

SPECIAL LAND USE PERMIT (SLUP) APPLICATION

to Amend the Official Zoning Map of DeKalb County, Georgia

APPLICANT/OWNER: Safe Haven Transitional, Inc. c/o Battle Law, P.C.Subject Property Address: 2001 River Road [REDACTED]City: Ellenwood State: GA Zip: 30294Parcel ID Number(s): 15 053 03 001 [REDACTED]Acreage: 0.59 [REDACTED] Commission District(s): 3 Super District: 6Existing Zoning District(s): C-1 Proposed Zoning District(s): N/AExisting Land Use Designation(s): SUB Proposed Land Use Designation(s): N/A (if applicable)

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

Owner ☒ Agent ☐

Signature

By:

Safe Haven Transitional, Inc.
Mary E. Winfrey, Owner

Date

**NOTE: PLEASE BE MINDFUL THAT THE APPLICATION AND ALL OF ITS CONTENTS
IS A PUBLIC RECORD ONCE SUBMITTED AND ACCEPTED FOR A ZONING CYCLE****SPECIAL LAND USE PERMIT (SLUP) APPLICATION FEE:****\$400.00****DeKalb County does not require payment by wire transfer.
Be aware of scammers and fraudulent emails.**



Battle Law

3562 Habersham at Northlake, Bldg. J, Ste 100
Tucker, Georgia 30084

Zoom Instructions:

Go to <https://battlelawpc.zoom.us/join> and Enter the Meeting ID that you have been provided with in the appropriate field and click "Join". To join by phone, please dial (646) 558-8656. If you are unable to attend or would like to learn more about the proposed project, please call our office at the number below.

We encourage you to come out and participate!

For More Information Contact
Jordan Battle at:
Phone: 404-601-7616 ext. 8
Fax: 404-745-0045
Email: jeb@battlelawpc.com

FOLLOW-UP COMMUNITY MEETING TO DISCUSS SLUP FOR A 2 STORY OFFICE BUILDING AT 2001 RIVER ROAD

**Project Title: Safe Haven -
Bouldercrest**

When: August 6, 2026

Time: 7:15 PM Eastern (US and Canada)

Register in advance for this meeting:
<https://battlelawpc.zoom.us/join>

Meeting ID: 856 7682 8056

Password: 728765



Battle Law

STATEMENT OF INTENT

and

Other Material Required by
DeKalb County Zoning Ordinance
For

A Special Land Use Permit for an Office Use in the
Bouldercrest-Cedar Grove-Moreland Overlay District, Tier 5

of

Safe Haven Transitional, Inc.
c/o Battle Law, P.C.

for

+/- 0.59 Acres of Land
Being 2001 River Road and 2938 Bouldercrest Road,
Ellenwood, Georgia and
Parcel Nos. 15 053 03 001 and 15 044 09 030

Submitted for Applicant by:

Michèle L. Battle, Esq.
Joshua S. Mahoney, Esq.
Battle Law, P.C.
Habersham at Northlake, Building J, Suite 100
Tucker, Georgia 30084
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com
jsm@battlelawpc.com



Battle Law

I. LETTER OF INTENT

Safe Haven Transitional, Inc. (the “Applicant”) is the owner of +/- 0.59 acres of land being Tax Parcel Nos. 15 053 03 001, having frontage on 2001 River Road, Ellenwood, Georgia (the “Subject Property”). The Subject Property is currently zoned C-1 (Local Commercial) and lies within Tier 5 of the Bouldercrest-Cedar Grove-Moreland Overlay District. The Applicant seeks a Special Land Use Permit to operate a two-story office building on the Subject Property. Pursuant to the recent amendment to the DeKalb County Zoning Ordinance, office uses within Tier 5 of the Bouldercrest-Cedar Grove-Moreland Overlay District are authorized with a Special Land Use Permit from the Board of Commissioners. This document serves as a statement of intent and analysis of the criteria under Section 7.4.6 of the DeKalb County Zoning Ordinance.

II. IMPACT ANALYSIS

A. Whether the size of the site is adequate for the use contemplated.

The parcel is approximately 0.59 acres. A two-story office building is a low-intensity commercial use that can be readily accommodated on the site. The C-1 zoning and Tier 5 overlay standards require minimum lot sizes of 20,000 square feet for office uses; the Subject Property exceeds this threshold. The Applicant will comply with all yard, open space, off-street parking, and buffer requirements applicable in Tier 5.

B. Whether the proposed use is compatible with adjacent properties and land uses.

The Subject Property is located at the intersection of River Road and Bouldercrest Road, a major arterial. Surrounding properties include a mix of residential, commercial, and institutional uses (including Kings House Ministries and Virgil Enterprises). A professional office use is among the least intensive commercial uses and is inherently compatible with the mixed-character neighborhood. Office uses generate minimal noise, no vibration, no odor, and minimal traffic compared to retail or industrial alternatives. The Bouldercrest-Cedar Grove-Moreland Overlay District itself envisions office uses in Tier 5 to serve the convenience needs of the local community.

C. Whether public services, facilities, and utilities are adequate.

The Subject Property is located along Bouldercrest Road, a developed corridor served by existing water, sewer, and electrical infrastructure. The property has direct access to public roads and is within the service area of DeKalb County public safety agencies. The low-intensity nature of a professional office building places minimal demands on existing public services.

D. Whether the public street is adequate and has sufficient traffic-carrying capacity.



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Bouldercrest Road is classified as a major thoroughfare capable of handling traffic associated with a small office use. The Subject Property also has frontage on River Road. A two-story office building generates significantly fewer vehicle trips than many uses permitted by right in C-1 and Tier 5. The Applicant will provide adequate on-site parking in compliance with Tier 5 requirements (minimum three spaces per 1,000 square feet of gross floor area for office uses).

E. Whether ingress and egress are adequate.

The Subject Property has frontage on both River Road and Bouldercrest Road, providing multiple access points. The Applicant will design ingress and egress to ensure safe traffic flow, pedestrian access, and emergency vehicle accessibility. Site design will comply with all applicable DeKalb County land development standards.

F. Whether the proposed use will create adverse impacts by reason of manner and hours of operation.

Professional office uses operate during standard business hours (typically 8:00 a.m. to 6:00 p.m., Monday through Friday). The use does not generate nighttime activity, noise, or disturbances. The proposed use is far less intensive and disruptive than many uses already authorized by right in C-1 and Tier 5.

G. Whether the proposed use is consistent with zoning district requirements.

The proposed office use is expressly contemplated in Tier 5 of the Bouldercrest-Cedar Grove-Moreland Overlay District with a Special Land Use Permit. The use will comply with all dimensional, design, and development standards applicable in Tier 5, including the two-story/35-foot height limitation, minimum setbacks, and architectural guidelines.

H. Whether the proposed use is consistent with the Comprehensive Plan.

The Subject Property carries a Suburban (SUB) land use designation under the DeKalb County 2050 Comprehensive Plan. The Comprehensive Plan's Suburban character area policy expressly allows "limited non-residential development, such as small mixed-use developments outside of existing, stable single-family neighborhoods, particularly in locations with high levels of pedestrian connectivity, to meet the needs of surrounding residents." A two-story professional office at the intersection of Bouldercrest Road and River Road is precisely the type of limited, neighborhood-serving non-residential use envisioned by the Comprehensive Plan. The proposal also advances the Comprehensive Plan's guiding principles of focusing development intensity in existing developed areas with infrastructure capacity, and supporting activity centers and corridors.

I. Whether there is adequate provision of refuse and service areas.



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The Applicant will provide adequate refuse collection and service areas in compliance with applicable codes. Service areas will be screened from view consistent with Tier 5 design guidelines.

J. Whether the length of time for the SLUP should be limited.

The proposed use is a permanent office building. The Applicant does not believe a time limitation is warranted, as the use is consistent with the long-term land use vision for the area.

K. Whether the size, scale, and massing of proposed buildings are appropriate.

The proposed two-story office building is well within the height and scale limitations for Tier 5 (maximum 35 feet/three stories). The building will be appropriately scaled relative to both the Subject Property and surrounding development. The office building will not create any shadow impact on adjoining properties.

L. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.

The Applicant is not aware of any historic buildings, sites, districts, or archaeological resources on or immediately adjacent to the Subject Property.

M. Whether the proposed use satisfies supplemental regulations.

The Applicant will comply with all applicable supplemental regulations for office uses in the Bouldercrest-Cedar Grove-Moreland Overlay District, including the requirement that office uses not exceed 2,500 square feet per tenant space and that single-use structures not exceed 10,000 square feet, parking requirements, sidewalk provisions, and design guidelines.

N. Whether the proposed use would be consistent with the needs of the neighborhood or community.

The community surrounding the Subject Property is underserved by professional office space. A neighborhood office building provides a needed local service destination, reduces automobile trips for residents seeking professional services, and is consistent with the Overlay District's stated purpose of encouraging office uses to serve the convenience needs of the local community. Community meetings have been held to inform and engage neighbors regarding the proposal.

III. CONCLUSION



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For the foregoing reasons, the Applicant hereby requests that the application for a Special Land Use Permit for an office use at 2001 River Road be approved. The Applicant welcomes any questions and feedback from the planning staff.

NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS

Safe Haven Transitional, Inc. c/o Battle Law, P.C. (“Applicant”) hereby gives notice that, to the extent DeKalb County Board of Commissioners denies this rezoning application (the “Application”) affecting 2001 River Road, Ellenwood, GA. bearing parcel number 15 053 03 001 (the “Property”), or approves it subject to conditions that deprive the Property of an economically viable use or otherwise impose an unconstitutional classification, Applicant will invoke all remedies available under state and federal law. Applicant specifically preserves:

1. All state and federal constitutional challenges to the maintenance of the existing zoning classification, to any interim or conditional classification imposed as a condition of approval, or to any quasi-judicial decision affecting the Property, including claims that such action constitutes (a) an uncompensated taking under the Fifth and Fourteenth Amendments to the Constitution of the United States and under Article I, Section III, Paragraph I of the Constitution of the State of Georgia; (b) a denial of substantive or procedural due process and equal protection under the Fourteenth Amendment to the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia; and (c) an impermissible delegation of zoning power contrary to Article IX, Section II, Paragraph IV of the Constitution of the State of Georgia.
2. To the extent this Application involves a legislative zoning decision (including rezoning, adoption of an interim classification, or imposition of conditions that function as a new classification), the right, pursuant to O.C.G.A. § 36-66-5.1(a)(1), to seek de novo review in the Superior Court of DeKalb within thirty (30) days of such decision, subject to Applicant’s burden to show by clear and convincing evidence that the classification inflicts a significant detriment on the Property that bears no substantial relation to the public health, safety, morality, or general welfare.
3. To the extent this Application involves a quasi-judicial decision (including a variance, special exception, or conditional/special use permit), the right to seek appellate review by petition under Title 5 of the Official Code of Georgia Annotated within thirty (30) days of such decision.
4. All claims for just and adequate compensation and other relief after timely compliance with the applicable ante-litem notice requirements of O.C.G.A. § 36-33-5 (six months, where the respondent is a municipality) or O.C.G.A. § 36-11-1 (twelve months, where the respondent is a county), including claims for inverse condemnation, diminution in value, and attorney’s fees.

Nothing in this reservation shall be construed as a waiver of any rights under 42 U.S.C. § 1983, the Religious Land Use and Institutionalized Persons Act (where applicable), or other applicable state or federal law.

Respectfully submitted,

Michele Battle, Esq.
Battle Law, P.C.
3562 Habersham at Northlake Bldg. J Ste. 100
Tucker, GA. 30084
404-601-7616 ext. 1
mlb@battlelawpc.com
Attorney for Applicant

From: Michele Battle <mlb@battlelawpc.com>
Sent: Tuesday, August 18, 2026 8:44 AM
To: Hill, LaSondra
Cc: Josh Mahoney; Batoya Clements
Subject: Re: ODFL Dekalb - Shop & Terminal Building Elevations

LaSondra,

Here is the video of the meeting. It was set up without the registration page. I am trying to create a transcript. I will have it to you shortly.

<https://drive.google.com/file/d/1R1tmoOyv-4gE6v-s3bkkphvpzdL2rygh/view>



Michèle L. Battle, Esq.
(She/her/hers)

President/Sr. Attorney

Phone: 404-601-7616, Ext. 1

Mobile: 404-723-6266

Email: mlb@battlelawpc.com

3562 Habersham at Northlake

Bldg. J, Suite 100

Tucker, GA 30084

www.battlelawpc.com



Click Link Below to Schedule an Appointment

https://calendly.com/mlb-7/meeting_45_michele

Confidentiality Notice

This message is being sent by or on behalf of a lawyer. It is intended exclusively for the individual or entity to which it is addressed. This communication may contain information that is proprietary, privileged or confidential or otherwise legally exempt from disclosure. If you are not the named addressee, you are not authorized to read, print, retain, copy or disseminate this message or any part of it. If you have received this message in error, please notify the sender immediately by e-mail and delete all copies of the message.

Safe Haven - Bouldercrest

Quick recap

The meeting was a pre-filing community session for a special land use permit to allow an office use at 2001 River Road under the Bouldercrest overlay. Michele presented the proposed two-story office building for Safe Haven Transitional, showing site layout, interior uses, and elevations. She explained the existing residential use on the adjacent property and the relocation of office functions. Attendees including Apostle, Donna, A.K., Clarisa, Erik, Angela, and David commented, with most expressing support and noting community benefits. David raised concerns about traffic and area activity, and Michele acknowledged these and discussed potential access and parking arrangements. The meeting also referenced prior support from New Covenant Metropolitan Ministries and the broader community context.

Next steps

Michele

- Submit the special land use permit application for 2001 River Road by the 17th of this month. 📅
- Attend the Community Council meeting for District 3 on October 14th to present the project. 📅
- Attend the Board of Commissioners meetings on November 5th and November 19th for the project review and final vote. 📅
- Coordinate with Pat Culp to get on the agenda for the Bouldercrest-Cedar Grove community organization meeting to present the project. 📅
- Attend the in-person community meeting at Cedar Grove United Methodist Church on August 20th to present the project. 📅
- Work with engineers to address traffic concerns and determine the best access points for the property. 📅

Summary

Special Land Use Permit Discussion

Michele announced a meeting at 2001 River Road to discuss a special land use permit application, describing it as a pre-filing call where attendees could finally move forward with the application process. Michele explained that due to a large crowd expected, she would manage entry and speaking while ensuring everyone could participate. The meeting was in its early stages with Michele preparing to start the presentation and make Ms. Winfrey a co-host to facilitate participation.

Office Building Proposal Presentation

Michele presented a proposal for a two-story office building at 2001 River Road to house Safe Haven Transitional's services, replacing an existing residential building that has been used for office space. The building would provide space for reception, counseling, multi-purpose areas, a chapel, conference room, educational spaces, and a computer lab, serving both residents and the broader community. Michele noted that a text amendment recently allowed five properties along the corridor to seek special land use permits for office use, and the project has received support from New Covenant Metropolitan Ministries.

Safe Haven Transitional House Support

Donna, a board member, expressed strong support for Safe Haven's transitional house project, citing its community benefits and economic impact. Several residents including A.K., Clarisa Everett, and Erik Dowdy also spoke in support of the development, with some sharing personal experiences with Safe Haven's services. Michele noted this was their third meeting about the project, with the best attendance yet, and mentioned that the building would be used for office space on property Safe Haven has owned for nearly 20 years.

Safe Haven Project Approval Process

Michele explained the next steps for the Safe Haven project approval process, which includes submitting an application by the 17th of the month to go before the Board of Commissioners in November. The process will involve community meetings, including a District 3 Community Council meeting on October 14th, followed by presentations to the Board of Commissioners on November 5th and 19th. David, who lives near the proposed location, raised a concern but did not complete his statement in the transcript.

Safe Haven Project Traffic Concerns

David raised concerns about traffic issues and potential problems with individuals from nearby mobile home parks affecting his property as a single resident. Michele confirmed there would be a face-to-face meeting to present the Safe Haven project, though not before the application submission date of the 17th. Michele addressed David's traffic concerns by explaining that most residents wouldn't be driving and that engineers would work on minimizing traffic impact by routing it away from River Road and Bouldercrest.

Community Pre-Filing Meeting Planning

The meeting discussed the upcoming community meeting scheduled for Thursday, August 20th at Cedar Grove United Methodist Church annex. Apostle announced the location and date, and Michele confirmed her availability to attend. The purpose of this meeting was to conduct a required pre-filing meeting with the community, and participants were encouraged to attend for support or to gather more information.



DeKalb County
GEORGIA

Chief Executive Officer
Lorraine Cochran-Johnson

404.371.2155 (o)

DeKalbCountyGa.gov

Government Services Center
178 Sams Street
Building A, Suite 300
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Juliana A. Njoku

Authorization

The property owner(s) 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.

August 12.2026

Date

TO WHOM IT MAY CONCERN:

I/We Safe Haven Transitional, Inc.
Name of Owner(s)

being owner of the above-mentioned subject property hereby delegate authority to:

Battle Law, P.C.

Name of Agent or Representative(s)

to file an application on my/our behalf.

Angela C Clark
Notary Public

Samuel L. Rindgey 8-12-26
Owner Date





DeKalb County
GEORGIA

404.371.2155 (o) | Government Services Center
DeKalbCountyGa.gov | 178 Sams Street
Building A, Suite 300
Decatur, GA 30030

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Juliana A. Njoku

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 contributions to a local government official within two years immediately preceding the filing of this application?

☒ Yes ☐ No

***Notary seal not needed if answer is "No"**

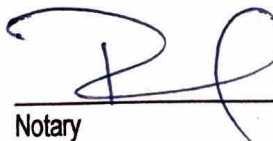
If the answer is yes, you must file a **Disclosure Report** with the governing authority of DeKalb County showing:

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.

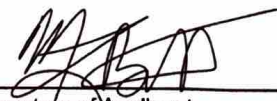
The **Disclosure** must be filed within 10 days after the application is first filed and must be submitted to:

CEO Lorraine Cochran-Johnson
1300 Commerce Drive
Decatur, GA 30030

DeKalb County Board of Commissioners
1300 Commerce Drive
Decatur, GA 30030



Notary



Signature of Applicant

8/14/2026

Date

Check one: Owner ☐ Agent ☒



May 04, 2026

Expiration Date/ Seal

DEPARTMENT OF PLANNING & SUSTAINABILITY

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☐ Yes ☒ No

***Notary seal not needed if answer is "No"**

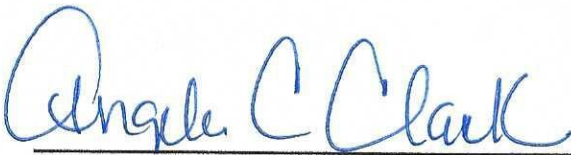
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Decatur, GA 30030

DeKalb County Board of Commissioners
1300 Commerce Drive
Decatur, GA 30030



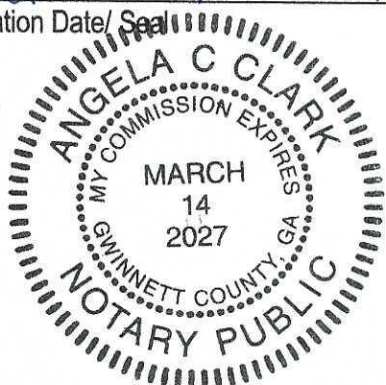
Notary

 8-12-26
Signature of Applicant Date

Check one: Owner ☒ Agent ☐

March 14, 2027

Expiration Date/Seal



SURVEYORS NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATION WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATION ARE BEGUN, CALL THE UTILITIES PROTECTION CENTER FOR ADDITIONAL INFORMATION.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
5. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
6. ALL REBARS SET ARA 1/2" REBARS UNLESS OTHERWISE NOTED.
7. THE EXISTENCE, SIZE AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.

FLOOD STATEMENT

NO PORTION OF THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.A. OFFICIAL FLOOD HAZARD MAP PANEL # 13089C0157J DATE 5/16/2013

INSTRUMENT USED:

NIKON DTM-520 TOTAL STATION
REFERENCE USE:
DEED BOOK 9937 PG 34

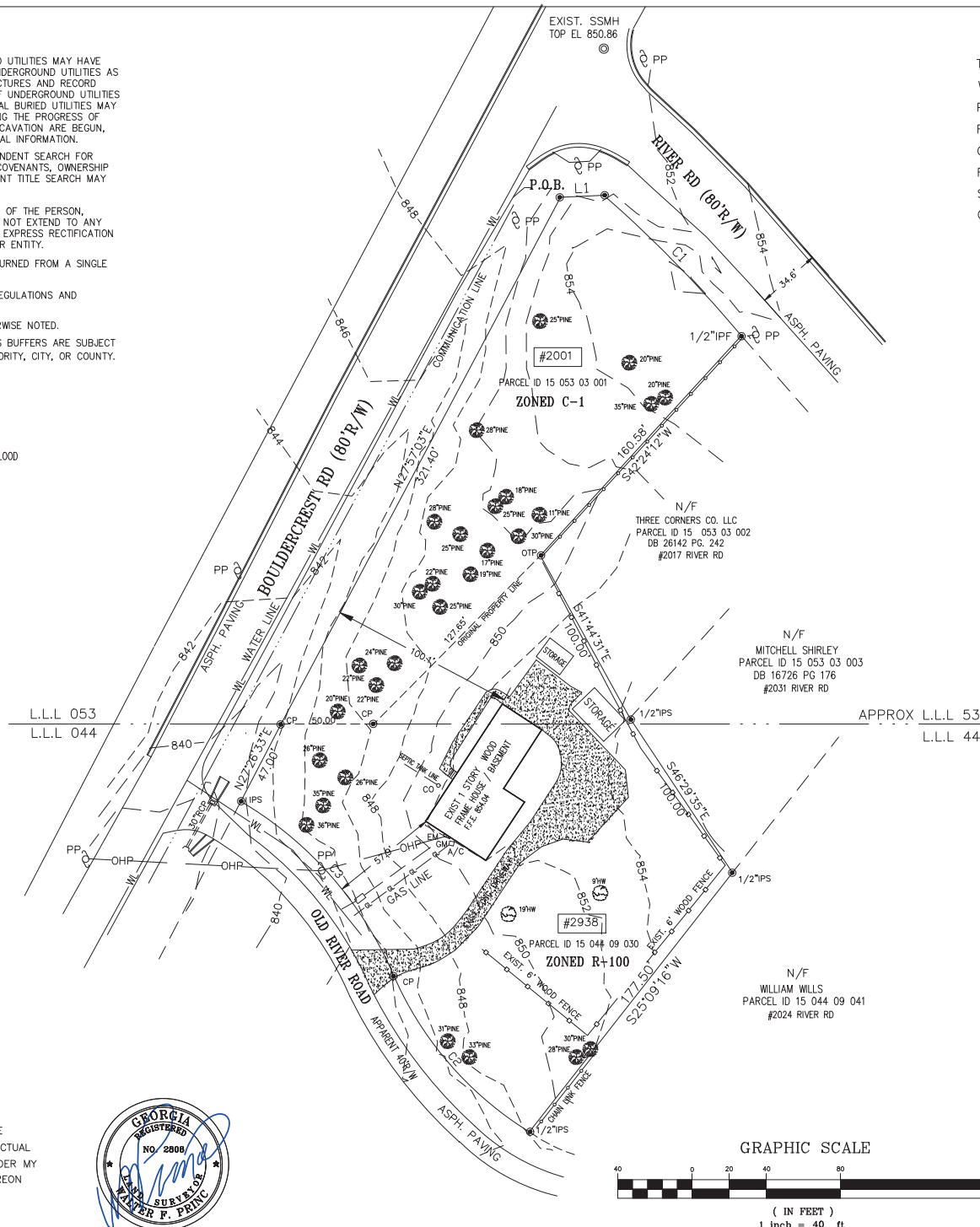
LEGEND

P.O.B. POINT OF BEGINNING
P.O.R. POINT OF REFERENCE
O.H.P. OVERHEAD POWER LINE
P.P. POWER POLE
L.L.L. LAND LOT LINE
I.P.F. 1/2" IRON PIN FOUND
I.P.S. 1/2" IRON PIN SET
OTF OPEN TOP FOUND
T.L.P. TRAFFIC LIGHT POLE
C.L. CENTER LINE
⊙ LOT NUMBER
W.M. WATER METER
E. GUY WIRE
EM ELECTRIC METER
T/B TELEPHONE BOX
C/B CABLE BOX
G.M. GAS METER
CTF CRIMP TOP FOUND
TLP TRAFFIC LIGHT POLE
AIF ANGLE IRON FOUND
CP COMPUTER POINT

NOTE:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 65,580 FEET AND AN ANGULAR ERROR OF 00 00'06" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1: 193,383 FEET

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION: THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN:



THE SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67

LINE LENGTH		
LINE	TABLE	BEARING
L1	23.35	N87°18'04\"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	106.01	698.00	S44°23'28\"E	105.91
C2	112.37	188.30	N41°04'57\"W	110.71
C3	127.94	200.42	N41°07'47\"W	125.78

LOTS AREA

#2001
26,151. sq.ft.
0.600 acres

#2938
40,276. sq.ft.
0.924 acres

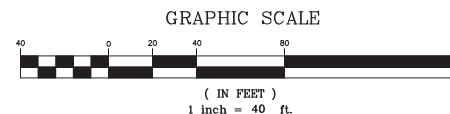
TOTAL LOT AREA
66,427. sq.ft.
1.524 acres

BOUNDARY OF EXISTING CONDITION FOR:

SAVE HAVEN TRANSITIONAL INC.
2001 RIVER RD & (PI 15 053 03 001)
2938 BOULDECREST (PI 15 044 09 030)
LL 44 & 53 15th DISTRICT
DEKALB COUNTY GEORGIA
SCALE 1\"= 40' DATE SURVEY PLAT 1/31/22
REVISED 3/29/22

HURD PRINCE & ASSOCIATES, INC.

Consulting Planners & Surveyors
110 MLK SR HERITAGE TRAIL
STOCKBRIDGE, GEORGIA 30281-3424
Phone (678)-782-7737 CELL (404) 372-7304



REZONING APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF DEKALB COUNTY
LETTER OF APPLICATION
SAFE HAVEN
3/8/2023

The Legal Description of property

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 44 and 53 of the 15th District of DeKalb County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" re-bar located at the intersection of the Northeasterly right of way line of Old River Road and the Easterly right of way line of Bouldercrest Road; run thence North 15 degrees, 57 minutes, 28 seconds East along the Easterly right of way line of Bouldercrest Road a distance of 47.0 feet to a 1/2" re-bar; continue thence North 17 degrees, 10 minutes, 03 seconds East along the Easterly right of way line of Bouldercrest Road a distance of 395.9 feet to a 1/2" re-bar located on the Southwesterly right of way line of River Road; run thence South 35 degrees, 13 minutes, 12 seconds East along the Southwesterly right of way line of River Road a distance of 157.60 feet to a 1/2" re-bar; run thence South 29 degrees, 44 minutes West a distance of 160.39 feet to a 2" pipe; run thence South 41 degrees, 44 minutes, 31 seconds East a distance of 100.0 feet to a 2 1/2" post; run thence South 46 degrees, 29 minutes, 35 seconds East a distance of 100.0 feet to a post; run thence South 25 degrees, 09 minutes, 16 seconds West a distance of 177.5 feet to a 1/2" re-bar located on the Northeasterly right of way line of Old River Road; run thence in a Northwesterly direction along the Northeasterly right of way line of Old River Road and following the curvature thereof an arc distance of 257.0 feet (said arc being subtended by a chord bearing North 54 degrees, 01 minutes, 32 seconds West a distance of 253.13 feet) to a 1/2" re-bar located at the intersection of the Northeasterly right of way line of Old River Road and the Easterly right of way line of Bouldercrest Road and the Point of Beginning; being more fully shown on survey prepared for Faith Deliverance Tabernacle by Eston Pendley & Assoc., Inc., dated June 4, 1996, which survey shows the tract contains 1.766 acres.

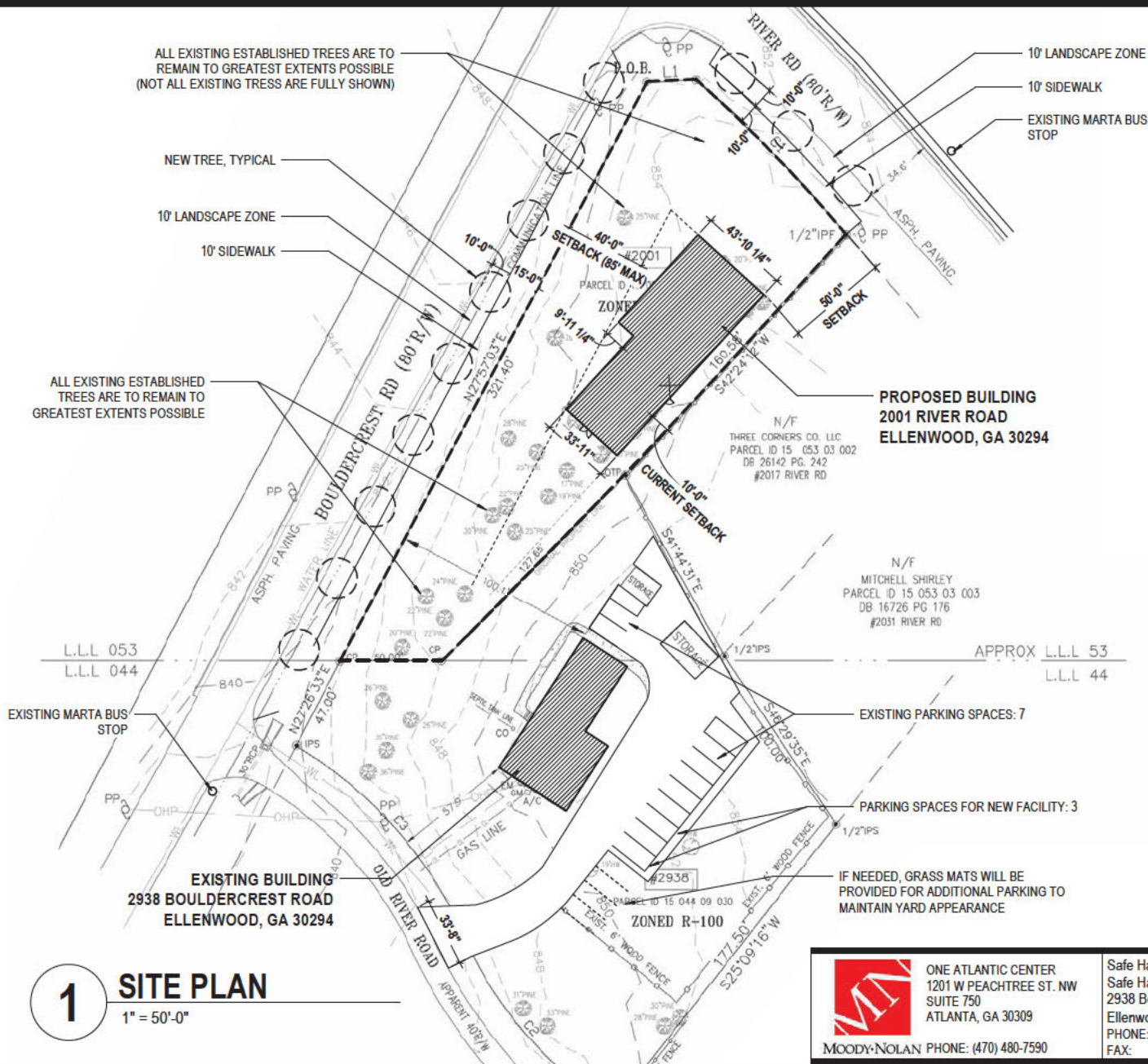
ALL EXISTING ESTABLISHED TREES ARE TO REMAIN TO GREATEST EXTENTS POSSIBLE
(NOT ALL EXISTING TREES ARE FULLY SHOWN)

NEW TREE, TYPICAL

10' LANDSCAPE ZONE

10' SIDEWALK

ALL EXISTING ESTABLISHED TREES ARE TO REMAIN TO GREATEST EXTENTS POSSIBLE



GENERAL NOTES

1. SITE IMPROVEMENTS SHOWN ARE CONCEPTUAL AND INTENDED ONLY TO COMMUNICATE DESIGN INTENT TO COMPLY WITH OVERLAY DISTRICT DESIGN REGULATIONS; ALL SITE IMPROVEMENTS SHALL BE FULLY DESIGNED BY A CIVIL ENGINEER IN ACCORDANCE WITH OVERLAY REGULATIONS AFTER REZONING.
2. ALL EXISTING ESTABLISHED TREES ARE TO REMAIN TO THE GREATEST EXTENTS POSSIBLE. CONSTRUCTION SHALL LIMIT DISTURBANCE OF TREE ROOT ZONES AND SHALL MINIMIZE REMOVAL THROUGHOUT

LOTS AREA

#2001
26,151. sq.ft.
0.600 acres

#2938
40,276. sq.ft.
0.924 acres

TOTAL LOT AREA
66,427. sq.ft.
1.524 acres



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ONE ATLANTIC CENTER
1201 W PEACHTREE ST. NW
SUITE 750
ATLANTA, GA 30309

MOODY-NOLAN PHONE: (470) 480-7590

Safe Haven Empowerment Center
Safe Haven Transitional, Inc.
2938 Bouldercrest Road
Ellenwood, Ga 30294

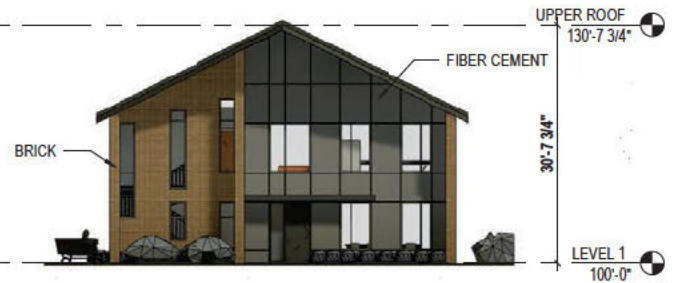
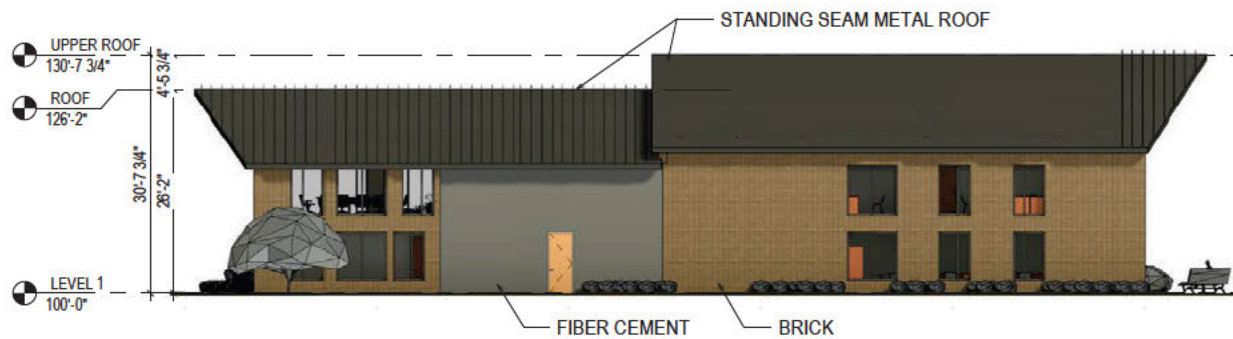
PHONE: (###) ###-####
FAX: (###) ###-####

ISSUED WITH XXXX	SHEET REVISED XXXX
SKETCH NUMBER A.1	
PROJ # M21358.00	DRAWN BY Author
	DATE 3/9/23



1 WEST ELEVATION (BOULDERCREST RD)
1/16" = 1'-0"

2 NORTH ELEVATION (RIVER RD)
1/16" = 1'-0"



4 EAST ELEVATION
1/16" = 1'-0"

3 SOUTH ELEVATION - MAIN ENTRY
1/16" = 1'-0"



SOUTHWEST PERSEPCTIVE

VIEW FROM BOULDERCREST ROAD



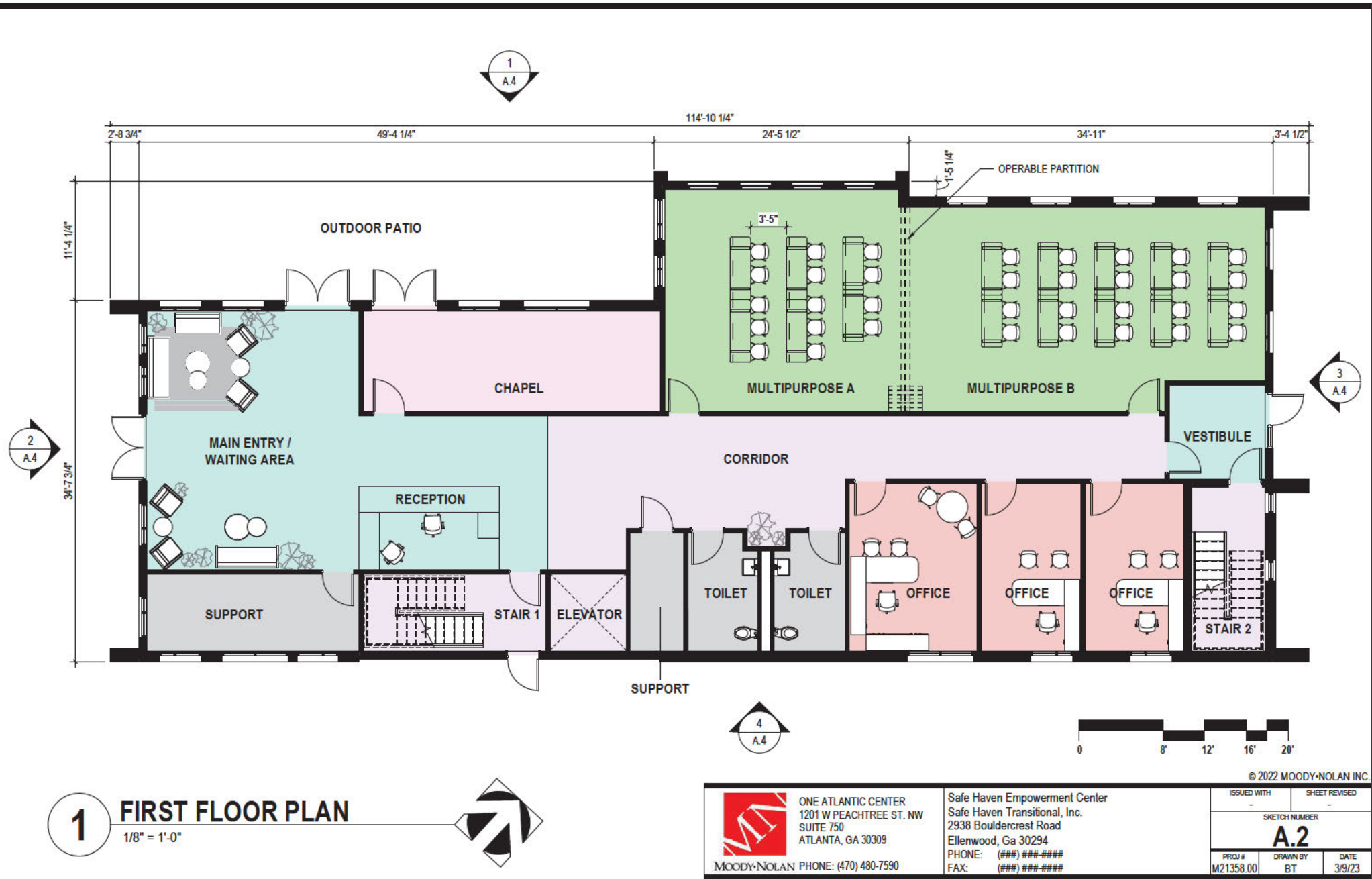
NORTHEAST PERSEPCTIVE

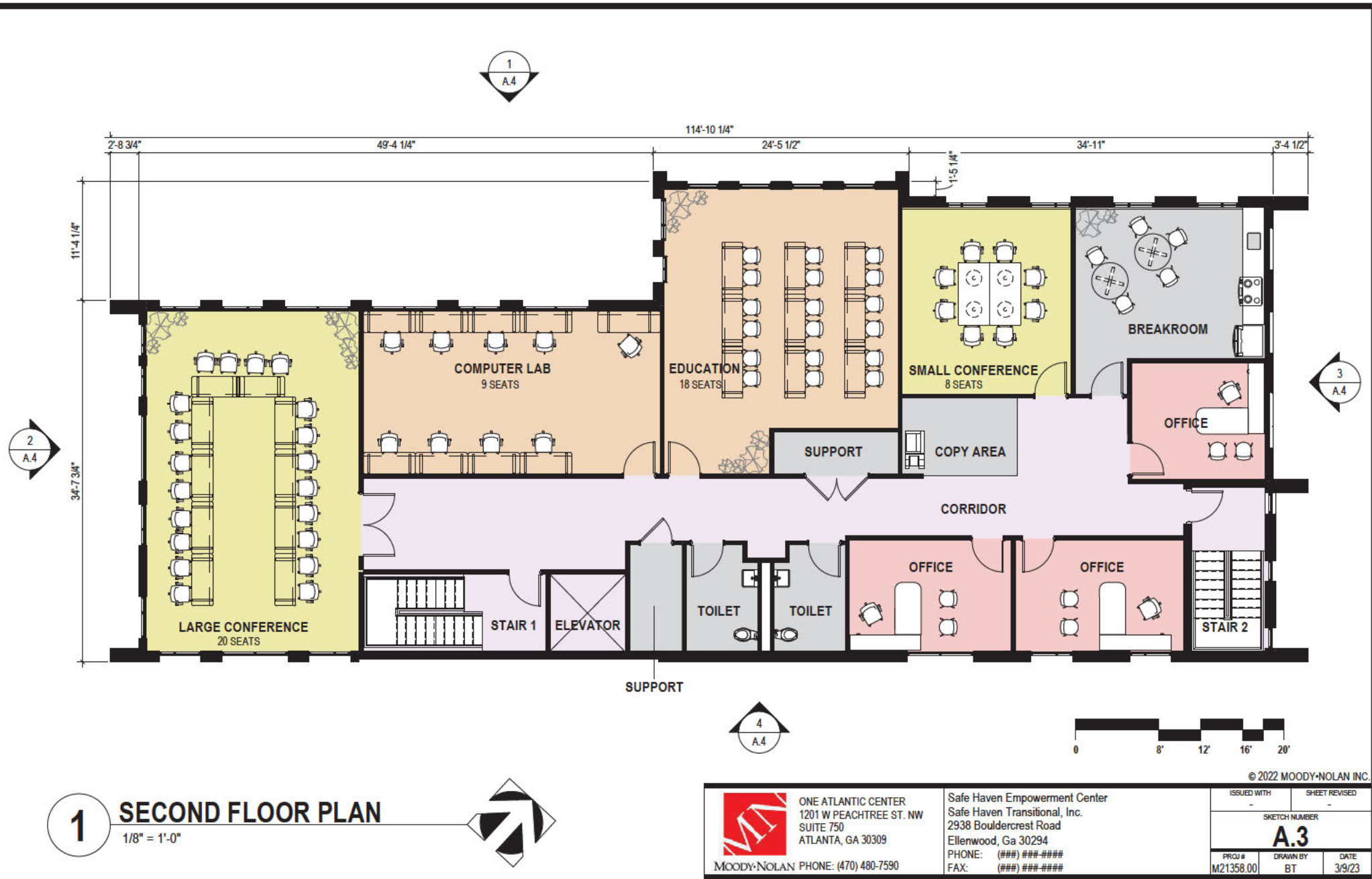
VIEW FROM RIVER ROAD

NOTE: FENCE DESIGN SHOWN IS TO BE
UPDATED (RECONFIGURED & REDUCED)
TO ALIGN WITH OVERLAY DISTRICT
DESIGN REGULATIONS

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 ONE ATLANTIC CENTER 1201 W PEACHTREE ST. NW SUITE 750 ATLANTA, GA 30309 MOODY•NOLAN PHONE: (470) 480-7590	Safe Haven Empowerment Center Safe Haven Transitional, Inc. 2938 Bouldercrest Road Ellenwood, Ga 30294 PHONE: (###) ###-#### FAX: (###) ###-####		ISSUED WITH	SHEET REVISED
			SKETCH NUMBER	
			A.6	
PROJ # M21358.00	DRAWN BY EP/EJ	DATE 3/9/23		







WEST ELEVATION

VIEW FROM BOULDERCREST ROAD



SOUTH ELEVATION

VIEW FROM OLD RIVER ROAD

2938 BOULDERCREST RD EXISTING FACILITY

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Safe Haven Transitional, Inc.
2938 Bouldercrest Road
Ellenwood, Ga 30294
PHONE: (###) ###-####
FAX: (###) ###-####

ISSUED WITH	SHEET REVISED	
-	-	
SKETCH NUMBER		
A.7		
PROJ #	DRAWN BY	DATE
21358.00	EP/EJ	3/9/23

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

PRE-APPLICATION FORM

REZONE, SPECIAL LAND USE PERMIT, MAJOR MODIFICATION, & LAND USE AMENDMENTS

(Required prior to filing application. Signed copy of this form must be submitted at filing.)

Applicant(s) Name: _____ Phone: _____

Email: _____ Commission District(s): _____

Property Address: _____

Tax Parcel ID: _____ Acreage: _____

Existing Use: _____ Proposed Use: _____

Supplemental Regs: _____ Overlay District: _____

Rezoning: Existing Zoning: _____ Proposed Zoning: _____

DRI: _____ Square Footage/Number of Units: _____

Rezoning Request: _____

Land Use Amendment - Existing Land Use: _____ Proposed Land Use: _____ Consistent Inconsistent

Land Use Amendment Request: _____

Special Land Use Permit Special Land Use Permit Article Number(s) 27- _____

Special Land Use Request(s): _____

PCH/CCI: Use both of these links to search & identify other "Personal Care Homes" (PCH) and/or "Child Care Institution" (CCI) [Child Care Distance Measuring Tool](#) and [PCH-CLA Distance Measuring Tool](#) Select both of those types on the left-hand side and then click "search".

Major Modification: Existing Zoning Conditions: _____

Major Modification Request: _____

Condition(s) to be modified (if applicable): _____

Planner: _____ Date: _____