

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

Commission District(s): 3 and 6

Application of Eisenhower Services, Inc. c/o Tracy Swearington, Sr. to rezone property from Tier 4a of the Bouldercrest Overlay District within the Soapstone Historic District with an underlying M (Industrial) zoning district to Tier 5 of the Bouldercrest Overlay District within the Soapstone Historic District with an underlying R-100 (Residential Medium Lot-100) zoning district to allow for a single-family, residential development, at 1680, 1690 and 1700 Henrico Road.

PETITION NO: D5-2026-0151 Z-26-1247931

PROPOSED USE: Single-family residential development.

LOCATION: 1680, 1690 and 1700 Henrico Road, Conley, GA 30288

PARCEL NO. : 15 046 01 001; 15 046 01 006; 15 046 01 005

INFO. CONTACT: John Reid, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Eisenhower Services, Inc. c/o Tracy Swearington, Sr. to rezone property from Tier 4a of the Bouldercrest Overlay District within the Soapstone Historic District with an underlying M (Industrial) zoning district to Tier 5 of the Bouldercrest Overlay District within the Soapstone Historic District with an underlying R-100 (Residential Medium Lot-100) zoning district to allow for a single-family, residential development.

RECOMMENDATION:

COMMUNITY COUNCIL: (June 2026) Full-Cycle Deferral. Feb. 2026) Denial.

PLANNING COMMISSION: (July 7, 2026) Denial. (March 3, 2026) No Recommendation.

PLANNING STAFF: Approval w/Conditions_rev. 07.30.2026. (March 2026) Two-Cycle Deferral.

STAFF ANALYSIS: (08.13.2026 BOC) The BOD was adopted by the Board of Commissioners on March 22, 2013. The two primary industrial tiers include Tier 4 and Tier 4a. Tier 4A of the BOD is the industrial area along the east side of I-675 and west of the existing Georgia Power Overhead Utility Easement located south of I-285 and north of Cedar Grove Road. Because Tier 4A is only separated from residential neighborhoods by the utility easement, uses and standards are more stringent in this tier. Tier 4a is adjacent to Tier 5 which is a single-family residential tier to the east and, at this location, is currently developed with a single-family residential subdivision (Westside Place and Bouldercrest Phase 2). The remainder of Tier 4a appears to be developed with industrial uses including truck parking. There are many competing goals emanating from the 2050 Comprehensive Plan and the Bouldercrest Overlay District that should be considered in the staff recommendation for this project. Given these goals and the subject properties' proximity to existing single-family neighborhoods and frontage along two interstates and a truck route, it appears that either industrial or single-family residential may be appropriate on these properties. Some additional considerations regarding the application are as follows: Goals or determinations in support of this project: The proposed single-family project is consistent with the 2050 Comprehensive Plan's goal of encouraging "new and diverse housing types to help the county meet market demand and support continued growth" (Page 14, 2050 Comprehensive Plan Housing Opportunities) The single-family residential subdivisions built circa 2005/2006 abutting the subject properties to the east (Westside Place and Bouldercrest

Phase 2) appear to be a stable neighborhood, in good condition since the adoption of the BOD in 2013. New construction of single-family homes is consistent with the purposes and intent of the BOD to “improve the visual appearance and increase property values in the BOD community” (Sec 3.39.1.A.6, Statement of Purpose and Intent, Bouldercrest Overlay District). The proposed new residential development is consistent with the purpose and intent of the BOD to “enhance the long-term viability of the district by encouraging new commercial, industrial, and residential developments that increase the tax base and provide employment opportunities for the citizens of DeKalb County”. (Page Sec 3.39.1.A.7, State of Purpose and Intent, Bouldercrest Overlay District)

No industrial development has occurred on the subject properties since the BOD was originally established in 2013 calling into question the viability of industrial uses at this location. Since the subject properties fall at the northern edge of Tier 4a and most of the remaining Tier 4a areas to the south are developed with industrial uses/truck parking uses, it does not appear that changing to a residential Tier 5 will adversely impact the viability of the remaining Tier 4a or the BOD. Goals or determinations in opposition to this project: Typically, properties located along a truck route (Henrico Road) with frontage along two interstates (I-675 and I-285) are more suited for commercial or industrial uses. However, the subject properties do not have direct access to these interstates. There is already a strong zoning boundary line of demarcation between Tier 4a Industrial and Tier 5 Residential that extends to the south, almost to Cedar Grove Road. LIND Character areas encourage “locating industrial centers in areas with good access to interstates and truck routes, and to direct industrial development to existing industrial districts, especially sites with limited negative environmental impacts” (Page 51, LIND Character Area Goals). The encroachment of residential into industrial zoned lands could set a precedent for similar future encroachments, however it appears that most of the Tier 4a lands have already been developed so this risk may be overstated. The LIND Character area calls for “conducting small area plans and freight cluster studies to better define industrial areas and address transitions and traffic impacts” (Page 51, LIND Character Area Goals, 2050 Comprehensive Plan). A community led small area planning initiative is currently underway which includes the subject properties. The properties fronting Henrico Road abutting the east and west side of one of the subject properties (1680 Henrico Road) currently contain truck parking. If approved, residents of the new single-family project will be accessing a heavy truck route and may encounter potential visual, traffic, and noise impacts from adjacent industrial uses. However, the existing neighborhood would have similar or more intense impacts in the future if these parcels were developed as currently entitled. The following findings address each of the applicable standards and factors under Section 27-7.3.5 of the DeKalb County Zoning Ordinance governing review of proposed rezoning applications.

A. Conformity with the policy and intent of the Comprehensive Plan. Upon adoption of the companion land use amendment converting two parcels from Light Industrial (LIND) to Suburban (SUB), all three subject properties will be consistent with the Suburban character area designation, which supports single-family residential development at the proposed density of 2 units per acre. The proposal directly advances the 2050 Comprehensive Plan's housing goals to encourage new and diverse housing types to meet market demand (2050 Comprehensive Plan, Housing Opportunities, p. 14).

B. Whether the proposed use is suitable in view of adjacent and nearby development. The subject properties are directly adjacent to and contiguous with established single-family residential subdivisions (Westside Place and Bouldercrest Phase 2) to the east, which are developed under the same Tier 5 BOD / R-100 zoning district being requested. The proposed use is compatible in character, density, and zoning classification with the immediately adjoining neighborhood. Industrial uses to the south are separated by proposed open space strips and the site's internal access and configuration, which adequately buffer the subject properties from adjacent truck parking operations. Additionally, there are two county-initiated rezoning requests adjacent to the subject properties at 1670 and 1734 Henrico Road which, if rezoned to residential, could provide additional buffering and could further minimize or eliminate adverse impacts between industrial and residential uses.

C. Whether the property has a reasonable economic use as currently zoned. The three subject properties have remained vacant under M (Light Industrial) zoning since the Bouldercrest Overlay District was established in 2013 (more than twelve years) with no industrial development occurring during that period. The absence of any development activity over this duration indicates the properties do not have a viable economic use under the current zoning.

D. Whether the proposal will adversely affect the existing use or usability of adjacent or nearby property. The proposed single-family development is consistent with and complementary to the existing residential neighborhood to the east and will not diminish the usability of those properties. Industrial uses to the south are separated by proposed open space strips and the site's internal access road configuration, which adequately buffer the subject properties from adjacent truck parking operations.

E. Whether

other existing or changing conditions support approval or disapproval. The ongoing Bouldercrest Small Area Plan process, anticipated for adoption in late 2026, reflects the county's recognition that land use transitions in this corridor are appropriate and overdue. The twelve-year vacancy of these properties under industrial zoning, combined with the corridor's proximity to established residential uses, represents a changing condition that supports approval of the residential rezone. F. Whether the proposal will adversely affect historic buildings, sites, districts, or archaeological resources. The subject properties are located within the Soapstone archeological district. The applicant appeared before the DeKalb County Historic Preservation Commission on July 20, 2026. Comments from the HPC included the following: 1. Applicant needs to explain in study methodology how they were able to do systematic field shovel tests to the subsoil in an area that is very rocky with lots of trees. 2. Mitigation might be especially appropriate on the eastern property boundary; maybe consider having open space in this area because that would provide a buffer for whatever is left of the two potential historic sites identified in the study; 3. Prepare for an archaeological monitor to be on-site during construction. G. Whether the proposal will result in excessive or burdensome use of streets, utilities, or schools. The DeKalb County Transportation Department has reviewed the proposal and provided conditions of approval addressing right-of-way dedication, pedestrian infrastructure, and sight distance requirements along Henrico Road, which will adequately mitigate traffic impacts from the proposed 33-lot subdivision. Intergovernmental review has confirmed no school capacity concerns with the proposed residential zoning. H. Whether the proposal adversely impacts the environment or surrounding natural resources. No significant environmental constraints, wetlands, floodplain, or protected natural resources have been identified on the subject properties that would be adversely impacted by the proposed residential development. Standard land disturbance permit requirements and stormwater management conditions will apply at the time of development plan approval. Notwithstanding the competing land use considerations identified above, the overarching housing policy goals of the 2050 Comprehensive Plan, the twelve-year absence of industrial development on the subject properties, the compatibility of the proposed use with the established residential neighborhood to the east, and the site's demonstrated ability to meet BOD Tier 5 and R-100 development standards collectively support a recommendation of approval. Therefore, based on review of the applicable criteria under Section 27-7.3.5 of the DeKalb County Zoning Ordinance, it is the recommendation of the Planning & Sustainability Department that application Z-26-1247931 be ***“Approved, with the attached conditions”***.

PLANNING COMMISSION VOTE: (July 7, 2026) Denial 6-0-2. Motion was made by Commissioner Costello, seconded by Commissioner Moore for denial. Commissioner Cooper & Commissioner Williams abstained. **(March 3, 2026) No Recommendation (4-3-0).** Motion was made by Commissioner Costello, seconded by Commissioner Zou for denial. Commissioners Murphy, Osler and Patton opposed.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (June 2026) Full-Cycle Deferral (7-0-0) to allow time for a Small Area Plan (SAP) to be adopted so that the proposal can be reviewed against the SAP goals and recommendations. **(February 2026) Denial 11-0-0.** The Council recommended denial due to concerns over loss of industrial property and that residential use was not appropriate in this industrial location where there is lots of truck traffic along Henrico Road. The Council was supportive of more single-family residential housing in appropriate locations in District 3.

Z-26-1247931 (2026-0151)
Recommended Conditions_08.13.2026
1680, 1690, & 1700 Henrico Rd, Conley, GA 30228

If approved, future residents of the proposed subdivision will access the development via Henrico Road, a heavy truck route, and will be in proximity to adjacent truck parking operations south of the site. Conditions of approval address buffering along the access corridor. Staff notes that, conversely, if the properties remain under industrial zoning, the existing residential neighborhood to the east would face continued or more intense industrial land use pressure in close proximity.

1. **Maximum density:** The development shall not exceed thirty-three (33) single-family detached lots.
2. **Minimum open space:** A minimum of twenty percent (20%) of the total site area shall be preserved as open space.
3. **Open space buffers:** Open space strips shall be provided along both the east and west sides of the internal access road, extending from Henrico Road to Lot #6, as shown on the approved conceptual site plan dated March 30, 2026 (revised submission June 9, 2026).
4. **Internal street - private (preferred) or public:** Internal streets shall be private. If the applicant elects to dedicate internal streets as public, the following Transportation Department standards shall apply, in accordance with Zoning Code Section 5.4.3 and Land Development Code Section 14-190:
 - a. Minimum right-of-way dedication: 55 feet total, or such width that all public infrastructure is contained within the right-of-way, whichever is greater.
 - b. Pavement width: 24 feet, with curb and gutter.
 - c. Pedestrian infrastructure: 6-foot landscape strip with a 5-foot sidewalk. Streetlights required.
5. **Henrico Road frontage improvements:** The following improvements are required along the Henrico Road frontage, in accordance with Zoning Code Section 5.4.3 and Land Development Code Section 14-190.
6. **Minimum right-of-way dedication:** 35 feet from centerline, or such width that all public infrastructure is contained within the right-of-way, whichever is greater.
7. **Multi-use path (preferred):** 10-foot landscape strip with a 10-foot multi-use path, with a minimum 5 feet of landscape strip between the back of curb and the path.
8. **Alternative:** 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane, with a minimum 5 feet of landscape strip between the back of curb and the sidewalk.
9. **All intersections shall meet AASHTO sight distance requirements based on applicable speed limits.** All poles, utility infrastructure, and other obstructions shall be relocated outside of the multi-use path or sidewalk corridor.

10. **Internal roundabout:** Any internal roundabout shall be designed as single-lane and single-direction.

11. **Entrance location review:** The applicant shall coordinate with the DeKalb County Transportation Department regarding the entrance location on Henrico Road prior to final plat approval, given horizontal and vertical curve conditions along the site frontage. Entrance location shall comply with Transportation Department sight distance requirements.

Staff contact for Transportation conditions: DeKalb County Transportation Department, Planning & Development Division.

Planning Commission Hearing Date: July 7, 2026
Board of Commissioners Hearing Date: August 13, 2026

STAFF ANALYSIS

CASE NO.:	Z-26-1247931	File ID #: 2026-0151
Address:	1680, 1690, & 1700 Henrico Rd, Conley, GA 30228	Commission Districts: 3 & 6
Parcel ID(s):	15 046 01 001; 15 046 01 005; & 15 046 01 006	
Request:	To rezone property from Tier 4a of the Bouldercrest Overlay District (BOD) within the Soapstone Historic District with an underlying zoning of M (Light Industrial) district to Tier 5 of the BOD within the Soapstone Historic District with an underlying R-100 (Residential Medium Lot-100) zoning district to allow for single-family detached residential development.	
Property Owner(s):	7 Stone Capital LLC	
Applicant/Agent:	Tracy Swearington	
Acreage:	36.77 acre	
Existing Land Use:	Vacant Land	
Surrounding Properties:	North: Interstate 285; South: Truck Parking & Warehousing East: Single-family detached subdivision; West: Interstate 675	
Adjacent Zoning:	North: I-285 South: Tier 4a BOD/M; East: Tier 5 BOD/R-100 ; West: I-675	
Proposed Comp Plan:	SUBURBAN (SUB) <u> X </u> Consistent <u> </u> Inconsistent	

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

BACKGROUND:

The request is to rezone three properties from Tier 4a of the Bouldercrest Overlay District (BOD) with an underlying zoning of M (Light Industrial) district to Tier 5 of the BOD with an underlying R-100 (Residential Medium Lot-100) zoning district to allow for single-family detached residential development. One of the three subject properties currently falls within a land use designation of Suburban (SUB), while the other two properties are located in a Light Industrial (LIND) Character Area. There is a companion land use amendment to change the other two parcels from LIND Character Area to Suburban (SUB) Character area.

The applicant submitted a revised plan (dated June 9th, 2026) since the March Board of Commissioner public hearing which address Staff's concerns relating to compliance with the Bouldercrest Overlay District and R-100 requirements. The application proposes thirty-three (33) single-family lots on 15 acres for a density of 2 units per acre. It appears that the site can accommodate single-family development and comply with most or all of the development requirements of the BOD.

STAFF ANALYSIS:

The BOD was adopted by the Board of Commissioners on March 22, 2013. The two primary industrial tiers include Tier 4 and Tier 4a. Tier 4A of the BOD is the industrial area along the east side of I-675 and west of the existing Georgia Power Overhead Utility Easement located south of I-285 and north of Cedar Grove Road. Because Tier 4A is only separated from residential neighborhoods by the utility easement, uses and standards are more stringent in this tier. Tier 4a is adjacent to Tier 5 which is a single-family residential tier to the east and, at this location, is currently developed with a single-family residential subdivision (Westside Place and Bouldercrest Phase 2). The remainder of Tier 4a appears to be developed with industrial uses including truck parking.

There are many competing goals emanating from the 2050 Comprehensive Plan and the Bouldercrest Overlay District that should be considered in the staff recommendation for this project. Given these goals and the subject properties' proximity to existing single-family neighborhoods and frontage along two interstates and a truck route, it appears that either industrial or single-family residential may be appropriate on these properties. Some additional considerations regarding the application are as follows:

Goals or determinations in support of this project:

1. The proposed single-family project is consistent with the 2050 Comprehensive Plan's goal of encouraging *"new and diverse housing types to help the county meet market demand and support continued growth"* (Page 14, 2050 Comprehensive Plan Housing Opportunities)
2. The single-family residential subdivisions built circa 2005/2006 abutting the subject properties to the east (Westside Place and Bouldercrest Phase 2) appear to be a stable neighborhood, in good condition since the adoption of the BOD in 2013.
3. New construction of single-family homes is consistent with the purposes and intent of the BOD to *"improve the visual appearance and increase property values in the BOD community"* (Sec 3.39.1.A.6, Statement of Purpose and Intent, Bouldercrest Overlay District).
4. The proposed new residential development is consistent with the purpose and intent of the BOD to *"enhance the long term viability of the district by encouraging new commercial, industrial, and residential developments that increase the tax base and provide employment opportunities for the citizens of DeKalb County"*. (Page Sec 3.39.1.A.7, State of Purpose and Intent, Bouldercrest Overlay District)
5. No industrial development has occurred on the subject properties since the BOD was originally established in 2013 calling into question the viability of industrial uses at this location.
6. Since the subject properties fall at the northern edge of Tier 4a and most of the remaining Tier 4a areas to the south are developed with industrial uses/truck parking uses, it does not appear that changing to a residential Tier 5 will adversely impact the viability of the remaining Tier 4a or the BOD.

Goals or determinations in opposition to this project:

Typically, properties located along a truck route (Henrico Road) with frontage along two interstates (I-675 and I-285) are more suited for commercial or industrial uses. However, the subject properties do not have direct access to these interstates. There is already a strong zoning boundary line of demarcation between Tier 4a Industrial and Tier 5 Residential that extends to the south, almost to Cedar Grove Road. LIND Character areas encourage *"locating industrial centers in areas with good access to interstates and truck routes, and to direct industrial development to existing industrial districts, especially sites with limited negative environmental impacts"* (Page 51, LIND Character Area Goals).

1. The encroachment of residential into industrial zoned lands could set a precedent for similar future encroachments, however it appears that most of the Tier 4a lands have already been developed so this risk may be overstated.
2. The LIND Character area calls for “conducting small area plans and freight cluster studies to better define industrial areas and address transitions and traffic impacts” (Page 51, LIND Character Area Goals, 2050 Comprehensive Plan). A community led small area planning initiative is currently underway which includes the subject properties.
3. The properties fronting Henrico Road abutting the east and west side of one of the subject properties (1680 Henrico Road) currently contain truck parking. If approved, residents of the new single-family project will be accessing a heavy truck route and may encounter potential visual, traffic, and noise impacts from adjacent industrial uses. However, the exiting neighborhood would have similar or more intense impacts in the future if these parcels were developed as currently entitled.

FINDINGS OF FACT:

The following findings address each of the applicable standards and factors under Section 27-7.3.5 of the DeKalb County Zoning Ordinance governing review of proposed rezoning applications.

A. Conformity with the policy and intent of the Comprehensive Plan.

Upon adoption of the companion land use amendment converting two parcels from Light Industrial (LIND) to Suburban (SUB), all three subject properties will be consistent with the Suburban character area designation, which supports single-family residential development at the proposed density of 2 units per acre. The proposal directly advances the 2050 Comprehensive Plan's housing goals to encourage new and diverse housing types to meet market demand (2050 Comprehensive Plan, Housing Opportunities, p. 14).

B. Whether the proposed use is suitable in view of adjacent and nearby development.

The subject properties are directly adjacent to and contiguous with established single-family residential subdivisions (Westside Place and Bouldercrest Phase 2) to the east, which are developed under the same Tier 5 BOD / R-100 zoning district being requested. The proposed use is compatible in character, density, and zoning classification with the immediately adjoining neighborhood. Industrial uses to the south are separated by proposed open space strips and the site's internal access and configuration, which adequately buffer the subject properties from adjacent truck parking operations. Additionally, there are two county-initiated rezoning requests adjacent to the subject properties at 1670 and 1734 Henrico Road which, if rezoned to residential, could provide additional buffering and could further minimize or eliminate adverse impacts between industrial and residential uses.

C. Whether the property has a reasonable economic use as currently zoned.

The three subject properties have remained vacant under M (Light Industrial) zoning since the Bouldercrest Overlay District was established in 2013 — more than twelve years — with no industrial development occurring during that period. The absence of any development activity over this duration indicates the properties do not have a viable economic use under the current zoning.

D. Whether the proposal will adversely affect the existing use or usability of adjacent or nearby property.

The proposed single-family development is consistent with and complementary to the existing residential neighborhood to the east and will not diminish the usability of those properties. Industrial uses to the south are separated by proposed open space strips and the site's internal access road configuration, which adequately buffer the subject properties from adjacent truck parking operations.

E. Whether other existing or changing conditions support approval or disapproval.

The ongoing Bouldercrest Small Area Plan process, anticipated for adoption in late 2026, reflects the county's recognition that land use transitions in this corridor are appropriate and overdue. The twelve-year vacancy of these properties under industrial zoning, combined with the corridor's proximity to established residential uses, represents a changing condition that supports approval of the residential rezone.

F. Whether the proposal will adversely affect historic buildings, sites, districts, or archaeological resources.

The subject properties are located within the Soapstone archeological district. The applicant appeared before the DeKalb County Historic Preservation Commission on July 20, 2026. Comments from the HPC included the following: 1. Applicant needs to explain in study methodology how they were able to do systematic field shovel tests to the subsoil in an area that is very rocky with lots of trees. 2. Mitigation might be especially appropriate on the eastern property boundary; maybe consider having open space in this area because that would provide a buffer for whatever is left of the two potential historic sites identified in the study; 3. Prepare for an archaeological monitor to be on-site during construction.

G. Whether the proposal will result in excessive or burdensome use of streets, utilities, or schools.

The DeKalb County Transportation Department has reviewed the proposal and provided conditions of approval addressing right-of-way dedication, pedestrian infrastructure, and sight distance requirements along Henrico Road, which will adequately mitigate traffic impacts from the proposed 33-lot subdivision. Intergovernmental review has confirmed no school capacity concerns with the proposed residential zoning.

H. Whether the proposal adversely impacts the environment or surrounding natural resources.

No significant environmental constraints, wetlands, floodplain, or protected natural resources have been identified on the subject properties that would be adversely impacted by the proposed residential development. Standard land disturbance permit requirements and stormwater management conditions will apply at the time of development plan approval.

RECOMMENDATIONS:

Notwithstanding the competing land use considerations identified above, the overarching housing policy goals of the 2050 Comprehensive Plan, the twelve-year absence of industrial development on the subject properties, the compatibility of the proposed use with the established residential neighborhood to the east, and the site's demonstrated ability to meet BOD Tier 5 and R-100 development standards collectively support a recommendation of approval.

Therefore, based on review of the applicable criteria under Section 27-7.3.5 of the DeKalb County Zoning Ordinance, it is the recommendation of the Planning & Sustainability Department that application Z-26-1247931 be ***“Approved, with the following conditions”***:

If approved, future residents of the proposed subdivision will access the development via Henrico Road, a heavy truck route, and will be in proximity to adjacent truck parking operations south of the site. Conditions of approval address buffering along the access corridor. Staff notes that, conversely, if the properties remain under industrial zoning, the existing residential neighborhood to the east would face continued or more intense industrial land use pressure in close proximity.

1. **Maximum density:** The development shall not exceed thirty-three (33) single-family detached lots.
2. **Minimum open space:** A minimum of twenty percent (20%) of the total site area shall be preserved as open space.

3. **Open space buffers:** Open space strips shall be provided along both the east and west sides of the internal access road, extending from Henrico Road to Lot #6, as shown on the approved conceptual site plan dated March 30, 2026 (revised submission June 9, 2026).
4. **Internal street — private (preferred) or public:** Internal streets shall be private. If the applicant elects to dedicate internal streets as public, the following Transportation Department standards shall apply, in accordance with Zoning Code Section 5.4.3 and Land Development Code Section 14-190:
 - a. Minimum right-of-way dedication: 55 feet total, or such width that all public infrastructure is contained within the right-of-way, whichever is greater.
 - b. Pavement width: 24 feet, with curb and gutter.
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6. **Minimum right-of-way dedication:** 35 feet from centerline, or such width that all public infrastructure is contained within the right-of-way, whichever is greater.
7. **Multi-use path (preferred):** 10-foot landscape strip with a 10-foot multi-use path, with a minimum 5 feet of landscape strip between the back of curb and the path.
8. **Alternative:** 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane, with a minimum 5 feet of landscape strip between the back of curb and the sidewalk.
9. All intersections shall meet **AASHTO sight distance requirements** based on applicable speed limits. All poles, utility infrastructure, and other obstructions shall be relocated outside of the multi-use path or sidewalk corridor.
10. **Internal roundabout:** Any internal roundabout shall be designed as single-lane and single-direction.
11. **Entrance location review:** The applicant shall coordinate with the DeKalb County Transportation Department regarding the entrance location on Henrico Road prior to final plat approval, given horizontal and vertical curve conditions along the site frontage. Entrance location shall comply with Transportation Department sight distance requirements.

Staff contact for Transportation conditions: DeKalb County Transportation Department, Planning & Development Division.

R.S. Webb & Associates

Cultural Resource Management Consultants
2800 Holly Springs Parkway, Suite 200 • P.O. Drawer 1319
Holly Springs, Georgia 30142
Phone: 770-345-0706 • Fax: 770-345-0707

June 2, 2026

Mr. Ian Smith
7 Stone Capital, LLC
6655 Jenkins Road
Fairburn, Georgia 30213

**Subject: Letter Report of Findings - Phase I Archeological Survey
38.6-Acre Development Tract at R1680, R1690 and 1700 Henrico Road
Soapstone Ridge Local Historic District
Ellenwood, DeKalb County, Georgia
R.S. Webb & Associates No. 26-981-002**

Dear Mr. Smith:

INTRODUCTION

During April 2026, R.S. Webb & Associates (RSWA) conducted a Phase I archeological resources survey of a 38.6-acre development assemblage at R1680, R1690 and 1700 Henrico Road in DeKalb County, Georgia (Figures 1, 2 and 3). The project area lies entirely within the Soapstone Ridge Local Historic District, as designated under DeKalb County Code, Chapter 13.5. Because the project area is within this district, a Certificate of Appropriateness must be approved by the DeKalb County Historic Preservation Commission before ground disturbing work can be conducted. The goal of the current study was to provide DeKalb County with a professional opinion regarding the presence and significance of prehistoric archeological sites observed during the field survey, especially those exhibiting evidence of prehistoric soapstone procurement and/or use.

METHODOLOGY

Literature and Records Search: To determine if recorded archeological and/or historic resources are located within or adjacent to the project area, RSWA reviewed the following primary sources: the National Park Service (NPS) National Register of Historic Places (NRHP) database; and Georgia's Natural, Archaeological, and Historical Resources Geographic Information System (GNAHRGIS) database, which includes DeKalb County historic structures survey files and Georgia Archaeological Site File (GASF) records. Also consulted were Civil War maps and documents [i.e., Civil War Sites Advisory Commission (CWSAC) (1993, 2010); Davis *et al.* 1983; and Scaife 1993] and relevant historic maps/photography (AlabamaMaps.ua.edu, NETR.com and/or Google Earth).

Phase I Archeological Field Survey: The project area was surveyed using surface and subsurface techniques. These techniques were employed along survey transects spaced no more than 30 meters (m) (approximately 100 feet) apart. Severely disturbed areas were walked or avoided but not subjected to subsurface testing. Figure 4 shows the survey coverage.

Surface techniques included visual scanning of the landscape for boulders, outcrops and other features that might be indicative of archeological sites with surface indications. When boulders/

outcrops were encountered (on or off transect), they were inspected for rock type (i.e., soapstone versus other rock types) and for quarrying scars/features. Exposed/bare earth surfaces, such as trails, tree falls, and eroded areas, were examined for artifacts. Subsurface techniques included screened shovel testing which was limited to the study tract. Unless otherwise noted, shovel tests were excavated along the survey transects at 30-m intervals. Shovel testing involved the excavation of 30-by-30-centimeter (cm) (12-by-12-inch) units. Soils were screened through 0.64-cm (0.25-inch) hardware cloth to enhance the recovery of artifacts. Each shovel test was taken to sterile subsoil/substrate and the profile examined. Soil colors, textures, and depths of deposit were recorded for each shovel test.

RESULTS

Background Research

NRHP-listed Properties: NPS and GNAHRGIS databases indicate that there are no NRHP-listed historic resources located within 1.0 kilometers (km) (0.6 mile) of the project area. The NRHP-listed Soapstone Ridge Historic District is a 140-acre tract of land located more than 1.5 km east-northeast of the project area.

DeKalb County Local Historic Districts: As noted earlier, the project area lies entirely within DeKalb County's Soapstone Ridge Local Historic District (Figure 5). This local district boundary should not be confused with the boundaries of the above-referenced NRHP-listed Soapstone Ridge district.

Relevant Archeological Studies: Review of the GASF database indicates that at least eight previous cultural resources/archeological studies have been conducted within 1.0 km of the project area. Three of these studies encompass or traverse the current project area (Figure 5). The projects include: a Georgia State University archeological survey of an alternative route for Interstate 685 (Dickens and Carnes 1976) that encompasses the current project area; a fiber optic corridor survey that traverses the project area northwest-southeast (Thomas *et al.* 2000); and a bridge replacement survey Erikson (2006) that included the north end of the current project area.

Recorded Archeological Resources: During the Dickens and Carnes (1976) survey, eight pre-contact sites were recorded within 250 m of the current project area. Four of these sites are located within (9DA70); mostly within (9DA105); or marginal to (9DA50 and 9DA68) the project area (Figure 5). All four of these properties were recorded as soapstone quarries/workshops that likely date to the Late Archaic period. Though Dickens and Carnes (1976) made no NRHP-eligibility statements about the four sites, they did consider most of the soapstone-related pre-contact sites within their study corridor to be significant.

Thomas *et al.* (2000) recorded no new archeological sites during their fiber optic corridor survey where it passed through the current project area. Likewise, this survey found no evidence of pre-contact sites 9DA50 and 9DA105, which were very close to the corridor as it passed through the current project tract.

The Erikson (2006) survey identified no archeological resources within or near the current project area.

Historic Structures/Resources: No recorded historic structures or resources are located within the project area. The closest recorded historic structures are located approximately 630 m to the east-southeast (GNAHRGIS No. 203984) and 672 m to the southeast (GNAHRGIS No. 18734) (Figure 5).

Historic Cemeteries: No cemeteries are shown within at least 1.0 km of the project area, based on the maps reviewed [Bureau of Soils map (1914), Georgia Department of Transportation highway maps (1948, 1965), USGS 7.5-minute quadrangles (1954, PR 1968)].

Civil War Resources/Features: While considerable Civil War activity took place in DeKalb County, no recorded Civil War actions took place within at least 1.0 km of the project area (Civil War Sites Advisory Commission 1993, 2010).

Historic Maps and Aerial Photography: Review of maps from 1895 and 1914 show a railroad corridor passing just west of the project area and road corridors passing through the project area (1895) and then near the northeast project area boundary (1914) (Figure 5). The former road did not appear on maps from the 20th century. Maps and aerial photographs from 1940 to the present show a utility corridor through the project area with only woodlands and passive use of the project area.

Archeological Field Survey

Background Information: The project area abuts Henrico Road to the south and was accessed from that road. A power transmission line corridor traversing the project area northwest-southeast facilitated access (Figure 2). Regarding current land use, the project area is partially covered by a Piedmont hardwood forest with an open understory except within the power line corridor which is open (Figures 6 and 7). Physiographically, the project area consists of a centrally-located and prominent east-to-southeast trending knoll with moderately to steeply sloping side slopes to the north and south (Figures 1 and 4). Soapstone outcrops and boulder fields occur along these side slopes. The project area has been incised by intermittent streams that eventually flow into the South River (north).

The project shovel test log provided in Table 1 details the soil profiles encountered during the field survey. A total of 161 shovel test stations were visited along 28 transects during the current field survey. Shovel tests were excavated at 156 stations, all of which were negative for pre-contact and historic period artifacts. Shovel tests were not performed at the remaining five shovel test stations due to steep slope/ravine/drainageway settings. Shovel test profiles indicate that A-horizon/plowzone soils vary in thickness from 5 to 30 cm and consist of loamy sand, sandy loam or sandy clay loam. Subsoils/substrates are comprised of sandy clay, clay or soapstone substrate. Rock refusal was common and may account for the fact that in only six shovel test stations did A-horizon soil exceed 20 cm in depth.

Archeological Resources: No new pre-contact or historic archeological sites were recorded during the current field survey. The partially-collapsed ruins of one late-20th-century concrete block building was noted during the survey, but was not treated as an archeological site due to recent age (Figure 4; Concrete Block Construction No. 1). Likewise, several observed 20th-century mechanically pushed rocks/boulders were not treated as archeological resources.

As previously recorded, portions of pre-contact soapstone-related sites 9DA50, 9DA68 and 9DA105 lie partially within the project area, while all of previously recorded 9DA70 was within the project tract (Figures 4 and 5). Where they were noted to be within the project area, these four sites were revisited and resurveyed during the current study.

Site 9DA70 Revisit: Originally recorded by Dickens and Carnes (1976) as a soapstone quarry/workshop, all of 9DA70 is located within the southwest part of the project area just north of a trucking company lot to the south (Figures 4 and 8). Originally, the site was estimated to measure approximately 130 by 123 m north-south (Figure 4).

Fifteen survey grid shovel tests excavated within the original site area produced negative results. Soil profiles for these tests displayed 8 to 20 cm of brown, grayish-brown or reddish-yellow sandy loam or gravelly sandy loam plowzone over reddish-yellow sandy clay or rocky sandy clay subsoil or rock substrate. No evidence of cultural midden or features was observed during shovel testing. Likewise, systematic surface inspection of the site area yielded no cultural material or obvious culturally-modified soapstone. Unmodified bare earth visibility on the site was less than five percent at the time of the survey.

The current revisit to 9DA70 produced no surface and subsurface cultural materials, and no obvious culturally-modified outcrops/boulders were noted in the site area. These negative findings indicate that the site, at its originally recorded location, is unlikely to retain significant archeological data beyond that originally recorded in the 1970s. It is RSWA's opinion that 9DA70, as originally recorded, does not meet any NRHP eligibility criteria, especially Criterion D (Archeology), and no further work is advised for this resource.

Site 9DA105 Revisit: Dickens and Carnes (1976) originally recorded 9DA105 as a soapstone quarry/workshop and over 80 percent of the site is located within the south part of the project area. The remainder of the site is within the power transmission line corridor to the east and the trucking company lot to the west (Figures 4 and 8). Overall, the site was originally estimated to cover approximately 157 by 155 m north-south (Figure 4).

Eighteen survey grid shovel tests were excavated within the site area and yielded negative results. Soil profiles for these tests exposed 15 to 20 cm of brown or grayish-brown loamy sand, rocky loamy sand, sandy loam, gravelly sandy loam or sandy clay loam plowzone over gray, brown, yellowish-brown or reddish-yellow sandy clay or gravelly/rocky sandy clay subsoil or rock substrate. No evidence of cultural midden or features was observed during shovel testing. Systematic surface inspection of the site area yielded no cultural material or culturally modified soapstone. Unmodified bare earth visibility across the site was less than five percent at the time of the survey.

Portions of 9DA105 outside the project area east and west appear to have been disturbed by installation of the power transmission line and construction trucking business. Survey of site areas within the current project tract yielded no surface and subsurface cultural materials, and no obvious culturally-modified outcrops/boulders were noted in this site area. Based on these negative findings, it appears that the site, at its originally recorded location is unlikely to retain significant archeological data beyond that originally recorded in the 1970s. It is RSWA's opinion that 9DA105 as originally recorded does not meet any NRHP eligibility criteria, especially Criterion D (Archeology), and no further work is advised for this resource.

Site 9DA50 and 9DA68 Revisits: Both of these sites were originally recorded by Dickens and Carnes (1976) as soapstone quarries/workshops and very small, marginal portions of 9DA50 and 9DA68 lie within the current project area (Figures 4 and 9). It appears that a significant portion of 9DA50 east of the project area may have been previously impacted by transmission line installation and/or residential construction near the west end of Plus Drive (Figure 2). Similarly, large portions of 9DA68 north to northeast of the project area appear to have been damaged or destroyed by Interstate 285/685 construction and/or residential construction along the northwest part of Boulder Gate Drive (Figure 2).

Shovel tests along the edge of the project adjacent to these two site locations (9DA50 n=1; 9DA68 n=2) yielded negative findings. Near 9DA50, the shovel test soil profile revealed 10 cm of grayish-brown sandy loam over rock substrate. Adjacent to 9DA68 the soil profiles exhibited 17 to 20 cm of grayish-brown/reddish-yellow rocky sandy clay loam plowzone over reddish-yellow rocky sandy clay. No evidence of cultural midden or features was observed during shovel testing at either site revisit location. Systematic surface inspection of the two site areas yielded no cultural material or culturally modified soapstone. Unmodified bare earth visibility in the revisit areas was less than five percent at the time of the survey.

It is RSWA's opinion that portions of the project area at or adjacent to the originally recorded locations of 9DA50 and 9DA68 do not meet any NRHP eligibility criteria, especially Criterion D (Archeology), and that these two sites, as originally recorded, may not even extend into the project area. For possible portions of these sites that may extend into the current project, no additional work is recommended.

Concrete Block Construction No. 1: This partially collapsed concrete block construction is located in the southeast part of the project area overlooking Henrico Road about 30 m to the south (Figures 4 and 10). This resource appears to be less than 50 years old and does not appear to be associated with historic features or artifacts. On this basis, Concrete Block Construction No. 1 was not treated as an archeological site and no additional work is recommended for this resource.

CONCLUSIONS AND RECOMMENDATIONS

The current Phase I archeological resources survey resulted in the discovery of no new archeological sites. The original locations of two previously recorded pre-contact sites, 9DA70 and 9DA105, lie within the project area and were revisited, but no archeological materials or modified soapstone boulders/outcrops were found at either recorded location. In addition, two other known pre-contact sites, 9DA50 and 9DA68, were originally mapped along the edge of the project area. Revisitation of these two locations resulted in the discovery of no archeological materials or modified soapstone boulders/outcrops. Also, a partially collapsed concrete block construction dating to the late 20th century (Concrete Block Construction No. 1) was noted in the project area, but this feature is too recent to be evaluated for NRHP eligibility status and warrants no further discussion.

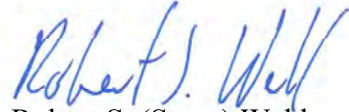
Based on the negative archeological findings of the current Phase I-level field survey, it appears unlikely that recorded site locations within the project area retain significant archeological data beyond that information originally gathered in the 1970s. It is also possible that pre-contact soapstone quarry/workshop activities conducted in the project area were limited in nature. Whatever the case, it does not appear that the proposed project at R1680/R1690/1700 Henrico Road will impact archeological properties eligible for the NRHP and no additional archeological work is recommended.

CLOSING COMMENTS

Mr. Smith, we appreciate the opportunity to work with 7 Stone Capital on this project. If you have any questions concerning our findings, please contact me at 770-345-0706.

Sincerely,

R.S. WEBB & ASSOCIATES



Robert S. (Steve) Webb

President and Senior Principal Archeologist

Attachments: Figures 1-10
Table 1

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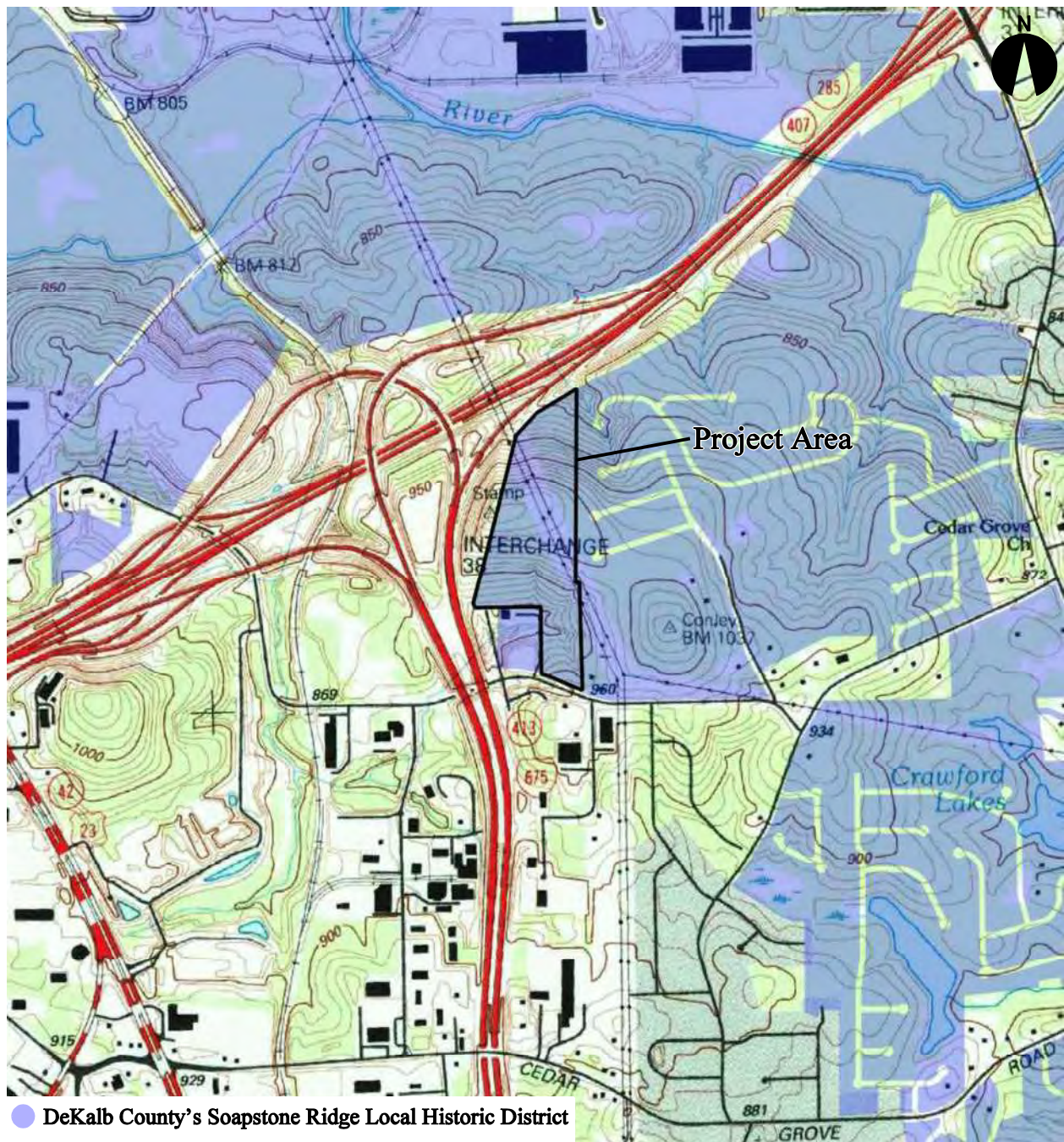
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Map Reference: 7.5-Minute USGS Quadrangle
Southeast Atlanta, GA (1993)

Scale
0 457 meters
0 1500 feet

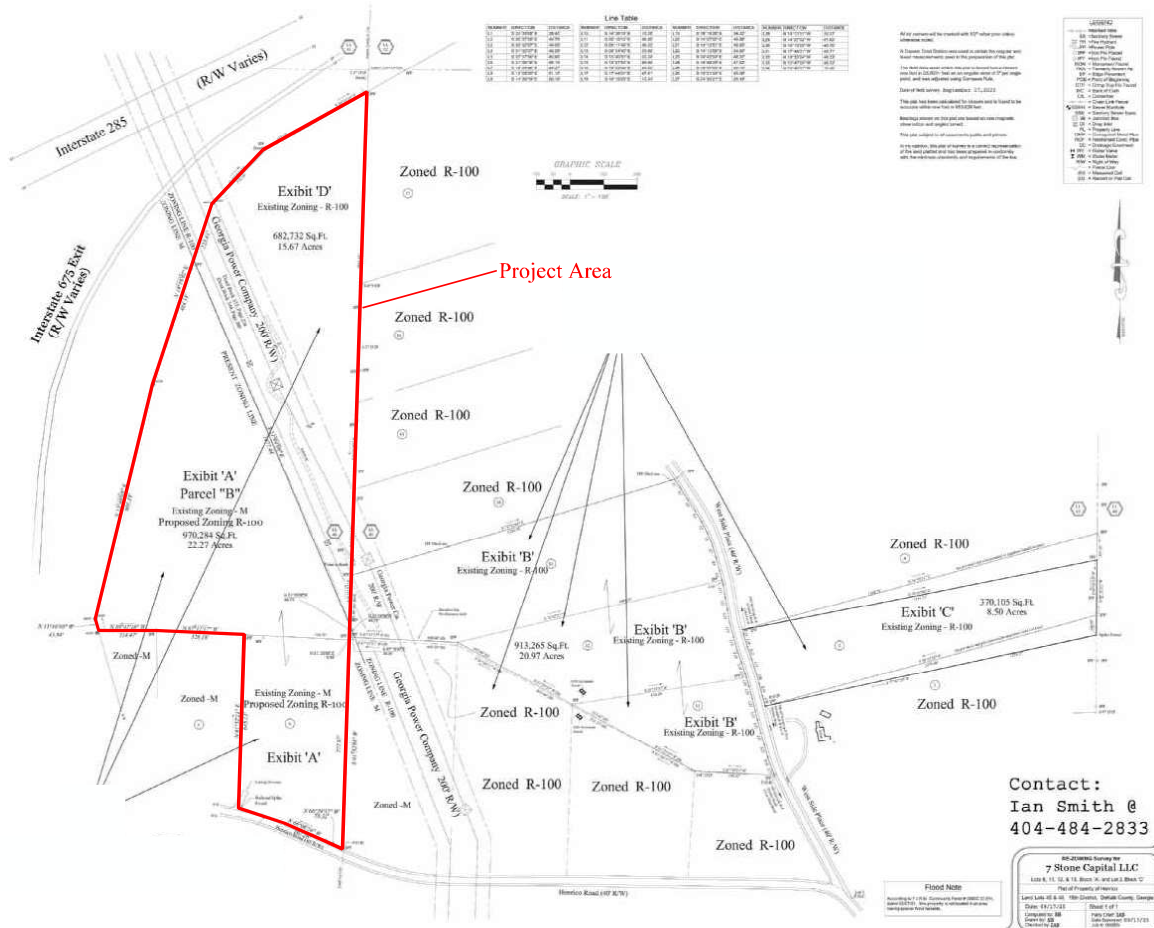
Figure 1 Project Area Location Map

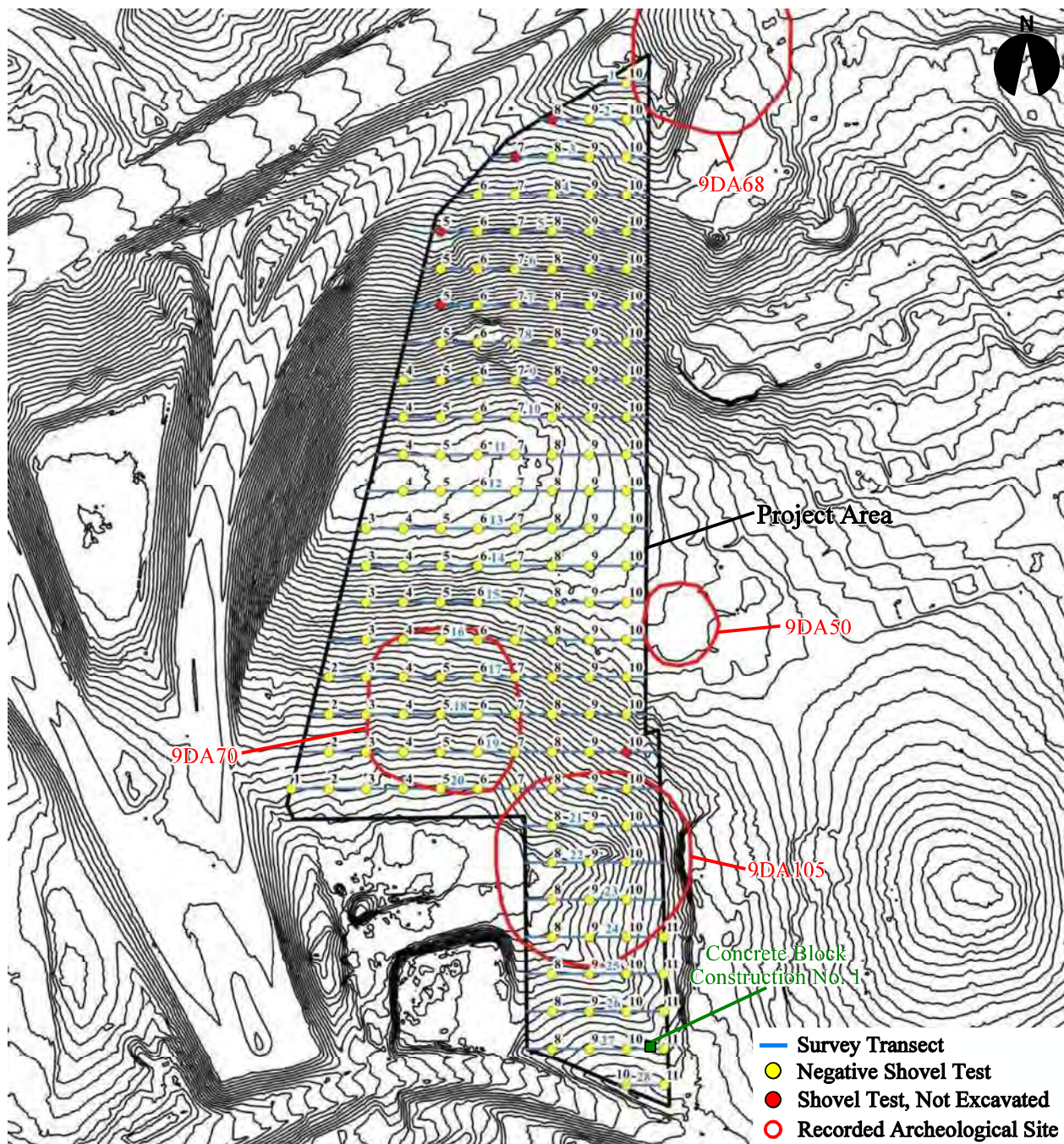


Map Reference: Google Earth (2021)

Scale
0 457 meters
0 1500 feet

Figure 2 Aerial Imagery Showing Project Area and Surrounding Vicinity

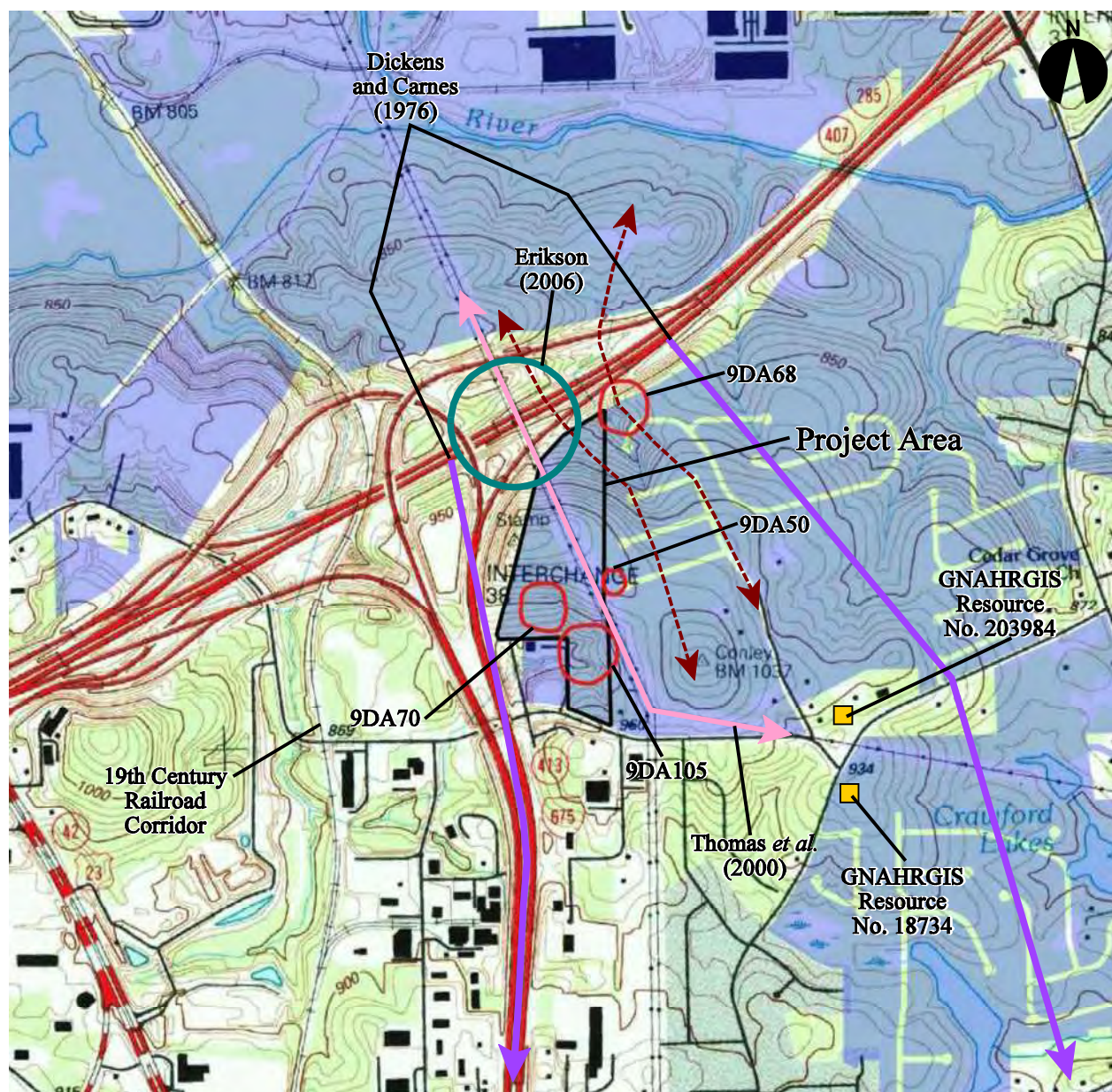




Map Reference: USGS (2021)

Scale
 0 131 meters
 0 430 feet

Figure 4 Project Survey Coverage and Archeological Site Locations



- Recorded Historic Resource
- Recorded Archeological Site
- DeKalb County's Soapstone Ridge Local Historic District

- Previous Cultural Resource Project
- Road on Historic Maps and Aerials

Map Reference: 7.5-Minute USGS Quadrangle
Southeast Atlanta, GA (1993)

Scale
0 457 meters
0 1500 feet

Figure 5 Project Area, Previous Projects and Known Cultural Resources



From Transect 4, Shovel Test 8, Facing South



Near Transect 9, Shovel Test 5, Facing South-Southeast

Figure 6 Selected Views of Project Area



Transect 13, Shovel Test 7, Facing West



Transect 21, Shovel Test 9, Facing South

Figure 7 Selected Views of Project Area



Site 9DA70, from Transect 17, Shovel Test 7, Facing West



Site 9DA105, from Transect 24, Shovel Test 8, Facing Northeast

Figure 8 Selected Views of Sites 9DA70 and 9DA105



Site 9DA50, from Transect 17, Shovel Test 9, Facing East



Site 9DA68, from Transect 3, Shovel Test 9, Facing Northeast

Figure 9 Selected Views of Sites 9DA50 and 9DA68



Facing Northwest



Facing South

Figure 10 Selected Views of Concrete Block Construction No. 1

Table 1 Project Shovel Test Log

Transect	Shovel Test	Soils Depths/Colors/Textures
1	10	0-17 cm grayish-brown/reddish-yellow rocky sandy clay loam over reddish-yellow rocky sandy clay
2	8	No excavation. Steep slope/drainageway.
2	9	0-18 cm grayish-brown/reddish-yellow rocky sandy clay loam over reddish-yellow rocky sandy clay
2	10	0-20 cm grayish-brown/reddish-yellow rocky sandy clay loam over reddish-yellow rocky sandy clay
3	7	No excavation. Drainageway.
3	8	0-5 cm grayish-brown gravelly sandy loam, 5-15 cm pale brown gravelly sandy clay over rock impasse
3	9	0-10 cm grayish-brown gravelly sandy loam, 10-20 cm light brown gravelly sandy clay
3	10	0-20 cm brown sandy loam, 20-30 cm red clay
4	6	0-12 cm grayish-brown//reddish-yellow gravelly sandy clay loam over rock
4	7	0-12 cm grayish-brown//reddish-yellow gravelly sandy clay loam over rock
4	8	0-12 cm grayish-brown//reddish-yellow gravelly sandy clay loam over rock
4	9	0-12 cm grayish-brown//reddish-yellow gravelly sandy clay loam over rock
4	10	0-12 cm grayish-brown//reddish-yellow gravelly sandy clay loam over rock
5	5	No Excavation. Steep slope
5	6	0-10 cm grayish-brown//reddish-yellow gravelly sandy clay loam over rock
5	7	0-12 cm grayish-brown//reddish-yellow gravelly sandy clay loam over rock
5	8	0-12 cm grayish-brown//reddish-yellow gravelly sandy clay loam over rock
5	9	0-15 cm grayish-brown//reddish-yellow gravelly sandy clay loam over rock
5	10	0-12 cm grayish-brown//reddish-yellow gravelly sandy clay loam over rock
6	5	0-10 cm gray sandy loam over reddish-yellow/gray rocky sandy clay
6	6	0-10 cm gray sandy loam over reddish-yellow/gray rocky sandy clay
6	7	0-12 cm grayish-brown/reddish-yellow sandy loam over reddish-yellow rocky sandy clay
6	8	0-15 cm grayish-brown/reddish-yellow sandy loam over reddish-yellow rocky sandy clay
6	9	0-15 cm grayish-brown/reddish-yellow sandy loam over reddish-yellow rocky sandy clay
6	10	0-16 cm grayish-brown/reddish-yellow sandy loam over reddish-yellow rocky sandy clay
7	5	No Excavation. Steep slope
7	6	0-10 cm light grayish-brown/reddish-yellow sandy loam over reddish-yellow rocky sandy clay
7	7	0-15 cm gray sandy loam over reddish-yellow/gray rocky sandy clay
7	8	0-12 cm gray sandy loam over reddish-yellow/gray rocky sandy clay
7	9	0-14 cm gray sandy loam over reddish-yellow/gray rocky sandy clay
7	10	0-12 cm gray sandy loam over reddish-yellow/gray rocky sandy clay
8	5	0-10 cm gray/reddish-yellow sandy clay loam over reddish-yellow rocky sandy clay
8	6	0-10 cm gray/reddish-yellow sandy clay loam over reddish-yellow rocky sandy clay
8	7	0-10 cm gray/reddish-yellow sandy clay loam over reddish-yellow rocky sandy clay
8	8	0-12 cm light grayish-brown/reddish-yellow sandy loam over reddish-yellow rocky sandy clay
8	9	0-15 cm light grayish-brown/reddish-yellow sandy loam over reddish-yellow rocky sandy clay
8	10	0-16 cm light grayish-brown/reddish-yellow sandy loam over reddish-yellow rocky sandy clay
9	4	0-15 cm grayish-brown gravelly sandy loam, 15-25 cm light yellow gravelly sandy clay
9	5	0-10 cm grayish-brown gravelly sandy loam over rock impasse
9	6	0-5 cm brown sandy clay loam over rock impasse
9	7	0-5 cm dark grayish-brown sandy clay loam, 5-15 cm light brown gravelly sandy clay over rock impasse
9	8	0-10 cm grayish-brown gravelly sandy loam, 10-20 cm light brown gravelly sandy clay over rock impasse
9	9	0-15 cm brown gravelly sandy loam, 15-20 cm light brown gravelly sandy clay over rock impasse
9	10	0-5 cm grayish-brown sandy clay loam over rock impasse
10	4	0-15 cm grayish-brown gravelly sandy loam, 15-25 cm light yellowish-red gravelly clay
10	5	0-10 cm grayish-brown gravelly sandy loam over rock impasse

Transect	Shovel Test	Soils Depths/Colors/Textures
10	6	0-5 cm brown sandy clay loam over rock impasse
10	7	0-5 cm dark grayish-brown sandy clay loam, 5-15 cm light brown gravelly sandy clay over rock impasse
10	8	0-5 cm light brown sandy clay loam, 5-10 cm reddish-yellow clay
10	9	0-15 cm grayish-brown gravelly sandy loam, 15-25 cm light brown gravelly sandy clay over rock impasse
10	10	0-15 cm grayish-brown gravelly sandy loam over rock impasse
11	4	0-15 cm brown gravelly sandy loam, 15-25 cm light yellowish-red clay
11	5	0-15 cm brown gravelly sandy loam over rock impasse
11	6	0-10 cm brown sandy clay, 10-20 cm reddish-brown clay
11	7	0-10 cm gray/reddish-yellow clay loam over yellowish-red rocky sandy clay
11	8	0-10 cm gray/reddish-yellow clay loam over yellowish-red rocky sandy clay
11	9	0-10 cm brown gravelly sandy loam over rock impasse
11	10	0-10 cm grayish-brown gravelly sandy loam, 10-20 cm light yellowish-brown sandy clay
12	4	0-16 cm grayish-brown/reddish-yellow sandy clay loam over reddish-yellow rocky sandy clay
12	5	0-18 cm grayish-brown/reddish-yellow sandy clay loam over reddish-yellow rocky sandy clay
12	6	0-15 cm grayish-brown/reddish-yellow sandy clay loam over reddish-yellow rocky sandy clay
12	7	0-16 cm light gray/reddish-yellow sandy clay loam over reddish-yellow rocky sandy clay
12	8	0-10 cm grayish-brown/light gray/reddish-yellow sandy clay loam over yellowish-red rocky sandy clay
12	9	0-5 cm grayish-brown gravelly sandy loam, 5-10 cm light yellow gravelly clay
12	10	0-10 cm reddish-yellow sandy clay loam, 10-20 cm light yellow clay
13	3	0-12 cm grayish-brown/reddish-yellow gravelly sandy loam over reddish-yellow rocky sandy clay
13	4	0-15 cm grayish-brown/reddish-yellow gravelly sandy loam over reddish-yellow rocky sandy clay
13	5	0-17 cm grayish-brown/reddish-yellow gravelly sandy loam over reddish-yellow rocky sandy clay
13	6	0-20 cm light grayish-brown/reddish-yellow sandy loam over reddish-yellow sandy clay
13	7	0-16 cm light grayish-brown/reddish-yellow sandy loam over reddish-yellow sandy clay
13	8	0-20 cm light gray/reddish-yellow sandy clay loam over reddish-yellow rocky sandy clay
13	9	0-20 cm light gray/reddish-yellow sandy clay loam over reddish-yellow rocky sandy clay
13	10	0-5 cm grayish-brown sandy clay loam, 5-10 cm light yellow sandy clay over rock impasse
14	3	0-10 cm grayish-brown/reddish-yellow gravelly sandy clay loam over reddish-yellow rocky sandy clay
14	4	0-15 cm grayish-brown/reddish-yellow gravelly sandy clay loam over reddish-yellow rocky sandy clay
14	5	0-18 cm grayish-brown/reddish-yellow gravelly sandy clay loam over reddish-yellow rocky sandy clay
14	6	0-15 cm grayish-brown/reddish-yellow gravelly sandy clay loam over reddish-yellow rocky sandy clay
14	7	0-17 cm grayish-brown/reddish-yellow gravelly sandy clay loam over reddish-yellow rocky sandy clay
14	8	0-20 cm light gray/reddish-yellow sandy clay loam over reddish-yellow clay
14	9	0-20 cm light gray/reddish-yellow sandy clay loam over reddish-yellow clay
14	10	0-20 cm light gray/reddish-yellow sandy clay loam over reddish-yellow clay
15	3	0-10 cm grayish-brown gravelly sandy loam over rock impasse
15	4	0-10 cm grayish-brown gravelly sandy loam over rock impasse
15	5	0-10 cm grayish-brown gravelly sandy loam over rock impasse
15	6	0-5 cm grayish-brown gravelly sandy loam over rock impasse
15	7	0-5 cm grayish-brown gravelly sandy loam over rock impasse
15	8	0-10 cm dark grayish-brown sandy clay loam, 10-20 cm light yellow clay
15	9	0-5 cm grayish-brown sandy clay loam, 5-10 cm light yellow sandy clay over rock impasse

Transect	Shovel Test	Soils Depths/Colors/Textures
15	10	0-5 cm grayish-brown sandy clay loam, 5-15 cm light yellow sandy clay over rock impasse
16	3	0-15 cm grayish-brown sandy loam over rock impasse
16	4	0-15 cm grayish-brown sandy loam over rock impasse
16	5	0-10 cm gray gravelly sandy loam, 10-20 cm light gray gravelly sandy clay
16	6	0-10 cm gray gravelly sandy loam, 10-20 cm light gray gravelly sandy clay
16	7	0-5 cm grayish-brown gravelly sandy loam over rock impasse
16	8	0-5 cm grayish-brown gravelly sandy loam over rock impasse
16	9	0-10 cm dark grayish-brown sandy loam, 10-20 cm light yellow clay
16	10	0-5 cm grayish-brown sandy clay loam, 5-10 cm light yellow sandy clay over rock impasse
17	2	0-12 cm grayish-brown grayish-brown/reddish-yellow gravelly sandy loam over reddish-yellow rocky sandy clay
17	3	0-10 cm grayish-brown/reddish-yellow gravelly sandy loam over reddish-yellow rocky sandy clay
17	4	0-8 cm grayish-brown/reddish-yellow gravelly sandy loam over reddish-yellow rocky sandy clay
17	5	0-15 cm grayish-brown/reddish-yellow gravelly sandy loam over reddish-yellow rocky sandy clay
17	6	0-10 cm grayish-brown/reddish-yellow gravelly sandy loam over reddish-yellow rocky sandy clay
17	7	0-12 cm grayish-brown/reddish-yellow gravelly sandy loam over reddish-yellow rocky sandy clay
17	8	0-12 cm grayish-brown/reddish-yellow gravelly sandy clay loam over reddish-yellow rocky sandy clay
17	9	0-10 cm grayish-brown sandy loam over rock
17	10	0-10 cm grayish-brown sandy loam over rock
18	2	0-15 cm grayish-brown gravelly sandy loam, 15-25 cm light gray gravelly sandy clay
18	3	0-10 cm grayish-brown/reddish-yellow sandy loam over reddish-yellow rocky sandy clay
18	4	0-10 cm grayish-brown/reddish-yellow sandy loam over reddish-yellow rocky sandy clay
18	5	0-10 cm grayish-brown/reddish-yellow sandy loam over reddish-yellow rocky sandy clay
18	6	0-15 cm grayish-brown/reddish-yellow sandy loam over reddish-yellow rocky sandy clay
18	7	0-12 cm grayish-brown/reddish-yellow sandy loam over reddish-yellow rocky sandy clay
18	8	0-12 cm grayish-brown/reddish-yellow sandy loam over reddish-yellow rocky sandy clay
18	9	0-10 cm grayish-brown/reddish-yellow sandy loam over reddish-yellow rocky sandy clay
18	10	0-10 cm grayish-brown/reddish-yellow sandy loam over reddish-yellow rocky sandy clay
19	2	0-15 cm grayish-brown gravelly sandy loam, 15-25 cm light gray gravelly sandy clay
19	3	0-20 cm grayish-brown sandy loam over reddish-yellow rocky sandy clay
19	4	0-18 cm grayish-brown sandy loam over reddish-yellow rocky sandy clay
19	5	0-12 cm grayish-brown sandy loam over reddish-yellow rocky sandy clay
19	6	0-15 cm grayish-brown sandy loam over reddish-yellow rocky sandy clay
19	7	0-15 cm grayish-brown sandy loam over reddish-yellow rocky sandy clay
19	8	0-10 cm grayish-brown sandy loam over reddish-yellow rocky sandy clay
19	9	0-12 cm grayish-brown sandy loam over reddish-yellow rocky sandy clay
19	10	No excavation. Steep slope/ravine/drainageway.
20	1	0-15 cm grayish-brown sandy loam, 15-25 cm light brown clay
20	2	0-25 cm grayish-brown sandy loam, 25-35 cm reddish-yellow clay
20	3	0-20 cm grayish-brown gravelly sandy loam over rock impasse
20	4	0-15 cm pale brown sandy loam over rock impasse
20	5	0-10 cm grayish-brown sandy loam over rock impasse
20	6	0-18 cm grayish-brown gravelly sandy loam, 18-28 cm light brown gravelly sandy clay over rock impasse
20	7	0-15 cm grayish-brown gravelly sandy loam over rock impasse
20	8	0-15 cm grayish-brown gravelly sandy loam over rock impasse
20	9	0-15 cm grayish-brown gravelly sandy loam over rock impasse
20	10	0-20 cm grayish-brown gravelly sandy loam, 20-30 cm light brown gravelly sandy clay
21	8	0-15 cm dark grayish-brown sandy loam over rock impasse
21	9	0-18 cm dark grayish-brown loamy sand, 18-22 cm gray/reddish-yellow rocky sandy clay

Transect	Shovel Test	Soils Depths/Colors/Textures
		loam, 22-32 cm gray/yellowish-red rocky sandy clay
21	10	0-20 cm brown sandy clay loam, 20-30 cm gray gravelly sandy clay
22	8	0-20 cm dark grayish-brown sandy loam, 20-30 cm yellowish-brown sandy clay
22	9	0-20 cm dark grayish-brown/gray rocky loamy sand over gray/reddish-yellow rocky sandy clay
22	10	0-18 cm dark grayish-brown/gray rocky loamy sand over gray/reddish-yellow rocky sandy clay
23	8	0-16 cm grayish-brown/light grayish-brown loamy sand over gray/reddish-yellow rocky sandy clay
23	9	0-20 cm grayish-brown/light grayish-brown loamy sand over gray/reddish-yellow rocky sandy clay
23	10	0-22 cm grayish-brown/light grayish-brown loamy sand over gray/reddish-yellow rocky sandy clay
24	8	0-22 cm dark grayish-brown sandy loam, 22-32 cm yellowish-brown gravelly sandy clay
24	9	0-15 cm dark grayish-brown gravelly sandy loam, 15-25 cm yellowish-brown sandy clay
24	10	0-20 cm dark grayish-brown gravelly sandy loam, 20-30 cm yellowish-brown sandy clay
24	11	0-15 cm brown sandy clay loam, 15-30 cm dark grayish-brown sandy loam, 30-40 cm yellowish-brown sandy clay
25	8	0-15 cm dark grayish-brown sandy loam, 15-25 cm gray sandy clay
25	9	0-15 cm grayish-brown sandy clay loam, 15-25 cm yellowish-brown gravelly sandy clay
25	10	0-15 cm grayish-brown sandy loam over rocky impasse
25	11	0-20 cm grayish-brown sandy loam, 20-30 cm yellowish-brown gravelly sandy clay
26	8	0-15 cm dark grayish-brown sandy loam, 15-25 cm gray sandy clay
26	9	0-19 cm dark grayish-brown sandy loam, 19-29 cm gray gravelly sandy clay
26	10	0-20 cm grayish-brown sandy clay loam, 20-30 cm light brown gravelly sandy clay
26	11	0-10 cm brown sandy clay, 10-20 cm light brown gravelly sandy clay
27	8	0-20 cm dark grayish-brown sandy loam over reddish-yellow rocky sandy clay
27	9	0-16 cm dark grayish-brown sandy loam over reddish-yellow rocky sandy clay
27	10	0-24 cm dark grayish-brown sandy loam over reddish-yellow rocky sandy clay
27	11	0-24 cm dark grayish-brown sandy loam over reddish-yellow rocky sandy clay
28	10	0-15 cm grayish-brown/yellowish-red gravelly clay loam over yellowish-red clay
28	11	0-20 cm dark grayish-brown sandy loam over yellowish-red sandy clay

1680, 1690 & 1700 HENRICO ROAD,

D4-2026-0150

LP-26-1247932

COMMISSION DISTRICT: 3

SUPER DISTRICT: 6

COMMUNITY COUNCIL

FULL CYCLE DEFERRAL

PLANNING COMMISSION

STAFF RECOMMENDATION

APPROVAL

AMENDMENT TO THE CHARACTER AREA

LIND (LIGHT INDUSTRIAL) TO SUB (SUBURBAN) TO ALLOW FOR A SINGLE
FAMILY RESIDENTIAL DEVELOPMENT

1680, 1690 & 1700 HENRICO ROAD,

D5-2026-0151

Z-26-1247931

COMMISSION DISTRICT: 3

SUPER DISTRICT: 6

COMMUNITY COUNCIL
FULL CYCLE DEFERRAL

PLANNING COMMISSION

STAFF RECOMMENDATION
APPROVAL

REZONE

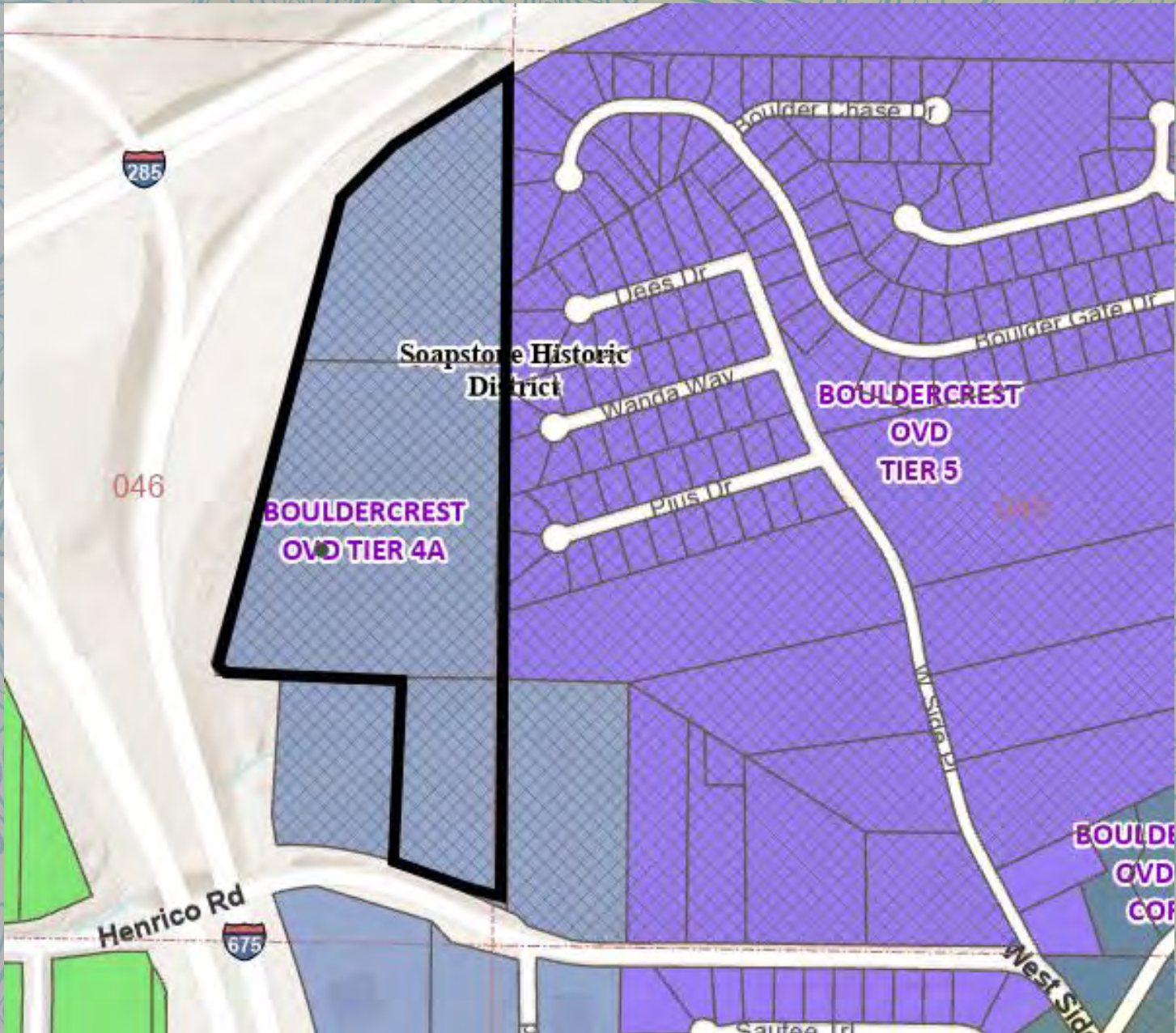
BOULDERCREST OVERLAY INDUSTRIAL TIER 4A TO BOD SINGLE-FAMILY TIER 5 TO CONSTRUCT 33 LOTS AT 2 UNITS PER ACRE

LAND USE MAP



1680, 1690 & 1700 HENRICO ROAD,

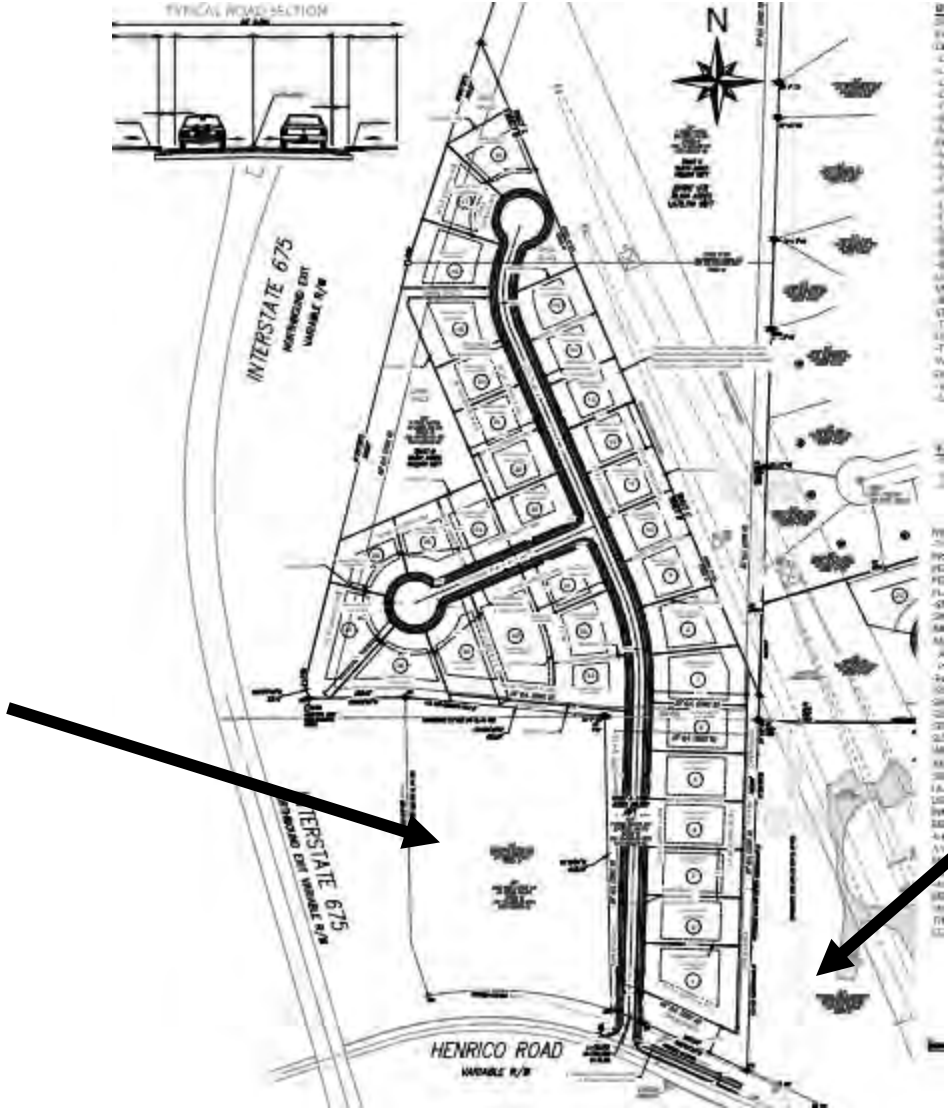
ZONING MAP



1680, 1690 & 1700 HENRICO ROAD,

SITE PLAN

Truck Parking



Truck Parking

1680, 1690 & 1700 HENRICO ROAD,

1680, 1690, & 1700 HENRICO ROAD

The proposed residential rezoning got us thinking about potential land use impacts:

1. To the proposed single-family project from adjacent truck parking operations (ie visual and noise) and
2. To the existing single-family subdivision to the northeast if the property remained industrial

AERIAL

Truck Parking

Truck Parking

Henrico Rd

Truck Parking

1680, 1690 & 1700 HENRICO ROAD,

We had further concerns given the extensive land use conflicts south of Henrico Road between the Truck Parking on Koppers Ct and the single-family to the east

1680, 1690, & 1700 HENRICO ROAD

In addition to the land use conflicts, there is a housing shortage county wide and the 2050 Comp Plan calls for more diverse and affordable housing

Staff believes that the best way to align with the housing goals of the Comp Plan and address potential land use conflicts between industrial and single-family is to rezone all the properties in the area between I-675 and the Georgia power easement north of Henrico Road to single-family.

1670 & 1734 HENRICO ROAD

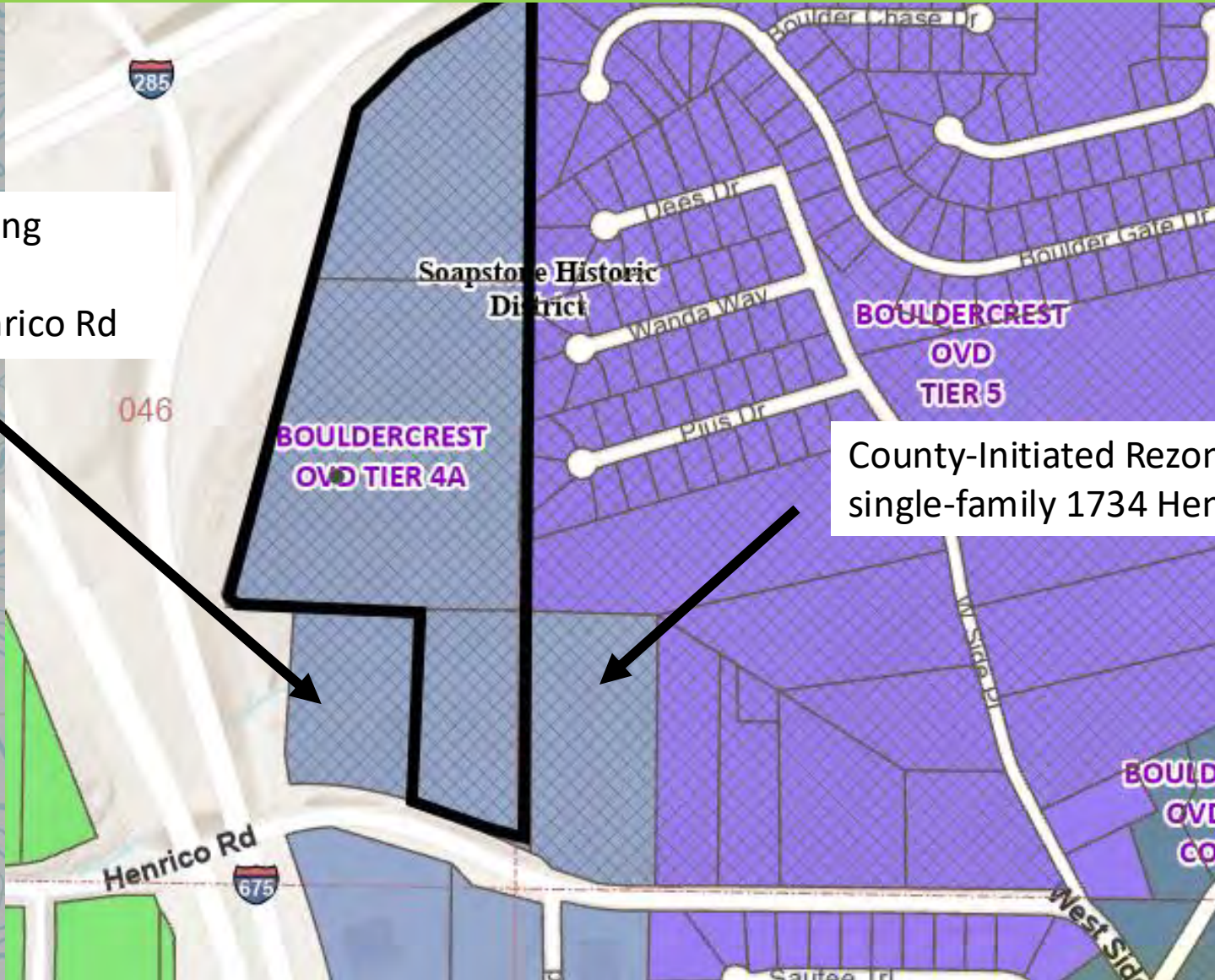
**REQUEST COUNTY TO REZONE TWO
ADJACENT PROPERTIES FROM INDUSTRIAL
TO RESIDENTIAL**

Therefore, staff recommends the County also rezone the two properties adjacent to the proposed single-family project (1670 and 1734 Henrico Rd) so that there are no land use conflicts

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County initiated rezoning
from industrial to
single-family 1670 Henrico Rd

ZONING



County-Initiated Rezoning from industrial to
single-family 1734 Henrico Road

1680, 1690 & 1700 HENRICO ROAD,

Therefore, staff recommends the County also rezone the two properties adjacent to the proposed single-family project (1670 and 1734 Henrico Rd) so that there are no land use conflicts

MAP

LAND

County initiated rezoning from industrial to single-family 1670 Henrico Rd

County-Initiated Land Use Amendment from industrial to single-family 1734 Henrico Road



1680, 1690 & 1700 HENRICO ROAD,



**Three Tab Architectural Roof Shingles
on Underlayment and with Continuous Ridge Vents**



1680, 1690 & 1700 HENRICO ROAD,

SITE PHOTO



1680, 1690 & 1700 HENRICO ROAD,

ADJACENT SINGLE-FAMILY



1680, 1690 & 1700 HENRICO ROAD,

27-7.3 DIVISION 3. - ZONING AND COMPREHENSIVE PLAN AMENDMENTS AND PROCEDURES



Sec. 7.3.1. - Initiation of proposals for text and map amendments.



A proposed amendment to the text of this chapter, the official zoning map, or the comprehensive plan may be introduced by the director of planning, one (1) or more members of the board of commissioners or by the planning commission. In addition, amendments to the official zoning map (rezoning) and the comprehensive plan may be initiated upon application by the owner(s) of the subject property or the authorized agent of the owner(s). Before enacting any amendment to this ordinance, the official zoning map, or the comprehensive plan maps, the board of commissioners shall provide for the public notice and public hearings required by [section 7.2.4](#) of this article.

LP-26-1247932 & Z-26-1247931 Email re: Rezoning 01.16.2026:

From: Eisenhower Services, Inc <eisenhowersvcs@gmail.com>
Sent: Friday, January 16, 2026 12:15 PM
To: Reid, John <jreid@dekalbcountyga.gov>
Cc: Eisenhower Services, Inc <eisenhowersvcs@gmail.com>
Subject: Re: henrico road rezoning--question

John,

Per our telephone conversation on yesterday I am requesting that 1690 Henrico Rd. be proposed as part of our rezoning application to "Specifically" change its from Tier 4-A overlay to Tier 5 (i.e., from light industrial to residential land use).

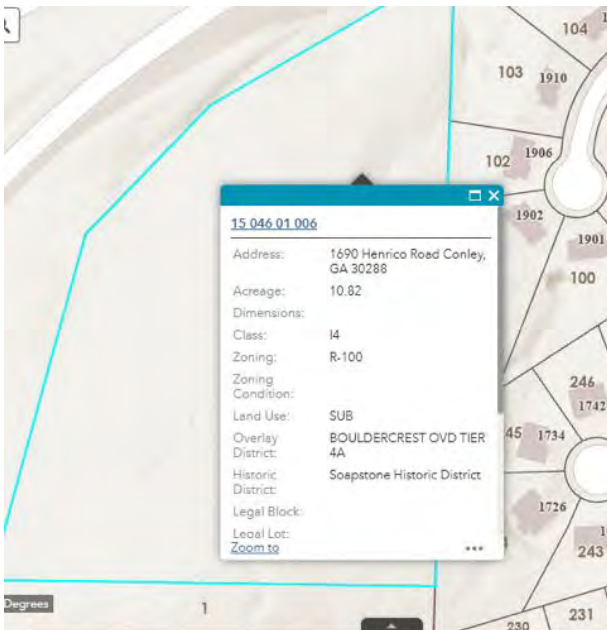
If there are any questions or concerns please give me a call at (678) 357-6238. Thanks and have a great day and weekend!

Tracy

Tracy T. Swearingen, Sr.
President
Eisenhower Services, Inc
eisenhowersvcs@gmail.com
(678) 357-6238

On Jan 14, 2026, at 2:04 PM, Reid, John <jreid@dekalbcountyga.gov> wrote:

Traci—just wanted to confirm that you are NOT proposing to rezone 1690 Henrico road—see screenshot below—it is owned by someone else , but I was confused because it seemed like your site plan was showing this area as part of rezoning?



John Reid
Senior Planner, Lead Public Hearing
DeKalb County Government | Department of Planning & Sustainability

**Rezoning Application to Amend the Official Zoning Map
of DeKalb County, Georgia**Applicant Name: Tracy SwearingenApplicant Email Address: eisenhowerSVCS@gmail.comApplicant Mailing Address: P.O. Box 871183Stone Mountain, GA 30087Applicant Phone Number: [REDACTED]Owner Name: 7 Stone Capital L.L.C. (Jan Smith / Member)

(If more than one owner, attach list of owners.)

Owner Email Address: 7stonecapital@gmail.comOwner Mailing Address: 6655 Jenkins RoadFairburn, GA 30213Owner Phone Number: [REDACTED]Subject Property Address: 1680 + 1700 Henrico Rd.Conley, GA 30288Parcel ID Number(s): 15 046 01 001 and 15 046 01 005Acreage: 20.1/5.85 Commission District(s): 3 Super District: 6Existing Zoning District(s): Tier 4a and M Proposed Zoning District(s): Tier 5 w/R-100 underlyingExisting Land Use Designation(s): LIND Proposed Land Use Designation(s): SUB (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]Signature of Applicant: [Signature]

Eisenhower Services, Inc.



Notice of: *Proposed Rezoning (from M to R100); and Land Use Map Amendment Application Community Meeting*

To: Homeowner / Community Stakeholder

We are planning to apply for a Dekalb County Proposed Rezoning (from M to R100) Application, and a Land Use Map Amendment Application for both 1680 & 1700 Henrico Road, Conley, GA 30288. Our client, 7 Stone Capital L.L.C. is seeking to change conditions for the property from M (Light Industrial Zoning) to R100 (Residential Single Family), and to amend the Land Use Map for the affected areas to reflect Suburban Future Land Use vs. Light Industrial. Find out more about the project, ask questions, and voice your opinion at the following community meeting:

Date: December 8, 2025

Time: 6:30 pm – 7:30 pm

Location: Zoom meeting ID

Invite Link -

<https://us06web.zoom.us/j/88147476959?pwd=bPfEm0rOacEUYdn\nxGM9kthkFyAUlf.1>

Meeting ID - 881 4747 6959

Passcode - 567455

If you have any questions about the meeting, please call 678-357-6238 or e-mail me at eisenhowersvcs@gmail.com. We look forward to seeing you there!

Sincerely,

Tracy

Tracy T. Swearingen, Sr., J.D.

President

Eisenhower Services, Inc.

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:



9590 9402 9843 5266 5691 77

2. Article Number (Transfer from service label)

9589 0710 5270 3071 6828 75

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent☐ Addressee

B. Received by (Printed Name)

EDITH J. HARRIS

C. Date of Delivery

12-5-25

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

DEC 05 2025

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Mail Restricted Delivery☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

9589 0710 5270 3071 6828 75
 Return Receipt \$4.40
 Tracking #: 9590 9402 4676 8323 2831 41
 Total \$10.48

Grand Total: \$938.36

Credit Card Remit \$938.36

Card Name: VISA

Account #: XXXXXXXXXXXX1242

Approval #: 110326

Transaction #: 255

AID: A0000000980840 Contactless

AL: US DEBIT

TO REPORT AN ISSUE
 Visit <https://email.usps.com>

All hazardous labels/markings on reused
 boxes MUST be completely
 removed/obliterated if they no longer
 match the contents.

In a hurry? Self-service kiosks offer
 quick and easy check-out. Any Retail
 Associate can show you how.

PREVIEW YOUR MAIL AND PACKAGES
 Sign up for FREE at
<https://informedelivery.usps.com>

All sales final on stamps and postage.
 Refunds for guaranteed services only.
 Thank you for your business.

Customer Service
 1-800-ASK-USPS
 (1-800-275-8777)

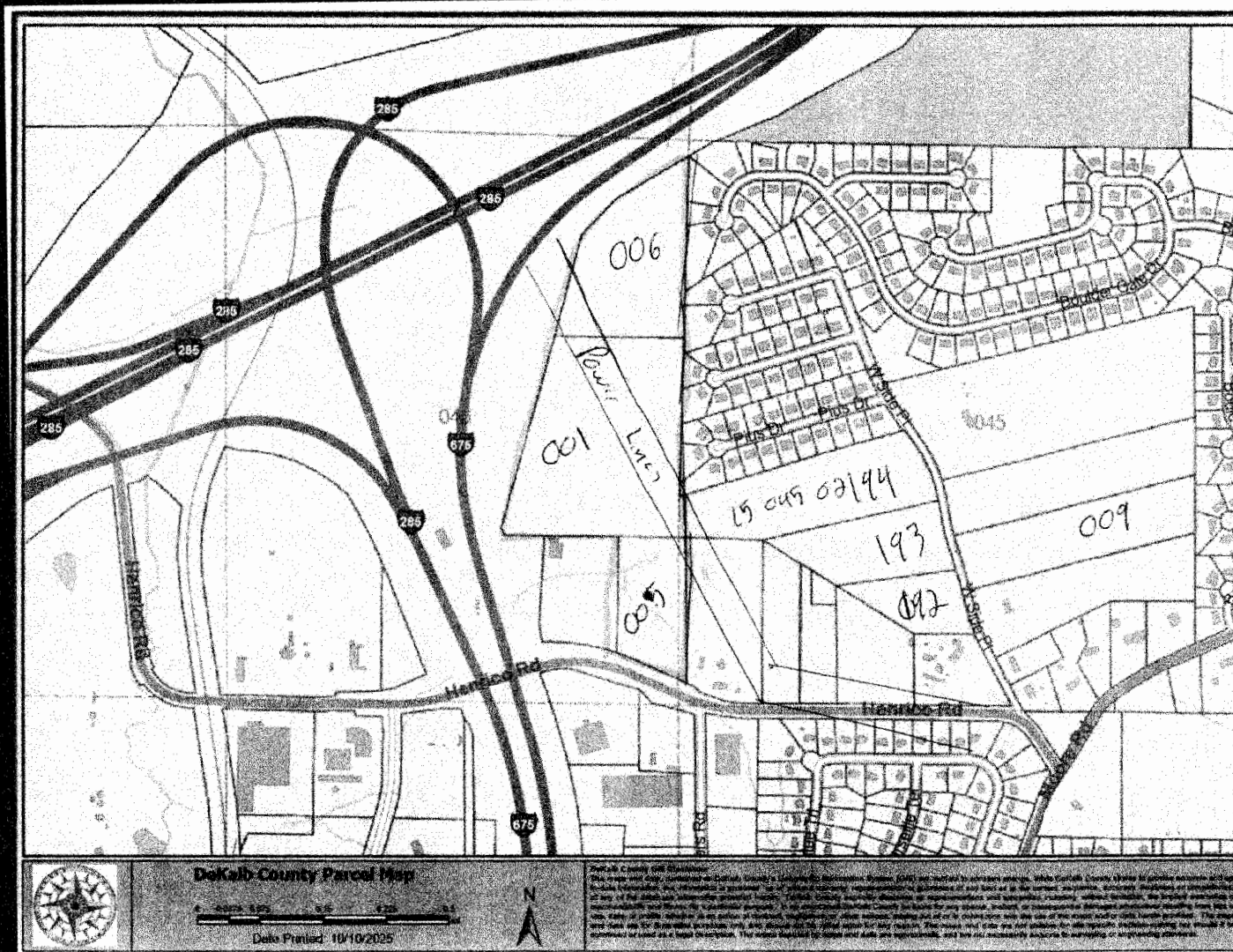
Agents do not have any additional
 information other than what is provided on
 USPS.com.

Tell us about your experience.
 Go to: <https://postalexperience.com/Pos>
 or scan this code with your mobile device.



An older version of this document is available. Received from Ian on 10/10/25

Scan2025-10-10_125347 copy



Tracy T. Swearingen, Sr., J.D.

CC3 Board - Wayne P...

CC3 Board - Wayne Powell



Danielle



Sita Smith

PHOBDY

PHOBDY

LETTER OF APPLICATION

Please identify the following details such as:

- The proposed zoning classification? *Tier 5 with R-100 underlying for single-family.*
- The reason for the rezoning request? *The 2 lots currently (1680 + 1700) abut other currently zoned residential and light commercial properties and owner owns other parcels of residential that abut.*
- The existing and proposed use of the property? *Existing use is in "light commercial and proposed is R-100 single family."*
- Detail 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)? *Between 1680 + 1700 Henrico Rd. along with owners other abutting properties that are already zoned R-100 (1690 Henrico Rd. + 3917/3891/3893 West Side Place) are to be jointly (all 6 parcels) used for a proposed 2 phase approximately 243 total single family residences. Each proposed home would likely be on a .25 acre lot with a 2 story 2400-3000 sq. ft. home (single-family).*

Eisenhower Services, Inc.
P.O. Box 871183
Stone Mountain, GA 30087
(678) 357-6238
eisenhowersvcs@gmail.com

**DEKALB COUNTY IMPACT ANALYSIS FOR 1680 & 1700 HENRICO ROAD,
CONLEY, GA 30288**

A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan?

The 2 Subject Properties have a current future land use designation of Light Commercial; however, the 2 Subject Properties also landlock an additional property (1690 Henrico Rd.) that is also owned by “7 Stone Capital L.L.C.”; 1690 has a future land use of Suburban meaning the intent of 1690’s current zoning is to preserve single family residences. “7 Stone Capital L.L.C.” also owns 3917/3891/3893 West Side Place abutting properties that also have a future land use of Suburban. The Suburban land use designation promotes housing choice and income diversity without sacrificing traditional neighborhood layouts.

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties?

The nearby area is predominantly residential and / or zoned residential R-100; thus, the rezoning of the 2 Subject Properties would place them in conformity with the abutting properties and their zoned use of residential single-family use. This would also justify a Comprehensive Plan Amendment for the 2 Subject Properties from Light Commercial to Suburban. This proposed residential development would be in alignment with the residential character of the area by adding additional single family detached housing and conserving a substantial amount of open space for the community.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned?

The 2 Subject Properties do not have a reasonable economic use as currently zoned. The existing Tier 4a and M designation present since 2013 with amendment in 2021 have greatly restricted the light industrial uses of the 2 Subject Properties; for example, the property immediately to the left of 1700 Henrico Rd. and immediately below a significant portion of 1680 Henrico Rd. (i.e., 1670 Henrico Rd.) is currently used as commercial truck parking while

1700 & 1680 Henrico Rd. are restricted from the same type of light industrial usage as 1670 Henrico Rd. is afforded due to the afore mentioned 2013 designation and the 2021 more restrictive amendments, thus, creating no viable light industrial use for the 2 Subject Properties. A rezoning to Tier 5 with R-100 underlying for single-family residential development would provide a reasonable economic use for the 2 Subject Properties.

- D. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby properties?

The proposed modification would not adversely affect the existing use or usability of adjacent or nearby properties.

- E. Whether there are other existing or changing conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the zoning proposal?

The Applicant is not aware of any other existing or changing conditions that give grounds for the approval or disapproval of the zoning proposal.

- F. Whether the Applicant's zoning proposal will adversely affect historic building, sites, districts, or archaeological resources?

The Applicant is not aware of any adverse affect the Applicant's zoning proposal would have on historic building, sites, districts, or archaeological resources on the 2 Subject Properties.

- G. Whether the zoning proposal will result in a use which would or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

The Applicant is not aware of any potential or actual excessive or burdensome use of existing streets, transportation, facilities, utilities, or schools that would likely result from the zoning proposal.

CONCLUSION

For the foregoing reasons, the Applicant hereby requests that the application for a Modification of Zoning Conditions for the 2 Subject Properties from Tier 4a and M to Tier 5 and R-100 be approved. The Applicant welcomes any questions and / or feedback from the planning staff.

NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The portions of the DeKalb County Zoning Ordinance, facially and as applied to the 2 Subject Properties, which restrict or classify or may restrict or classify the 2 Subject Properties so as to prohibit their development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate, and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation

of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the DeKalb County Zoning Ordinance to the 2 Subject Properties which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null, and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

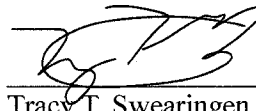
A refusal by the DeKalb County Board of Commissioners to grant the modification of zoning conditions as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State

of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any major modification of zoning conditions of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the 2 Subject Properties to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth herein above.

A refusal to allow the modification of zoning conditions in question would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the modification of zoning conditions in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing land use designation and/or zoning classification on the 2 Subject Properties is unconstitutional as it applies to the 2 Subject Properties . This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of DeKalb County demanding just and adequate compensation under Georgia law for the taking of the 2 Subject Properties , diminution of value of the 2 Subject Properties, attorney's fees, and other damages arising out of the unlawful deprivation of the Applicant's property rights.



Tracy T. Swearingen, Sr., J.D.
President, Eisenhower Services, Inc.
Agent for the Applicant



DeKalb County
GEORGIA

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: 12-11-2025

TO WHOM IT MAY CONCERN:

I/WE: 7 Stone Capital LLC (Ian Smith / Member)
Name of Owner(s)

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

Tracy T. Swearingen President, Eisenhower Services, Inc.
Name of Agent or Representative

to file an application on my/our behalf.

[Signature]

Notary Public Coram Expires 8/12/27

[Signature]

Owner Ian Smith / 7 Stone Capital LLC

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: X *

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

TPD 12-12-2025
Signature of Applicant /Date

Check one: Owner _____ Agent X

Expiration Date/ Seal

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

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(s) Name: Tracy Swearingen

Phone: [REDACTED] Email: [REDACTED]

Property Address: 1680 & 1700 Henrico Road, Conley 30288

Tax Parcel ID: 15 046 01 001 & 15 046 01 005 Comm. District(s): 3 & 6 Acreage: Approx

Existing Use: Vacant Proposed Use: Single-Family Residential

Supplemental Regs: _____ Overlay District: Bouldercrest OVD, Tier 4

Rezoning: Yes ☒ No ☐ Existing Zoning: Tier 4a Proposed Zoning: Tier 5

DRI: NA Square Footage/Number of Units: _____

Rezoning Request: Rezone both properties to Tier 5 with R-100 underlying for single-family residential development; along with 5 other

Land Use Plan Amendment: Yes ☒ No ☐ Existing Land Use: LIND

Proposed Land Use: SUB Consistent _____ Inconsistent _____

Special Land Use Permit: Yes ☐ No ☒ Article Number(s) 27- _____

Special Land Use Request(s): NA

Major Modification: Yes ☐ No ☒ Existing Zoning Conditions: None

Major Modification Request: n/a

Condition(s) to be modified: n/a

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Date: November 13, 2025

LP-26-1247932 & Z-26-1247931 Email re: Rezoning 01.16.2026:

From: Eisenhower Services, Inc <eisenhowersvcs@gmail.com>
Sent: Friday, January 16, 2026 12:15 PM
To: Reid, John <jreid@dekalbcountyga.gov>
Cc: Eisenhower Services, Inc <eisenhowersvcs@gmail.com>
Subject: Re: henrico road rezoning--question

John,

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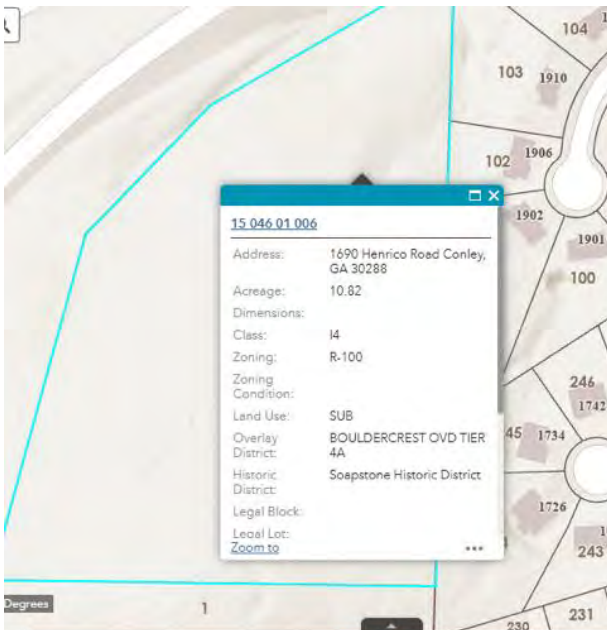
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Tracy

Tracy T. Swearingen, Sr.
President
Eisenhower Services, Inc
eisenhowersvcs@gmail.com
(678) 357-6238

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John Reid
Senior Planner, Lead Public Hearing
DeKalb County Government | Department of Planning & Sustainability

Three Tab Architectural Roof Shingles on Underlayment and with Continuous Ridge Vents



Brick Veneer

Front, Left and Right sides Brick

Rear side cement board siding and trim

Front Elevation One of Six

REZONING & LAND USE for

1680 & 1700 HENRICOROAD CONLEY, GEORGIA

1/8" = 1'-0"

Robert Jay Architect

6934 Clear Lake Court

Atlanta, Georgia 30360

770-241-5956 rjtrain312@yahoo.com

December 29, 2025

**Three Tab Architectural Roof Shingles
on Underlayment and with Continuous Ridge Vents**



**Front Side Board and Batten
Left right and rear sides cement
board siding and trim**

**Front Elevation Two of Six
REZONING & LAND USE for
1680 & 1700 HENRICOROAD CONLEY, GEORGIA
1/8" = 1'-0"**

**Robert Jay Architect
6934 Clear Lake Court
Atlanta, Georgia 30360**

770-241-5956 rjtrain312@yahoo.com

December 29, 2025

**Three Tab Architectural Roof Shingles
on Underlayment and with Continuous Ridge Vents**



**Front Side Board and Batten over Brick Veneer. Left, right
and Rear Sides Cement Board Siding and Trim**

**Front Elevation Three of Six
REZONING & LAND USE for
1680 & 1700 HENRICOROAD CONLEY, GEORGIA
1/8" = 1'-0"**

**Robert Jay Architect
6934 Clear Lake Court
Atlanta, Georgia 30360**

770-241-5956 rjtrain312@yahoo.com

December 29, 2025

**Three Tab Architectural Roof Shingles
on Underlayment and with Continuous Ridge Vents**



Four Sides Cement Board Siding and Trim

Front Elevation Four of Six

REZONING & LAND USE for

1680 & 1700 HENRICOROAD CONLEY, GEORGIA

1/8" = 1'-0"

**Robert Jay Architect
6934 Clear Lake Court
Atlanta, Georgia 30360**

770-241-5956 rjtrain312@yahoo.com

December 29, 2025

**Three Tab Architectural Roof Shingles
on Underlayment and with Continuous Ridge Vents**



**Front Side Board and Batten Siding over Stucco Finish
System with Trim. Left, right and Rear Sides Cement Board
Siding and Trim**

**Front Elevation Five of Six
REZONING & LAND USE for
1680 & 1700 HENRICOROAD CONLEY, GEORGIA
1/8" = 1'-0"**

**Robert Jay Architect
6934 Clear Lake Court
Atlanta, Georgia 30360**

**770-241-5956 rjtrain312@yahoo.com
2025**

December 29,

**Three Tab Architectural Roof Shingles
on Underlayment and with Continuous Ridge Vents**



Four Sides Cement Board Siding and Trim

**Front Elevation Six of Six
Left, right and Rear Sides Cement Board
Siding and Trim
 $1/8" = 1'-0"$**

**Robert Jay Architect
6934 Clear Lake Court
Atlanta, Georgia 30360**

**770-241-5956 rjtrain312@yahoo.com
2025**

December 29,



February 9, 2026

DeKalb County
Department of Planning & Sustainability
178 Sams Street
Decatur, GA

ATTN: John Reid; AICP
Senior Planner

RE: Rezoning Application; Z-26-1247931
1680 & 1700 Henrico Road

Dear Mr. Reid:

On behalf of the Metro South Community Improvement District (MSCID) Board of Directors, please refer to the following objections to the referenced rezoning application:

- Single-family development in that area does not make sense from a land use perspective given the active industrial property surrounding the parcels. There are industrial uses right across the street. Furthermore, the properties themselves wrap around an active industrial space. None of that seems desirable for future residents. Unlike areas such as West Midtown, this is not a transitioning area; it's still firmly industrial.
- This is some of the only remaining greenfield land available for industrial development in DeKalb County. New industrial developments have expressed interest in the area, but most have fallen through due to existing zoning requirements (overlay district) which are currently being addressed. These parcels are not in danger of being underdeveloped. In fact, all industrial lands within the Metro South CID will be in great demand upon modifications to the existing overlay district.
- Industrial real estate continues to be in demand in Atlanta despite the slight downturn in the economy.
- The MSCID board and its 240 members oppose any decrease in industrial or commercial land through residential or mixed-use re-zonings within the boundaries defined by the community improvement district and the existing overlay district.
- A single-family development here will create traffic safety issues. The current roadway; from Moreland Ave to Koppers Road/Koppers Ct, handles a large amount of truck traffic

consistent with the predominate uses around it. This traffic will still exist with a single-family development on these parcels, but personal vehicle traffic will also increase substantially and intermingle with the existing truck traffic creating a hazard

- The proximity of the industrial areas to the existing residential areas has resulted in various conflicts over the past several decades due to the mix of truck and single axle vehicles on Cedar Grove Road, Henrico Road and Moore Road. The MSCID has cooperated with the residential communities on and adjacent to these roads (east of I-675) over the past few years by funding conceptual design traffic calming plans to minimize cut-through traffic. The MSCID has also encouraged its logistic and warehouse members to avoid cut-through traffic on those residential sections of Henrico and Cedar Grove Road. This rezoning application only further complicates the truck and single axle vehicle conflicts. More significantly, this proposed residential community would be directly impacted by truck volumes that exceed over 100 per day and whose destination is the Federal Express truck parking facility and various truck maintenance facilities on Koppers Court and Koppers Road. The Federal Express facility provides space for over 500 trucks and is 100% occupied. Significant number of conflicts between single axle vehicles and multi-tandem trucks will exist if this rezoning application is approved. This conflict will be unavoidable and given the CID and the existing residential community's track record of present day conflicts, it seems obvious this fact in itself should result in a rezoning denial.

To summarize, the MSCID Board and its membership unequivocally oppose this rezoning application. Thank you

Sincerely;

Lawrence Kaiser

Larry Kaiser, PE

Executive Director

Metro South CID

larry@metrosouthcid.org

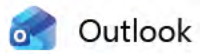
404-909-5619

Cc: Alison Clark; Community Council Board

Super District Commissioner Ted Terry

District 3 Commissioner Nicole Massiah

Metro South Community Improvement District Board



(No subject)

From john reid <dakiner1@yahoo.com>

Date Wed 2/18/2026 6:13 PM

To Reid, John <jreid@dekalbcountyga.gov>



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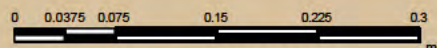
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DeKalb County Parcel Map



Date Printed: 2/18/2026



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Subject Properties



046

LIND

045

SUB

Henrico Rd



Koppers Rd

Sautee Trl

Seville Ter

West Side F Rd

Boulder Chase Dr

Dees Dr

Wanda Way

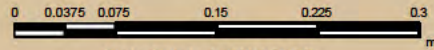
Plus Dr

Boulder Gate Dr

Boulder

Boulder Chase

Boulder



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DeKalb County Parcel Map



0 0.0375 0.075 0.15 0.225 0.3
mi

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