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 amend the character area from LIND (Light Industrial) to the SUB (Suburban) character area to allow a single-family residential development, at 1680 and 1700 Henrico Road.

PETITION NO: D3-2026-0150 LP-26-1247932

PROPOSED USE: Single-family residential development.

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

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

INFO. CONTACT: James Burge, Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Eisenhower Services, Inc. c/o Tracy Swearington, Sr. to amend the character area from LIND (Light Industrial) to the SUB (Suburban) character area to allow a single-family residential development.

RECOMMENDATION:

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

PLANNING COMMISSION: (Nov. 5, 2026) Approval. **(July 7, 2026)** Denial. **(March 3, 2026)** No Recommendation.

PLANNING STAFF: (November 2026) Approval. **(08.13.2026 BOC)** Approval.

STAFF ANALYSIS: After weighing the various factors at play, Planning staff has concluded that the Land Use Amendment would be *consistent* with the standards and factors for amending the Comprehensive Plan based on factors A, B, D and F: A: The properties in question are now almost completely surrounded by Suburban Land Use thanks to recent Land Use amendments. All the adjacent Suburban properties share a direct border with the subject properties, while the adjacent Industrial parcels are located across the major roadways of I-675 and Henrico Road. Changing the Land Use to Suburban would create consistency with the surrounding parcels and provide a cohesive boundary in the area between the residential and industrial parcels. This boundary would consist of I-675 to the west, I-285 to the north and Henrico Road to the south. The land use change would also provide adjacent residential properties on Pius Drive, Wanda Way, and Dees Drive to the east of the property with a greater buffer from industrial land use. It would eliminate the potential for a new industrial development to come in bordering the rear of their properties. B: The proposed land use change will not adversely affect the existing use or usability of adjacent or nearby property or properties. D: The proposed residential development in line with the *2050 Comprehensive Land Use Plan*'s goal of "Housing Variety and Choice". This development will help bring in "new and diverse housing types will help the County meet market demands and support continued growth." (P. 14) F: During the application process, the county pursued Code Enforcement action against the illegal truck parking taking place on the adjacent properties at 1670 & 1784 Henrico Road to prevent future conflicts between those properties and the proposed development. The Board of Commissioners subsequently approved two County-initiated Land Use Amendments on each of those parcels that changed them from Light

Industrial to Suburban uses. This was done with the intent of keeping the surrounding parcels consistent with this applicant-initiated Land Use Amendment. Planning Staff recommends ***"Approval"***.

PLANNING COMMISSION VOTE: (November 5, 2026) Approval 6-0-0. Motion was made by Commissioner Moore, seconded by Commissioner Costello for approval, per Staff recommendation. **(July 7, 2026) Denial 6-0-2.** Motion was made by Commissioner Moore, seconded by Commissioner West for denial. Commissioner Cooper & Commissioner Williams abstained. **(March 3, 2026) No Recommendation. 1st Failed MOTION (4-3-0)** was made by Commissioner Moore, seconded by Commissioner Patton that this agenda item be "Deferred, three full cycles". **2nd Failed MOTION (4-3-0)** was made by Commissioner Costello, seconded by Commissioner Zou that this agenda item be "Denied". This application moves forward to the Board of Commissioners with no recommendation from the Planning Commission.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (Oct. 2026) Approval (8-0-0). **(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

DeKalb County Government Services Center
178 Sams Street
Decatur, GA 30030
404-371-2155

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

Planning Commission Hearing Date: November 5, 2026
Board of Commissioners Hearing Date: November 19, 2026

STAFF ANALYSIS

Case No.:	LP-26-1247932	**Agenda #:** 2026-0150
Address:	1690 & 1700 Henrico Road Conley, 30288	**Commission Districts:** 3 and 6
Parcel ID(s):	15 046 01 001, 15 046 01 005	
Request:	Amend the Future Land Use Map from LIND to SUB	
Property Owner(s):	7 Stone Capital LLC	
Applicant/Agent:	Eisenhower Services, Inc. c/o Tracy Swearington, Sr.	
Acreage:	36.77 acres	
Existing Land Use:	Light Industrial (LIND)	
Surrounding Properties:	**North:** SUB **East:** SUB **South:** SUB & LIND **West:** SUB & LIND	
Comprehensive Plan:	**Consistent** [X] **Inconsistent** [ ]	

Staff Recommendation: Approval

The applicant, Eisenhower Services, is seeking to amend the Future Land Use Map to change the land use character area of two parcels from LIND (Light Industrial) to SUB (Suburban). The applicant has also filed a companion application **Z-26-1247931** 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

The northern lot (15 046 01 001) is bounded to the north, east and south by the Suburban (SUB) Character Area. On the west side of the lot is a large interstate right of way, which forms a significant physical barrier between the Light Industrial character area located to the west. The southern lot (15 046 01 005) is currently bounded by Suburban to the east and west and by Light Industrial to the south across the Henrico Road right of way. The *DeKalb 2050 Unified Plan* specifies that the location of Light Industrial areas "shall preserve the appeal and appearance of residential and commercial areas from the prospective intrusion of light industrial land uses." (p. 45) Although this policy is primarily written to protect residential and commercial areas from the impacts of light industrial uses, it also supports the broader planning principle that residential and industrial land uses should be arranged with appropriate separation, transition, and buffering.

The following sections taken from the DeKalb County Code of Ordinances will be used to evaluate the proposed amendment:

Sec. 7.3.4. - Standards and factors governing review of proposed amendments to the comprehensive plan map.

The following standards and factors are found to be relevant for evaluating applications for amendments to the comprehensive plan map and shall govern the review of all proposed amendments to the comprehensive plan map:

A. Whether the proposed land use change will permit uses that are suitable in consideration of the use and development of adjacent and nearby property or properties.
B. Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property or properties.
C. Whether the proposed land use change will result in uses which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
D. Whether the amendment is consistent with the written policies in the comprehensive plan text and any applicable small areas studies.
E. Whether there are potential impacts on property or properties in an adjoining governmental jurisdiction, in cases of proposed changes near county or municipal boundary lines.
F. Whether there are other existing or changing conditions affecting the use and development of the affected land areas which support either approval or denial of the proposed land use change.
G. Whether there will be an impact on historic buildings, sites, districts or archaeological resources resulting from the proposed change.

After weighing the various factors at play, Planning staff has concluded that the Land Use Amendment would be *consistent* with the standards and factors for amending the Comprehensive Plan based on factors A, B, D and F:

A: The properties in question are now almost completely surrounded by Suburban Land Use thanks to recent Land Use amendments. All the adjacent Suburban properties share a direct border with the subject properties, while the adjacent Industrial parcels are located across the major roadways of I-675 and Henrico Road. Changing the Land Use to Suburban would create consistency with the surrounding parcels and provide a cohesive boundary in the area between the residential and industrial parcels. This boundary would consist of I-675 to the west, I-285 to the north and Henrico Road to the south. The land use change would also provide adjacent residential properties on Pius Drive, Wanda Way, and Dees Drive to the east of the property with a greater buffer from industrial land use. It would eliminate the potential for a new industrial development to come in bordering the rear of their properties.

B: The proposed land use change will not adversely affect the existing use or usability of adjacent or nearby property or properties.

D: The proposed residential development in line with the *2050 Comprehensive Land Use Plan*'s goal of "Housing Variety and Choice". This development will help bring in "new and diverse housing types will help the County meet market demands and support continued growth." (P. 14)

F: During the application process, the county pursued Code Enforcement action against the illegal truck parking taking place on the adjacent properties at 1670 & 1784 Henrico Road to prevent future conflicts between those properties and the proposed development. The Board of Commissioners subsequently approved two county-initiated Land Use Amendments on each of those parcels that changed them from Light Industrial to Suburban uses. This was done with the intent of keeping the surrounding parcels consistent with this applicant-initiated Land Use Amendment.

County staff recommends ***approval***.

DeKalb County
GEORGIA

404-371-2155 (o)
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DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Zoning Comments March 2026

N1. Z-26-1247920 (2026-0138) 1437 & 1453 S. Indian Creek Drive:
South Indian Creek is classified as a "Collector" road. All interior streets are to be private, designed to local street standards. Verify there is enough parking provided interior to the site for residents and guests. South Indian Creek Road is classified as a collector road. Land Development permit is required. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR **(PREFERRED)** a 10-foot landscape strip with a 10-foot multi-use path. At least 5 feet of the landscape strip must lie between the back of curb and the multi-use path or sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). All intersections must meet AASHTO sight distance requirements based on speed limit. All poles and other obstructions must be relocated out of the multi-use path.

N2. Z-26-1247923 (2026-0139) 3003 Chamblee-Tucker Road; 2936 Mercer University Drive:
All interior streets must be private. Mercer University Drive is classified as a "Collector" road. Land Development permit is required. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR **(PREFERRED)** a 10-foot landscape strip with a 10-foot multi-use path. At least 5 feet of the landscape strip must lie between the back of curb and the multi-use path or sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). The requirements are for the entire frontage unless a variance is sought. All intersections must meet AASHTO sight distance requirements based on speed limits. All poles and other obstructions must be relocated out of the multi-use path. The access entrance requires reworking due to possible driver confusion and impact to Mercer University Drive. Eliminate the acceleration lane along Mercer University Drive. Chamblee-Tucker Road is classified as a "Minor Arterial" road. If a land development permit is required, please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR **(PREFERRED**) a 10-foot multi-use path. Requires pedestrian scale streetlights.

N3/N4/N5. Z-26-1247929 (2026-0140); SLUP-26-1247927 (026-0141); SLUP-26-1247928 (2026-0142) 3820 & 3828 North Decatur Road:
Rockbridge Road is classified as a "Minor Arterial" road. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR **(PREFERRED)** a 10-foot landscape strip with a 10-foot multi-use path. At least 5 feet of the landscape strip must lie between the back of curb and the multi-use path or sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). All intersections must meet AASHTO sight distance requirements based on speed limits. All poles and other obstructions (hydrant) must be relocated out of the multi-use path. Site engineer to determine if guardrail along the property is still required

N6. Z-26-1247933 (2026-0143) 2674, 2682 & 2690 Gresham Road:
All interior streets are to be private, designed to local street standards. Gresham Road is classified as a "Collector" road. Land Development permit is required. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR **(PREFERRED)** a 10-foot landscape strip with a 10-foot multi-use path. At least 5 feet of the landscape strip must lie between the back of curb and the multi-use path or sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). All intersections must meet AASHTO sight distance requirements based on speed limits. All poles and other obstructions must be relocated out of the multi-use path.

N7/N8. Z-26-1247935 (2026-0144); SLUP-26-1247934 (2026-0145) 2111 Poplar Falls Road:
The existing road infrastructure approaching this development is not sufficient to support the implementation of the development. Poplar Falls Road is classified as a "Local" road. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 6-foot landscape strip and a 5-foot sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). All intersections must meet AASHTO sight distance requirements based on speed limits. All poles and other obstructions must be relocated out of the multi-use path.

N9. SLUP-26-1247921 (2026-0146) 1313 & 1303 Lithonia-Industrial Boulevard:
Lithonia-Industrial Boulevard is classified as a "Minor Arterial" road. Not enough information to properly review. Access points were set based on the Lithonia Industrial Blvd Road Plans. Applicant does not show interior routes on plans. Streetlights will be required on Lithonia-Industrial Boulevard.

N10. Z-26-1247922 (2026-0147) 6136 Shadow Rock Lane:
Shadow Rock Lane is classified as a "Local" road. The existing road infrastructure approaching this development is not sufficient to support the implementation of the development. The entire right of way width of the corridor is 20 feet wide with a +/- 8-foot road/driveway. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N11. SLUP-26-1247926 (2026-0148) 4031 Rainbow Drive:
Rainbow Drive is classified as a "Minor Arterial" road. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR **(PREFERRED)** a 10-foot landscape strip with a 10-foot multi-use path. At least 5 feet of the landscape strip must lie between the back of curb and the multi-use path or sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). All intersections must meet AASHTO sight distance requirements based on speed limits. All poles and other obstructions must be relocated out of the multi-use path.

N12. SLUP-26-1247930 (2026-0149) 1890 Week Kirk Road:
Wee Kirk is classified as a "Local" road. No comments

N13/N14. LP-26-1247932 (2026-0150); Z-26-1247931 (2026-0151) 1680, 1690, & 1700 Henrico Road:
Henrico Road is classified as a "Collector" road. Please refer to the zoning and land development requirements of Tier 5 of the Bouldercrest Overlay District, Tier 4A within the Soapstone Historic district for development requirements. Concerned about the encroachment of residential into the industrial area and the conflict (truck traffic/noise) that may develop. The two properties on either side of this development are active industrial properties. While overlay infrastructure standards apply. Where silent the Zoning and Land Development Codes are enforced, in respective order. Site plan needs work. At a minimum, the requirements are as follows: Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Prefer internal streets to be private. If public, the internal streets require a right of way dedication of 55 feet (total) OR such that all public infrastructure is within right of way, whichever greater. Requires 24 feet of pavement with curb and gutter. Requires 6-foot landscape strip with a 5-foot sidewalk. Requires streetlights. (hefowler@dekalbcountyga.gov). Internal roundabout must be one-lane, one direction. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR **(PREFERRED)** a 10-foot landscape strip with a 10-foot multi-use path. At least 5 feet of the landscape strip must lie between the back of curb and the multi-use path or sidewalk. All intersections must meet AASHTO sight distance requirements based on speed limits. Concerned about entrance location based on horizontal and vertical curves along the site. All poles and other obstructions must be relocated out of the multi-use path.

Thursday, January 29, 2026

To: Mr. John Reid, Senior Planner
From: Ryan Cira, Director, Division of Environmental Health
Cc: Alan Gaines, Deputy Director, Division of Environmental Health
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or

begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

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

1/29/2026

N13-2026-0150 LP-26-1247932
1680, 1690 & 1700 Henrico Road, Conley, Ga 30288

- Amendment. See general comments.

N14-2026-0151 Z-26-1247931
1680, 1690 & 1700 Henrico Road, Conley, Ga 30288

- See general comments.

DeKalb County School District **Analysis Date:** 1/23/2026

Development Review Comments

Submitted to: DeKalb County **Case #:** Z-26-1247932
Parcel #: 15 046 01 001 ; 15 046 01 006 ; 15 046 01 005

Name of Development: Seven Stone Capital LLC
Location: 1680,1690 & 1700 Henrico Road, Conley, GA

Description: Proposed development 31 Single-family detached homes (from site plan).

Impact of Development: When fully constructed, this development would be expected to generate 15 students: 3 at Cedar Grove Elementary School, 2 at Cedar Grove Middle School, 4 at Cedar Grove High School, 5 at other DCSD schools, and 1 at private school. The additional homes are not expected to have a significant impact on the neighborhood schools.

Current Condition of Schools	Cedar Grove Elementary School	Cedar Grove Middle School	Cedar Grove High School	Other DCSD Schools	Private Schools	Total
Capacity	672	1,290	1,271			
Portables	0	0	0			
Enrollment (Oct 2024)	518	700	1,108			
Seats Available	154	590	163			
Utilization (%)	77.1%	54.3%	87.2%			
New students from development	**3**	**2**	**4**	**5**	**1**	**15**
New Enrollment	521	702	1,112			
New Seats Available	151	588	159			
New Utilization	77.5%	54.4%	87.5%			

Calculation Details

Inputs

Unit Type	SF	Proposed Units	31

		Attend Home School	Attend other DCSD School	Private School	Total
Yield Rates (students per unit based on comparable developments)	Elementary	0.1016	0.0663	0.0101	0.1780
	Middle	0.0633	0.0374	0.0128	0.1136
	High	0.1225	0.0527	0.0190	0.1942
	Total	**0.2874**	**0.1564**	**0.0419**	**0.4858**
Units x Yield Rates	Elementary	3.15	2.06	0.31	5.52
	Middle	1.96	1.16	0.40	3.52
	High	3.80	1.63	0.59	6.02
	Total	**8.91**	**4.85**	**1.30**	**15.06**
New Students from Development (rounded result)	Elementary	3	2	0	5
	Middle	2	1	0	3
	High	4	2	1	7
	Total	**9**	**5**	**1**	**15**

DeKalb County School District

DEPARTMENT OF PLANNING & SUSTAINABILITY

LAND DEVELOPMENT ANALYSIS

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

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

Case # and Address/Parcel: LP-26-1247932 (2026-0150) 1680, 1690 & 1700 Henrico Rd 15 046 01 001, 005 & 006

- **Transportation/Access/Row**

- **Stormwater Management**

There is a stormwater near all 3 properties. For subdivision above ground detention is recommended.

- **Flood Hazard Area/Wetlands**

(1700 Henrico Road) has state water running through the middle of the property 75 and 25 foot buffer will apply. There is no flood hazard.

- **Landscaping/Tree Preservation**

- **Tributary Buffer**

- **Fire Safety**

DEPARTMENT OF PLANNING & SUSTAINABILITY

LAND DEVELOPMENT ANALYSIS

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

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

Case # and Address/Parcel: Z-26-1247931 (2026-0151) 1680, 1690 & 1700 Henrico Road 15 046 01 001, 005 & 006

- **Transportation/Access/Row**

- **Stormwater Management**

Above ground detention system is needed for subdivision

- **Flood Hazard Area/Wetlands**

1700 Henrico has state water going through the middle of the property. 25 and 75 stream buffer will apply. No flood hazards

- **Landscaping/Tree Preservation**

- **Tributary Buffer**

- **Fire Safety**

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

PUBLIC WORKS – ROADS & DRAINAGE - ZONING COMMENTS FORM

Case No.: LP-1247932 & Z-1247931 **Parcel ID#:** 15 046 01 001; 15 046 01 006; 15 046 01 005

Address: 1680, 1690 & 1700 Henrico Road, Conley 30288

Drainage Basin: South River

Upstream Drainage Area: N/A

Percentage of Property in 100-Year Floodplain: 0%

Impact on property (flood, erosion, sedimentation) under existing zoning: No reported incidence of flood, erosion and sedimentation under existing zoning.

Required detention facility(s): Yes

COMMENTS: New streets and drainage infrastructure will be required to support any proposed development and these must comply with Chapter 14-40, Article II, as it relates to Stormwater management and other applicable County Codes and engineering standards for the street design.

Signature: Akin Akinsola

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

PUBLIC WORKS – TRAFFIC ENGINEERING - ZONING COMMENTS FORM

Case No.: LP-26-1247932 & Z-26-1247931 **Parcel ID#:** 15 046 01 001; 15 046 01 006; 15 046 01 005

Address: 1680, 1690 & 1700 Henrico Road, Conley 30288

Adjacent Roadway(s):

_____ _____

Classification:

Capacity (TPD): _____ **Capacity (TPD):** _____

Latest Count (TPD): _____ **Latest Count (TPD):** _____

Hourly Capacity (VPH): _____ **Hourly Capacity (VPH):** _____

Peak Hour Volume (VPH): _____ **Peak Hour Volume (VPH):** _____

Existing number of traffic lanes: _____ **Existing number of traffic lanes:** _____

Proposed number of traffic lanes: _____ **Proposed number of traffic lanes:** _____

Proposed right-of-way width: _____ **Proposed right-of-way width:** _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of traffic (latest edition applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

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

COMMENTS: After review, no traffic Concerns are identified With the proposed rezoning and Special land Use permit modification.

Signature: Randell

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

PUBLIC WORKS – WATER & SEWER - ZONING COMMENTS FORM

Case No.: LP-26-1247932 (2026-0150) **Parcel ID#:** 15 046 01 001; 15 046 01 006; 15 046 01 005

Address: 1680, 1690 & 1700 Henrico Road, Conley 30288

WATER:

Size of existing water main: _____ **adequate** _____ **inadequate** _____

Distance of property to nearest main: _____ **Size of line required, if inadequate:** _____

SEWER:

Outfall Servicing Project: _____

Is sewer adjacent to property? Yes _____ **No** _____ **If no, distance to nearest line:** _____

Water Treatment Facility: _____ **Adequate? Yes** _____ **No** _____

Sewage Capacity: _____ **(MGPD)** **Current Flow:** _____ **(MGPD)**

COMMENTS: _____

_____

_____

_____

_____

_____

_____

Signature: _____

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

PUBLIC WORKS – WATER & SEWER - ZONING COMMENTS FORM

Case No.: Z-26-1247931 (2026-0151) **Parcel ID#:** 15 046 01 001, 005 & 006

Address: 1680, 1690 & 1700 Henrico Road, Conley 30288

WATER:

Size of existing water main: 8" DIP **adequate** _____ **inadequate** _____

Distance of property to nearest main: adjacent **Size of line required, if inadequate:** _____

SEWER:

Outfall Servicing Project: Constritution Area

Is sewer adjacent to property? Yes _____ **No** X **If no, distance to nearest line:** 800'

Water Treatment Facility: Snapfinger **Adequate? Yes** _____ **No** _____

Sewage Capacity: _____ **(MGPD)** **Current Flow:** _____ **(MGPD)**

COMMENTS: Sewer cap required

Signature: Yola Lewis

APPLICATION TO AMEND COMPREHENSIVE LAND USE (FUTURE DEVELOPMENT) MAP PLAN OF DEKALB CONTY, GEORGIA

Applicant Name: Tracy L. Swearingen, Sr., J.D.

Applicant Email Address: [redacted]

Applicant Mailing Address: [redacted]

Applicant Phone Number: [redacted]

Owner Name: 7 Stone Capital L.L.C. (Ian Smith, Member)
(If more than one owner, attach list of owners.)

Owner Email Address: [redacted]

Owner Mailing Address: [redacted]

Owner Phone Number: [redacted]

Subject Property Address: 1680 & 1700 Henrico Road
Conley, GA 30288

Parcel ID Number(s): 15046 01 001 and 15046 01 005

Acreage: 20.1 / 5.85 Commission District(s): 3 Super District: 6

Existing Zoning District(s): Tier 4a and M Proposed Zoning District(s): Tier 5 w/R-100 underlying

Existing 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]
(Signature of Applicant:

Eisenhower Services, Inc.

[redacted]

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=bPfEm0rOacEUYdnnxGM9kthkFyAUlf.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:

[redacted]

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

X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* [illegible] 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
- ☐ [illegible]Mail
- ☐ [illegible]Mail Restricted Delivery
- ☐ [illegible]0)
- ☐ 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 [illegible]

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://emailus.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.

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Sign up for FREE at
https://informeddelivery.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.

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1 page — Edited

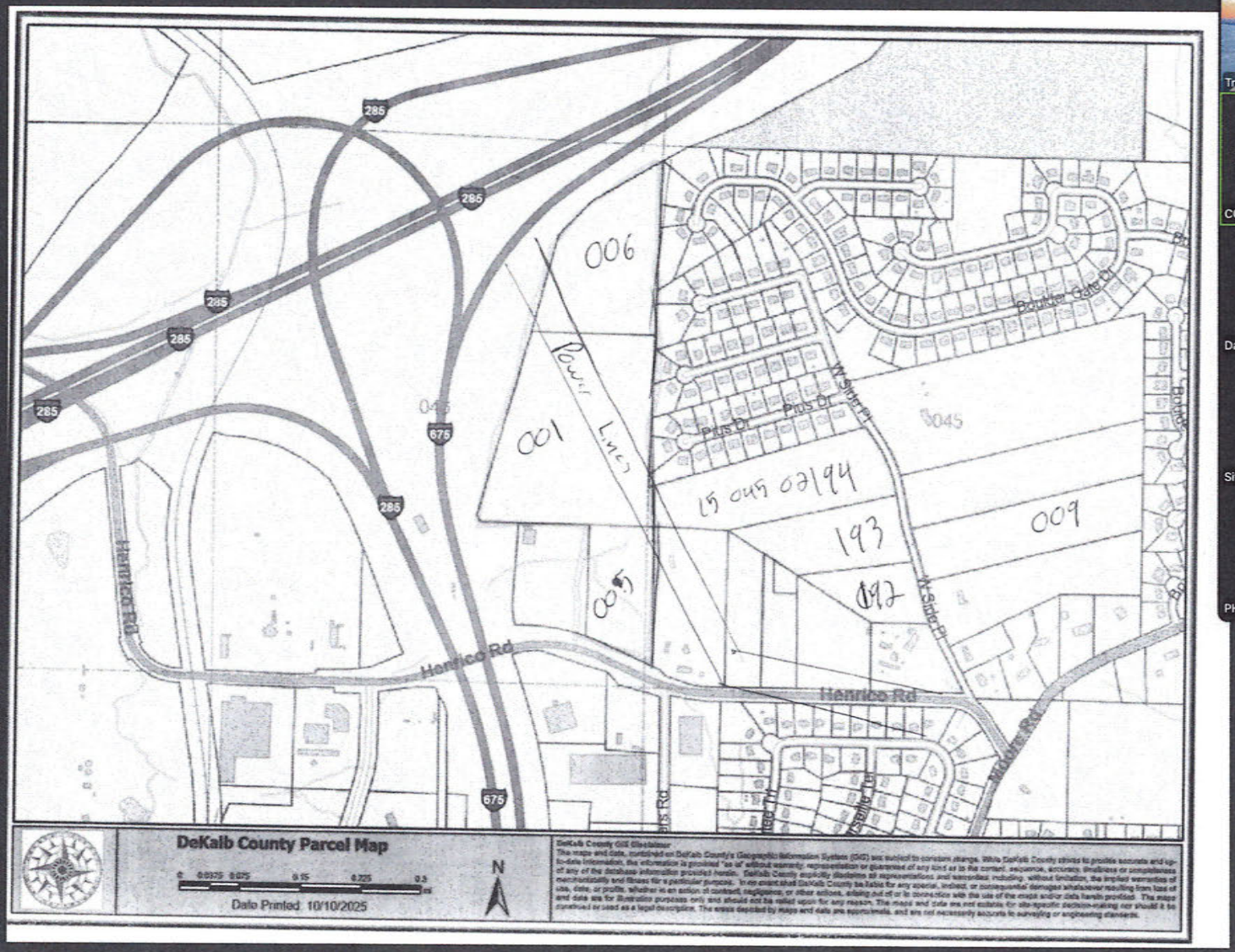
You are screen sharing | Stop share

Inspector Zoom Share Highlight Rotate Markup Form Filling Search...

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

Open

Scan2025-10-10_125347 copy



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

CC3 Board - Wayne P...

CC3 Board - Wayne Powell

D

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 M "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 ad. 25 acre lot with a 2 story 2400-3000 sq. ft. home (single-family).

Eisenhower Services, Inc.

[redacted]

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: 7Stone 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.

Notary Public Comm Expires 8/17/27

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.

_____ _____ 12-12-2025

Notary Signature of Applicant /Date

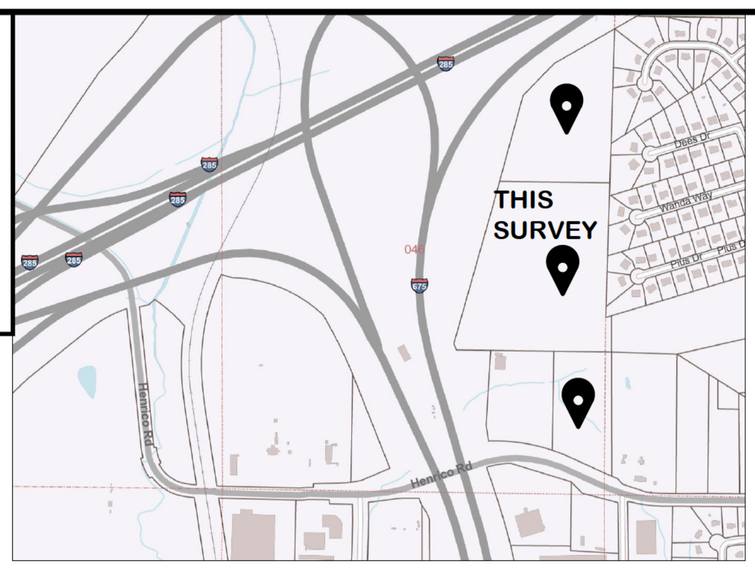
Check one: Owner _____ Agent X

_____

Expiration Date/ Seal

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

BLOCK RESERVED FOR CLERK OF SUPERIOR COURT



LOCATION MAP
NOT TO SCALE

DEKALB COUNTY ZONING:
ZONE M:
LOT AREA MINIMUM: 30,000 SQFT
LOT WIDTH: 100 FT
LOT COVERAGE MAX: 80%
OPEN SPACE MINIMUM: 15–20%
FRONT B/L: 60 FT
SIDE B/L: 20 FT
REAR B/L: 30 FT

ZONE R-100:
LOT AREA MINIMUM: 15,000 SQFT
LOT WIDTH: 100 FT
LOT WIDTH (CUL-DE-SAC): 35 FT
LOT COVERAGE MAX: 35%
FRONT B/L: 50FT THOROUGHFARE, 40FT ARTERIAL, 35FT LOCAL & COLLECTOR
SIDE B/L: 10 FT
REAR B/L: 40 FT
UNIT SIZE MINIMUM: 2,000 SQFT
MAIN BUILDING HEIGHT MAX: 35 FT
OPEN SPACE MINIMUM: 20%

LEGAL DESCRIPTION (AS SURVEYED)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 46 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT FORMED BY THE SHARED CORNER OF LAND LOTS 45, 46, 51, & 52, SAID COUNTY AND DISTRICT, AS DEPICTED ON THAT CERTAIN PLAT OF SURVEY KNOWN AS "FINAL PLAT FOR BOULDER FOREST, PHASE 2" AS RECORDED AT PLAT BOOK 139, PAGE 87 OF THE PUBLIC RECORDS OF DEKALB COUNTY, GEORGIA;

THENCE ALONG SHARED LAND LOT LINE OF LAND LOTS 45 AND 46, SAID DISTRICT AND COUNTY, S01°09'33"W A DISTANCE OF 80.85 FEET TO A FOUND 1/2" REBAR ON THE SOUTHERLY R/W OF THE INTERSTATE 675 NORTHBOUND EXIT TO INTERSTATE 285 AND THE POINT OF BEGINNING:

THENCE DEPARTING SAID SOUTHERLY R/W AND FOLLOWING THE EAST LINE OF THAT CERTAIN PLAT OF SURVEY KNOWN AS "FINAL PLAT FOR BOULDER FOREST, PHASE 2," S01°54'03"W A DISTANCE OF 715.08 FEET TO A FOUND 1" OPEN-TOP PIPE;

THENCE FOLLOWING THE EAST LINE OF THAT CERTAIN PLAT OF SURVEY KNOWN AS "FINAL PLAT FOR WEST SIDE PLACE," AS IT IS RECORDED AT PLAT BOOK 159, PAGE 38, OF THE PUBLIC RECORDS OF DEKALB COUNTY, GEORGIA, S01°41'37"W A DISTANCE OF 72.92 FEET TO A FOUND 1/2" REBAR;

THENCE S01°50'40"W A DISTANCE OF 253.31 FEET TO A FOUND 1/2" REBAR;

THENCE S01°54'30"W A DISTANCE OF 187.02 FEET TO A FOUND 1/2" REBAR;

THENCE S01°50'17"W A DISTANCE OF 286.93 FEET TO A FOUND 1/2" REBAR;

THENCE S01°51'39"W A DISTANCE OF 526.49 FEET TO A FOUND 1/2" REBAR;

THENCE S01°52'04"W A DISTANCE OF 728.64 FEET TO A CALCULATED POINT TO BE SET ON THE NORTHERLY R/W OF HENRICO ROAD (VARIABLE R/W PER GEORGIA DEPARTMENT OF TRANSPORTATION PLAN AND PROFILE OF PROPOSED SOUTH ATLANTA FREEWAY, PROJECT ID: I-675-1(137), PI NUMBER: 710982);

THENCE ALONG SAID NORTHERLY R/W OF HENRICO ROAD N65°16'33"W A DISTANCE OF 237.54 FEET TO A CALCULATED POINT TO BE SET;

THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 72.02 FEET, WITH A RADIUS OF 581.81 FEET, BEING SUBTENDED BY A CHORD BEARING OF N68°49'20"W, WITH A CHORD LENGTH OF 71.98 FEET, TO A CALCULATED POINT TO BE SET;

THENCE DEPARTING SAID NORTHERLY R/W OF HENRICO ROAD N01°15'04"W A DISTANCE OF 610.99 FEET TO A FOUND 1" OPEN-TOP PIPE;

THENCE N84°34'49"W A DISTANCE OF 416.61 FEET TO A CALCULATED POINT TO BE SET;

THENCE S89°25'50"W A DISTANCE OF 200.61 FEET TO A CALCULATED POINT TO BE SET ON THE WESTERLY R/W OF INTERSTATE 675 RAMP "NE" PER AFORESAID GEORGIA DEPARTMENT OF TRANSPORTATION PLANS;

THENCE ALONG THE WESTERLY R/W OF INTERSTATE 675 RAMP "NE" PER AFORESAID GEORGIA DEPARTMENT OF TRANSPORTATION PLANS N15°34'49"W A DISTANCE OF 33.14 FEET TO A FOUND CONCRETE R/W MONUMENT;

THENCE N13°47'50"E A DISTANCE OF 900.01 FEET TO A FOUND CONCRETE R/W MONUMENT;

THENCE N18°17'38"E A DISTANCE OF 707.27 FEET TO A FOUND CONCRETE R/W MONUMENT;

THENCE N44°15'25"E A DISTANCE OF 279.77 FEET TO A FOUND CONCRETE R/W MONUMENT;

THENCE N60°08'33"E A DISTANCE OF 436.87 FEET TO A FOUND 1/2" REBAR, WHICH IS THE POINT OF BEGINNING.

SAID LAND HAVING AN AREA OF 1,575,306 SQUARE FEET, OR 36.164 ACRES, MORE OR LESS.

LEGEND

A	= ARC LENGTH
B/L	= BUILDING SETBACK LINE
C/L	= CENTERL NE
C&G	= CURB & GUTTER
CHB	= CHORD BEARING
CHL	= CHORD LENGTH
CPP	= CONCRETE POWER POLE
CTP	= CRIMPED TOP PIPE
D	= DELTA ANGLE
DB	= DEED BOOK
FH	= FIRE HYDRANT
IPC	= IRON PIN CALCULATED
IPF	= IRON PIN FOUND
PP	= IRON PIN PLACED
L.L.L.	= APPARENT LAND LOT L NE
LL	= LAND LOT
LP	= LIGHT POLE
N/F	= NOW OR FORMERLY
OHW	= OVERHEAD WIRE
OTP	= OPEN TOP P PE
P/C	= PROPERTY CORNER
P/L	= PROPERTY L NE
PB	= PLAT BOOK
PG	= PAGE
POB	= POINT OF BEGINN NG
POC	= POINT OF COMMENCEMENT
PP	= POWER POLE
R	= RADIUS
R/W	= RIGHT OF WAY
RB	= REBAR
RBC	= REBAR & CAP
SMH	= SANITARY SEWER MANHOLE
SQFT	= SQUARE FEET
TT	= TRANSMISSION TOWER
WM	= WATER METER
WV	= WATER VALVE

SYMBOL LEGEND

= CONCRETE
= ASPHALT PAVEMENT
= BU LDING OUTLINE
= IRON P N FOUND
= RON P N PLACED (1/2" REBAR)
= BOUNDARY PO NT
= IPF CONCRETE MONUMENT
= IRON PIN CALCULATED

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. IT IS MY OPINION THAT THIS PROPERTY IS OUTSIDE OF THE 100 YEAR FLOOD HAZARD AREA.
PANEL #13089C0137J
EFFECTIVE DATE: 05/16/2013

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

KENYON L. MILLER, P.L.S. #2595

12/15/2025
DATE

GEORGIA PROFESSIONAL LAND SURVEYOR NO. 2595 KENYON L. MILLER

GEORGIA PROFESSIONAL LAND SURVEYING LICENSES ARE VALID FROM JANUARY 1 THROUGH DECEMBER 31 OF THE YEAR GIVEN IN THE SIGNATURE ABOVE.

POC LL 52 / LL 51
LAND LOT CORNER PER PB 139, PG 87
LL 46 / LL 45
IPF 1/2" RB
N/F AHEESH M JONES TAX ID: 15 045 02 104 DB 17054, PG 280
N01°09'33"E 80.85'
POB
N60°08'33"E 436.87'
N/F RONNAE TOLBERT TAX ID: 15 045 02 103 DB 25972, PG 543 ZONED: R-100
R/WM
N44°15'25"E 279.77'
60' B/L (ZONE M)
N/F GREGORY K SMITH TAX ID: 15 045 02 102 DB 17579, PG 547 ZONED: R-100
S01°54'03"W 715.08'
R/WM
223.94'
ENTIRE SITE
36.164 ACRES
1,575,316 SQFT
N/F RH PARTNERS OWNERCO LLC TAX ID: 15 045 02 101 DB 27428, PG 49 ZONED: R-100
30' B/L (ZONE M)
N/F MONARCH INC TAX ID: 15 046 01 006 DB 32236, PG 519 ZONED: R-100
APPROXIMATE ZONING LINE PER "REZONING SURVEY FOR ATLANTA INTERNATIONAL INDUSTRIAL PARK, INC. & CHICAGO TITLE INSURANCE COMPANY, PERFORMED BY KEN NUTT, LLC, AND DATED 01/26/2006"
CPP
OHW
200' GEORGIA POWER EASEMENT
TRACT C
15.675 ACRES
682,818 SQFT
IPF 1" OTP
N/F IH3 PROPERTY GEORGIA LP TAX ID: 15 045 02 245 DB 24388, PG 410 ZONED: R-100
IPF 1/2" RB
S01°41'37"W 72.92'
N/F ALBERT WILLIAMS JR TAX ID: 15 045 02 244 DB 20300, PG 332 ZONED: R-100
S01°50'40"W 253.31'
TRACT C
ZONED: R-100
ZONED: M
TRACT B
R/WM
ZONED: R-100
APPROXIMATE ZONING LINE PER TAX ASSESSOR MAP
ZONED: M
TT
IPF 1/2" RB
N/F FANTOYA S AKINS TAX ID: 15 045 02 230 DB 28281, PG 73 ZONED: R-100
N/F AUDRELYN O WATKINS TAX ID: 15 045 02 229 DB 21643, PG 655 ZONED: R-100
S01°54'30"W 187.02'
IPF 1/2" RB
N/F MONARCH INC TAX ID: 15 046 01 001 DB 32236, PG 519 ZONED: M
200' GEORGIA POWER EASEMENT
N23°07'29"W 1475.79'
S23°07'29"E 1475.79'
N/F JIMMIE LEE BRITTAIN TAX ID: 15 045 02 228 DB 23141, PG 768 ZONED: R-100
S01°50'17"W 286.93'
N/F SHARRELL REED TAX ID: 15 045 02 210 DB 28733, PG 450 ZONED: R-100
IPF 1/2" RB
N18°17'38"E 707.27'
483.33'
INTERSTATE 675
NORTHBOUND EXIT
VARIABLE R/W
N13°47'50"E 900.01'
TRACT B
15.861 ACRES
690,905 SQFT
N/F PENNY ELIZABETH CLOUD TAX ID: 15 045 02 209 DB 31680, PG 189 ZONED: R-100
473.50'
N/F TARVORSHAE R JONES TAX ID: 15 045 02 208 DB 17834, PG 329 ZONED: R-100
S01°51'39"W 526.49'
N/F MONARCH INC TAX ID: 15 045 02 194 DB 32236, PG 519 ZONED: R-100
N15°34'49"W 33.14'
IPC S89°25'50"W 200.61'
IPC
20' B/L (ZONE M)
N84°34'49"W 416.61'
P/L PER REZONING PLAT #1
R/WM
S06°51'15"W 20.01' FROM CALCULATED CORNER
APPROXIMATE LOT LINE (PB 16, PG 101)
IPF 1" OTP
N88°34'34"W 320.07'
S88°34'34"E 320.07'
52.99'
IPF 1/2" RB
APPROXIMATE LOT LINE (PB 16, PG 101)
30' B/L (ZONE M)
TRACT A
TRACT A
4.628 ACRES
201,597 SQFT
REQUIRED R/W PER GDOT#1
APPROXIMATE LOT LINE (PB 16, PG 101)
N/F HMNG REAL ESTATE LLC TAX ID: 15 046 01 004 DB 29574, PG 264 ZONED: M
N01°15'04"W 610.99'
20' B/L (ZONE M)
N/F MONARCH INC TAX ID: 15 046 01 005 DB 32236, PG 519 ZONED: M
S01°52'04"W 728.64'
APPROXIMATE LAND LOT LINE PER REZONING PLAT #1
APPROXIMATE LAND LOT LINE (PB 16, PG 101)
N/F RODERICK ABID & MARGARET ELIZABETH MOHAMMED TAX ID: 15 045 02 186 DB 11776, PG 543 ZONED: M
INTERSTATE 675
NORTHBOUND EXIT
VARIABLE R/W
REQUIRED R/W PER GDOT#1
IPC
IPC
N65°16'33"W 237.54'
P/L PER REZONING PLAT #1
HENRICO ROAD
VARIABLE R/W
A = 72.00'
R = 786.21'
D = 5°14'50"
CHB = N68°49'20"W
CHL = 71.98'
FH
LP
PP

REFERENCE MATERIALS INCLUDE:

DB 32236, PG 519
DB 29574, PG 264
DB 17054, PG 280
DB 17579, PG 547
DB 27428, PG 49
DB 24388, PG 410
DB 20300, PG 332
DB 28281, PG 73
DB 21643, PG 655
DB 23141, PG 768
DB 28733, PG 450
DB 31680, PG 189
DB 17834, PG 329
DB 32236, PG 519
DB 11776, PG 543
PB 16, PG 101
PB 139, PG 87
PB 159, PG 38
DEKALB COUNTY PUBLIC RECORDS

REZONING PLAT #1: PLAT BY KEN NUTT, L.L.C., DATED: 02/17/2005, LAST REVISED 01/26/2006

GDOT #1: GEORGIA DEPARTMENT OF TRANSPORTATION PLANS, PROJECT NUMBER I-675-1(137), PI# 710982

THE CURRENT PROPERTY OWNER IS MONARCH INC. PER DEED BOOK 32236, PAGE 519 OF DEKALB COUNTY, GEORGIA RECORDS.

ALL OR A PORTION OF THIS SURVEY WAS PERFORMED BY REAL TIME KINEMATIC (RTK) GPS. 100% OF THIS SURVEY WAS PERFORMED BY GPS. THE GPS EQUIPMENT USED TO PERFORM THIS SURVEY WAS MADE BY CARLSON. MODEL: GBRx7 AND ARE MULTI-FREQUENCY (GNSS) RECEIVERS. THE RELATIVE POSITION ACCURACY OF THIS SURVEY IS 0.05'.

THIS DRAWING IS THE PROPERTY OF IRONSTONE CONSULTING & DESIGN AND IS AN INSTRUMENT OF SERVICE, NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF SAME. ALL MONUMENTS FOUND AND/OR SET AS NOTED ON THE SURVEY. ALL CORNERS SET ARE 1/2" REBAR UNLESS OTHERWISE NOTED.

SCALE: 1" = 100'
0' 100' 200' 300'

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT; THEREFORE, ALL EASEMENTS AND MATTERS OF RECORD MAY NOT BE SHOWN HEREON.

THIS DRAWING IS NOT VALID WITHOUT AN ORIGINAL SIGNATURE AND SEAL AND IS SIGNED BY THE REGISTERED SURVEYOR NAMED IN THE OFFICIAL SEAL STAMPED HEREON.

THIS SURVEY WAS PREPARED FOR A TITLE COMMITMENT THAT WAS APPARENTLY NOT PROVIDED TO THE TITLE BLOCK AND IS CERTIFIED TO NO OTHER PARTY.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 932,189 FEET.

ORIGINAL PLAT DATE:	12/15/2025
ORIGINAL FIELD DATE:	12/05/2025
DRAWN BY:	SJL
CHECKED BY:	KLM
CREW:	RL/HL
FIELD BOOK:	FIELD SKETCH
DWG NAME:	250512-BND
JOB NUMBER:	250512
A	24X36
ADDRESS:	1680, 1690, 1700 HENRICO ROAD CONLEY, GEORGIA, 30288

SHEET NO.: 1 OF 1

GEORGIA811 www.Georgia811.com Contact 811 before you dig.

RETRACEMENT SURVEY

FOR TRACY SWEARINGEN

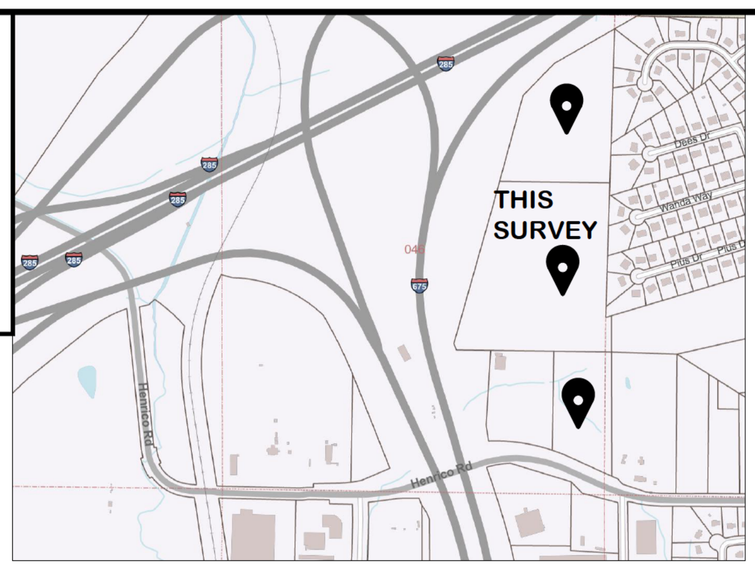
IN LAND LOT 46, DISTRICT 15, DEKALB COUNTY, GEORGIA

IRONSTONE CONSULTING & DESIGN
LSF# 001421
96 Ernest Biles Drive, Jackson, Georgia 30233
Phone 770-957-4614 / Email office@ironstonesurveying.com

NO.	JOB NO.	DESCRIPTION OF REVISION	DATE

GRID NORTH
NAD83/GA WEST

BLOCK RESERVED FOR CLERK OF SUPERIOR COURT



LOCATION MAP
NOT TO SCALE

DEKALB COUNTY ZONING:
ZONE M:
LOT AREA MINIMUM: 30,000 SQFT
LOT WIDTH: 100 FT
LOT COVERAGE MAX: 80%
OPEN SPACE MINIMUM: 15–20%
FRONT B/L: 60 FT
SIDE B/L: 20 FT
REAR B/L: 30 FT

ZONE R-100:
LOT AREA MINIMUM: 15,000 SQFT
LOT WIDTH: 100 FT
LOT WIDTH (CUL-DE-SAC): 35 FT
LOT COVERAGE MAX: 35%
FRONT B/L: 50FT THOROUGHFARE, 40FT ARTERIAL, 35FT LOCAL & COLLECTOR
SIDE B/L: 10 FT
REAR B/L: 40 FT
UNIT SIZE MINIMUM: 2,000 SQFT
MAIN BUILDING HEIGHT MAX: 35 FT
OPEN SPACE MINIMUM: 20%

LEGAL DESCRIPTION (AS SURVEYED)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 46 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT FORMED BY THE SHARED CORNER OF LAND LOTS 45, 46, 51, & 52, SAID COUNTY AND DISTRICT, AS DEPICTED ON THAT CERTAIN PLAT OF SURVEY KNOWN AS "FINAL PLAT FOR BOULDER FOREST, PHASE 2" AS RECORDED AT PLAT BOOK 139, PAGE 87 OF THE PUBLIC RECORDS OF DEKALB COUNTY, GEORGIA;

THENCE ALONG SHARED LAND LOT LINE OF LAND LOTS 45 AND 46, SAID DISTRICT AND COUNTY, S01°09'33"W A DISTANCE OF 80.85 FEET TO A FOUND 1/2" REBAR ON THE SOUTHERLY R/W OF THE INTERSTATE 675 NORTHBOUND EXIT TO INTERSTATE 285 AND THE POINT OF BEGINNING:

THENCE DEPARTING SAID SOUTHERLY R/W AND FOLLOWING THE EAST LINE OF THAT CERTAIN PLAT OF SURVEY KNOWN AS "FINAL PLAT FOR BOULDER FOREST, PHASE 2," S01°54'03"W A DISTANCE OF 715.08 FEET TO A FOUND 1" OPEN-TOP PIPE;

THENCE FOLLOWING THE EAST LINE OF THAT CERTAIN PLAT OF SURVEY KNOWN AS "FINAL PLAT FOR WEST SIDE PLACE," AS IT IS RECORDED AT PLAT BOOK 159, PAGE 38, OF THE PUBLIC RECORDS OF DEKALB COUNTY, GEORGIA, S01°41'37"W A DISTANCE OF 72.92 FEET TO A FOUND 1/2" REBAR;

THENCE S01°50'40"W A DISTANCE OF 253.31 FEET TO A FOUND 1/2" REBAR;

THENCE S01°54'30"W A DISTANCE OF 187.02 FEET TO A FOUND 1/2" REBAR;

THENCE S01°50'17"W A DISTANCE OF 286.93 FEET TO A FOUND 1/2" REBAR;

THENCE S01°51'39"W A DISTANCE OF 526.49 FEET TO A FOUND 1/2" REBAR;

THENCE S01°52'04"W A DISTANCE OF 728.64 FEET TO A CALCULATED POINT TO BE SET ON THE NORTHERLY R/W OF HENRICO ROAD (VARIABLE R/W PER GEORGIA DEPARTMENT OF TRANSPORTATION PLAN AND PROFILE OF PROPOSED SOUTH ATLANTA FREEWAY, PROJECT ID: I-675-1(137), PI NUMBER: 710982);

THENCE ALONG SAID NORTHERLY R/W OF HENRICO ROAD N65°16'33"W A DISTANCE OF 237.54 FEET TO A CALCULATED POINT TO BE SET;

THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 72.02 FEET, WITH A RADIUS OF 581.81 FEET, BEING SUBTENDED BY A CHORD BEARING OF N68°49'20"W, WITH A CHORD LENGTH OF 71.98 FEET, TO A CALCULATED POINT TO BE SET;

THENCE DEPARTING SAID NORTHERLY R/W OF HENRICO ROAD N01°15'04"W A DISTANCE OF 610.99 FEET TO A FOUND 1" OPEN-TOP PIPE;

THENCE N84°34'49"W A DISTANCE OF 416.61 FEET TO A CALCULATED POINT TO BE SET;

THENCE S89°25'50"W A DISTANCE OF 200.61 FEET TO A CALCULATED POINT TO BE SET ON THE WESTERLY R/W OF INTERSTATE 675 RAMP "NE" PER AFORESAID GEORGIA DEPARTMENT OF TRANSPORTATION PLANS;

THENCE ALONG THE WESTERLY R/W OF INTERSTATE 675 RAMP "NE" PER AFORESAID GEORGIA DEPARTMENT OF TRANSPORTATION PLANS N15°34'49"W A DISTANCE OF 33.14 FEET TO A FOUND CONCRETE R/W MONUMENT;

THENCE N13°47'50"E A DISTANCE OF 900.01 FEET TO A FOUND CONCRETE R/W MONUMENT;

THENCE N18°17'38"E A DISTANCE OF 707.27 FEET TO A FOUND CONCRETE R/W MONUMENT;

THENCE N44°15'25"E A DISTANCE OF 279.77 FEET TO A FOUND CONCRETE R/W MONUMENT;

THENCE N60°08'33"E A DISTANCE OF 436.87 FEET TO A FOUND 1/2" REBAR, WHICH IS THE POINT OF BEGINNING.

SAID LAND HAVING AN AREA OF 1,575,306 SQUARE FEET, OR 36.164 ACRES, MORE OR LESS.

LEGEND

A	= ARC LENGTH
B/L	= BUILDING SETBACK LINE
C/L	= CENTERL NE
C&G	= CURB & GUTTER
CHB	= CHORD BEARING
CHL	= CHORD LENGTH
CPP	= CONCRETE POWER POLE
CTP	= CRIMPED TOP PIPE
D	= DELTA ANGLE
DB	= DEED BOOK
FH	= FIRE HYDRANT
IPC	= IRON PIN CALCULATED
IPF	= IRON PIN FOUND
PP	= IRON PIN PLACED
L.L.L.	= APPARENT LAND LOT L NE
LL	= LAND LOT
LP	= LIGHT POLE
N/F	= NOW OR FORMERLY
OHW	= OVERHEAD WIRE
OTP	= OPEN TOP P PE
P/C	= PROPERTY CORNER
P/L	= PROPERTY L NE
PB	= PLAT BOOK
PG	= PAGE
POB	= POINT OF BEGINN NG
POC	= POINT OF COMMENCEMENT
PP	= POWER POLE
R	= RADIUS
R/W	= RIGHT OF WAY
RB	= REBAR
RBC	= REBAR & CAP
SMH	= SANITARY SEWER MANHOLE
SQFT	= SQUARE FEET
TT	= TRANSMISSION TOWER
WM	= WATER METER
WV	= WATER VALVE

SYMBOL LEGEND

= CONCRETE
= ASPHALT PAVEMENT
= BU LDING OUTLINE
= IRON P N FOUND
= RON P N PLACED (1/2" REBAR)
= BOUNDARY PO NT
= IPF CONCRETE MONUMENT
= IRON PIN CALCULATED

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. IT IS MY OPINION THAT THIS PROPERTY IS OUTSIDE OF THE 100 YEAR FLOOD HAZARD AREA.
PANEL #13089C0137J
EFFECTIVE DATE: 05/16/2013

THIS SURVEY IS AN EXHIBIT FOR THE PROPOSED REZONING OF SUBJECT PROPERTY FROM DEKALB COUNTY ZONE M TO DEKALB COUNTY ZONE R-100. IT IS BASED ON A RETRACEMENT SURVEY DONE BY THIS FIRM BEARING THE SAME JOB NUMBER AND DATE WHICH APPEARS IN THIS SURVEY'S TITLE BLOCK.

KENYON L. MILLER, P.L.S. #2595

12/15/2025
DATE

GEORGIA PROFESSIONAL NO. 2595 LAND SURVEYOR KENYON L. MILLER

POC LL 52 / LL 51 — LAND LOT CORNER PER PB 139, PG 87
POB — IPF 1/2" RB — LL 45 / LL 46
N/F AHEESH M JONES TAX ID: 15 045 02 104 DB 17054, PG 280
N01°09'33"E 80.85'
N60°08'33"E 436.87'
N/F RONNAE TOLBERT TAX ID: 15 045 02 103 DB 25972, PG 543 ZONED: R-100
R/WM
N44°15'25"E 279.77'
N/F GREGORY K SMITH TAX ID: 15 045 02 102 DB 17579, PG 547 ZONED: R-100
S01°54'03"W 715.08'
N/F RH PARTNERS OWNERCO LLC TAX ID: 15 045 02 101 DB 27428, PG 49 ZONED: R-100
R/WM
223.94'
N18°17'38"E 707.27'
APPROXIMATE ZONING LINE PER "REZONING SURVEY FOR ATLANTA INTERNATIONAL INDUSTRIAL PARK, INC. & CHICAGO TITLE INSURANCE COMPANY, PERFORMED BY KEN NUTT, LLC. AND DATED 01/05/2006"
N/F MONARCH INC TAX ID: 15 046 01 006 DB 32236, PG 519 ZONED: R-100
483.33'
N13°47'50"E 900.01'
INTERSTATE 675 NORTHBOUND EXIT VARIABLE R/W
ENTIRE SITE 36.164 ACRES 1,575,316 SQFT
IPF 1" OTP — N/F IH3 PROPERTY GEORGIA LP TAX ID: 15 045 02 245 DB 24388, PG 410 ZONED: R-100
S01°41'37"W 72.92'
IPF 1/2" RB
S01°50'40"W 253.31'
N/F ALBERT WILLIAMS JR TAX ID: 15 045 02 244 DB 20300, PG 332 ZONED: R-100
IPF 1/2" RB — N/F FANTOYA S AKINS TAX ID: 15 045 02 230 DB 28281, PG 73 ZONED: R-100
S01°54'30"W 187.02'
N/F AUDRELYN O WATKINS TAX ID: 15 045 02 229 DB 21643, PG 655 ZONED: R-100
IPF 1/2" RB
S01°50'17"W 286.93'
N/F JIMMIE LEE BRITTAIN TAX ID: 15 045 02 228 DB 23141, PG 768 ZONED: R-100
N/F SHARRELL REED TAX ID: 15 045 02 210 DB 28733, PG 450 ZONED: R-100
IPF 1/2" RB
S01°51'39"W 526.49'
N/F PENNY ELIZABETH CLOUD TAX ID: 15 045 02 209 DB 31680, PG 189 ZONED: R-100
473.50'
N/F TARVORSHAE R JONES TAX ID: 15 045 02 208 DB 17834, PG 329 ZONED: R-100
N/F MONARCH INC TAX ID: 15 045 02 194 DB 32236, PG 519 ZONED: R-100
S01°52'04"W 728.64'
N/F RODERICK ABID & MARGARET ELIZABETH MOHAMMED TAX ID: 15 045 02 186 DB 11776, PG 543 ZONED: M
52.99'
IPF 1/2" RB
N01°15'04"W 610.99'
N/F HMNG REAL ESTATE LLC TAX ID: 15 046 01 004 DB 29574, PG 264 ZONED: M
N/F MONARCH INC TAX ID: 15 046 01 005 DB 32236, PG 519 ZONED: M
N65°16'33"W 237.54'
IPC — IPC — IPC — IPC — IPC — IPF 1" OTP
N15°34'49"W 33.14'
IPC S89°25'50"W 200.61'
N84°34'49"W 416.61'
R/WM S06°51'15"W 20.01' FROM CALCULATED CORNER
P/L PER REZONING PLAT #1
APPROXIMATE LOT LINE (PB 16, PG 101)
REQUIRED R/W PER GDOT#1
HENRICO ROAD VARIABLE R/W
A = 72.00'
R = 786.21'
D = 5°14'50"
CHB = N68°49'20"W
CHL = 71.98'
C/L ROAD (60' R/W – 24' PAVEMENT)
60' B/L (ZONE M)
30' B/L (ZONE M)
35' B/L (ZONE R-100)
40' B/L (ZONE R-100)
20' B/L (ZONE M)
10' B/L (ZONE R-100)
200' GEORGIA POWER EASEMENT
COMMUNITY AREA
ZONED: R-100 / ZONED: M
APPROXIMATE ZONING LINE PER TAX ASSESSOR MAP — ZONED: M / ZONED: R-100
OHW
TT
CPP
PP
FH
LP
IP
C*

0.385 ACRES 16,765 SQFT LOT 21
0.385 ACRES 16,765 SQFT LOT 20
0.509 ACRES 22,154 SQFT LOT 19
LOT 18 0.426 ACRES 18,538 SQFT
0.449 ACRES 19,550 SQFT LOT 17
LOT 16 0.488 ACRES 21,250 SQFT
0.488 ACRES 21,250 SQFT LOT 15
LOT 14 0.488 ACRES 21,250 SQFT
0.738 ACRES 32,131 SQFT LOT 13
0.831 ACRES 36,220 SQFT LOT 12
0.390 ACRES 17,000 SQFT LOT 11
0.390 ACRES 17,000 SQFT LOT 10
0.608 ACRES 26,503 SQFT LOT 9
0.790 ACRES N/F MONARCH INC: 34,422 SQFT TAX ID: 15 046 01 001 DB 32236, PG 519 ZONED: M LOT 22
LOT 31 0.430 ACRES 18,749 SQFT
LOT 23 0.430 ACRES 18,749 SQFT
LOT 30 0.371 ACRES 16,177 SQFT
LOT 24 0.371 ACRES 16,177 SQFT
0.395 ACRES 17,223 SQFT LOT 29
0.395 ACRES 17,223 SQFT LOT 25
0.458 ACRES 19,939 SQFT LOT 28
0.415 ACRES 18,056 SQFT LOT 27
0.506 ACRES 22,057 SQFT LOT 26
LOT 8 0.702 ACRES 30,597 SQFT
0.505 ACRES 21,999 SQFT LOT 7
0.505 ACRES 22,000 SQFT LOT 6
0.505 ACRES 22,000 SQFT LOT 5
LOT 4 0.505 ACRES 22,000 SQFT
0.505 ACRES 22,000 SQFT LOT 3
0.505 ACRES 22,000 SQFT LOT 2
LOT 1 0.988 ACRES 43,046 SQFT

REFERENCE MATERIALS INCLUDE:

DB 32236, PG 519
DB 29574, PG 264
DB 17054, PG 280
DB 17579, PG 547
DB 27428, PG 49
DB 24388, PG 410
DB 20300, PG 332
DB 28281, PG 73
DB 21643, PG 655
DB 23141, PG 768
DB 28733, PG 450
DB 31680, PG 189
DB 17834, PG 329
DB 32236, PG 519
DB 11776, PG 543
PB 16, PG 101
PB 139, PG 87
PB 159, PG 38
DEKALB COUNTY PUBLIC RECORDS

REZONING PLAT #1: PLAT BY KEN NUTT, L.L.C., DATED: 02/17/2005, LAST REVISED 01/26/2006

GDOT #1: GEORGIA DEPARTMENT OF TRANSPORTATION PLANS, PROJECT NUMBER I-675-1(137), PI# 710982

THE CURRENT PROPERTY OWNER IS MONARCH INC. PER DEED BOOK 32236, PAGE 519 OF DEKALB COUNTY, GEORGIA RECORDS.

ALL OR A PORTION OF THIS SURVEY WAS PERFORMED BY REAL TIME KINEMATIC (RTK) GPS. 100% OF THIS SURVEY WAS PERFORMED BY GPS. THE GPS EQUIPMENT USED TO PERFORM THIS SURVEY WAS MADE BY CARLSON. MODEL: GBRx7 AND ARE MULTI-FREQUENCY (GNSS) RECEIVERS. THE RELATIVE POSITION ACCURACY OF THIS SURVEY IS 0.05'.

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SCALE: 1" = 100'
0' 100' 200' 300'

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE, ALL EASEMENTS AND MATTERS OF RECORD MAY NOT BE SHOWN HEREON.

THIS DRAWING IS NOT VALID WITHOUT AND SIGNED BY THE REGISTERED SURVEYOR NAMED IN THE OFFICIAL SEAL STAMPED HEREON.

THIS PLAT WAS PREPARED FOR THE PURPOSES OF THAT APPEARING IN THE TITLE BLOCK AND IS CERTIFIED TO NO OTHER PARTY.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE, AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 932,189 FEET.

ORIGINAL PLAT DATE:	12/15/2025	DRAWN BY:	SJL
ORIGINAL FIELD DATE:	12/05/2025	CHECKED BY:	KLM
CREW:	RL/HL	FIELD BOOK:	FIELD SKETCH
JOB NUMBER:	250512	A	
DWG NAME:	250512-ZONE	24X36	
ADDRESS:	1680, 1690, 1700 HENRICO ROAD CONLEY, GEORGIA, 30288		

SHEET NO.: 1 OF 1

GEORGIA811 www.Georgia811.com Contact 811 before you dig.

PRELIMINARY REZONING EXHIBIT

FOR TRACY SWEARINGEN

IN LAND LOT 46, DISTRICT 15, DEKALB COUNTY, GEORGIA

LSF# 001421
IRONSTONE CONSULTING & DESIGN
96 Ernest Biles Drive, Jackson, Georgia 30233
Phone 770-957-4614 / Email office@ironstonesurveying.com

NO.	JOB NO.	DESCRIPTION OF REVISION	DATE

GRID NORTH NAD83/GA WEST

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
[redacted]

[redacted]

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
[redacted]

[redacted]

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
[redacted]

[redacted]

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
[redacted]

[redacted]

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
[redacted]

[redacted] **December 29, 2025**

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
[redacted]

[redacted] **December 29, 2025**

DeKalb County
GEORGIA

(404) 371-2155 (o)
www.dekalbcountyga.gov

Government Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning

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

Pre-submittal Community Meeting: 12/8/25 w 15 days notice Calendar Dates: CC: 02/11/26

PC: 03/03/26 BOC: 03/26/26

Letter of Intent: X Impact Analysis: X Owner Authorization(s): X Campaign Disclosure: X

Public Notice, Signs: X Tree Survey, Conservation (if applicable): _____

Submittal Format:

ONE (1) COMBINED, PDF DOCUMENT UPLOAD via OUR ONLINE PORTAL.

Site Plan Checklist, if applicable:

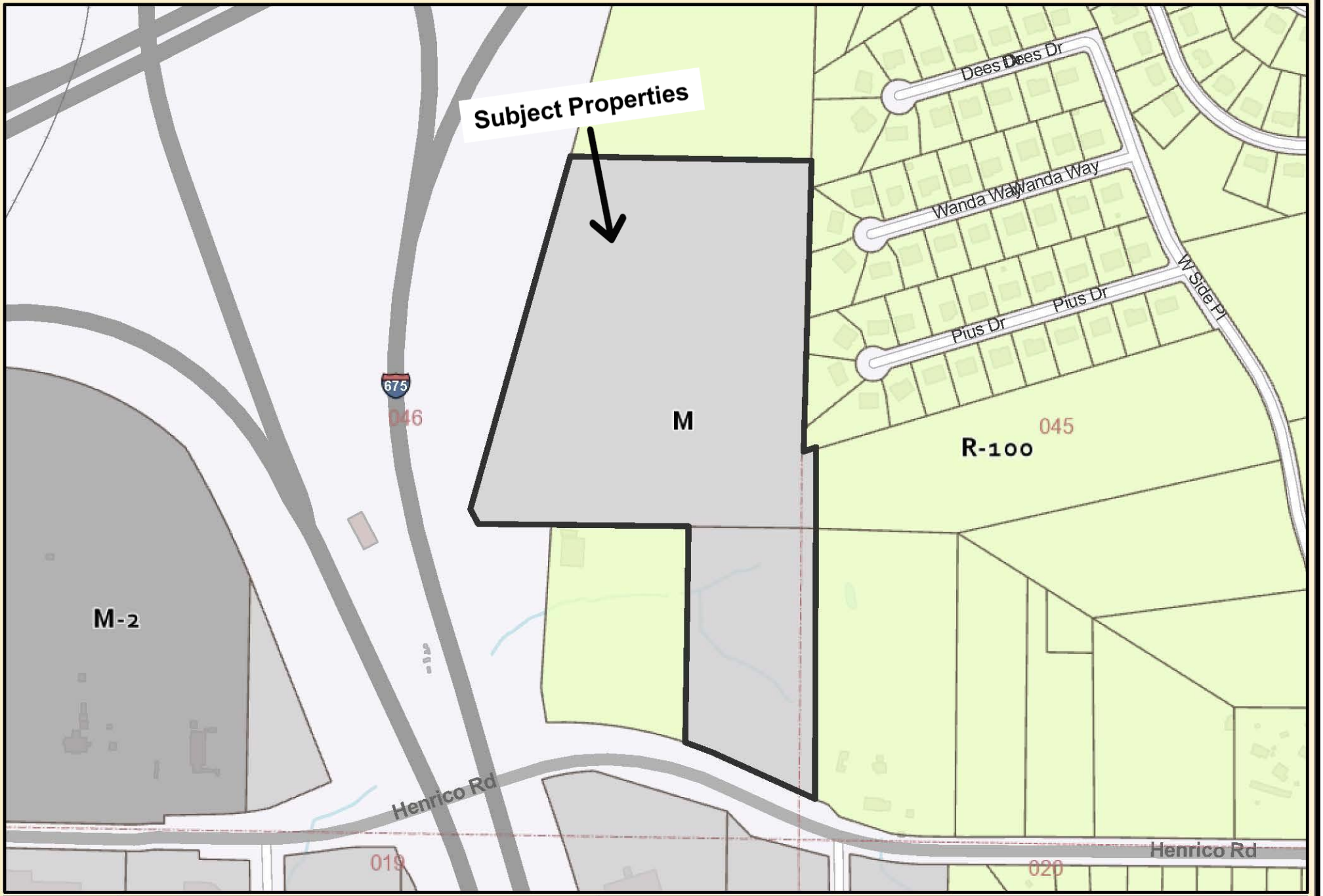
* Density
* Density Bonuses
* Mix of Uses
* Open Space
* Enhanced Open Space
* Pedestrian Plan
* Lot Size
* Setbacks: front, sides, side corner, rear
* Frontage
* Street Width
* Landscape Strips
* Parking - Auto
* Parking – Bicycle
* Screening
* Perimeter Landscapes
* Bldg Materials: Roof, Fenestration, Façade Design
* Sidewalks
* Fencing/Walls
* Building Height
* Building Separation
* Building Orientation
* Streetscapes
* Garages

Possible Variances: _____

Comments: Calendar dates are tentative until adoption by BOC on 11.20.2025.

Applicant will need to apply for a Land Use Amendment from LIND to SUB, and a rezoning application from Tier 4a and M to Tier 5 and R-100. Applicant to show how proposed use is compatible with surrounding area. Applicant to show how proposal complies with Tier 5 Bouldercrest Overlay and the DeKalb County zoning ordinance regarding minimum building setbacks, max building height, minimum parking, sidewalks, street trees, etc. Applicant will need to show address impact of land use amendment on properties to remain in Tier 4a/M. This is not a complete review. A complete review will occur upon official submission of rezone and land use amendment application

Planner: John Reid, Sr. Planner Date: November 13, 2025



Henrico Zoning Map

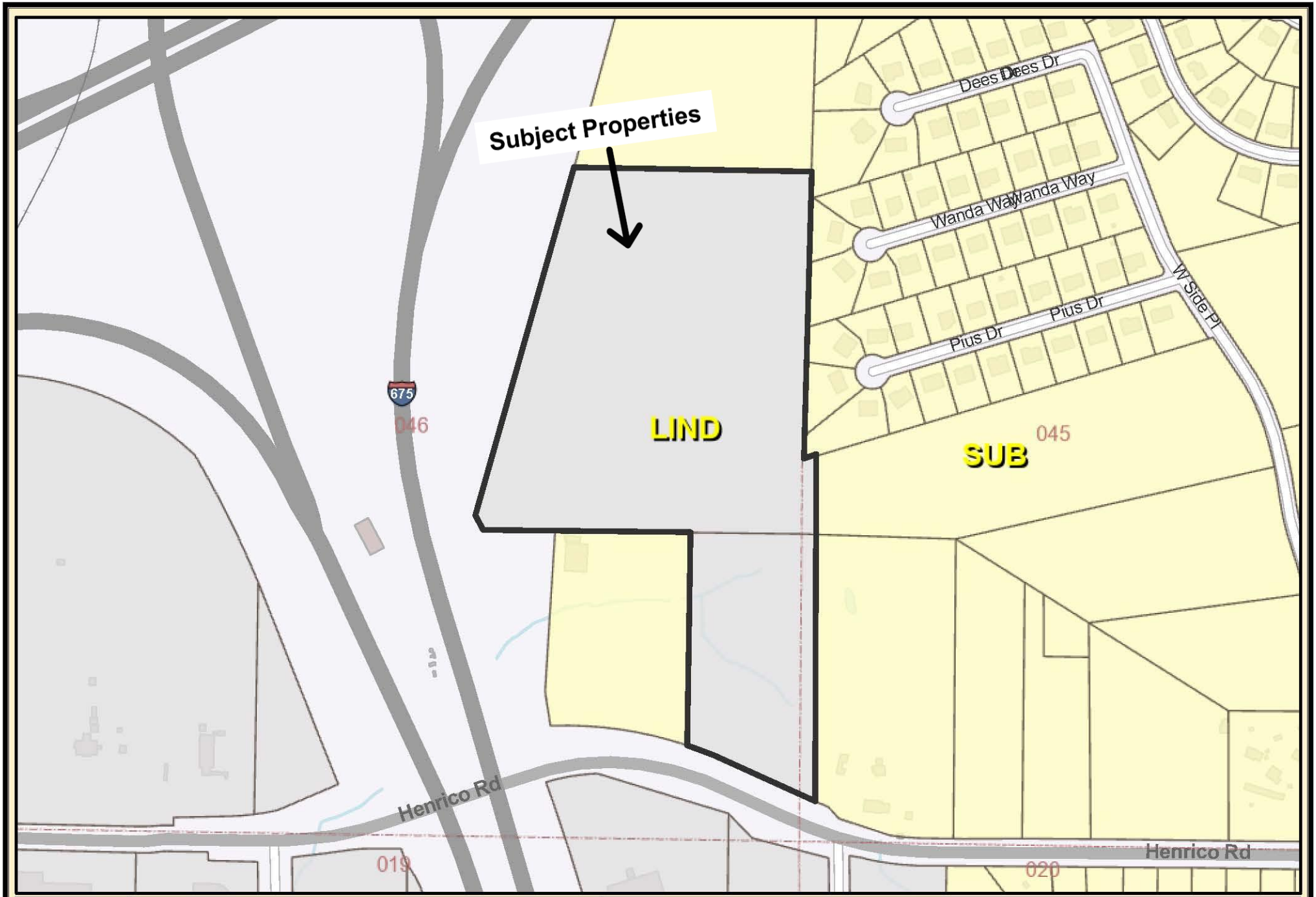
0 0.0225 0.045 0.09 0.135 0.18 mi

Date Printed: 10/27/2026

N

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Henrico Rd Land Use Map

0 0.0225 0.045 0.09 0.135 0.18 mi

Date Printed: 10/27/2026

N

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DeKalb County Parcel Map

0 0.0375 0.075 0.15 0.225 0.3 mi

Date Printed: 1/14/2026

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