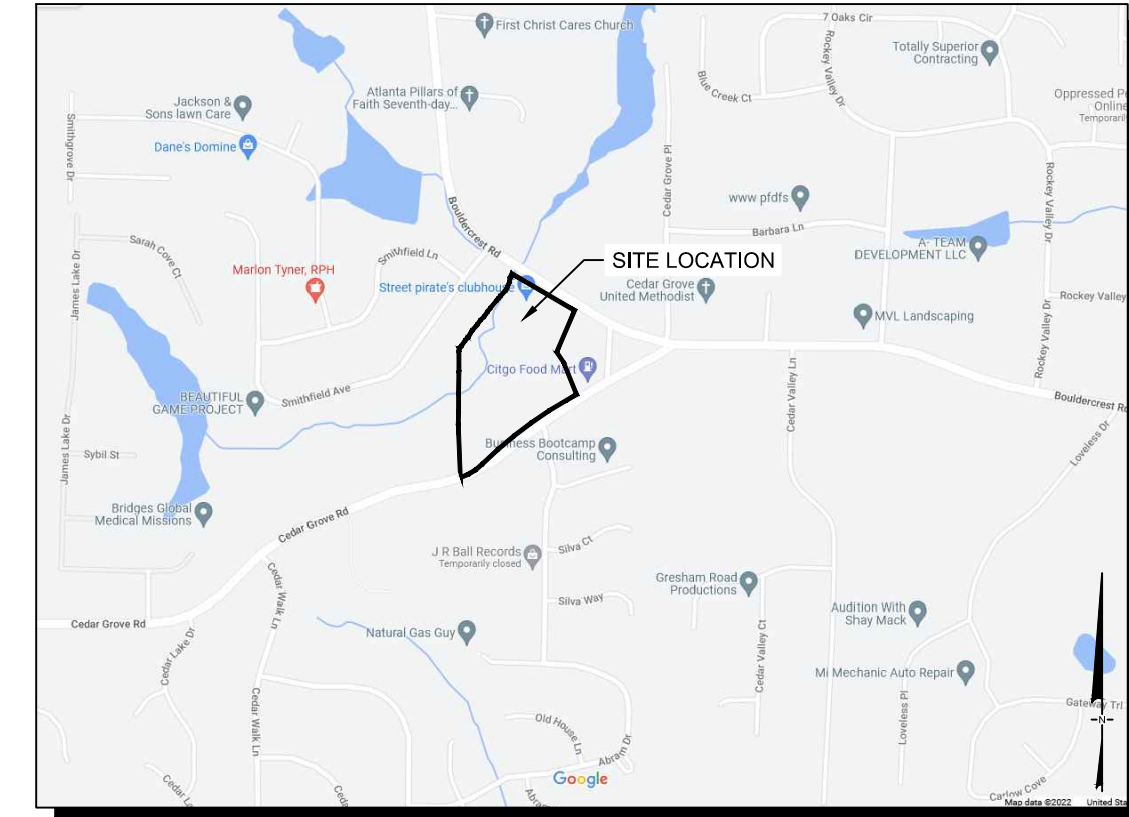
Notary Public

Owner

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FEMA FIRMAP
NOT TO SCALE



SITE LOCATION MAP
NOT TO SCALE

SITE DATA:	
SITE AREA	12.297 ACRES (535,644 SF)
ZONING	R-100 (SINGLE-FAMILY DETACHED) C-1 (LOCAL COMMERCIAL)
EXISTING ZONING	TIER 3 - BOULDERCREST OVERLAY DISTRICT
EXISTING OVERLAY DISTRICT	SUBURBAN
EXISTING CHARACTER AREA	RSM (SMALL LOT RESIDENTIAL MIX)
PROPOSED ZONING	DEKALB COUNTY
ZONING JURISDICTION	
USE CALCULATIONS	
MAXIMUM ALLOWABLE DENSITY	4 DU/AC, 8 DU/AC WITH BONUSES
PROPOSED 20'x40' REAR LOAD TOWNHOMES (LIVE/WORK UNITS)	8 UNITS
PROPOSED 20'x40' FRONT LOAD TOWNHOMES	24 UNITS
PROPOSED 28'x40' REAR LOADED CLUSTER HOMES	24 UNITS
TOTAL PROPOSED UNITS	79 UNITS
TOTAL PROPOSED DENSITY	6.42 DU/AC
SETBACK REQUIREMENTS	
FRONT RESIDENTIAL SETBACK	MIN - 5 FEET; MAX - 15 FEET
FRONT SETBACK (BCOM - TIER3)	0 FEET W/ON STREET PARKING
SIDE SETBACK	0 FEET; 20 FEET IF PROPERTY LINE IS ADJACENT TO AN EXISTING BUILDING WITH WINDOWS FACING PROPERTY LINE
SIDE CORNER SETBACK	SAME AS FRONT SETBACK
REAR SETBACK	10 FEET
TOWNHOME FRONT YARD	MIN 8 FEET; MAX 15 FEET FROM THE BACK OF THE SIDEWALK
REQUIRED BUFFERS	20 FEET AGAINST R DISTRICT
DEVELOPMENT STANDARDS	
MIN LOT AREA	1,000 SF
MIN LOT AREA - SF	5,000 SF
MIN LOT WIDTH	25 FEET
MAX LOT COVERAGE	70% PER LOT OR TOTAL PROJECT ACREAGE
MIN HEATED SF PER UNIT	1,200 SF
MAX BUILDING HEIGHT	3 STORIES OR 40 FEET
MIN STREETScape	MIN LANDSCAPE STRIP - 5 FEET; MIN SIDEWALK WIDTH 8 FEET
OPEN SPACE CALCULATIONS	
OPEN SPACE REQUIRED	20% OF TOTAL LAND AREA (2.46 ACRES)
OPEN SPACE PROPOSED	29.9% (3.68 ACRES) NOT INCLUDING STREAM BUFFERS, FLOODPLAIN, AND BUILDING SETBACKS
PARKING REQUIREMENTS	
TOTAL PARKING REQUIRED	MIN 2 SPACES PER SF UNIT
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A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

3345 BOULDERCREST RD
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ELLENWOOD GEORGIA, 30294,30288

DEKALB COUNTY JURISDICTION

FOR

KBD DEVELOPMENT, LLC

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

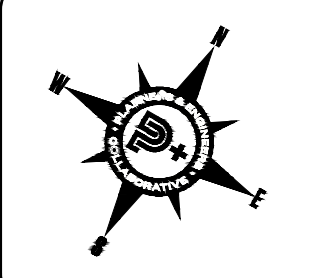
PRELIMINARY

NOT TO BE RELEASED FOR CONSTRUCTION

CONCEPTUAL MASTER PLAN



SCALE: 1" = 50'
DATE: 01/27/2025
PROJECT: 22170.00D



C6
SHEET

J:\2022\22170\00D\DW\Concepts & Exhibits\Concepts\22170.00D_Site - Concepts.dwg - MKjg - 1/27/2025 5:01 PM







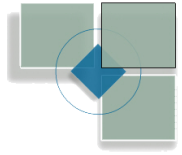
Michael Thurmond
Chief Executive Officer

DeKalb County Department of Planning & Sustainability

178 Sams Street, Suite 3600

Decatur, GA 30030

(404) 371-2155 / plansustain@dekalbcountyga.gov



Planning Commission Hearing Date: September 12, 2024
Board of Commissioners Hearing Date: September 26, 2024

STAFF ANALYSIS

Case No.:	SLUP-24-1246917	Agenda #: 2024-0366
Location/Address:	2098 and 2124 Cedar Grove Road in Ellenwood, Georgia.	Commission District: 3 Super District: 6
Parcel ID:	15-021-01-015,15-021-01-016	
Request:	For a Special Land Use Permit (SLUP) to allow the construction of single-family attached townhomes in the Bouldercrest Overlay District Tier 3 & Soapstone Historic District under RSM (Residential Small Lot Mix) zoning standards.	
Property Owner:	Bouldercrest Holdings, LLC	
Applicant/Agent:	Erica Morgan	
Acreage:	11.2 acres	
Existing Land Use:	Vacant Land	
Surrounding Properties:	Commercial and Single-Family Residential	
Adjacent Zoning:	North: Bouldercrest Overlay Tier 3/R-100 South: Bouldercrest Overlay Tier 3/R-100 East: MR-2 West: C-1 & HR-3	
Comprehensive Plan:	SUB (Suburban)	X Consistent Inconsistent
Proposed Density: 7.8 du/acre	Existing Density: NA	
Proposed Units/Square Ft.: 82 single-family attached townhomes	Existing Units/Square Feet: Vacant	

STAFF RECOMMENDATION: FULL CYCLE DEFERRAL

Due to community concerns raised at the Community Council District 3 meeting, the applicant is requesting a full cycle deferral (see attached) to consider potential changes to the application to address some of the concerns. Therefore, it is the recommendation of the Planning & Sustainability Department that the application be “*Deferred, Full Cycle*”.



Battle Law

August 28, 2024

Via Email (rlbragg@dekalbcountyga.gov)

Rachel Bragg, Zoning Administrator
DeKalb County Planning & Sustainability Department
178 Sams Street
Decatur, GA. 30030

Re: Deferral Request for SLUP-24-124917

Dear Rachel:

On behalf of the Applicant for the SLUP for 2098 & 2124 Cedar Grove Road, I am respectfully requesting to defer this application one cycle.

Sincerely,

Michele L. Battle, Esq.

Zoning Comments – May 2024

N1. 15-193-09-024. No on-street parking allowed on South Hairston Road or Lost Colony Drive as part of the SLUP comments. IF a Land Development Permits is required for this project- please see infrastructure requirements in Zoning Code 5.4.3 and Land Development Code 14-190. South Hairston Road 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 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) Lost Colony Drive 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 on either street.

N2. 16-102-03-014. No comment on SLUP

N3. 15-154-01-095. No Comment on SLUP. Shamrock Drive and Kennard Lane are both classified as local roads. 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 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 on either street.

N4. 18-028-03-003 No comment on SLUP. IF a Land Development Permits is required for this project- please see infrastructure requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Mountain Harbor 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.

N5. 18-050-14-021. For SLUP: add concrete island to protect the power pole in front of 558. IF a Land Development Permits is required for this project- please see infrastructure requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Medlock Road 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.

N6. 15-021-01-015 & 15-021-01-016. In Overlay District. Where overlay is silent- the Zoning Code and Land Development Codes are applied. All interior neighborhood streets are to be private. Existing house driveway must be discussed further. Intentions of this structure unknown at this time. Bouldercrest Rd 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 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) Cedar Grove 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 a 5-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)

N7. 16-094-01-074, 16-094-01-075, 16-094-01-076. No Comment on SLUP. IF a Land Development Permits is required for this project- please see infrastructure requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Paul Road 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).

N8 & 9. 3901 Durham Park Road. Applicant is required complete all items in the Atlanta Regional Commission's Attachment A in the Notice of Decision, once approved, in addition to requirements of the Zoning Code, Land Development Code and PW-Transportation Division. Durham Park Road is classified as a local road. However, a 10-foot multiuse path will be required along the frontage due to the direct multimodal connection to the MARTA station. 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 between the back of curb and the 10-foot multiuse path. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). Coordination with the GDOT Major Mobility Investment Program (MMIP) I-285 Managed Lane Project is required. (Tim W. Matthews, State Express Lanes Administrator, TMatthews@dot.ga.gov or Xavier James at xjames@dot.goa.gov.) MARTA is required to construct a multi-use path, at least 10 feet in width, through the property to connect Durham Park Road to Redan Road.



04/03/2024

To: Mr. John Reid, Senior Planner
From: Ryan Cira, Environmental Health Manager
Cc: Alan Gaines, Technical Services Manager
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 laundries
- 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 sidewalk for bus shelter's concrete pad installation. Recommendation: Provide trash can with liner at each bus stop with bench and monitor for proper removal of waste.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

4/1/2024

N.4

2024-0363 SLUP-24-1246908 18-028-03-003

598 Mountain Harbor, Stone Mountain, GA 30087

Amendment

- Please review general comments.
- DeKalb County Public Health prohibits use of on-site sewage disposal systems for child or adult day care facilities with more than six (6) clients.

N.5

2024-0365 Z-24-1246908 18-028-03-003

558 Medlock Road, Decatur, GA 30030

Amendment

- Please review general comments.
- Note: There are indications of septic installed on several surrounding properties.

N.6

2024-0366 SLUP-24-1246917 15-021-01-015 & 15-021 01 016

2098 & 2124 Cedar Grove Road, Conley, GA 30288

Amendment

- Please review general comments.
- Septic installed on property 2098 in 3/28/66 and 2124 on 7/11/69.

N.7

2024-0366 / CZ-24-1246919 16 094 01 074; 16 094 01 075; 16 094 01 076

6020,6038, and 6048 Paul Road, Lithonia, GA 30058

Amendment

- Please review general comments.



**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**

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: _____



**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-24-1246917 Parcel I.D. #s: 15-021-01-015, 15-021-01-016

Address: 2098 and 2124 Cedar Rd, Conley, GA 30288

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

**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



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: Erica Morgan

Daytime Phone: 404-840-2494

E-Mail: permits@morgandesignstudios.com

Mailing Address: P O Box 43294 Atlanta GA 30311

Owner Name: Bouldercrest Holdings, LLC

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

Daytime Phone: (678)956-4944

E-Mail: cmcholdingsllc@gmail.com

Mailing Address: P O Box 20465 Atlanta GA 30325

SUBJECT PROPERTY ADDRESS OR LOCATION 2098 & 2124 Cedar Grove Rd, Conley, GA 30288

DeKalb County, GA _____

Parcel ID: 1502101016
1502101015 Acreage or Square Feet: 11

Commission Districts: 3

Existing Zoning: Bouldercrest Overlay
District (BOD) Tier 3
/R-100

Proposed Special Land Use (SLUP): RSM

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

Owner: _____

Agent: X

Signature of Applicant:

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Michael Thurmond

Interim Director
Cedric Hudson

SPECIAL LAND USE PERMIT (SLUP) APPLICATION CHECKLIST

EMAIL COMPLETED PACKET IN ONE (1) PDF to PLANNER

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

2. Provide documentation of the meeting (meeting notice and sign in sheets).

1. Community Meeting Flyer
2. Mailing Addresses
3. Email Addresses
4. Screenshot from Zoom Meeting

Bouldercrest Cedar Grove Project

Property Owner,

**Please Join Us At Our Community Meeting To Discuss
The Special Land Use Application to Allow For The Development of Fee
Simple Single Family Attached Townhomes.**

When: February 16, 2024

Time : 6:00 pm est

Register in advance for this meeting:

Scan the QR Code:



**Property Located at:
2098 & 2124 Cedar Grove Road**

For more Information Contact

Erica Morgan

Phone: 404.840.2494

Email: info@morgandesignstudios.com

Zoom Step by Step Instructions

Go to <https://us06web.zoom.us/meeting/register/tZEvcOCsqDspE9Yx5jCiXqeh6Bpf6rH6B0F7> and Enter the Meeting ID that you have been provided with in the appropriate field and click "Join" (the meeting ID will be a 9 digit or 10 digit number)
(Meeting ID:852 7946 0392)

If joining from a mobile Device

If you are joining from a mobile device (Android smartphone/tablet, Apple iPhone/iPad) then it will simply prompt you to download the Zoom Cloud Meeting app from the App/Play Store.

If joining from a computer

When entering a Zoom meeting for the first time from a computer you may need to download a small application file. This process is easy to complete on all commonly used browsers. Google Chrome should automatically download the file.

Just before Entering the meeting you will be prompted to enter a display name. This name is simply to identify you in the meeting.

Join Audio via Computer

You will then be prompted how you wish to join your audio. If you wish to join audio via the telephone, follow the instructions further down, otherwise simply select Join Computer by Audio.

Join Audio via Telephone

Dial in as using the number provided, however after entering the Meeting ID, you will be prompted to enter your Participant ID/Password. Simply enter this number followed by # and the video audio will then be synchronized.

Raising Your Hand

As the non-speaker, if you wish to ask a question or make a point during the meeting it's good protocol to use the "Raise Hand" facility.

If the tool bar is not showing at the bottom of the Zoom window, place your cursor over the Zoom window so it appears and select the "Participants" icon.

A window listing other participants will appear, there is also a "Raise Hand" icon, click the icon to make it known to the Host that you would like to raise your hand.

If you wish to lower your hand, click the "Lower Hand" icon that will have replaced the "Raise Hand" icon.

Leave Meeting

To leave a meeting from Zoom on your desktop, select "End Meeting" then "Leave Meeting."

QR Code Instructions:

On your compatible iPhone, Android phone or tablet, open the built-in camera app. Point the camera at the QR code. Tap the banner that appears on your Android phone or tablet. Follow the instructions on the screen to finish signing in.

DEKALB COUNTY COMMUNITY COUNCIL ROSTERS

Member Name	Email
Community Council District 1	
Bob Espy	respy49779@aol.com
Chuck Hunt	chuckhunt1972@gmail.com
Bruce Penn	pennhastings@yahoo.com
Jenna Teston	jennateston@gmail.com
Edgar Tingley	ewtingley@gmail.com
Louisa Tovar	louisatovar1@gmail.com
Ben Truman	btru404@gmail.com
Community Council District 2	
Benjamin Bell	estusemucho@icloud.com
Ted Daniel, III	tedaniel@mindspring.com
Art Hansen	artghansen@gmail.com
Mary Hinkel	Maryhinkel@comcast.net
Bruce MacGregor	brucemac@earthlink.net
Tim Miner	javasea2635@gmail.com
Louis Myer	lmyer@aol.com
Jim Smith	jf1smith@gmail.com
Joel Thomas	jthoma31@gmail.com
John Turner	jtatltravel@gmail.com
Allen Venet	avenet@bellsouth.net
Community Council District 3	
Chris Anglin	canglin@anglingroup.com
B'Randi Armstrong	bam3dst@gmail.com
Elfreda Berry	elfreda227@att.net
Alison Clark	alisonmiller@gmail.com
Pat Craig	pat.lawrencecraig@gmail.com
Peggy Hobdy	phtompson3@msn.com
Netti Jackson	nettiejackson@me.com
Jihad Muhammad	springgreens.atl@gmail.com
Robert Murphy	rmurphyga@gmail.com
Kenneth Wayne Powell	pdk-powell@comcast.net
Willie Pringle	tolip209@gmail.com
Regenia Roberts	regeniarobertsone@gmail.com
Tommy T. Travis	Tommyt4dekalb@gmail.com
Norma Washington	nahwash4ms@aol.com

CedarGroveRd-BldrcrstRd
DRB GROUP GEORGIA LLC
2099 GAITHER RD STE 600
ROCKVILLE MD 20850

CedarGroveRd-BldrcrstRd
DRB GROUP GEORGIA LLC
160 WHITNEY ST
FAYETTEVILLE GA 30214

CedarGroveRd-BldrcrstRd
FREDRIKSEN STEVE J JR
9300 SE 157TH PL
SUMMERFIELD FL 34491

CedarGroveRd-BldrcrstRd
LEE NAN-HSIUNG
2020 CEDAR GROVE RD
CONLEY GA 30288

CedarGroveRd-BldrcrstRd
MEADOWS DAVID
2048 SMITHFIELD AVE
ELLENWOOD GA 30294

CedarGroveRd-BldrcrstRd
ROBBINS JAMES
2097 CEDAR GROVE RD
CONLEY GA 30288

CedarGroveRd-BldrcrstRd
SMITH SAMUEL D
2132 SILVA DR
CONLEY GA 30288

CedarGroveRd-BldrcrstRd
NALL EZELL
2125 SILVA DR
CONLEY GA 30288

CedarGroveRd-BldrcrstRd
MILE HIGH BORROWER 1 VALUE LLC
PO BOX 4090
SCOTTSDALE AZ 85261

CedarGroveRd-BldrcrstRd
WHITE CEOLA R
2007 SMITHFIELD AVE
ELLENWOOD GA 30294

CedarGroveRd-BldrcrstRd
BOULDERCREST HOLDINGS LLC
P O BOX 20465
ATLANTA GA 30325

CedarGroveRd-BldrcrstRd
CEDAR GROVE INVESTMENT HOLDING LLC
P.O. BOX 33795
DECATUR GA 30033

CedarGroveRd-BldrcrstRd
GILL STEPHEN B
4077 SMITHFIELD LN
ELLENWOOD GA 30294

CedarGroveRd-BldrcrstRd
OMODELE AYODELE A
4203 CLARK ST
CONLEY GA 30288

CedarGroveRd-BldrcrstRd
WRIGHT ALEXIS
2036 CEDAR GROVE RD
CONLEY GA 30280

CedarGroveRd-BldrcrstRd
RS RENTAL II LLC
31 HUDSON YARDS
NEW YORK NY 10001

CedarGroveRd-BldrcrstRd
BURRELL EARL GORDON
2107 CEDAR GROVE RD
ATLANTA GA 30310

CedarGroveRd-BldrcrstRd
SAFARI ONE ASSET COMPANY LLC
5001 PLAZA ON THE LAKE STE 200
AUSTIN TX 78746

CedarGroveRd-BldrcrstRd
BAILEY MAURICE
2138 SILVA DR
CONLEY GA 30288

CedarGroveRd-BldrcrstRd
TAH MS 2 BORROWER LLC
1508 BROOKHOLLOW DR
SANTA ANA CA 92705

CedarGroveRd-BldrcrstRd
CERRIO DONNA
2015 SMITHFIELD AVE
ELLENWOOD GA 30294

CedarGroveRd-BldrcrstRd
CARHUAMACA MARIO HINOSTROZA
2008 SMITHFIELD AVE
ELLENWOOD GA 30294

CedarGroveRd-BldrcrstRd
FRAZIER BELINDA
2000 SMITHFIELD AVE
ELLENWOOD GA 30294

CedarGroveRd-BldrcrstRd
FREEMAN ERIK
4175 OLD HOUSE DR
CONLEY GA 30288

CedarGroveRd-BldrcrstRd
BOLDEN CAMILLE KUULEI
4185 OLD HOUSE DR
CONLEY GA 30288

CedarGroveRd-BldrcrstRd
SIMMONS ELLIS
4698 TARA WOODS WAY
ELLENWOOD GA 30294

CedarGroveRd-BldrcrstRd
JOY JUANITA T EST PERS REP AND HEIRS
325 CHESTNUT RD
COVINGTON GA 30016

CedarGroveRd-BldrcrstRd
RESICAP GEORGIA OWNER II LLC
3630 PEACHTREE RD NE
ATLANTA GA 30326

CedarGroveRd-BldrcrstRd
ROBINSON SAMUEL
1991 SMITHFIELD AVE
ELLENWOOD GA 30294

CedarGroveRd-BldrcrstRd
SMITHFIELD LLC
200 MISTLETOE RD
LOS GATOS CA 95032

CedarGroveRd-BldrcrstRd
REINIER GOMEZ
3375 BOULDERCREST RD
ELLENWOOD GA 30294

CedarGroveRd-BldrcrstRd
MIMS CELESTE RENEE
2032 SMITHFIELD AVE
ELLENWOOD GA 30294

CedarGroveRd-BldrcrstRd
BLACK JAMES H
2065 CEDAR GROVE RD
CONLEY GA 30288

CedarGroveRd-BldrcrstRd
FISHER FELICIA
4160 OLD HOUSE DR
CONLEY GA 30288

CedarGroveRd-BldrcrstRd
HARRIS BROWN CYDRENA YVONNE
2111 SILVA DR
CONLEY GA 30288

CedarGroveRd-BldrcrstRd
BRUNSON JACKSON SHELIA
2023 SMITHFIELD AVE
ELLENWOOD GA 30294

CedarGroveRd-BldrcrstRd
FORD DUBOIS
5050 6TH PLACE NE
WASHINGTON DC 20017

CedarGroveRd-BldrcrstRd
USHER DWIGHT ANTOINE
2058 SMITHFIELD AVE
ELLENWOOD GA 30294

CedarGroveRd-BldrcrstRd
DOMAIN INVESTMENTS LLC
950 EAGLES LANDING PKWY STE 487
STOCKBRIDGE GA 30281

CedarGroveRd-BldrcrstRd
PARKS ROBYN
1982 SMITHFIELD AVE
ELLENWOOD GA 30294

CedarGroveRd-BldrcrstRd
LYONS ILINA
2085 CEDAR GROVE RD
CONLEY GA 30288

CedarGroveRd-BldrcrstRd
BELL WILLIE FRANK JR
2117 SILVA DR
CONLEY GA 30288

CedarGroveRd-BldrcrstRd
FLOWERS RICKEY
4184 OLD HOUSE DR
CONLEY GA 30288

CedarGroveRd-BldrcrstRd
JOHNSON DONNA
4025 SMITHFIELD LN
ELLENWOOD GA 30294

CedarGroveRd-BldrcrstRd
BANKS DEXTER B
4035 SMITHFIELD LN
ELLENWOOD GA 30294

CedarGroveRd-BldrcrstRd
JOHNSON DARRYL
PO BOX 144
CONLEY GA 30288

CedarGroveRd-BldrcrstRd
HOLLAND BOBBY D
1992 SMITHFIELD AVE
ELLENWOOD GA 30294

CedarGroveRd-BldrcrstRd
CJ SCHMIDT HOLDINGS LLC
2639 BRICKELL SQ
ATLANTA GA 30341

CedarGroveRd-BldrcrstRd
FORTE SHANNON M
4165 OLD HOUSE DR
CONLEY GA 30288

CedarGroveRd-BldrcrstRd
WATTERS LINZY
4195 OLD HOUSE DR
CONLEY GA 30288

CedarGroveRd-BldrcrstRd
DOWORG NETWORKS LLC
3046 MILLER RD
LITHONIA GA 30038

CedarGroveRd-BldrcrstRd
CARTER LINDA JOYCE
4150 OLD HOUSE DR
CONLEY GA 30288

CedarGroveRd-BldrcrstRd
SMITHFIELD LANE TRUST
1445 WOODMONT LN NW # 4403
ATLANTA GA 30318

CedarGroveRd-BldrcrstRd
FLETCHER JOHN W
4069 SMITHFIELD LN
ELLENWOOD GA 30294

CedarGroveRd-BldrcrstRd
TATUM YVONNE
3306 BOULDERCREST RD
ELLENWOOD GA 30294

CedarGroveRd-BldrcrstRd
MULLEN JIMMIE J
PO BOX 563
STOCKBRIDGE GA 30281

CedarGroveRd-BldrcrstRd
AKG FUTURE INVESTMENT INC
562 CASCADE DR
LILBURN GA 30047

CedarGroveRd-BldrcrstRd
JONES SHUPIER
2144 SILVA DR
CONLEY GA 30288

CedarGroveRd-BldrcrstRd
THOMAS EDWARD L
P.O. BOX 963
REX GA 30273

CedarGroveRd-BldrcrstRd
WARKA INVESTMENTS LLC
3619 WALNUT CREEK WAY
LITHONIA GA 30038

CedarGroveRd-BldrcrstRd
A TO Z MANAGEMENT LLC
P O BOX 370189
DECATUR GA 30037

CedarGroveRd-BldrcrstRd
GROSS DAVETA
4056 SMITHFIELD LN
ELLENWOOD GA 30294

CedarGroveRd-BldrcrstRd
HENDRIX GRADY L
4064 SMITHFIELD LN
ELLENWOOD GA 30294

CedarGroveRd-BldrcrstRd
SHAW MARY ANN
303 TRAIL SPRINGS CT
MCDONOUGH GA 30253

Email	Last Name	First Name	Address	City	State	Zip Code	Affiliation Name	Other
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	Lips	Erik	1307 Crescent Wood Lane	Decatur	GA	30032	Meadow Acres Neighborhood Assoc.	
	Freeman	James		Decatur	GA	30034	The Summit at Chapel Lake	
	Frank	Leanne	3141 Bonway Dr	Decatur	GA	30032	Meadow Acres Neighborhood Assoc.	
	McGannon	Monica	1305 Crescentwood Lane				Meadowbrook Acres Neighborhood	
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	Simmons	Khristine	1507 Snapfinger Rd	Decatur	GA	30032		
loue738@gmail.com	Laue	Larry	1787 Derrill Dr	Decatur	GA	30032		
info@destinedevents.com	Alsobrook	Tersa	3887 River Ridge Court	Decatur	GA	30034		

Bouldercrest Cedar Grove Project

Erica Morgan <permits@morgandesignstudios.com>

Fri 2/2/2024 9:00 PM

To: Erica Morgan <permits@morgandesignstudios.com>

Cc: Erica Morgan <permits@morgandesignstudios.com>

Bcc: Erica Morgan <info@morgandesignstudios.com>; adriannez.realty@gmail.com <adriannez.realty@gmail.com>; albertajordan@bellsouth.net <albertajordan@bellsouth.net>; barnesve@yahoo.com <barnesve@yahoo.com>; bcpace2@gmail.com <bcpace2@gmail.com>; berryelfreda227@gmail.com <berryelfreda227@gmail.com>; bethbond@bellsouth.net <bethbond@bellsouth.net>; bjaevnt@gmail.com <bjaevnt@gmail.com>; christinedennis@bellsouth.net <christinedennis@bellsouth.net>; csanders@eastmetrocid.com <csanders@eastmetrocid.com>; dbonino1@aol.com <dbonino1@aol.com>; dlocks1019@aol.com <dlocks1019@aol.com>; edsan@bellsouth.net <edsan@bellsouth.net>; elitedesignsatl@yahoo.com <elitedesignsatl@yahoo.com>; ericastewart2009@gmail.com <ericastewart2009@gmail.com>; ericwschwartz@gmail.com <ericwschwartz@gmail.com>; frank@golleyrealty.com <frank@golleyrealty.com>; hjpreston23@gmail.com <hjpreston23@gmail.com>; info@greshamhills.org <info@greshamhills.org>; jacquelynbuiebrown@gmail.com <jacquelynbuiebrown@gmail.com>; jgross@stickybusiness.net <jgross@stickybusiness.net>; k1776usa@yahoo.com <k1776usa@yahoo.com>; linn.jeff@gmail.com <linn.jeff@gmail.com>; mfunk64@att.net <mfunk64@att.net>; mkirkwood73@outlook.com <mkirkwood73@outlook.com>; naacpdek@comcast.net <naacpdek@comcast.net>; nahwash4ms@aol.com <nahwash4ms@aol.com>; NettieJackson@me.com <NettieJackson@me.com>; norfley@yahoo.com <norfley@yahoo.com>; parkviewcivicclub@gmail.com <parkviewcivicclub@gmail.com>; pat.lawrencecraig@gmail.com <pat.lawrencecraig@gmail.com>; phthompson3@msn.com <phthompson3@msn.com>; ppculp@att.net <ppculp@att.net>; president@naacpdekalb.org <president@naacpdekalb.org>; rachelbarber4@gmail.com <rachelbarber4@gmail.com>; rbarrow@comcast.net <rbarrow@comcast.net>; regeniariobertson@gmail.com <regeniariobertson@gmail.com>; rigel.cable@gmail.com <rigel.cable@gmail.com>; roboark@allsouthwarehouse.com <roboark@allsouthwarehouse.com>; samandbettysmith@bellsouth.net <samandbettysmith@bellsouth.net>; sbhouston@bellsouth.net <sbhouston@bellsouth.net>; sls1289@gmail.com <sls1289@gmail.com>; tolip209@gmail.com <tolip209@gmail.com>; tommyt4dekalb@gmail.com <tommyt4dekalb@gmail.com>; wazulamor@aol.com <wazulamor@aol.com>; wmtoliver7@gmail.com <wmtoliver7@gmail.com>; jackson.gloria1@gmail.com <jackson.gloria1@gmail.com>; loue738@gmail.com <loue738@gmail.com>; info@destinedevents.com <info@destinedevents.com>

 1 attachments (177 KB)

Bouldercrest: Cedar Grove Community Meeting.pdf;

Good Evening,

Hope that this email finds you well. We would like to cordially invite you to join us at our community meeting. This meeting is to discuss the Special Land Use Application to allow for the development of fee simple single-family townhouses. The meeting will take place on zoom and we would greatly appreciate if you would register for the meeting. Please see the attached document for additional information. If you have any questions feel free to contact us.

Permits

404.840.2494

Permits@morgandesignstudios.com

Bouldercrest Cedar Grove Project

Erica Morgan <permits@morgandesignstudios.com>

Fri 2/2/2024 9:00 PM

To: Erica Morgan <permits@morgandesignstudios.com>

Cc: Erica Morgan <permits@morgandesignstudios.com>

Bcc: Erica Morgan <info@morgandesignstudios.com>; adriannez.realty@gmail.com <adriannez.realty@gmail.com>; albertajordan@bellsouth.net <albertajordan@bellsouth.net>; barnesve@yahoo.com <barnesve@yahoo.com>; bcpace2@gmail.com <bcpace2@gmail.com>; berryelfreda227@gmail.com <berryelfreda227@gmail.com>; bethbond@bellsouth.net <bethbond@bellsouth.net>; bjaevnt@gmail.com <bjaevnt@gmail.com>; christinedennis@bellsouth.net <christinedennis@bellsouth.net>; csanders@eastmetrocid.com <csanders@eastmetrocid.com>; dbonino1@aol.com <dbonino1@aol.com>; dlocks1019@aol.com <dlocks1019@aol.com>; edsan@bellsouth.net <edsan@bellsouth.net>; elitedesignsatl@yahoo.com <elitedesignsatl@yahoo.com>; ericastewart2009@gmail.com <ericastewart2009@gmail.com>; ericwschwartz@gmail.com <ericwschwartz@gmail.com>; frank@golleyrealty.com <frank@golleyrealty.com>; hjpreston23@gmail.com <hjpreston23@gmail.com>; info@greshamhills.org <info@greshamhills.org>; jacquelynbuiebrown@gmail.com <jacquelynbuiebrown@gmail.com>; jgross@stickybusiness.net <jgross@stickybusiness.net>; k1776usa@yahoo.com <k1776usa@yahoo.com>; linn.jeff@gmail.com <linn.jeff@gmail.com>; mfunk64@att.net <mfunk64@att.net>; mkirkwood73@outlook.com <mkirkwood73@outlook.com>; naacpdek@comcast.net <naacpdek@comcast.net>; nahwash4ms@aol.com <nahwash4ms@aol.com>; NettieJackson@me.com <NettieJackson@me.com>; norfley@yahoo.com <norfley@yahoo.com>; parkviewcivicclub@gmail.com <parkviewcivicclub@gmail.com>; pat.lawrencecraig@gmail.com <pat.lawrencecraig@gmail.com>; phthompson3@msn.com <phthompson3@msn.com>; ppculp@att.net <ppculp@att.net>; president@naacpdekalb.org <president@naacpdekalb.org>; rachelbarber4@gmail.com <rachelbarber4@gmail.com>; rbarrow@comcast.net <rbarrow@comcast.net>; regeniariobertson@gmail.com <regeniariobertson@gmail.com>; rigel.cable@gmail.com <rigel.cable@gmail.com>; roboark@allsouthwarehouse.com <roboark@allsouthwarehouse.com>; samandbettysmith@bellsouth.net <samandbettysmith@bellsouth.net>; sbhouston@bellsouth.net <sbhouston@bellsouth.net>; sls1289@gmail.com <sls1289@gmail.com>; tolip209@gmail.com <tolip209@gmail.com>; tommyt4dekalb@gmail.com <tommyt4dekalb@gmail.com>; wazulamor@aol.com <wazulamor@aol.com>; wmtoliver7@gmail.com <wmtoliver7@gmail.com>; jackson.gloria1@gmail.com <jackson.gloria1@gmail.com>; loue738@gmail.com <loue738@gmail.com>; info@destinedevents.com <info@destinedevents.com>

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Permits

404.840.2494

Permits@morgandesignstudios.com



CONCEPT SITE PLAN



Regenia Roberts

- 11.07 Acres
- 88 Proposed Units

Neighborhood Characteristics

Walking trail

Dog Park

Courtyard & Greenspace

Gated Community

Guest Parking

Letter of Intent

Bouldercrest Cedar Grove Development Project

On behalf of Sherry Ann Homes and Bouldercrest Holdings, LLC, this Letter of Intent is for a proposed site located at 2098 & 2124 Cedar Grove Road. The proposed zoning classification for this site is RSM (Small Lot Residential). The reason for the request for special use is because the Bouldercrest Tier III overlay allows for townhomes in any residential zoning district with a Special Land Use Permit. Some details of the proposed townhomes are that they will have a total square footage of approximately 1500 sf, a 25 foot building height and include 1-2 car garages which will be accessed from the rear of the townhomes. There will be a total of 88 proposed units, with neighborhood characteristics such as a courtyard, dog park, walking trail, and guest parking. During the community meeting, we discussed their concerns regarding current and future traffic, connectivity, commerci and the overall impact of the proposed project. Our intent is to bring more middle housing options to the neighborhood, while still being inclusive and providing physical and visible connectivity between Cedar Grove Road and Bouldercrest Road.

DEPARTMENT OF PLANNING & SUSTAINABILITY

IMPACT ANALYSIS

Criteria: Sec 27-7.4.6 The following criteria shall be considered by the Department of Planning and Sustainability, the Planning Commission and the Board of Commissioners in evaluating and deciding any application for a special land use permit. No application for a special land use permit shall be granted by the Board of Commissioners unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application, and unless the application is in compliance with all applicable regulations in Article 4.

- A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, transitional buffer zones, and all other applicable requirements of the zoning district in which the use is proposed to be located.
- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district, and whether the proposed use will create adverse impacts upon any adjoining land use by reason of traffic volume/congestion, noise, smoke, odor, dust, or vibration generated by the proposed use.
- C. Adequacy of public services, public (or private) facilities, and utilities to serve the proposed use.
- D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area.
- E. Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency.
- F. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner and hours of operation of the proposed use.
- G. Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.
- H. Whether the proposed use is consistent with, advances, conflicts, or detracts from the policies of the comprehensive plan.
- I. Whether there is adequate provision of refuse and service areas.
- J. Whether the length of time for which the special land use permit is granted should be limited in duration.
- K. Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings; and whether the proposed use will create any shadow impact on any adjoining lot or building as a result of the proposed building height.
- L. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.
- M. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.
- N. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, as expressed and evidenced during the review process.

Impact Analysis

- A. The site is the adequate size for the proposed use and other requirements.
- B. The proposed townhome community is compatible with the adjacent properties, single family homes, and land use, subdivision, in the district.
- C. The adequacy of the public services, facilities, streets, and utilities will be met.
- D. The adequacy of the public street where the proposed site is located and the concern for sufficient traffic capacity will be taken into consideration.
- E. There will be adequate ingress and egress to the property and all proposed buildings, structures and uses in reference to pedestrian and automotive safety and convenience, and traffic flow.
- F. The proposed use will not create adverse impacts upon any adjoining land use.
- G. The proposed use is consistent with the requirements of the zoning district classification.
- H. The proposed use is consistent with the policies of the comprehensive plan.
- I. There is adequate provision of refuse and service areas.
- J. Yes, the length of time for which the special land use permit is granted will be limited in duration.
- K. Yes, the size, scale and massing of proposed buildings on the property are appropriate in relation to the size, scale and massing of the adjacent and nearby lots and buildings, and the proposed use will not create a shadow impact on any adjoining lot or building.
- L. The proposed plan will not adversely affect historic buildings, sites, districts, or archaeological resources.
- M. Yes, the proposed use satisfies the requirements contained within the Supplemental Regulations for special land use permit.
- N. Yes, the proposed use would be consistent with the needs of the neighborhood or the community.

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

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

Date: 2/23/2024

TO WHOM IT MAY CONCERN:

(I), (WE) Bouldercrest Holdings, LLC
Name of owners(s) (If more than one owner, attach a separate sheet)

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

Erica Morgan
Name of Agent or Representative

to file an application on (my), (our) behalf.

Kimberly Holmes

NOTARY PUBLIC

Fulton County, GEORGIA

My Commission Expires 11/07/2027

Kimberly Holmes

Notary Public

[Signature], manager

Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

DEPARTMENT OF PLANNING & SUSTAINABILITY

FILING FEES

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

SPECIAL LAND USE PERMIT \$400.00

Applications for non-contiguous property (separated by a street) must be filed separately. A separate fee will be charged for each application. Applications deferred “full cycle” do not require additional fees. An application that is withdrawn and later re-filed will be treated as a new case and will require a new fee.

ADDITIONAL CRITERIA FOR SPECIFIED USES

No application for a special land use permit for the uses specified below shall be granted by the board of commissioners unless it is determined that, in addition to meeting the requirements contained within the zoning district in which such property is located and the criteria contained in section 7.4.6 and complying with applicable regulations in Article 4, satisfactory provisions and arrangements have been made concerning each of the following criteria:

- A. *Telecommunications towers and antennas.* In determining whether to authorize a special land use permit for a telecommunication tower or antenna, the board of commissioners shall comply with and apply the requirements of section 4.2.57.
- B. *Mine, mining operation, gravel pit, quarry, or sand pit.* In determining whether to authorize a special land use permit for a mine, mining operation, gravel pit, quarry, or sand pit, the board of commissioners shall also consider each of the following criteria:
 - 1. Whether the type and volume of traffic associated with such use will cause congestion in the streets and will create noise and vibration along streets used for residential purposes or adjacent to activity centers.
 - 2. Whether the applicant has provided a soil erosion control plan and a reuse or reclamation plan which meets the requirements of DeKalb County and of the Georgia Surface Mining Act, O.C.G.A. § 12-4-70, et seq., as amended, and the Rules of Department of Natural Resources, Chapter 391- 3-3, as amended.
 - 3. Whether or not the applicant meets the requirements of the county’s noise ordinance.
- C. *Child day care facility.* In determining whether to authorize a special land use permit for a child day care facility, the board of commissioners shall also consider each of the following criteria:

DEPARTMENT OF PLANNING & SUSTAINABILITY

1. Whether the proposed off-street parking areas and the proposed outdoor play areas can be adequately screened from adjoining properties so as not to adversely impact any adjoining land use.
 2. Whether there is an adequate and safe location for the dropping off and picking up of children at the child day care facility.
 3. Whether the character of the exterior of the proposed structure will be compatible with the residential character of the buildings in the zoning district in which the child day care facility is proposed to be located, if proposed for a residential zoned district.
- D. Biomedical waste disposal facilities, disposal facilities, landfills, county solid waste disposal facilities, county solid waste landfills, private industry solid waste disposal facilities, solid waste handling facilities, solid waste thermal treatment technology facilities, and disposal facilities for hazardous and/or toxic materials including radioactive materials.
1. In determining whether to authorize a special land use permit for a biomedical waste disposal facility, disposal facility, landfill, county solid waste disposal facility, county solid waste landfill, private industry solid waste disposal facility, solid waste handling facility, solid waste thermal treatment technology facility, or disposal facility for hazardous and/or toxic materials including radioactive materials, the board of commissioners shall also consider each of the following criteria:
 - a. Whether the proposed use does not pose any potential negative impact resulting from air pollution, degradation of soil and/or water quality, noise, odor, or other negative environmental effects.
 - b. Whether the proposed use will not have a significant deleterious effect on use of land and value of existing housing in adjacent and nearby neighborhoods.
 - c. Whether the proposed use will not create a negative traffic impact on any adjacent or nearby residential street(s) resulting from truck and other vehicular traffic associated with the facility.
 - d. Whether the proposed use does not represent an over-concentration of such uses in the area.
 2. An assessment shall be prepared by the DeKalb County sanitation division regarding item 1.d above.

LATE NIGHT ESTABLISHMENT OR NIGHTCLUB CHECK LIST

1. Is the requested SLUP for a new business or an existing business? (Please check only one) New Business _____ Existing Business _____. If the SLUP is for an existing business, please answer question Nos. 2 - 5.
2. Does this Business have a current Business License? Yes _____ No _____ If yes, provide a copy of current business license.
3. Has this business ever been operated without a Business License? Yes _____ No _____
If yes, how long did the business operate without a business license? _____
4. Has this business received a citation for any of the following:
 - a. Life safety violations such as pyrotechnics, overcrowding, inadequate ingress/egress operating beyond the permitted hours of operation.
 - b. Construction (major/minor renovation, alteration and addition) without a valid DeKalb County permit.
 - c. Business closure and renovation without surrendering license to State and County as required by State law.
 - d. Change of business name, ownership, or use without DeKalb County approval.
 - e. No valid Certificate of Occupancy issued by DeKalb County
 - f. Violation of operating hours of the Zoning ordinance or Alcohol Ordinance.
 - g. Lack of proof of residency under DeKalb County. Any person who holds a liquor license in DeKalb County is required under DeKalb County law to be a resident of DeKalb County.
5. If one or more of the citations mentioned in No. 4 have been issued, please provide copies of summons and citations and summary of court decision or resolution.

Submittal of a fraudulent application is a violation of DeKalb County and State law.

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 filling of this application?

Yes _____ No _____*

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

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

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

Notary

Signature of Applicant /Date

Check one: Owner _____ Agent _____

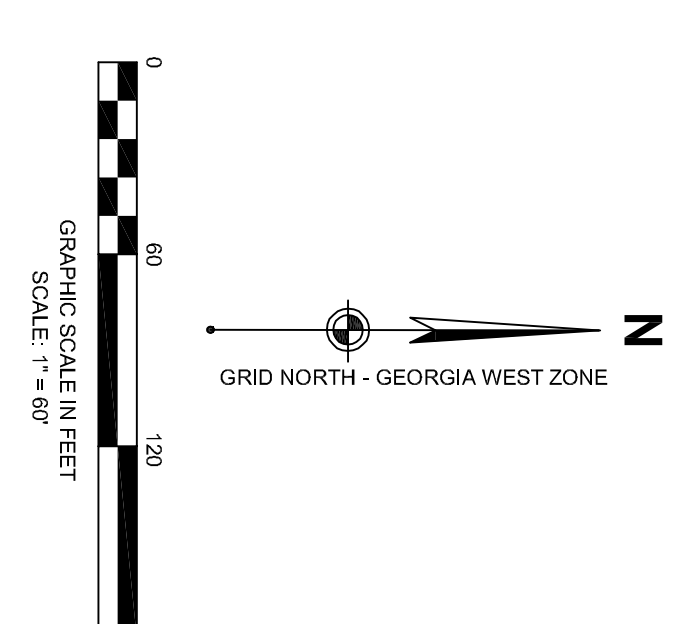
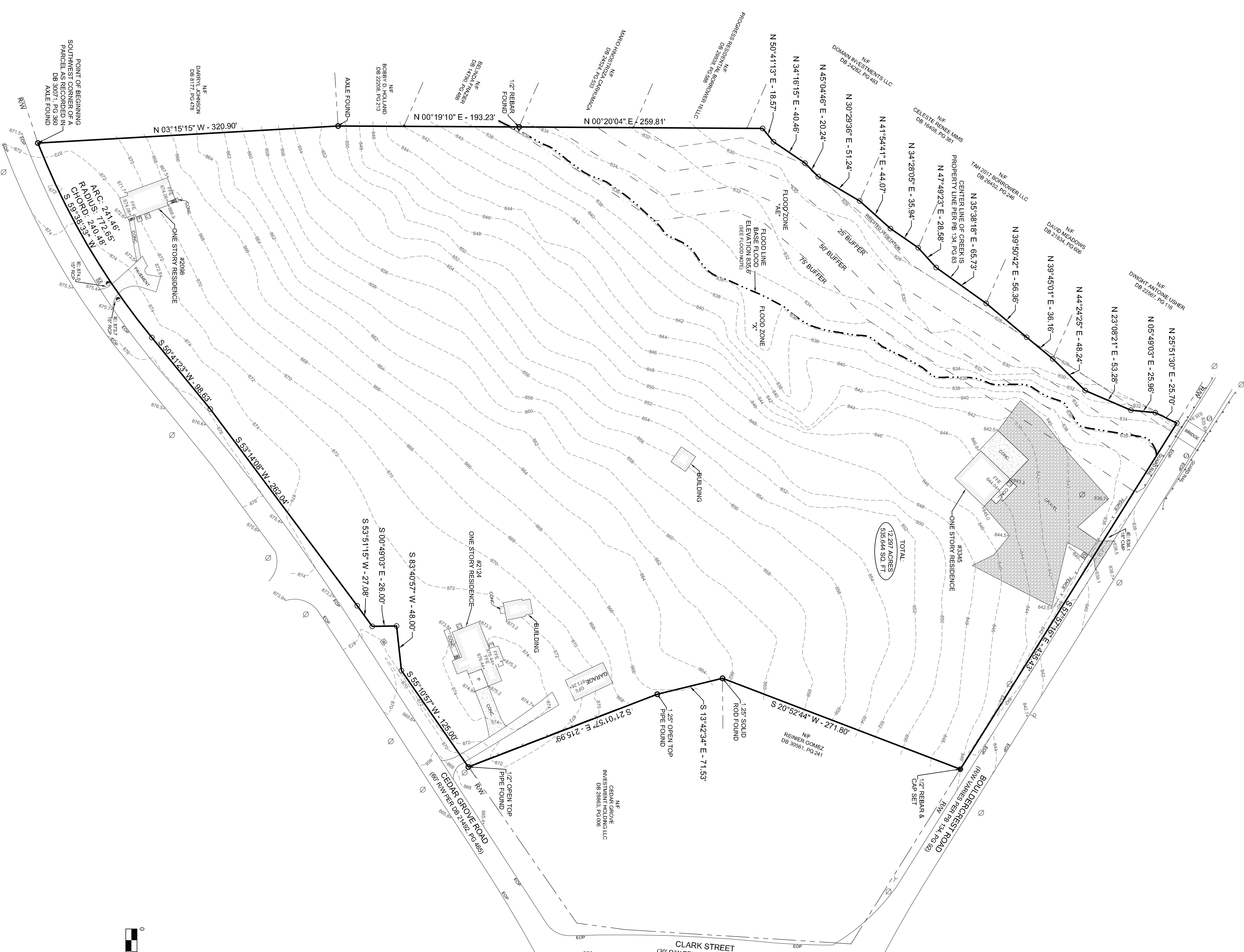
Expiration Date/ Seal

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


- LEGEND:**
- PROPERTY CORNER FOUND (AS NOTED)
 - 1/2" REBAR WITH CAP
 - SET 1/2" x 28" POINT
 - SET 1/2" x 28" POINT
 - ▲ FIRE HYDRANT
 - WATER METER
 - WATER VALVE
 - IRRIGATION VALVE
 - UTILITY POLE
 - POWER METER
 - TRANSFORMER
 - AIR CONDITIONING UNIT
 - POOL EQUIPMENT
 - MAIL BOX
 - LIGHT POLE
 - TELEPHONE POLE
 - MANHOLE
 - CLEAN OUT
 - GAS METER
 - GAS METER
 - CABLE BOX
 - BOLLARD
 - TELEPHONE BOX
 - SIGN
 - X- FENCE LINE
 - BSL BUILDING SETBACK LINE
 - CB CATCH BASIN
 - CL CENTERLINE
 - CLM CENTERLINE
 - CP CONCRETE PAD
 - DB DEED BOOK
 - IE INVERT ELEVATION
 - OH BUILDING OVERHANG
 - NIF NOW OR FORMERLY
 - P POUGH
 - PF PAUL BOOK
 - RF RIGHT-OF-WAY
 - RW RIGHT-OF-WAY
 - S STEPS
 - SO FT SQUARE FEET
 - SW CONCRETE WALKWAY
 - BE BASEMENT FLOOR ELEVATION
 - GE GARAGE FLOOR ELEVATION
 - GF GARAGE FLOOR ELEVATION
 - BW BOTTOM WALL
 - TW TOP OF WALL

SURVEY NOTES:

1. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A REGENERATION BY THE SURVEYOR NAMING SAID PERSON.
2. © COPYRIGHT 2023, ON POINT SURVEYING & MAPPING, INC.
3. THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.
4. TOTAL AREA = 12.287 ACRES / 535,644 SQUARE FEET.
5. BOUNDARY REFERENCES: DEED BOOK 30071, PAGES 360, 363 AND 369 AND DEED BOOK 30961, PAGE 241 PLAT BOOK 134, PAGE 133.
6. LAST DATE OF FIELD WORK PERFORMED ON: 10/07/2023.
7. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
8. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 41,566 FEET AND AN ANGULAR ERROR OF 0.3 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
9. THE SURVEY WORK COMPLETED WAS PERFORMED WITH A GEO MAX ZOOM 80 ROBOTIC TOTAL STATION.
10. THIS SURVEY WAS PERFORMED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 73 OF THE OFFICIAL CODE OF GEORGIA AND THE PROFESSIONAL SURVEYOR'S AND LAND SURVEYOR'S AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. §16-6-27.
11. ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD83 DATUM USING GEORGIA HORIZONTAL DATUM IS BASED UPON NAD83, 2011 ADJUSTMENT, GEORGIA STATE PLANE COORDINATE SYSTEM, NED ZONE.
12. BUFFERS SHOWN HEREON IF ANY AS MEASURED FROM THE CREEKS WRESTED VEGETATION, THE EXISTENCE, SIZE AND LOCATION OF SAID BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL MUNICIPALITY.




FLOOD INFORMATION:
 BY CREATING PLAT THIS ONLY, THE PROPERTY IS LOCATED IN ZONES XE2 & XE3 WITH A BASE FLOOD ELEVATION OF 835.6 FEET. THE FLOOD DAMAGE PREVENTION RATE MAP COMMUNITY PANEL NO. 13088C0141, WHICH BEARS AN EFFECTIVE DATE OF MAY 16, 2013 AND IS IN A SPECIAL FLOOD HAZARD AREA.

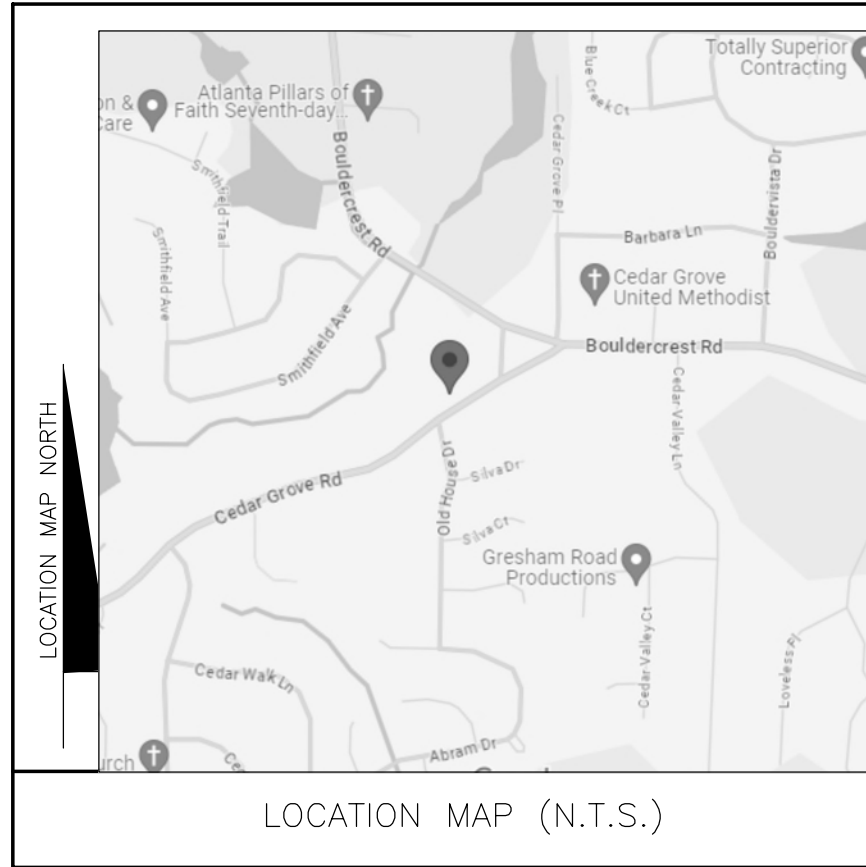
	3372 PEACHTREE ROAD, STE. #115, ATLANTA, GA 30326 TELEPHONE: 678-541-5650 www.onpoint-surveying.com	BOUNDARY & TOPOGRAPHICAL SURVEY PREPARED FOR: KBD DEVELOPMENT SITE ADDRESSES: 2098 & 2124 CEDAR GROVE ROAD, 3345 BOULDERCREST ROAD, ELLENWOOD, GA 30294 LAND LOT 21, 15TH DISTRICT, DEKALB COUNTY, GEORGIA	PROJECT NO: 23-698	NO.	REVISION	DATE	
			DATE: 03/09/2023				
			DRAWING NO.: 23-698-02				
			DWG.: JOT				
			CHK.: DWV				

SHEET NO.
1 OF 1

SHEET SIZE: 24x36



FOR THE FIRM:
 ON POINT SURVEYING AND MAPPING, INC.
 NOT VALID WITHOUT ORIGINAL SIGNATURE



SITE TO MEET THE DEKALB COUNTY STREETSCAPE, TREE AND LANDSCAPE ORDINANCE AND SITE IMPROVEMENT REQUIREMENTS PER ARTICLE 5.

SITE DATA: (11.1 ACRES);

ZONING:

EXISTING :R100 SINGLE FAMILY DETACHED
 EXISTING OVERLAY: TIER 3-BOLDERCREST OVERLAY DISTRICT
 PROPOSED ZONING: RSM (SMALL RESIDENTIAL MX)

USE CALCULATIONS:

PROPOSED 20X40 REAR LOAD TOWN HOMES 88 UNITS @ 1,500 SF EACH
 TOTAL PROPOSED DENSITY 8/ACRE

SETBACK REQUIREMENTS:

FRONT RESIDENTIAL SETBACK: MIN 5', MAX 15'
 FRONT SETBACK (TIER3) 0' W/ON STREET PARKING
 SIDE SETBACK 20'(IF PROPERTY LINE IS ADJACENT
 AN EX. BLDG W/WINDOWS.
 REAR SETBACK 10'
 TOWNHOME FRONT YARD MIN 8'; MAX 15' FROM THE BACK OF S/W
 REQUIRED BUFFERS 20' ADJACENT TO R-DISTRICT

DEVELOPMENT STANDARDS:

MIN LOT AREA 1,000 SF
 MIN LOT WIDTH 25'
 MAX LOT COVERAGE 70% PER LOT OR TOTAL PROJECT ACREAGE
 MIN HEATED SF/UNIT 1,500 SF
 MAX BUILDING HEIGHT 3 STORIES OR 40'
 MIN STREETSCAPE MIN L/S STRIP 5'; MIN S/W WITH 8'

OPEN SPACE CALCULATIONS:

OPEN SPACE REQUIRED 20% OF TOTAL LAND AREA (2.22 AC)
 OPEN SPACE PROPOSED 3.8 ACRES

PARKING REQUIREMENTS:

TOTAL PARKING REQUIRED: MIN 2 SPACES PER SINGLE FAMILY UNIT
 PROPOSED RESIDENT PARKING 2 SPACES/GARAGE
 PROPOSED GUEST PARKING 33 SPACES
 TOTAL FOR RESIDENTIAL 209 SPACES



DAWSON ENGINEERING CONSULTANTS, LLC
 3487 CARLISLE COURT, SE
 CONTERS, GEORGIA 30013
 PH: 678-485-9610
 EMAIL: tony@dawsonec.com

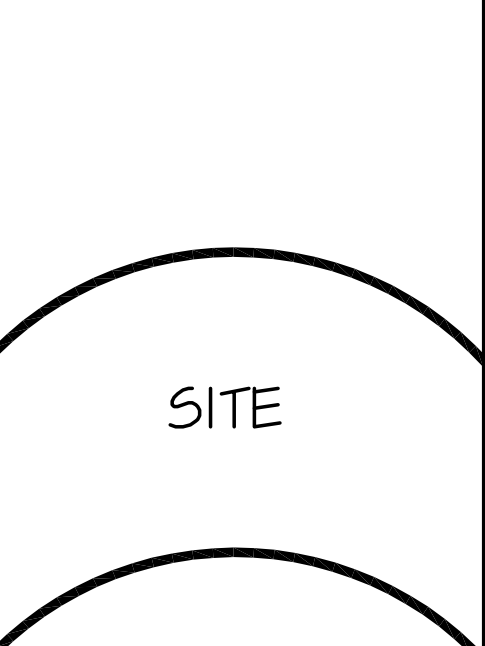
DRAWN BY: TLD	CHECKED BY: TLD
APPROVED:	



DATE	NO.	REVISIONS	BY

DATE: 1-27-24
 JOB NO. 24105 PSP
 SCALE: 1" = 50'

PRELIMINARY SITE PLAN
 FOR
TOWNHOMES
 LOCATED AT
 LL 21 15TH DISTRICT
 2124 CEDAR GROVE ROAD & 3345 BOLDERCREST
 CONLEY, GA 30286
 DEKALB COUNTY





3D RENDERINGS



DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

**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: Erica Morgan phone: 404-840-2494 Property Address: 2098 & 2124 Cedar Grove Road

Tax Parcel ID: 15 021 01 016, 015 Comm. District(s): 3 & 6 Acreage: 11 acres

Existing Use: Single-family structures Proposed Use: Townhomes

Supplemental Regs: NO DRI: NA

Rezoning: Yes No

Existing Zoning: See above Proposed Zoning: see above Square Footage/Number of Units:

Rezoning Request: _____

Land Use Plan Amendment: Yes No

Existing Land Use: SUB Proposed Land Use: NA Consistent Inconsistent

Special Land Use Permit: Yes No

Major Modification: NA

Existing Case Number(s): _____

Condition(s) to be modified:

Proposed townhomes

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

DEPARTMENT OF PLANNING & SUSTAINABILITY

Pre-submittal Community Meeting: Review Calendar Dates: _____ PC: 05/02/24** _____ BOC:
_05/23/24** _____ Letter of Intent: Impact Analysis: Owner Authorization(s): _____
Campaign Disclosure: Zoning Conditions: Community Council Meeting:
_04/08/24* _____ 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

***Deadline for hosting pre-community meeting with 15 days notice for May 2024 agenda cycle would be 02/19/24**

****Filing Deadline for application is 02/26/24**

Review of Site Plan—NO SITE PLAN SUBMITTED

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: _

The proposed single-family attached townhomes will require a Special Land Use Permit since properties fall within Tier 3 of the Bouldercrest Overlay District (BOD) and about single-family. Because Tier 3 allows townhomes as a permit use, no rezoning is required. However, since the underlying zoning is single-family detached R-100, the applicant will need to indicate on the submitted plan as well as the SLUP application what underlying zoning they are using to determine proposed lot sizes, building setbacks, density, etc. The applicant will first need to show compliance with the Bouldercrest Overlay District requirements, and where the BOD is silent, the applicant will need to show what zoning district they are using to determine their proposed lot sizes.

DEPARTMENT OF PLANNING & SUSTAINABILITY

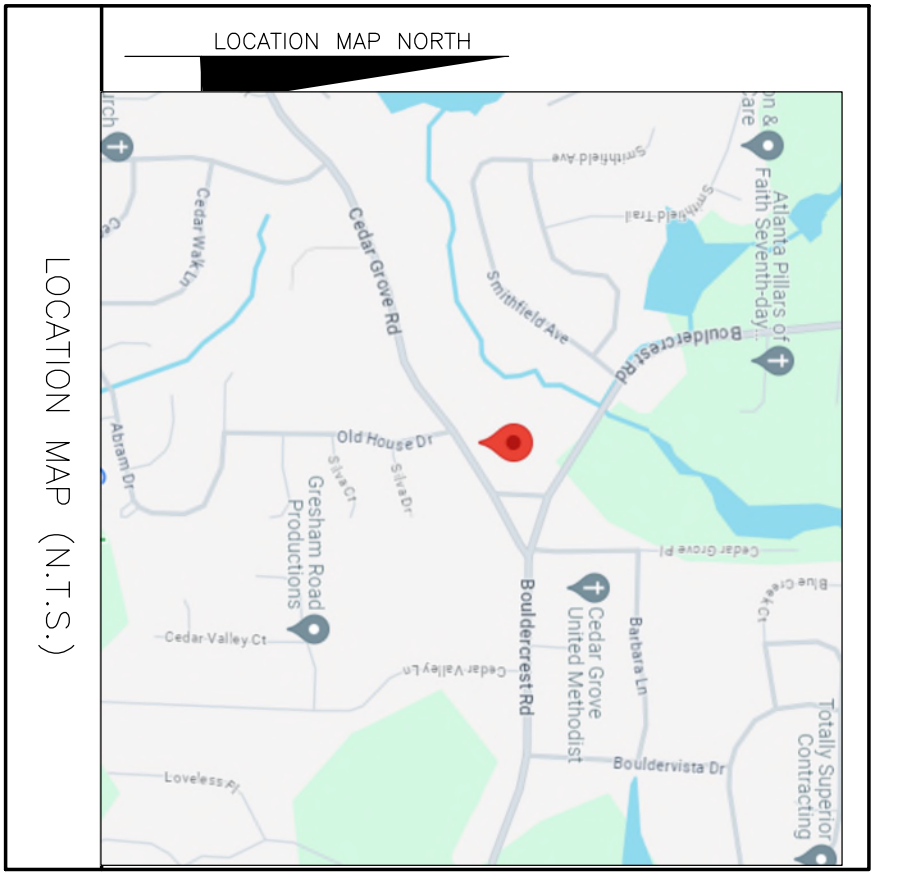
The maximum base density will be determined by the underlying district chosen (for example, if RSM is chosen maximum base density is 4 units per acre) Anything above the base density of the zoning district will require density bonuses as illustrated as Article 2 of the Zoning Ordinance. **The maximum base density allowed in suburban character area is 8 dwelling units per acre.** To qualify for density bonuses there must be at least two fee simple lots. Additionally, the BOD has a maximum FAR, I believe it is 1.00 but please confirm. Applicant will need to show compliance with zoning ordinance and Bouldercrest overlay requirements including but not limited to building material requirements, maximum building height and transitional height plane requirements, parking, parking lot landscaping, street trees, sidewalks, and landscape strips along Cedar Grove Rd and Bouldercrest Rd, and a transitional buffer where site abuts single-family R-100 residential zoning. While not a zoning issue, there appears to be a stream on the northwest side of the property which could impact buildability due to stream buffer/floodplain issues. Other requirements per Art 2 and 5 of zoning ordinance. It appears that a portion of the property falls within the Soapstone Historic Overlay District which has additional requirements. Please contact Paige Jennings for more information.

This only a preliminary review and is not a complete list of zoning requirements, a final and complete review will be done upon official submission of a Rezoning or Special Land Use Permit (SLUP) application and concept plan. If the application were to be approved, the applicant would have to submit and obtain a certificate of occupancy for the proposed buildings as well as county business licenses.

Planner: John Reid Date 01/30/24

Filing Fees

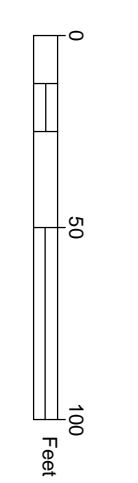
REZONING:	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
	RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
	OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
LAND USE MAP AMENDMENT		\$500.00
SPECIAL LAND USE PERMIT		\$400.00



SITE TO MEET THE DEKALB COUNTY STREETSCAPE, TREE AND LANDSCAPE ORDINANCE AND SITE IMPROVEMENT REQUIREMENTS PER ARTICLE 5.
 ALL COMPLY WITH ALL FLOODPLAIN REQUIREMENTS.
 WILL COMPLY WITH ALL STORMWATER REQUIREMENTS.



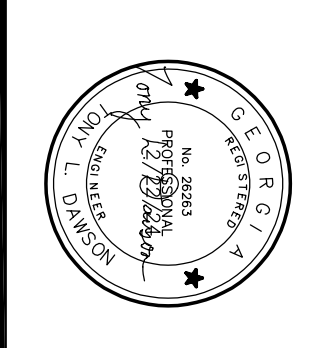
SITE DATA: (11.1 ACRES);
 ZONING:
 EXISTING: R100 SINGLE FAMILY DETACHED
 EXISTING OVERLAY: TIER 3-BOULDERCREST OVERLAY DISTRICT
 PROPOSED ZONING: RSM (SMALL RESIDENTIAL MIX)
 USE CALCULATIONS:
 PROPOSED 20X40 REAR LOAD FEE SIMPLE TOWN HOMES 82 UNITS @ 1,500 SF EACH
 TOTAL PROPOSED DENSITY
 FAR: 123,000 SF / 483,516 SF = 0.254
 SETBACK REQUIREMENTS:
 FRONT RESIDENTIAL SETBACK:
 FRONT SETBACK (TIER3)
 SIDE SETBACK
 REAR SETBACK
 TOWNSHIP FRONT YARD
 REQUIRED BUFFERS
 DEVELOPMENT STANDARDS
 MIN LOT AREA 1,000 SF
 MIN LOT WIDTH 25'
 MAX LOT COVERAGE 70% PER LOT OR TOTAL PROJECT ACREAGE
 MIN HEATED SF/UNIT 1,500 SF
 MAX BUILDING HEIGHT 3 STORIES OR 40' MIXTURE OF 2 & 3 STORIES
 MIN L/S STRIP 5'; MIN S/W WITH 8'
 OPEN SPACE CALCULATIONS:
 OPEN SPACE REQUIRED 20% OF TOTAL LAND AREA (2.22 AC)
 OPEN SPACE PROPOSED 3.07 ACRES
 PARKING REQUIREMENTS:
 TOTAL PARKING REQUIRED: 2 SPACES PER SINGLE FAMILY UNIT
 PROPOSED RESIDENT PARKING 194 SPACES
 PROPOSED GUEST PARKING 194 SPACES
 TOTAL FOR RESIDENTIAL



PRELIMINARY SITE PLAN
 FOR
TOWNHOMES
 LOCATED AT
 LL 21 15TH DISTRICT
 2124 CEDAR GROVE ROAD & 3345 BOULDERCREST
 CONLEY, GA 30288
 DEKALB COUNTY

DATE	NO.	REVISIONS	BY
8-5-24	2	STAFF RECOMMENDATIONS	TLD
4-30-24	1	STAFF RECOMMENDATIONS	TLD

SCALE: 1" = 50'
 JOB No: 24105 PSP
 DATE: 1-27-24



DRAWN BY: TLD
 CHECKED BY: TLD
 APPROVED:

DEC DAWSON ENGINEERING CONSULTANTS, LLC
 3487 CARLISLE COURT, SE
 CONYERS, GEORGIA 30013
 PH: 678-485-9610
 EMAIL: tonyd@dawsonec.com

SITE

