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 a single-family, residential development, at 1680, 1690 and 1700 Henrico Road.

PETITION NO: D4-2026-0151 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 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 with Conditions. **(July 7, 2026)** Denial. **(March 3, 2026)** No Recommendation.

PLANNING STAFF: (November 2026) Approval with Conditions. **(Aug. 2026)** Denial.

STAFF ANALYSIS: The Bouldercrest Overlay District (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 included in the Staff report. This request was deferred from the August 13th Board of Commissioners meeting. The application and concept plan have not changed 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 approval of Tier 5 residential zoning on the adjacent properties (1670 and 1734 Henrico Road) by the Board of Commissioners which established a foothold for additional single-family zoning in the immediate vicinity. The site plan has 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 this application be ***"Approved, with the attached conditions".***

PLANNING COMMISSION VOTE: (November 5, 2026) Approval with Conditions 6-0-0. Motion was made by Commissioner Cooper, seconded by Commissioner Moore for approval with two (2) conditions, per Staff recommendation. **(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: (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.

Z-26-1247931 (2026-0151) Recommended Conditions
1680, 1690 & 1670 Henrico Road

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.

DeKalb County Government Services Center
178 Sams Street, Decatur, GA 30030
404-371-2155
Planning & Sustainability Public Hearings

Planning Commission Hearing Date: November 5, 2026
Board of Commissioners Hearing Date: November 19, 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 acres	
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) _X___ Consistent ____ Inconsistent**	

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

BACKGROUND:
This request was deferred from the August 13, 2026 Board of Commissioners Zoning meeting. The application and concept plan have not changed. However, the adjacent county-initiated rezone requests at 1670 and 1734 Henrico Road from Tier 4a industrial to Tier 5 single-family were approved by the Board of Commissioners at their August 13, 2026, public hearing. which provide an additional foothold for future single-family zoning and development in the future.

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 9, 2026) since the March Board of Commissioner public hearing which addressed 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 commercia, 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.

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 appear to 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 should adequately mitigate traffic impacts from the proposed 33-lot subdivision. Intergovernmental review has confirmed no school capacity concerns with the proposed residential zoning.

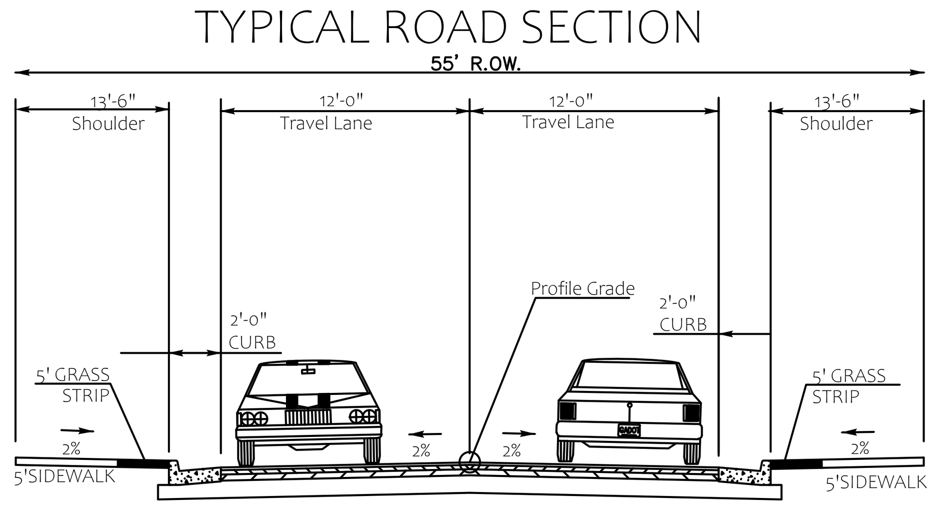
H. Whether the proposal adversely impacts the environment or surrounding natural resources.
No significant environmental constraints, wetlands, floodplain, or protected natural resources have been identified on the subject properties that would be adversely impacted by the proposed residential development.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

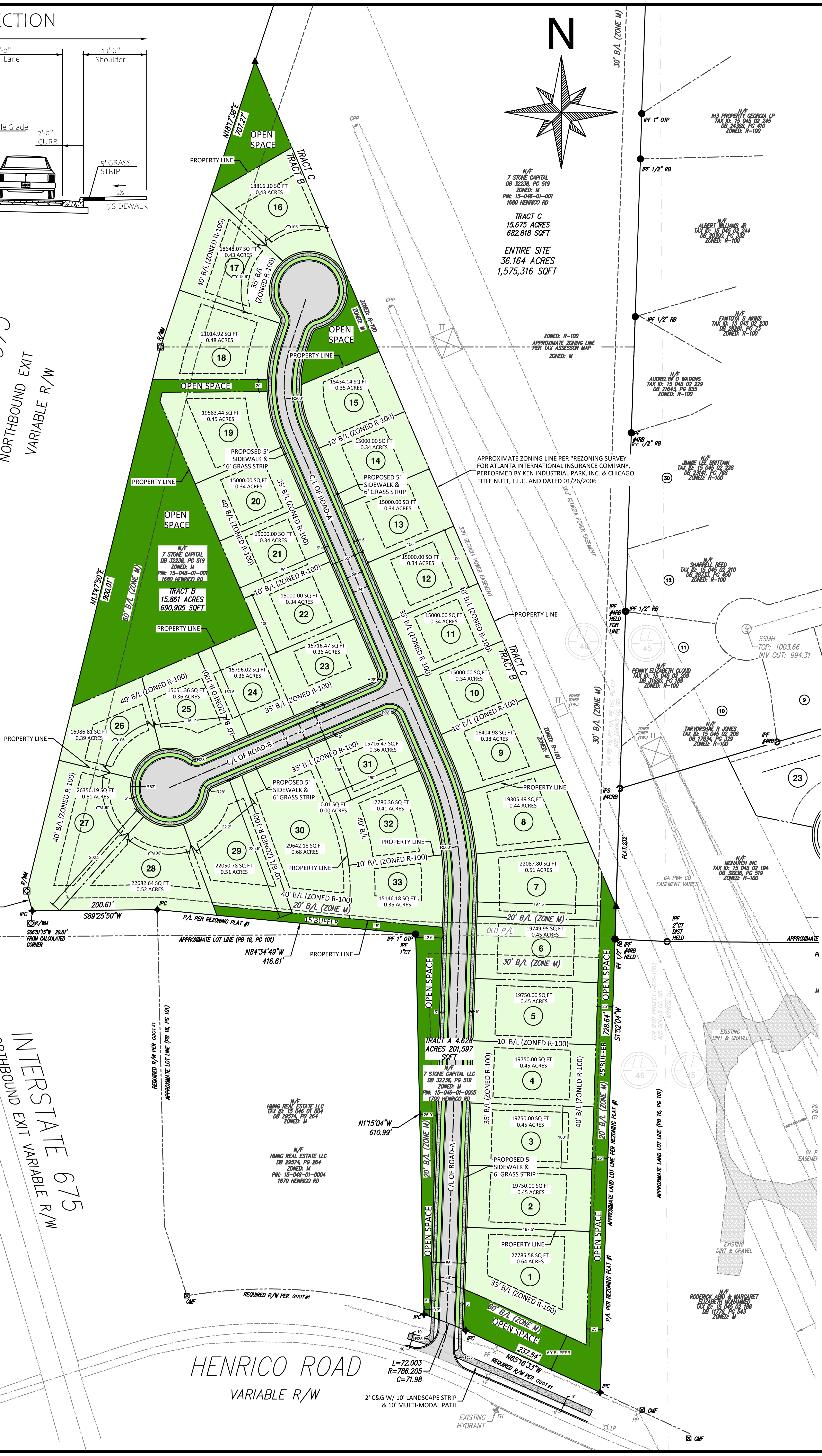
RECOMMENDATIONS: APPROVAL WITH CONDITIONS
This request was deferred from the August 13th Board of Commissioners meeting. The application and concept plan have not changed Notwithstanding the competing land use considerations identified above, the overarching housing policy goals of the 2050 Comprehensive 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 approval of Tier 5 residential zoning on the adjacent properties (1670 and 1734 Henrico Road) by the Board of Commissioners which established a foothold for additional single-family zoning in the immediate vicinity. The site plan has 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":***

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.





GENERAL NOTES:

SITE AREA=15.861 +/- AC.
PARCEL #15 046 01 005 & 15 046 01 001

CURRENT ZONING: M
-LOT AREA MINIMUM: 30,000 S.F.
-LOT WIDTH: 100 FT.
-LOT COVERAGE MAX: 80%
-OPEN SPACE MINIMUM: 15-20%
-FRONT SETBACK = 60 FT.
-REAR SETBACK = 30 FT.
-SIDE SETBACK = 20 FT.

PROPOSED ZONING: R-100
-MINIMUM LOT SIZE=15,000 S.F.
-MINIMUM LOT WIDTH=100 FT.
-FRONT THOROUGHFARE= 40 FT.
-ARTERIAL= 40 FT.
-LOCAL & COLLECTOR = 35 FT.
-FRONT SETBACK=35 FT.
-SIDE SETBACK=10 FT.
-REAR SETBACK=40 FT.
-REQ. OPEN SPACE MINIMUM=20%
-BUFFERS= NONE
UNIT SIZE MINIMUM: 2000 S.F.
MAIN BUILDING HEIGHT MAX: 35 FT.

-BOUNDARY INFORMATION PROVIDED BY IRON STONE CONSULTING & DESIGN
-TOPOGRAPHIC INFORMATION PROVIDED BY NOAA LIDAR.
-THE PROPERTY IS LOCATED WITHIN FEMA ZONE "X" WHICH IS OUTSIDE THE 100 YR FLOOD ZONE PER FIRM 13089C0137J, DATED: 5/16/2013
-WATER SERVICE PROVIDED BY: DEKALB COUNTY
-SANITARY SEWER PROVIDED BY: DEKALB COUNTY

PROPOSED SITE DATA-PHASE III

-SINGLE FAMILY LOTS= 33
-DENSITY=2.08 LOTS/AC
-OPEN SPACE PROVIDED= 147,521.18 S.F. (21.35%)

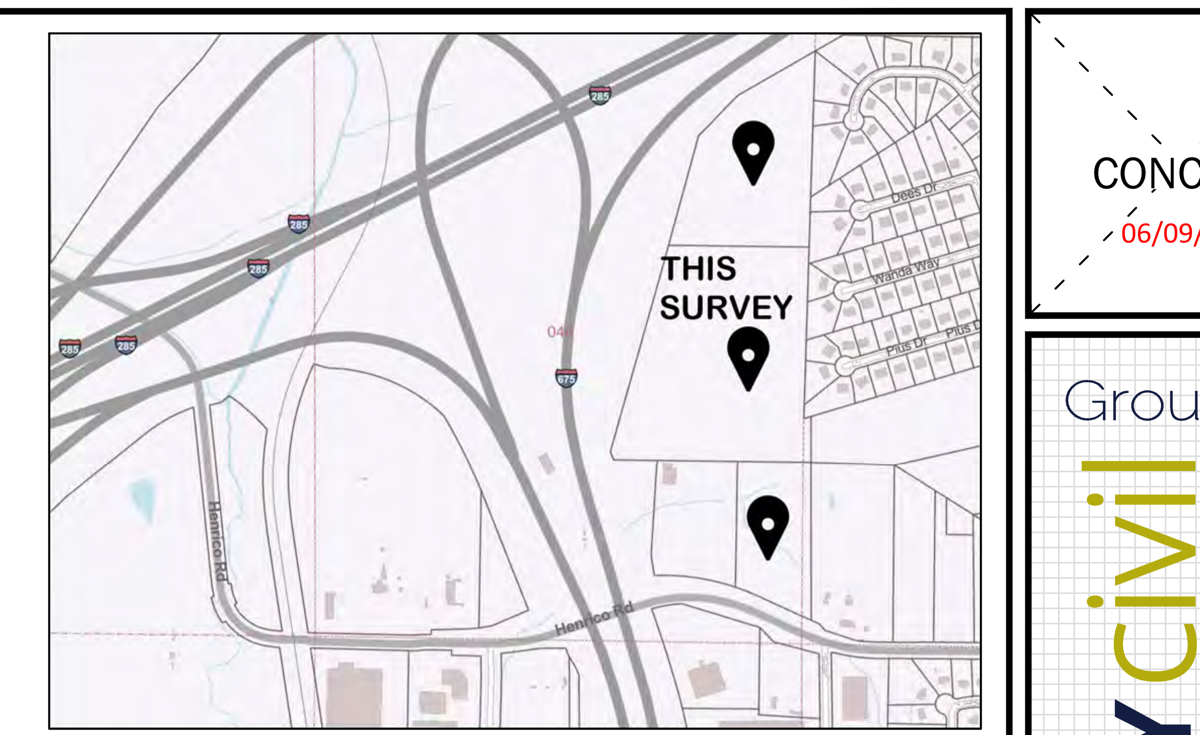
NOTES:
-THERE ARE NO KNOWN WETLANDS OR STATE WATERS ON THE PROPERTY. A WETLANDS AND STATE WATER STUDY WILL BE PERFORMED PRIOR TO SUBMITTAL OF A LAND DISTURBANCE PERMIT. IF STATE WATERS ARE DETERMINED TO BE ONSITE THE PLAN WILL BE REVISED TO BE IN COMPLIANCE.
-SECTION 5.2.3 OF THE ZONING ORDINANCE REQUIRING THE PROPOSED SINGLE-FAMILY SUBDIVISION TO BE COMPATIBLE WITH THE ABUTTING SINGLE-FAMILY LOTS TO THE EAST RELATING TO LOT SIZE AND LOT WIDTH.
- A MINIMUM SETBACK OF 35 FEET IS REQUIRED ALONG HENRICO ROAD
- PROVISION FOR UNDERGROUND UTILITIES IS ENCOURAGED
-FLOOR TO AREA RATIO (FAR) NOT TO EXCEED 1.
-SITE TO COMPLY WITH ZONING ORDINANCE SECTION 5.4.7.B A BUFFER SHALL BE REQUIRED ALONG HENRICO ROAD.
-ZONING CODE 5.4.3 AND LAND DEVELOPMENT CODE 14-190 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. 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.
-ALL POLES AND OTHER OBSTRUCTIONS MUST BE RELOCATED OUT OF THE MULTI-USE PATH -THESE ARE THE REQUIREMENTS OF THE DEKALB COUNTY TRANSPORTATION DEPARTMENT

LEGEND

A	=ARC LENGTH
B/L	=BUILDING SETBACK LINE
C/L	=CENTERLINE
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
IPP	=IRON PIN PLACED
L.L.L.	=APPARENT LAND LOT LINE
LL	=LAND LOT
LP	=LIGHT POLE
N/F	=NOW OR FORMERLY
OHW	=OVERHEAD WIRE
OTP	=OPEN TOP PIPE
P/C	=PROPERTY CORNER
P/L	=PROPERTY LINE
PB	=PLAT BOOK
PG	=PAGE
POB	=POINT OF BEGINNING
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
=BUILDING OUTLINE
=IRON PIN FOUND
=IRON PIN PLACED (1/2" REBAR)
=BOUNDARY POINT
=IPF CONCRETE MONUMENT
= IRON PIN CALCULATED



VICINITY MAP

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

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;

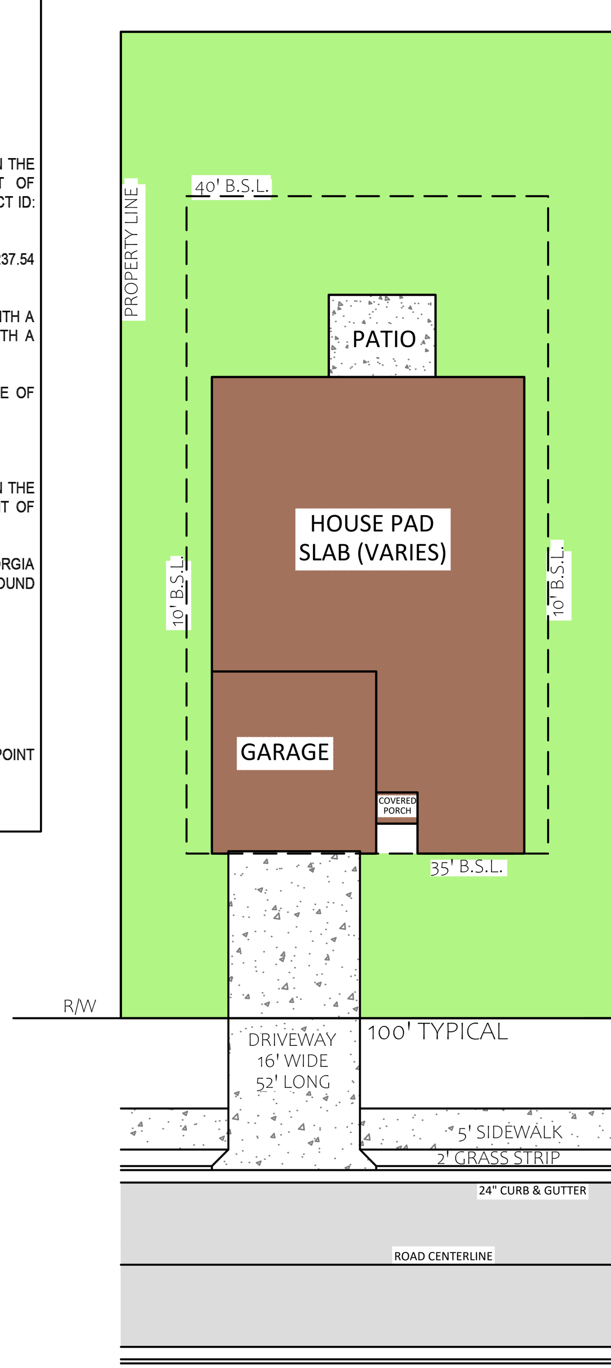
THENCE N44°15'25"E A DISTANCE OF 279.77 FEET TO A FOUND CONCRETE R/W MONUMENT;

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.

SINGLE FAMILY LOT DETAIL

- 100' LOT FRONTAGE, 150' DEPTH
- MINIMUM LOT AREA=15,000 S.F.
- 35' FRONT SETBACK
- 10' SIDE YARD SETBACK
- 40' REAR SETBACK



SITE PLAN

24 HOUR CONTACT
IAN SMITH
404-484-2833

Know what's below. Call before you dig.

CONCEPT
06/09/26

BAILEY civil Group
P.O. Box 4392 Cartersville, Ga 30120
678.925.6003 baileycivilgroup.com

FOR
7 STONE CAPITAL
6655 JENKINS ROAD
FAIRBURN, GA 30213

PROJECT
WEST SIDE PLACE PHASE III
HENRICO ROAD
DEKALB COUNTY, GA

SHEET TITLE
SITE PLAN

SHEET NUMBER
C201

PROJECT NUMBER
26106

DATE
JUNE 9TH, 2026

REVISIONS

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

REFERENCES

Civil War Sites Advisory Commission
2010 *Update to the Civil War Sites Advisory Commission Report on the Nation's Civil War Battlefields, State of Georgia*. National Park Service, Washington D.C.

1993 Study Area USGS Quadrangle Maps. *Civil War Sites Advisory Commission Report on the Nation's Civil War Battlefields*. National Park Service, Washington D.C.

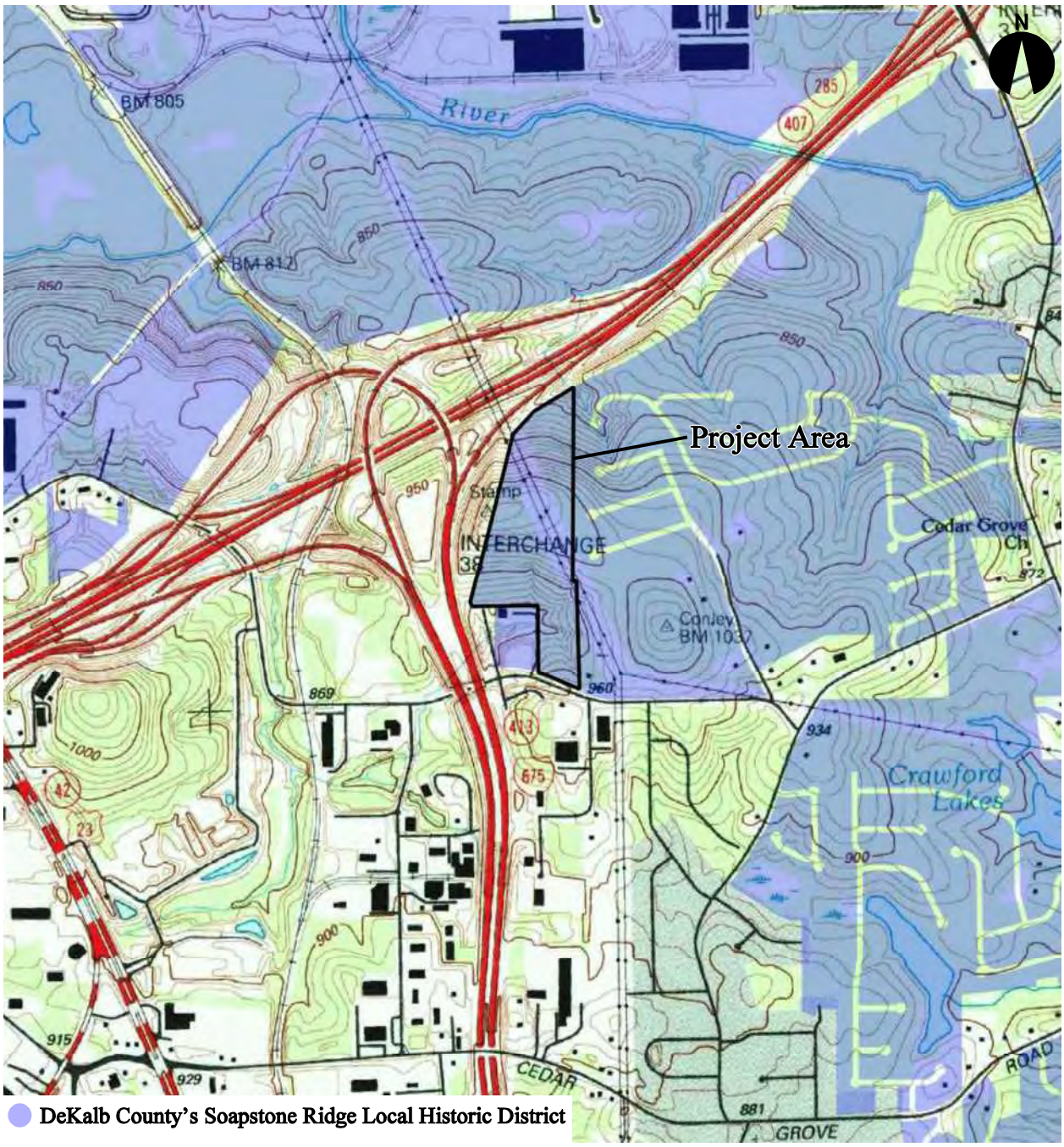
Davis, G.B., L. J. Perry and J. W. Kirkley, compiled by C. D. Cowles
1983 *Atlas to Accompany the Official Records of the Union and Confederate Armies.* Reprint of the 1891-1895 edition. The Fairfax Press, New York, New York.

Dickens Jr., R.S., and L.R. Carnes
1976 An Archaeological Survey of the Proposed Alternate Routes for I-675. Georgia State University, Atlanta, Georgia.

Erikson, L.W.
2006 CSNHS-M003-00(547), P.I. M003547 OFFICE Clayton/DeKalb County Bridge Maintenance Project. Interdepartment correspondence. Georgia Department of Transportation, Atlanta, Georgia.

Scaife, W.R.
1993 *The Campaign for Atlanta*. Published by the Author, Atlanta, Georgia.

Thomas, L., J. Holland and W. Stanyard
2000 *Phase I Archaeological Survey of the Level (3) Fiber Optic Line from Charlton County to Fulton County*. TRC Garrow Associates, Atlanta, Georgia.



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

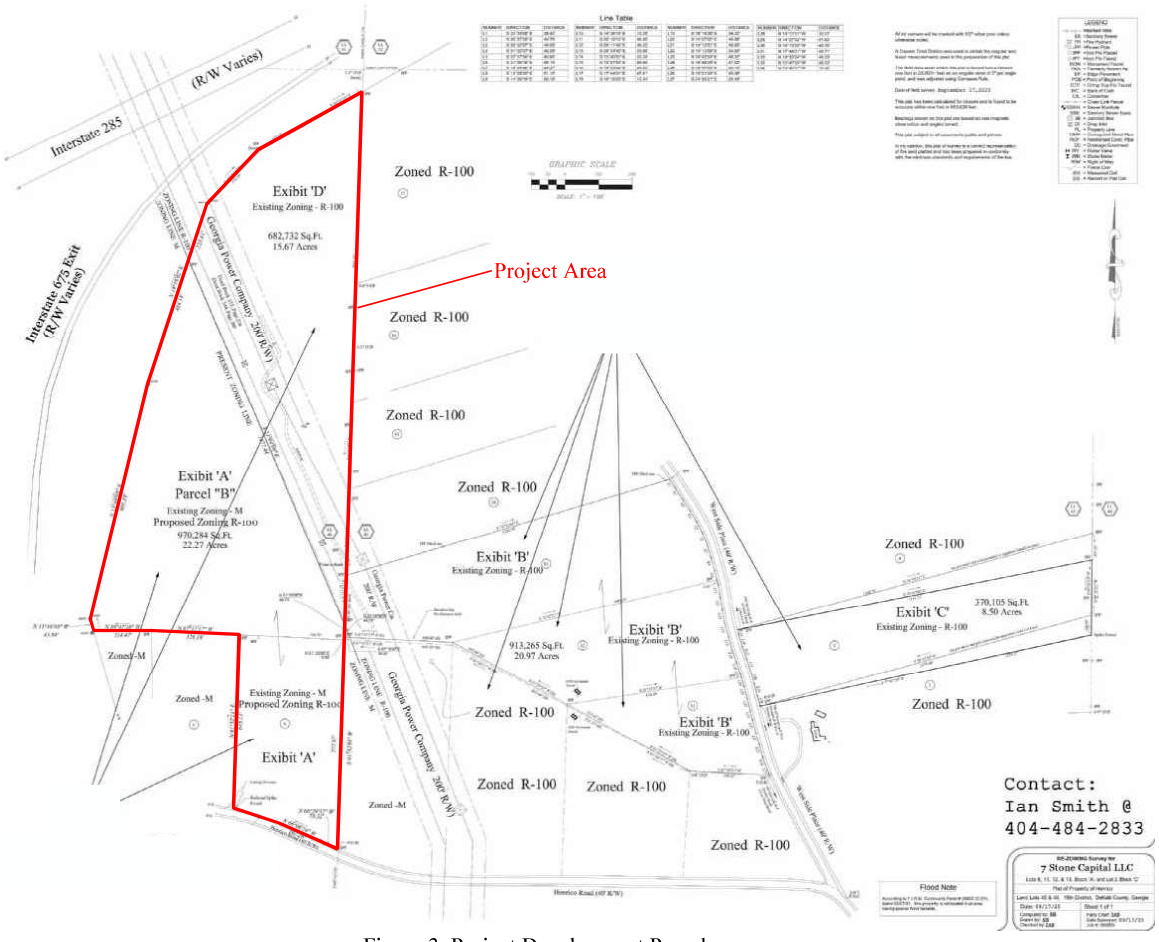


Figure 3 Project Development Parcels

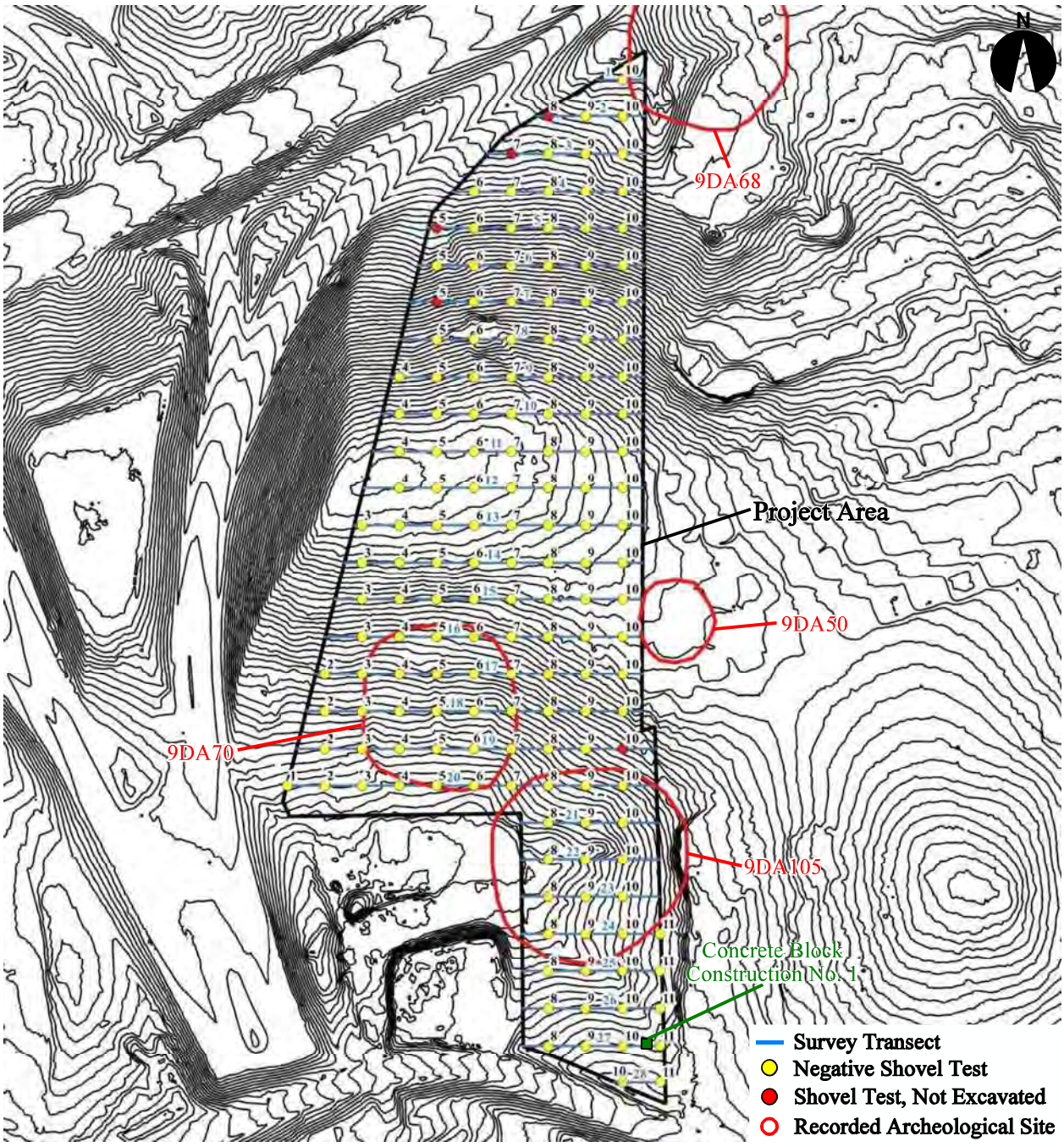
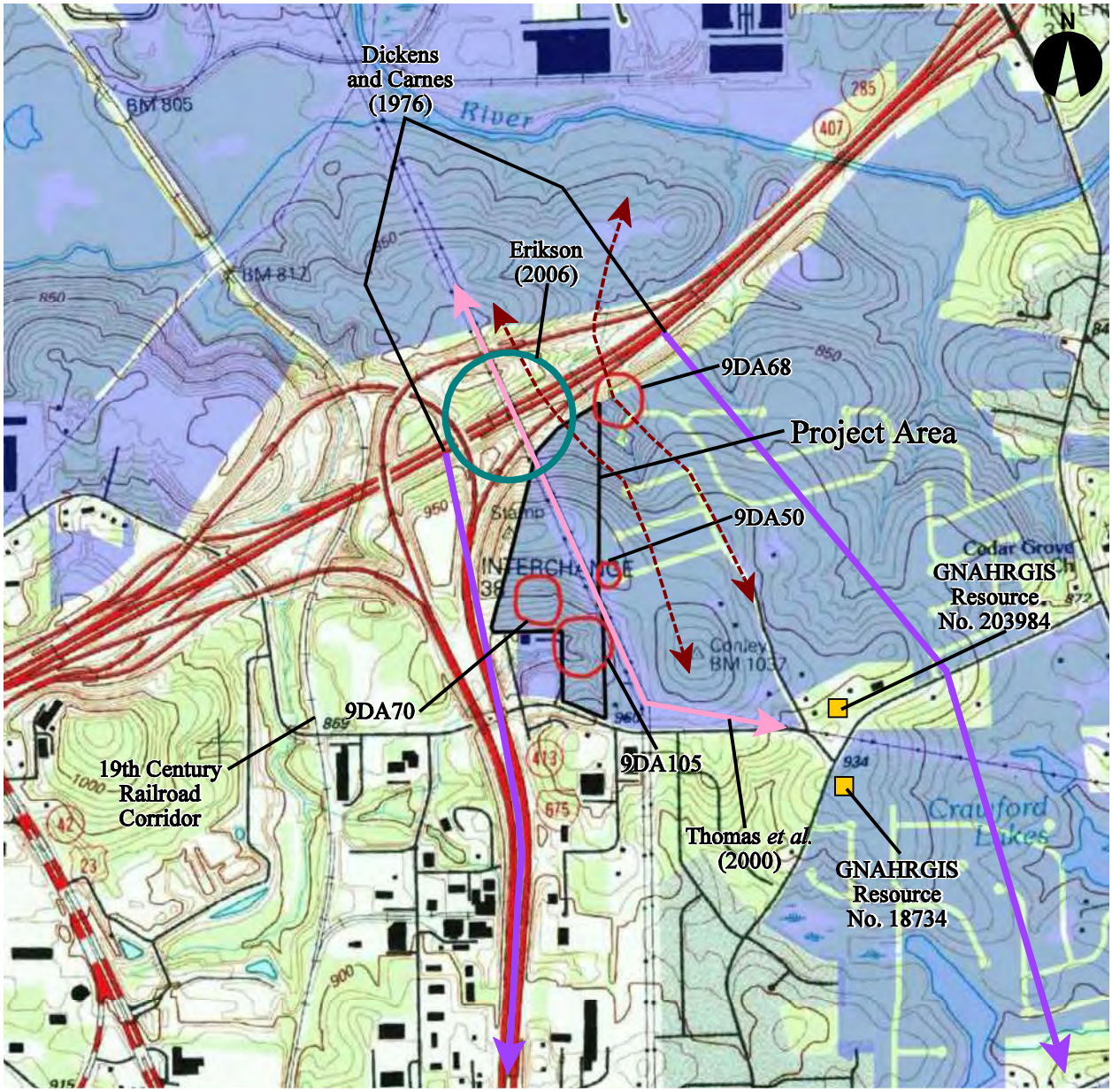


Figure 4 Project Survey Coverage and Archeological Site Locations



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

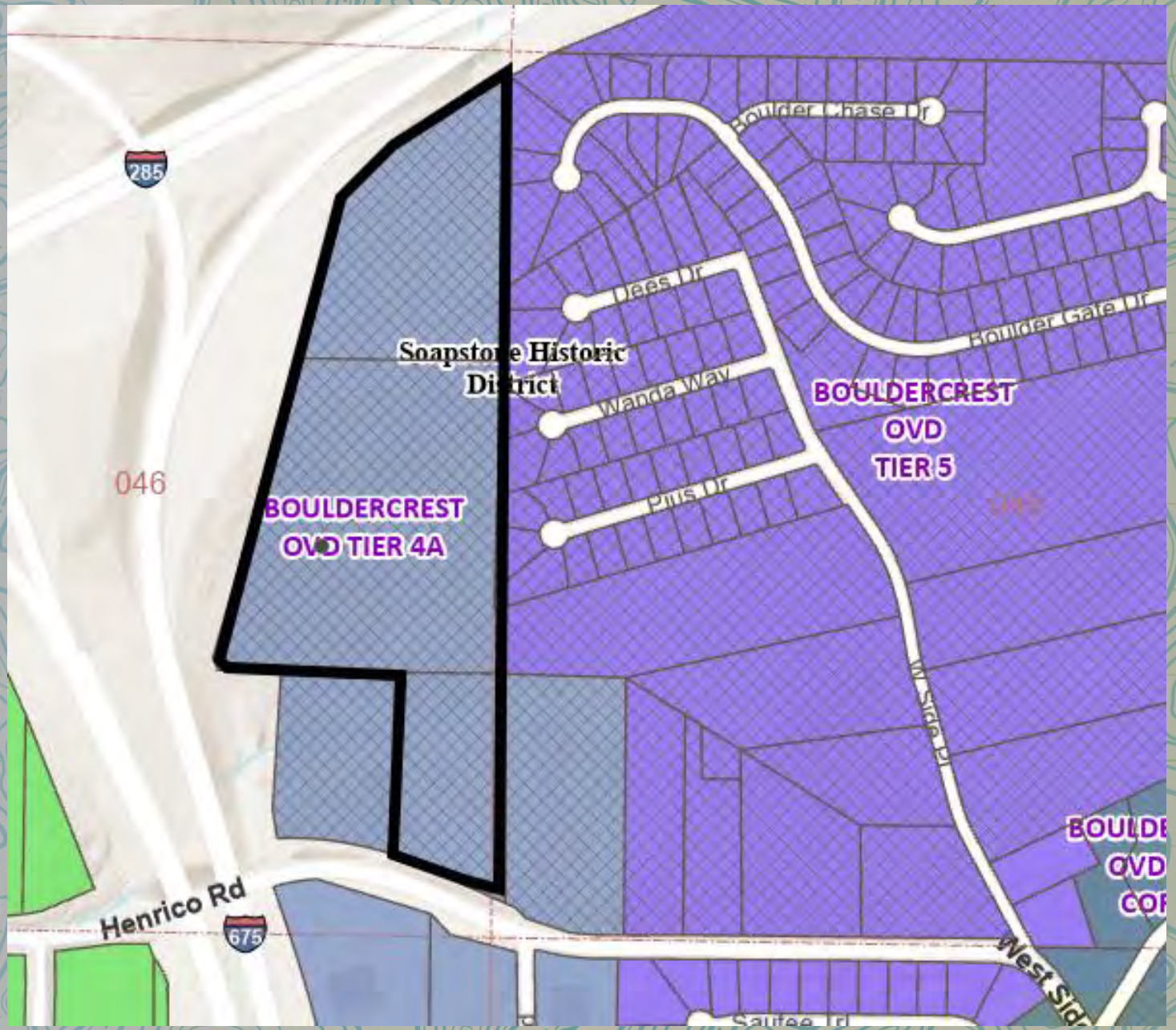
BOULDERCREST OVERLAY INDUSTRIAL TIER 4A TO BOD SINGLE-FAMILY TIER 5 TO CONSTRUCT 33 LOTS AT 2 UNITS PER ACRE

LAND USE MAP

1680, 1690 & 1700 HENRICO ROAD,



ZONING MAP



1680, 1690 & 1700 HENRICO ROAD,

SITE PLAN

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

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

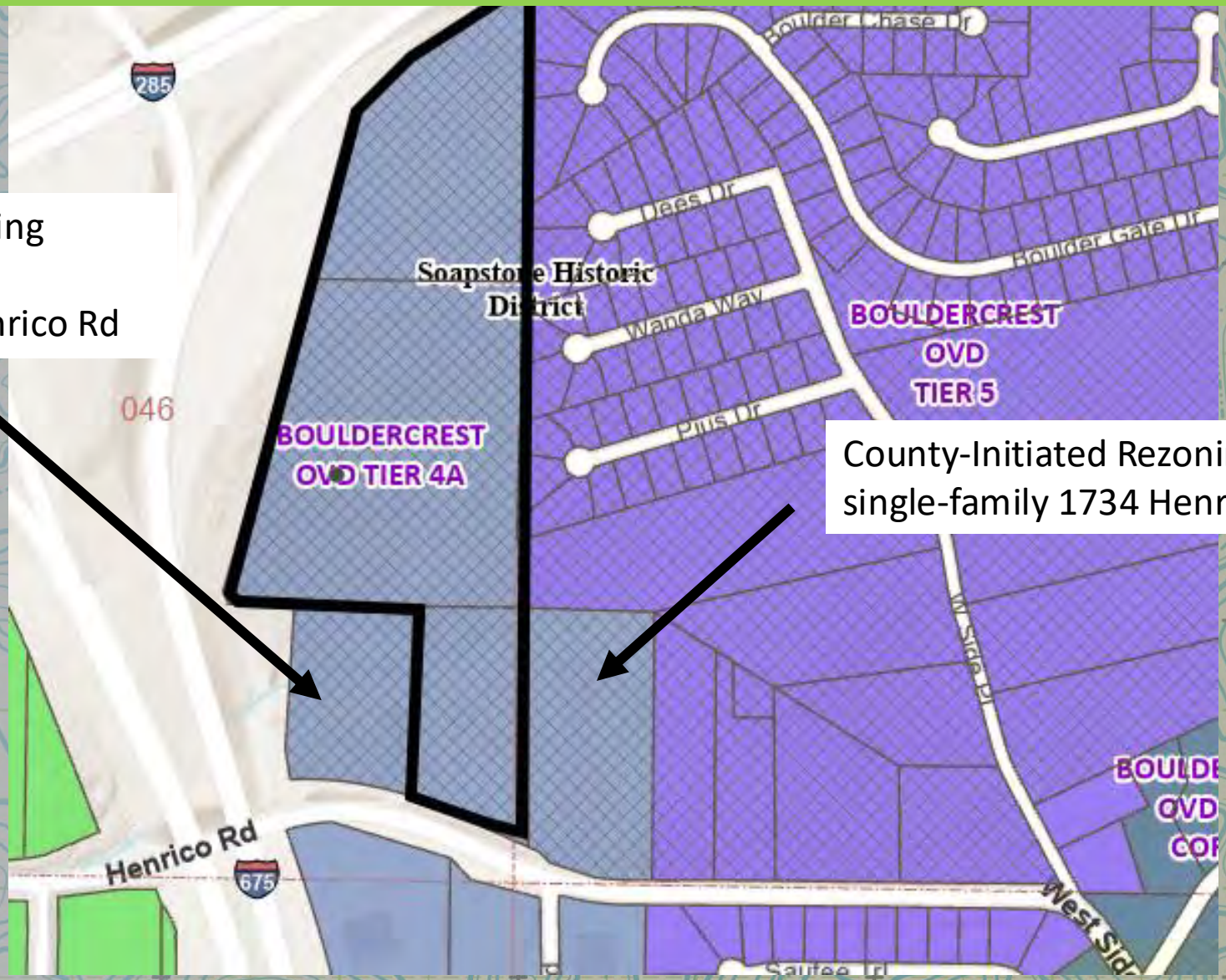
Therefore, staff recommends the County also rezone the two properties adjacent to the proposed single-family project (1670 and 1734 Henrico Rd) so that there are no land use conflicts

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

ZONING

1680, 1690 & 1700 HENRICO ROAD,

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



County-Initiated Rezoning from industrial to single-family 1734 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

LAND MAP

1680, 1690 & 1700 HENRICO ROAD,



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

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

ZONING CODE

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).

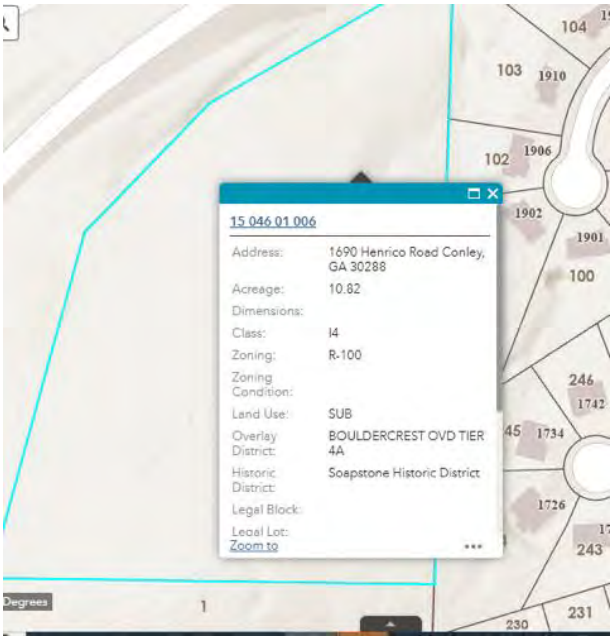
If there are any questions or concerns please give me a call at (678) 357-6238. Thanks and have a great day and weekend!

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 Swearingen

Applicant Email Address: eisenhowersvcs@gmail.com

Applicant Mailing Address: P.O. Box 871183
Stone Mountain, GA 30087

Applicant 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.com

Owner Mailing Address: 6655 Jenkins Road
Fairburn, GA 30213

Owner Phone Number: [redacted]

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

Parcel ID Number(s): 15 046 01 001 and 15 046 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 of Applicant: [signature]

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 12-3-25

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]ail
- ☐ [illegible]ail 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 3504 0312 21

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.

PREVIEW YOUR MAIL AND PACKAGES
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.

View Scan2025-10-10_125347 copy
1 page — Edited

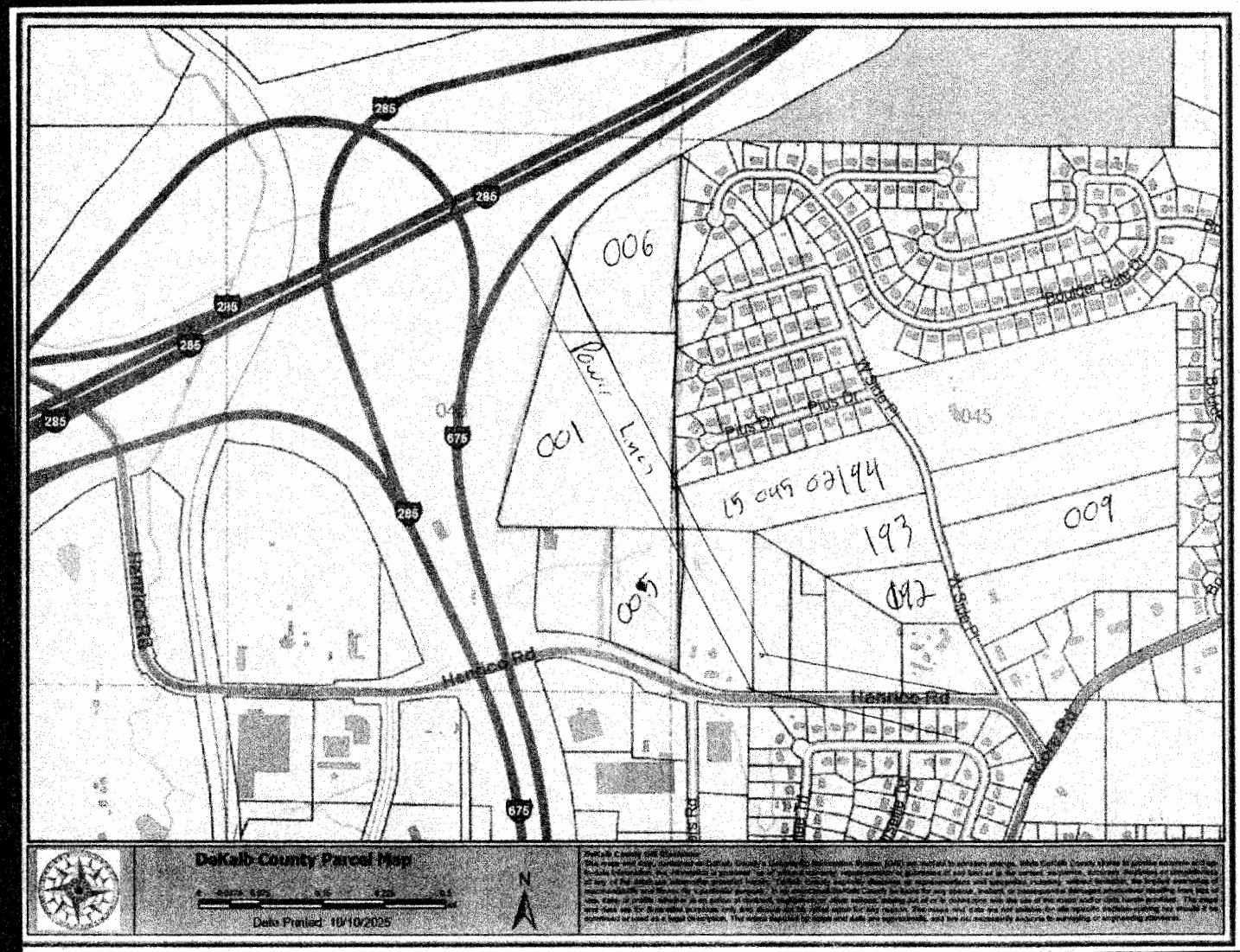
You are screen sharing Stop share

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

Open

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

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.
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: 7Stove 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 L. Swearinger, 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 Stove 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

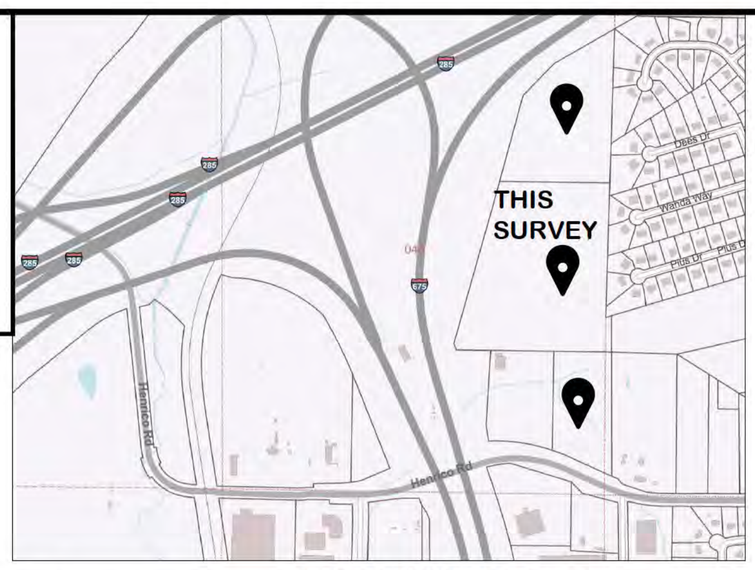
Check one: Owner _____ Agent X

_____

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: 710962);

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 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 THE ORIGINAL SIGNATURE AND SEAL OF THE SURVEYOR NAMED IN THE OFFICIAL SEAL STAMPED HEREON.

THIS SURVEY WAS PREPARED FOR A TITLE COMMITMENT THAT WAS APPARENTLY NOT PROVIDED TO THE SURVEYOR AT THE TIME OF THE SURVEY.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF 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.

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'.

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

THIS DRAWING IS THE PROPERTY OF IRONSTONE CONSULTING & DESIGN & 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'

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

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.

SHEET NO.: 1 OF 1

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

RETRACEMENT SURVEY

FOR TRACY SWEARINGEN

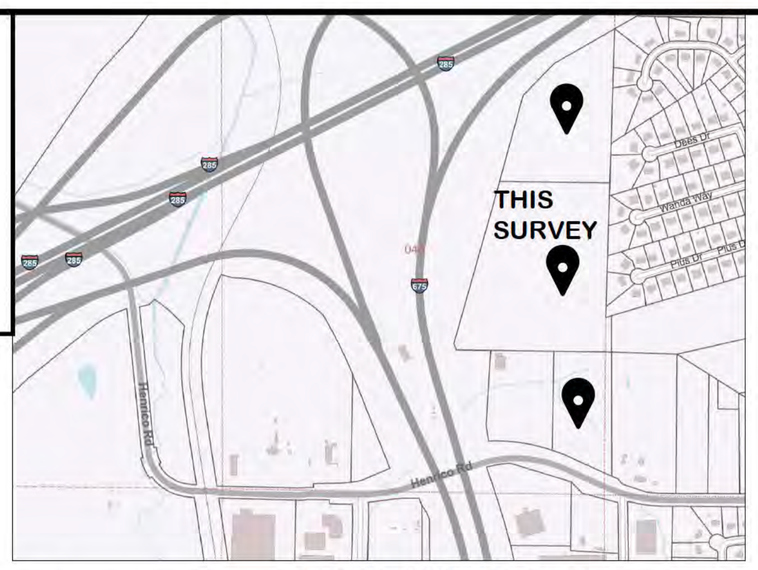
IN LAND LOT 46, DISTRICT 15, DEKALB COUNTY, GEORGIA

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: 710962);

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 LAND LOT CORNER PER PB 139, PG 87
POB
IPF 1/2" RB
N01°09'33"E 80.85'
N60°08'33"E 436.87'
R/WM
N44°15'25"E 279.77'
R/WM
223.94'
N18°17'38"E 707.27'
483.33'
N13°47'50"E 900.01'
R/WM
N15°34'49"W 33.14'
IPC S89°25'50"W 200.61'
IPC
N84°34'49"W 416.61'
IPF 1" OTP
N01°15'04"W 610.99'
S01°52'04"W 728.64'
IPC
IPC
N65°16'33"W 237.54'
IPC
S01°51'39"W 526.49'
IPF 1/2" RB
S01°54'30"W 187.02'
IPF 1/2" RB
S01°50'17"W 286.93'
IPF 1/2" RB
S01°41'37"W 72.92'
IPF 1" OTP
IPF 1/2" RB
S01°54'03"W 715.08'
473.50'
52.99'
IPF 1/2" RB
S01°50'40"W 253.31'
ENTIRE SITE
36.164 ACRES
1,575,316 SQFT
INTERSTATE 675
NORTHBOUND EXIT
VARIABLE R/W
INTERSTATE 675
NORTHBOUND EXIT
VARIABLE R/W
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
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
P/L PER REZONING PLAT #1
APPROXIMATE LOT LINE (PB 16, PG 101)
APPROXIMATE LAND LOT LINE PER REZONING PLAT #1
REQUIRED R/W PER GDOT #1
OHW
CPP
TT
PP
LP
FH
IP
C*

N/F AHEESH M JONES TAX ID: 15 045 02 104 DB 17054, PG 280
N/F RONNAE TOLBERT TAX ID: 15 045 02 103 DB 25972, PG 543 ZONED: R-100
N/F GREGORY K SMITH TAX ID: 15 045 02 102 DB 17579, PG 547 ZONED: R-100
N/F RH PARTNERS OWNERCO LLC TAX ID: 15 045 02 101 DB 27428, PG 49 ZONED: R-100
N/F MONARCH INC TAX ID: 15 046 01 006 DB 32236, PG 519 ZONED: R-100
N/F IH3 PROPERTY GEORGIA LP TAX ID: 15 045 02 245 DB 24388, PG 410 ZONED: R-100
N/F ALBERT WILLIAMS JR TAX ID: 15 045 02 244 DB 20300, PG 332 ZONED: R-100
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
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
N/F PENNY ELIZABETH CLOUD TAX ID: 15 045 02 209 DB 31680, PG 189 ZONED: R-100
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
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 01 001 DB 32236, PG 519 ZONED: M
N/F MONARCH INC TAX ID: 15 046 01 005 DB 32236, PG 519 ZONED: M
N/F RODERICK ABID & MARGARET ELIZABETH MOHAMMED TAX ID: 15 045 02 186 DB 11776, PG 543 ZONED: M

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

THIS DRAWING IS THE PROPERTY OF IRONSTONE CONSULTING & DESIGN & 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'

ADDRESS:	
A	24X36
JOB NUMBER:	250512
DWG NAME:	250512-ZONE
CREW:	RL/HL
FIELD BOOK:	FIELD SKETCH
DRAWN BY:	SJL
CHECKED BY:	KLM
ORIGINAL PLAT DATE:	12/15/2025
ORIGINAL FIELD DATE:	12/05/2025

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 NAME 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.

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

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

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).

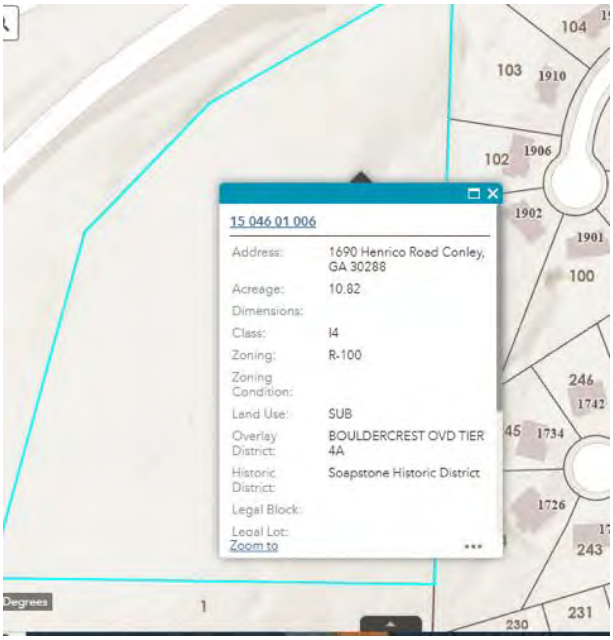
If there are any questions or concerns please give me a call at (678) 357-6238. Thanks and have a great day and weekend!

Tracy

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

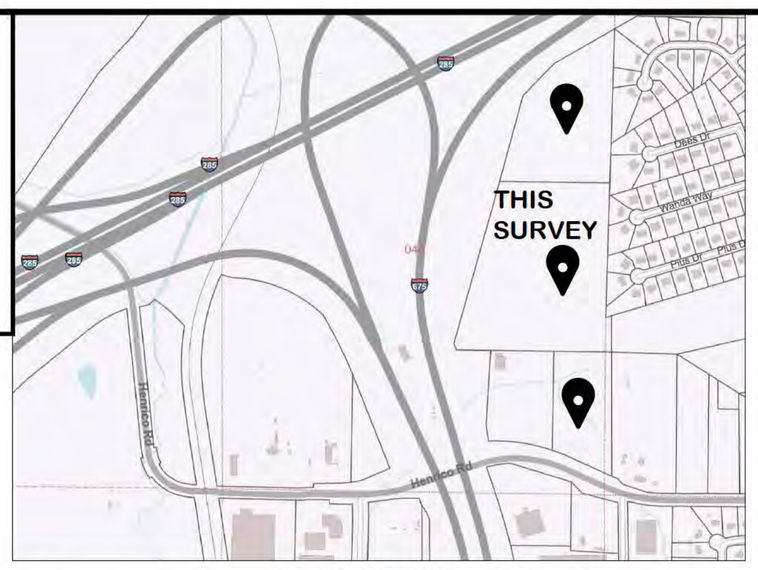
On Jan 14, 2026, at 2:04 PM, Reid, John <jreid@dekalbcountyga.gov> wrote:

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

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: 710962);

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 LAND LOT CORNER PER PB 139, PG 87
POB
IPF 1/2" RB
N01°09'33"E 80.85'
N60°08'33"E 436.87'
R/WM
N44°15'25"E 279.77'
R/WM
223.94'
N18°17'38"E 707.27'
483.33'
N13°47'50"E 900.01'
R/WM
N15°34'49"W 33.14'
IPC S89°25'50"W 200.61'
IPC
N84°34'49"W 416.61'
IPF 1" OTP
N01°15'04"W 610.99'
S01°52'04"W 728.64'
IPC
IPC
N65°16'33"W 237.54'
IPC
S01°51'39"W 526.49'
IPF 1/2" RB
S01°54'30"W 187.02'
IPF 1/2" RB
S01°50'17"W 286.93'
IPF 1/2" RB
S01°41'37"W 72.92'
IPF 1" OTP
IPF 1/2" RB
S01°54'03"W 715.08'
473.50'
52.99'
IPF 1/2" RB
S01°50'40"W 253.31'
ENTIRE SITE
36.164 ACRES
1,575,316 SQFT
INTERSTATE 675
NORTHBOUND EXIT
VARIABLE R/W
INTERSTATE 675
NORTHBOUND EXIT
VARIABLE R/W
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
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
P/L PER REZONING PLAT #1
APPROXIMATE LOT LINE (PB 16, PG 101)
APPROXIMATE LAND LOT LINE PER REZONING PLAT #1
REQUIRED R/W PER GDOT #1
OHW
CPP
TT
PP
LP
FH
IP
C*

N/F AHEESH M JONES TAX ID: 15 045 02 104 DB 17054, PG 280
N/F RONNAE TOLBERT TAX ID: 15 045 02 103 DB 25972, PG 543 ZONED: R-100
N/F GREGORY K SMITH TAX ID: 15 045 02 102 DB 17579, PG 547 ZONED: R-100
N/F RH PARTNERS OWNERCO LLC TAX ID: 15 045 02 101 DB 27428, PG 49 ZONED: R-100
N/F MONARCH INC TAX ID: 15 046 01 006 DB 32236, PG 519 ZONED: R-100
N/F IH3 PROPERTY GEORGIA LP TAX ID: 15 045 02 245 DB 24388, PG 410 ZONED: R-100
N/F ALBERT WILLIAMS JR TAX ID: 15 045 02 244 DB 20300, PG 332 ZONED: R-100
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
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
N/F PENNY ELIZABETH CLOUD TAX ID: 15 045 02 209 DB 31680, PG 189 ZONED: R-100
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
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 01 001 DB 32236, PG 519 ZONED: M
N/F MONARCH INC TAX ID: 15 046 01 005 DB 32236, PG 519 ZONED: M
N/F RODERICK ABID & MARGARET ELIZABETH MOHAMMED TAX ID: 15 045 02 186 DB 11776, PG 543 ZONED: M

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

THIS DRAWING IS THE PROPERTY OF IRONSTONE CONSULTING & DESIGN & 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'

ADDRESS:	
A	24X36
JOB NUMBER:	250512
DWG NAME:	250512-ZONE
CREW:	RL/HL
FIELD BOOK:	FIELD SKETCH
DRAWN BY:	SJL
CHECKED BY:	KLM
ORIGINAL PLAT DATE:	12/15/2025
ORIGINAL FIELD DATE:	12/05/2025

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 NAME 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.

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
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 **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
6934 Clear Lake Court
Atlanta, Georgia 30360

770-241-5956 rjtrain312@yahoo.com

December 29, 2025

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

Outlook

(No subject)

From john reid <dakiner1@yahoo.com>
Date Wed 2/18/2026 6:13 PM
To Reid, John <jreid@dekalbcountyga.gov>



Yahoo Mail: Search, Organize, Conquer

Outlook

(No subject)

From john reid <dakiner1@yahoo.com>
Date Wed 2/18/2026 6:13 PM
To Reid, John <jreid@dekalbcountyga.gov>



Yahoo Mail: Search, Organize, Conquer

Outlook

(No subject)

From john reid <dakiner1@yahoo.com>
Date Wed 2/18/2026 6:14 PM
To Reid, John <jreid@dekalbcountyga.gov>



Yahoo Mail: Search, Organize, Conquer

Outlook

(No subject)

From john reid <dakiner1@yahoo.com>
Date Wed 2/18/2026 6:17 PM
To Reid, John <jreid@dekalbcountyga.gov>



Yahoo Mail: Search, Organize, Conquer



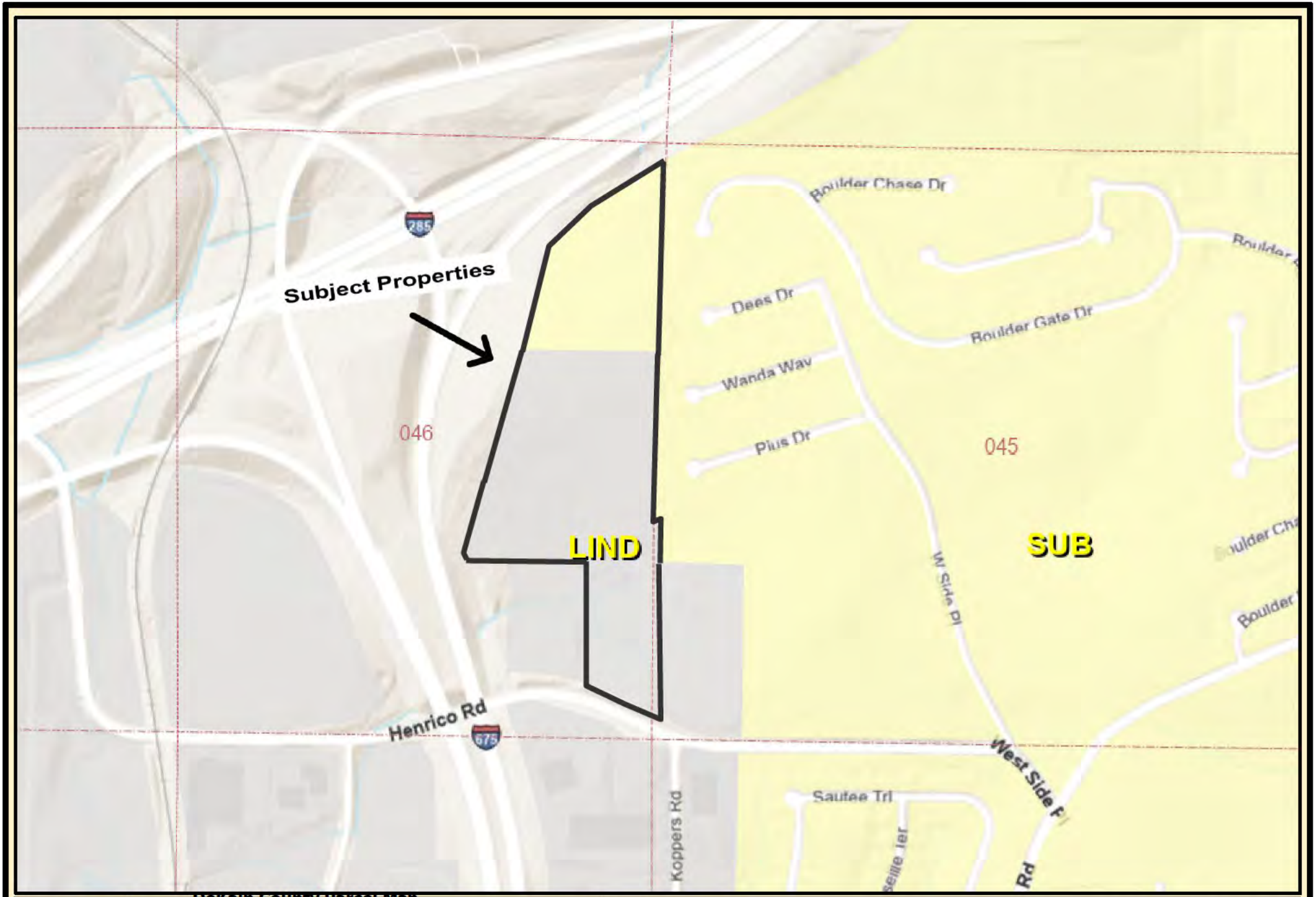
DeKalb County Parcel Map

0 0.0375 0.075 0.15 0.225 0.3 mi

Date Printed: 2/18/2026

DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.



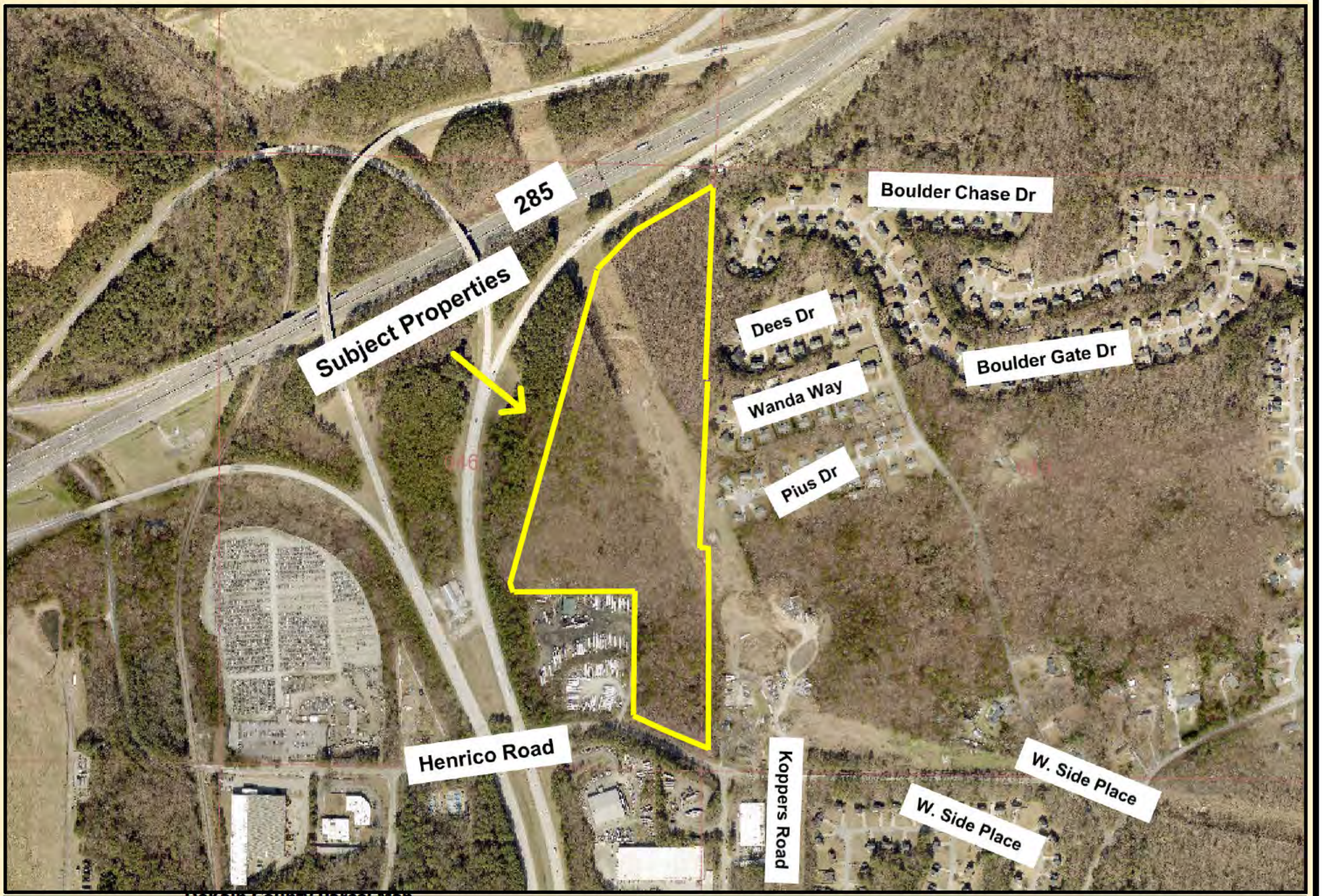
DeKalb County Parcel Map

0 0.0375 0.075 0.15 0.225 0.3 mi

Date Printed: 2/18/2026

DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.



DeKalb County Parcel Map

0 0.0375 0.075 0.15 0.225 0.3 mi

Date Printed: 2/18/2026

DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.

From: Alan W <disneygsu@hotmail.com>
Sent: Thursday, November 5, 2026 11:09 PM
To: Plansustain
Subject: 11/05/2026 Planning Commission Statement

Good evening. My name is Alan Watkins, and I was on the Planning Commission Zoom call tonight. Just before the Henrico Rd. application was presented, the electricity went out in our neighborhood. By the time the electricity was restored, the floor was opened to the public, but I wasn't sure of the topic being discussed and I missed my opportunity to speak (you can refer to it on tonight's recorded hearing).

I would like to submit my statement to the Board to ensure that it's on record.

I live in the Westside Place Subdivision, which is adjacent to the Henrico Rd properties.

As stated in the previous meeting, we are not opposed to the development of this land for housing, however, as a community, we would like to ensure that what transpires on this property doesn't affect the structure and stability of our homes.

The land in question is located in the Soapstone Ridge district which is quite rocky, and we would like to ask that there be no blasting, vibrations, or drilling during the development of this project which could cause significant disturbance to our foundations and homes.

In an effort to mitigate potential issues, we would like to request that the contractor chosen to complete this job be fully insured and bonded, and that our homes will be covered in their policy in the event that damages are incurred.

As stated by some of the board members in the last meeting, sometimes damages may not be realized until after construction is completed (even up to a year or longer), and connecting the project's sewer system to ours could also prove problematic over time.

With these points in mind, it is our request that the contractor(s) chosen to complete this project submit their insurance documentation to the DeKalb County Board of Commissioners and the Westside Place HOA board for review and verification, and that a licensed structural engineer inspects and approves the property for construction (with the proximity of our homes taken into consideration) prior to breaking ground.

We in the Westside Place Community would like thank the Board of Commissioners for raising points that we had not considered prior to last month's meeting, and we greatly appreciate your commitment to ensuring that our best interests are a priority.

Thank you very much,
Alan Watkins