Public Hearing: YES ☒ NO ☐ **Department:** Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 3 and 6

Application of Safe Haven Transitional, Inc. c/o Battle Law, P.C. for a Special Land Use Permit (SLUP) to allow an office building in Tier 5 Corridor 1 of the Bouldercrest Overlay District and the C-1 (Local Commercial) zoning district, at 2001 River Road.

PETITION NO: N7-2026-1266 SLUP-26-1248280

PROPOSED USE: Two-story office building.

LOCATION: 2001 River Road, Ellenwood, GA 30294

PARCEL NO. : 15 053 03 001

INFO. CONTACT: John Reid, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Safe Haven Transitional, Inc. c/o Battle Law, P.C. for a Special Land Use Permit (SLUP) to allow an office building in Tier 5 Corridor 1 of the Bouldercrest Overlay District and the C-1 (Local Commercial) zoning district.

RECOMMENDATION:

COMMUNITY COUNCIL: (Oct. 2026) Full cycle deferral.

PLANNING COMMISSION: (Nov. 5, 2026) Approval with a Condition.

PLANNING STAFF: (November 2026) Approval_revised 11.09.2026

STAFF ANALYSIS: The Subject Property carries a Suburban (SUB) land use designation under the DeKalb County 2050 Comprehensive Plan. The Comprehensive Plan's Suburban character area expressly allows "limited nonresidential development, such as small mixed-use developments outside of existing, stable single-family neighborhoods, particularly in locations with high levels of pedestrian connectivity, to meet the needs of surrounding residents." A two-story professional office at the intersection of Bouldercrest Road and River Road is precisely the type of limited, neighborhood-serving non-residential use envisioned by the Comprehensive Plan. The proposal also advances the Comprehensive Plan's guiding principles of focusing development intensity in existing developed areas with infrastructure capacity and supporting activity centers and corridors. The Board of Commissioners approved a text amendment to allow office use as a SLUP within a single-family tier of the BOD (Tier 5 Corridor 1) (TA-26-1248067) on July 7, 2026. That text amendment indicated that "limited office uses, when subject to a Special Land Use Permit, strict eligibility and access criteria, and additional safeguards, may be compatible with Tier V when carefully reviewed". The revised conceptual plan (see attached) shows compliance with all of the BOD Tier 5 office criteria, including "Section 3 Criteria A through C" (Eligibility and Access Requirements), and "Section 4 Criteria A through E and F through I" (Additional Tier V Office Supplemental Regulations). While the original plan only depicted a 15-foot buffer along the rear property line, the revised plan shows the required 30-foot buffer as required by "Section 4, Criteria E" of the office supplemental regulations in the Bouldercrest Overlay District. Therefore, it appears there is adequate land area to accommodate the proposed office building since the review plan shows compliance with all of the office supplemental regulations within Tier 5 of the BOD. Therefore, based on review of Section 3 Criteria A through C, and Section

4 Criteria A through K of the Tier 5 office criteria of the BOD, and review of Section 27-7.4.6 A (Adequacy of the site), and B (Compatibility), it is the recommendation of the Planning & Sustainability Department that the application be, ***"Approved "***.

PLANNING COMMISSION VOTE: (November 5, 2026) Approval with Conditions 5-0-0. Motion was made by Costello, seconded by Commissioner Cooper for approval with the condition that the inter-departments of the County review & find no problem with the revised plan. Commissioner Zou was not present for this vote.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (Oct. 2026) Full-Cycle Deferral (8-0-0) to allow the Small Area Plan(s) for the area to be completed and allow the application to be reviewed for consistency with those SAPs.

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.:	**SLUP-26-1248280**	**File ID # 2026-1266**
Address:	2001 River Road, Ellenwood, Georgia 30294	**Commission Districts:** 3 & 6
Parcel ID(s):	15 053 03 001	
Request:	Application of Safe Haven Transitional, Inc. c/o Battle Law PC for a Special Land Use Permit (SLUP) to allow an office building in the C-1 (Local Commercial) zoning district and Tier 5 Corridor 1 of the Bouldercrest Overlay District.	
Property Owner(s):	Safe Haven Transitional, Inc.	
Applicant/Agent:	Safe Haven Transitional, Inc c/o Battle Law, PC.	
Acreage:	0.59	
Existing Land Use:	Vacant land	
Surrounding Properties:	**North:** A vacant building previously used as a grocery; **South:** Single-Family home **East:** Single-Family home **West:** Single-family home, vacant land, and place of worship (Kingdom Ministries).	
Adjacent Zoning:	**North**: Tier 5 Corridor 1/C-1; **South**: Tier 5 Corridor 1/R-100; **East:** Tier 5 Corridor 1/R-100; **West:** Tier 5 Corridor 1 R-100/R-75/C-1	
Comprehensive Plan:	**Consistent** X **Inconsistent**	

STAFF RECOMMENDATION: APPROVAL (REVISED 11/6/26)

BACKGROUND

The Subject Property is zoned Tier 5 Corridor 1 of the Bouldercrest Overlay District (BOD), with an underlying zoning of C-1 (Local Commercial). On July 7th, 2026 the Board of Commissioners approved a text amendment which would allow properties falling within Tier 5 Corridor 1 of the BOD with an underlying zoning of C-1 the opportunity to apply for a Special Land Use Permit (SLUP) to allow an office building based on demonstrated compliance with several criteria (see attached TA-26-1248067). This property meets the requirements to apply for a SLUP to allow a 4,480 square-foot, two-story office building with 9 parking spaces as required by the parking requirements of the Tier 5 office text amendment. The Subject Property comprises approximately 0.59 acre and is currently vacant.

A revised conceptual plan was submitted on October 29th. That revised plan was emailed to all the inter-governmental departments, and all departments have indicated that there is no change to their original comments (see attached), with the exception that Land Development indicates a sewer capacity study will be required which is a common comment. Vehicular access for the proposed office building is from River Road, a "Minor Arterial" two-lane road.

While not part of this SLUP application, the applicant also owns the adjacent property to the east (2938 Bouldercrest Road), which currently operates as a transitional housing facility which is not a permitted land use in Tier 5 Corridor 1 of the BOD. However, the applicant indicates that the adjacent property will continue to operate as a transitional housing facility in compliance with the non-conforming use provisions of the Zoning Ordinance. While this adjacent property is not part of this SLUP application, the applicant has provided an internal sidewalk connecting the proposed office site at 2001 River Road and the transitional housing facility at 2938 Bouldercrest Road.

The revised conceptual plan shows compliance with all of the BOD Tier 5 office criteria, including "Section 3 Criteria A through C" (Eligibility and Access Requirements), and "Section 4 Criteria A through D and F through I" (Additional Tier V Office Supplemental Regulations). While the original plan only depicted a 15-foot buffer along the rear property line, the revised plan shows the required 30-foot buffer as required by "Section 4, Criteria E" of the office supplemental regulations in the Bouldercrest Overlay District. Therefore, it appears there is adequate land area to accommodate the proposed office building since the review plan shows compliance with all of the office supplemental regulations within Tier 5 of the BOD,

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

The Board of Commissioners approved a text amendment to allow office use as a SLUP within a single-family tier of the BOD (Tier 5 Corridor 1) (TA-26-1248067) on July 7, 2026. That text amendment indicated that "*limited office uses, **when subject to** a Special Land Use Permit, **strict eligibility and access criteria**, and additional safeguards, may be compatible with Tier V when carefully reviewed*". The revised conceptual plan (see attached) shows compliance with all of the BOD Tier 5 office criteria, including "Section 3 Criteria A through C" (Eligibility and Access Requirements), and "Section 4 Criteria A through D and F through I" (Additional Tier V Office Supplemental Regulations). While the original plan only depicted a 15-foot buffer along the rear property line, the revised plan shows the required 30-foot buffer as required by "Section 4, Criteria E" of the office supplemental regulations in the Bouldercrest Overlay District. Therefore, it appears there is adequate land area to accommodate the proposed office building since the review plan shows compliance with all of the office supplemental regulations within Tier 5 of the BOD.

Based on the revised concept plan, the SLUP application demonstrates compliance with all of the BOD Tier 5 office criteria, including "Section 3 Criteria A through C" (Eligibility and Access Requirements) and "Section 4 Criteria A through E and F through I" (Additional Tier V Office Supplemental Regulations).

The following findings address each of the applicable standards and factors under the Bouldercrest Overlay District, Tier 5 Corridor 1 to allow office uses.

SECTION 3. Eligibility and Access Requirements for SLUP – Tier V, Corridor 1 Office Uses

A. **Eligible Parcels**. Only those parcels having frontage along Bouldercrest Road with a non-residential underlying zoning district are eligible for obtaining a SLUP for office space. **The property has an underlying C-1 (Local Commercial) district.**

B. **Minimum Frontage Requirement**. A Special Land Use Permit for office use within Tier V, Corridor 1 may only be granted for parcels that have a minimum of one hundred (100) linear feet of frontage on a roadway classified by DeKalb County as a major arterial or minor arterial. **The property has 325 feet of frontage along Bouldercrest Road (Major Arterial) and 106 feet of frontage along River Road (Minor Arterial).**

C. **Primary Access Requirement**. The principal vehicular access for any office use approved within Tier V, Corridor 1 shall be directly from the major or minor arterial roadway upon which the parcel has the required frontage. Secondary or emergency access may be permitted from other streets as approved by the DeKalb County Department of Transportation. **Based on the conceptual plan submitted on October 29th, 2026, there is vehicular access to River Road, a two-lane minor arterial road.**

SECTION 4. Additional Tier V Office Supplemental Regulations

A. **Maximum Floor Area**. No individual office use or office tenant space approved within Tier V shall exceed five thousand (5,000) square feet of gross floor area. **The proposed office building is 4,160 square feet based on the submitted plan.**

B. **Entrances**. Ground-floor buildings shall have entrances at grade, clearly visible from the street, and opening directly onto a public sidewalk or publicly accessible open space adjacent to the public sidewalk. **The applicant's conceptual elevations appear to show compliance**. **The concept plan shows internal sidewalks connecting to a public sidewalk along Bouldercrest Road. The applicant will have to submit more detailed information at the Land Development Permit review to demonstrate compliance.**

C. **Ground Floor Façades**. A minimum of 50 percent of the ground-floor façade facing the public right-of-way shall be windows with clear glass or with tinted glass that allows at least 70 percent of light to filter through the window. Single tenant developments are not required to comply with this requirement but have other façade design requirements regarding fenestrations and variations as specified in the district design guidelines. **Based on the submitted conceptual elevations, there appears to be compliance.**

D. **Setback Requirements.** The minimum front yard and side corner yard is 0 feet, and the maximum front yard and side corner yard setback shall be 40 feet from the public right-of-way with a minimum 10-foot landscape zone and minimum 10-foot sidewalk within the public right-of-way. **Based on the submitted conceptual plan, there appears to be compliance.**

E. **Transitional Buffer.** A transitional buffer of not less than 30 feet in width shall be provided and maintained with vegetation that adequately screens buildings viewed at eye level from adjacent underlying "R" zoned properties. **The plan is in compliance since the proposed buffer is 30 feet.**

F. Parking Space Location. All parking spaces shall be located to the side or rear of the building. No parking space shall be allowed between the building and the public right-of-way. **Based on the submitted conceptual plan submitted on October 29th, there appears to be compliance.**

G. Parking Ratios. Notwithstanding any other provision of Chapter 27, office uses approved within Tier V, Corridor 1 shall be subject to the following parking requirements:

1. Maximum parking: One (1) off-street parking space per two hundred fifty (250) square feet of gross floor area. **Based on the submitted conceptual plan submitted on October 29th, there appears to be compliance.**

2. Minimum parking: One (1) off-street parking space per five hundred (500) square feet of gross floor area. **The minimum number of parking spaces for the proposed 4,160 square foot office is 9 parking spaces, which are provided on the conceptual plan.**

H. Mechanical equipment and other building service items. Mechanical equipment and other building service items may not be located between the public sidewalk and the building façade and may not be visible from the public right-of-way. **The applicant will have to demonstrate compliance at the Land Development Permit review.**

I. Pedestrian Access. Pedestrian access shall be provided from all public parking areas directly to a public sidewalk. **Based on the submitted conceptual plan submitted on October 29th, there appears to be compliance. The conceptual plan also shows an internal pedestrian sidewalk connecting the proposed office building to the adjacent transitional housing site that is also owned by the applicant.**

J. Sidewalks. Sidewalks along the fronts of buildings and internal to the property shall be connected to sidewalks on the right-of-way to encourage pedestrian use, including connecting into any multi-use trail system located adjacent to the property which is included in the DeKalb County trail master plan. The project must provide direct connections and have clear crosswalks across all drives and parking lots and must be clearly marked with pavement striping, staining or change in materials. Sidewalks must be continuous across driveway entrances. **The concept plan depicts internal sidewalks connecting to proposed sidewalks along Bouldercrest Road.**

K. Height. Building Height shall be limited to 2-stories not to exceed 40 feet in height. **The proposed building height is 2-stories.**

FINDINGS OF FACT

The following findings address each of the applicable standards and factors under Section 27-7.4.6 of the DeKalb County Zoning Ordinance governing review of proposed SLUP applications.

1. Site Design and Ordinance Compliance - Criteria A I K and M

Based on the submitted information, and field investigation of the project site, the Subject Property comprises approximately .59 acres and is currently vacant. The revised concept plan appears to comply with all of the office supplemental regulations in Tier 5 of the BOD, including a transitional buffer of not less than 30 feet in width to adequately screen buildings viewed at eye level from adjacent underlying "R" zoned properties". The Applicant indicates that there will be adequate refuse collection and service areas in compliance with applicable codes, and that service areas will be screened from view consistent with Tier 5 design guidelines. The proposed two-story office building is consistent with the one and two-story building heights in the surrounding area and it appears that the size, scale, and massing is appropriate. Therefore, it appears there is adequate land area to accommodate

the proposed office building since the review plan shows compliance with all of the office supplemental regulations within Tier 5 of the BOD.

2. Compatibility and Operational Impacts - Criteria B F J and N

It appears that most public services and utilities are adequate since the Subject Property is located along Bouldercrest Road, a developed corridor served by existing water, sewer, and electrical infrastructure. The SLUP application demonstrates compliance with all of the BOD Tier 5 office criteria, including "Section 3 Criteria A through C" (Eligibility and Access Requirements) and "Section 4 Criteria A through E and F through I" (Additional Tier V Office Supplemental Regulations). The proposed use is a permanent office building and appears to be consistent with the long-term land use vision for the area. Therefore, it does not appear that the proposed use should be limited in duration. The Subject Property carries a Suburban (SUB) land use designation under the DeKalb County 2050 Comprehensive Plan. The Comprehensive Plan's Suburban character area policy expressly allows "*limited non-residential development, such as small mixed-use developments outside of existing, stable single-family neighborhoods, particularly in locations with high levels of pedestrian connectivity, to meet the needs of surrounding residents*." A two-story professional office at the intersection of Bouldercrest Road and River Road is precisely the type of limited, neighborhood-serving non-residential use envisioned by the Comprehensive Plan. The proposal also advances the Comprehensive Plan's guiding principles of focusing development intensity in existing developed areas with infrastructure capacity and supporting activity centers and corridors.

3. Access and Public Facilities - Criteria C D and E

Bouldercrest Road is classified as a major thoroughfare and River Road is classified as a minor arterial capable of handling traffic associated with a small office use. The submitted plan shows compliance with parking requirements. The submitted plan submitted on October 29th shows access to River Road, a minor arterial road, and complies with Section 4 Criteria "C" of the Tier 5 office criteria states "*The principal vehicular access for any office use approved within Tier V, Corridor 1 shall be directly from the major or minor arterial roadway upon which the parcel has the required frontage. Secondary or emergency access may be permitted from other streets as approved by the DeKalb County Department of Transportation*". Office uses typically operate between 8:00 am to 6:00 pm, and given that office uses generate less traffic than other commercial uses such as restaurants or retail land uses, and are usually quiet, there is not anticipated to be any adverse impacts upon any adjoining land use by reason of the manner and hours of operation.

4. Zoning Policy and Cultural Resources - Criteria G H and L

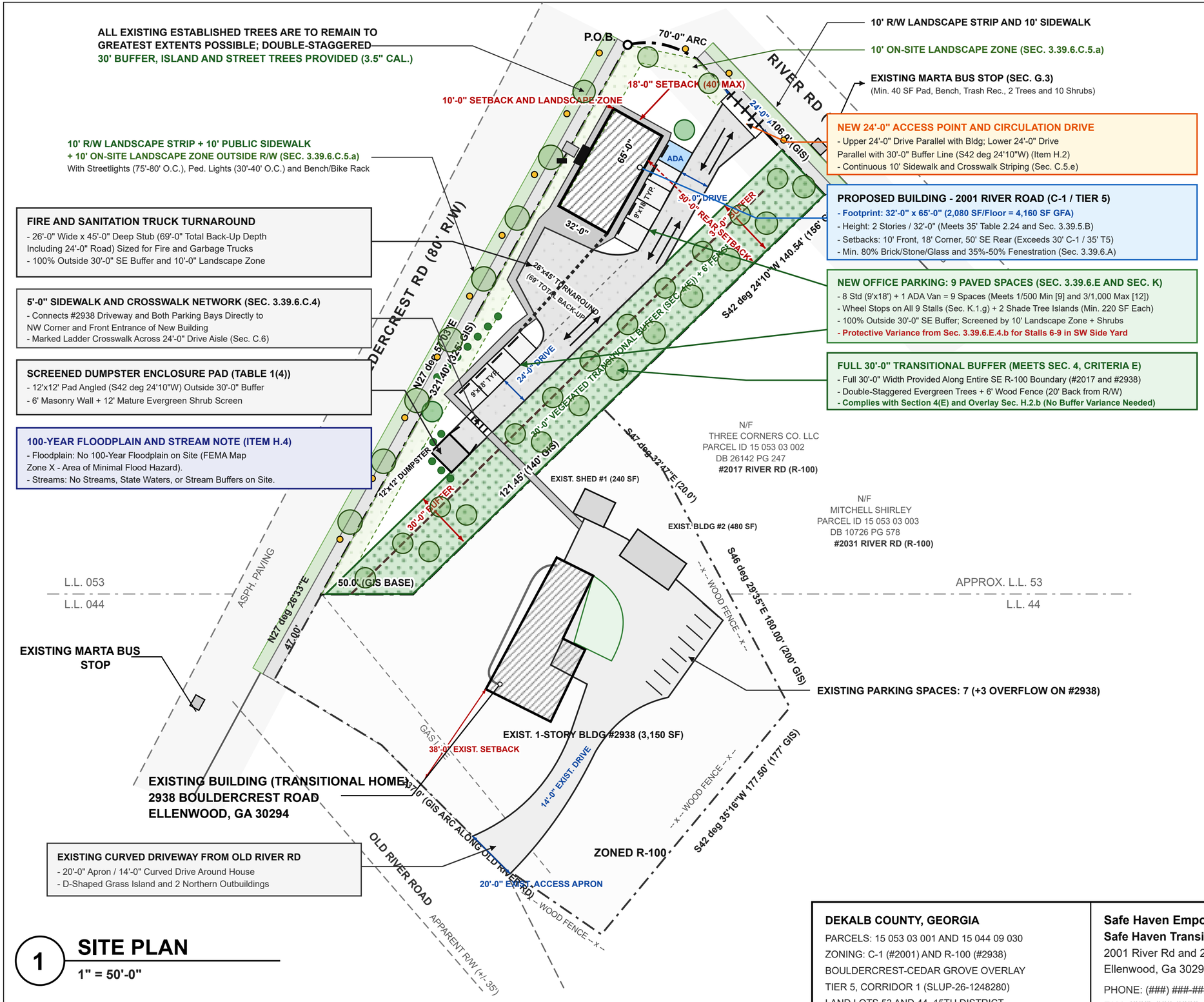
The Subject Property carries a Suburban (SUB) land use designation under the DeKalb County 2050 Comprehensive Plan. The Comprehensive Plan's Suburban character area policy expressly allows "*limited non-residential development, such as small mixed-use developments outside of existing, stable single-family neighborhoods, particularly in locations with high levels of pedestrian connectivity, to meet the needs of surrounding residents.*" A two-story professional office at the intersection of Bouldercrest Road and River Road is precisely the type of limited, neighborhood-serving non-residential use envisioned by the Comprehensive Plan. The proposal also advances the Comprehensive Plan's guiding principles of focusing development intensity in existing developed areas with infrastructure capacity and supporting activity centers and corridors. Based on county GIS maps, it does not appear that there are any historic buildings, sites, districts, or archaeological resources in the immediate vicinity.

STAFF RECOMMENDATION: APPROVAL (REVISED 11/6/26)

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

The Board of Commissioners approved a text amendment to allow office use as a SLUP within a single-family tier of the BOD (Tier 5 Corridor 1) (TA-26-1248067) on July 7, 2026. That text amendment indicated that "*limited office uses, **when subject to** a Special Land Use Permit, **strict eligibility and access criteria**, and additional safeguards, may be compatible with Tier V when carefully reviewed*". The revised conceptual plan (see attached) shows compliance with all of the BOD Tier 5 office criteria, including "Section 3 Criteria A through C" (Eligibility and Access Requirements), and "Section 4 Criteria A through E and F through I" (Additional Tier V Office Supplemental Regulations). While the original plan only depicted a 15-foot buffer along the rear property line, the revised plan shows the required 30-foot buffer as required by "Section 4, Criteria E" of the office supplemental regulations in the Bouldercrest Overlay District. Therefore, it appears there is adequate land area to accommodate the proposed office building since the review plan shows compliance with all of the office supplemental regulations within Tier 5 of the BOD.

Therefore, **based on review of Section 3 Criteria A through C, and Section 4 Criteria A through K of the Tier 5 office criteria of the BOD,** and review of Section 27-7.4.6 A (Adequacy of the site), and B (Compatibility), it is the recommendation of the Planning & Sustainability Department that the application be, *"**Approved** "*.



1 SITE PLAN

1" = 50'-0"

C-1 (TABLE 2.24) AND OVERLAY (DIV. 39) COMPLIANCE NOTES

1. LOT DIMENSIONS, BUILDING SQ. FT., HEIGHT AND DENSITY (TABLE 2.24):

- Lot Area and Width (#2001 C-1): 26,151 SF (Min. 20,000 SF) | Width: 321.40' Bouldercrest Rd and 106' River Rd (Min. 100' per Table 2.24 and Table 1(5)).
- Proposed Office Building (#2001 River Rd): 32'-0" x 65'-0" (2,080 SF/Flr = 4,160 SF Total GFA; Max. 5,000 SF Cap). FAR = 0.159 (Combined Site FAR = 0.121).
- **Building Height and 45-Deg Plane: 2 Stories / 32'-0" (Complies with 2-Story/35'** Max in C-1 Table 2.24, 3-Story/35' in Sec. 3.39.5.B, 40' in TA-26-1248067, and 45-Deg Transitional Height Plane at 50'-0" SE Rear Setback per Table 3(3)(a)).
- Existing Transitional Home (#2938 R-100): 3,150 SF Main Bldg (1-Story, 18' Ht) + 240 SF Shed #1 + 480 SF Bldg #2 = 3,870 SF (Density: 1.08 Units/Acre).

2. IMPERVIOUS LOT COVERAGE AND OPEN SPACE (TABLE 2.24 AND SEC. 3.39.3.D):

- #2001 Impervious Coverage: 10,680 SF / 26,151 SF = 40.84% (Max Allowed: 80% in C-1 Table 2.24). #2938 Impervious: 10,800 SF (26.81% vs 35% R-100 Max).
- **Open Space: 15,471 SF (59.16%) Total Pervious on #2001 (Includes Full 30'-0"** SE Transitional Buffer and 10'-0" Landscape Zones). Complies with C-1 Table 2.24 (0% req. under 5,000 SF GFA; 10% for 5,000-39,999 SF) and Overlay Sec. 3.39.3.D.

3. PARKING RATIOS, ISLANDS AND WHEEL STOPS (SEC. 3.39.6.C.6, E.1 AND SEC. K):

- **Parking Ratio (Met by Right): Min. 1/500 SF (2.0/1,000 SF) = 9 Spaces; Max. 3.0/1,000 SF (Sec. 3.39.6.E.1.b) = 12 Spaces. Provided: 9 Paved Spaces** (8 Std 9'x18' + 1 ADA Van = 1 Space / 462 SF). NO Parking Count Variance Needed.
- Parking Lot Standards (Sec. 3.39.6.C.6 and Design Guidelines Sec. K.1.g-K.2.h):
  - Rows of 5 and 4 straight stalls (Max. 8 spaces/tree and Max. 10 spaces/island); 2 Shade Trees (3.5" cal., Min. 220 SF pervious area each); Wheel Stops on all 9 stalls; 18"-36" evergreen shrubs + 10' Landscape Zone screening Stalls 6-9.

4. FULL 30'-0" TRANSITIONAL BUFFER AND STREETSCAPE (SEC. 4(E) AND SEC. H.2.b):

- **Full 30'-0" Transitional Buffer Provided Along Entire SE R-100 Boundary:** Complies by right with TA-26-1248067 Section 4, Criteria "E" and Overlay Design Guidelines Sec. H.2.b (30' min. buffer; Overlay governs over C-1 per Sec. 3.39.1.C).
- Streetscape, Lighting and Floodplain (Sec. 3.39.6.C and H.4): 10' R/W Strip + 10' Sidewalk + 10' On-Site Landscape Zone; Black LED Street/Ped Lights; Underground Utilities; No 100-Yr Floodplain (FEMA Zone X) and No Streams on Site.

5. SCHEDULE OF SLUP, ADMIN. APPROVALS AND PROTECTIVE VARIANCES:

A. Section 4, Criteria "E" (30'-0" Buffer) - MET BY RIGHT (NO VARIANCE NEEDED):
- Full 30'-0" vegetated buffer provided along entire SE R-100 property line.

B. SLUP-26-1248280 (Sec. 3.39.3.A and TA-26-1248067 Sec. 3(C)):
- Authorizes Office Use in Tier 5 Corridor 1 and 24'-0" Primary Access on River Rd.

C. Planning Director Approval - Perpendicular Sidewalk Buffer Crossing (Sec. K.2.g):
- Design Guidelines Sec. K.2.g expressly permits perpendicular pedestrian walkway crossings of transitional buffers subject to Planning Director approval.

D. Protective ZBA Variance #1 - Side-Yard Parking Location (Sec. 3.39.6.E.4.b):
- Sec. 3.39.6.E.4.b prohibits parking in side yards adjacent to a street R/W in Tier 5 (whereas TA-26-1248067 Sec. 4(F) and Design Guidelines Sec. K.1.f allow side-yard parking behind a 10' landscape zone). Protective variance for Stalls 6-9.

E. Protective ZBA Variance #2 - Underlying C-1 Standards (If Applied Over Overlay):
- Under Sec. 3.39.1.C, Overlay standards govern over underlying C-1 conflicts. Proposed 10' Front (Bouldercrest) and 18' Corner (River Rd) setbacks comply with TA-26-1248067 Sec. 4(D) (0'-40'), and 50' SE Rear building setback exceeds both C-1 (30') and Tier 5 (35') rear setbacks. If underlying C-1 setbacks/buffers or Table 2(8) (15' parking setback from buffer, waived by Shared Use Agreement with #2938) are applied, protective variance requested.

- Note: Conceptual Design Package subject to Planning Director review after consultation with District and Super District Commissioners per Sec. 3.39.1.C / 3.39.7.

LOTS AREA (ITEM H.5)

#2001 RIVER RD (ZONED C-1)
26,151 sq.ft. (Min. 20,000 SF)
0.600 acres

#2938 BOULDERCREST (R-100)
40,276 sq.ft.
0.924 acres

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

N

DEKALB COUNTY, GEORGIA
PARCELS: 15 053 03 001 AND 15 044 09 030
ZONING: C-1 (#2001) AND R-100 (#2938)
BOULDERCREST-CEDAR GROVE OVERLAY
TIER 5, CORRIDOR 1 (SLUP-26-1248280)
LAND LOTS 53 AND 44, 15TH DISTRICT

Safe Haven Empowerment Center
Safe Haven Transitional, Inc.
2001 River Rd and 2938 Bouldercrest Rd
Ellenwood, Ga 30294
PHONE: (###) ###-####
FAX: (###) ###-####

ISSUED WITH	SHEET REVISED
SLUP	**10/28/26**

SKETCH NUMBER **A.1**

PROJ#	DRAWN BY	DATE
2001-RR	Applicant	10/28/26

DeKalb County
GEORGIA

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

Government Services Center
178 Sams Street
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

UPDATED INTER-DEPARTMENTAL COMMENTS:

(after review of updated site plan)

SLUP-26-1248280 - 2001 River Road

From: Tony B. Guilford
Sent: Thursday, November 5, 2026 11:52 AM
To: Hill, LaSondra
Cc: Reid, John
Subject: RE: Tony B. Guilford shared "November 2026_Zoning comments" with you

No additional comments

Tony Guilford
Transportation Engineer
Dekalb County Government | Planning & Sustainability
Dekalb Government Service Center | 178 Sams Street | Decatur, GA 30030
Email: tbguilford@dekalbcountyga.gov
Website: www.dekalbcountyga.gov/planning
Mobile: 770-726-4266

DeKalb County GEORGIA

From: Hill, LaSondra <lahill@dekalbcountyga.gov>
Sent: Wednesday, November 4, 2026 8:56 AM
To: Tony B. Guilford <tbguilford@dekalbcountyga.gov>
Cc: Reid, John <jreid@dekalbcountyga.gov>
Subject: RE: Tony B. Guilford shared "November 2026_Zoning comments" with you

Good morning, @Tony B. Guilford We received a revised site plan late for the River Road case.

Would you mind reviewing it to see if you need/want to update your November comments?

Thank you.

From: Chambliss Allen, Demetria
Sent: Thursday, November 5, 2026 12:10 PM
To: Hill, LaSondra; Allen, Peggy
Cc: Reid, John
Subject: RE: Inter-Departmental Comments - due Thursday, September 17, 2026 (or sooner, if available)

Good Morning,

Our comments remain the same.

Demetria Chambliss Allen
Traffic Engineering Manager
DeKalb County Government | Traffic Engineering Division
729B Camp Road | Decatur, GA 30032
Email: dfchambliss@dekalbcountyga.gov
Website: www.dekalbcountyga.gov
Office: 404-294-2363

DeKalb County
GEORGIA

From: Hill, LaSondra <lahill@dekalbcountyga.gov>
Sent: Wednesday, November 4, 2026 8:55 AM
To: Chambliss Allen, Demetria <dfchambliss@dekalbcountyga.gov>; Allen, Peggy <pvallen@dekalbcountyga.gov>
Cc: Reid, John <jreid@dekalbcountyga.gov>
Subject: RE: Inter-Departmental Comments - due Thursday, September 17, 2026 (or sooner, if available)

Good morning.

We received a revised site plan late for the River Road case.

Would you mind reviewing it to see if you need/want to update your comments?

Thank you.

From: Akinsola, Akin A.
Sent: Wednesday, November 4, 2026 7:27 PM
To: Hill, LaSondra; Hughes, Marquita L.
Cc: Reid, John
Subject: Re: Inter-Departmental Comments - due Thursday, September 17, 2026 (or sooner, if available)

Good Afternoon,
Thank you for sharing the revised site plan with Roads and Drainage and requesting an affirmation of our previous comments or update R&D's comment as may be necessary.
I have therefore reviewed the updated site plan and confirm that the changes made to the plan do not necessitate any change to R&D comments as submitted on September 14, 2026.
Thank you.

Akin Akinsola, CSM, CFM
Stormwater Manager
DeKalb County Government | Public Works-Roads & Drainage
729B Camp Road | Decatur, GA 30032
Email: aakinsola@dekalbcountyga.gov
Website: www.dekalbcountyga.gov
Office: 404-297-4518
Mobile: 404-338-9959

DeKalb County GEORGIA

From: Hill, LaSondra <lahill@dekalbcountyga.gov>
Sent: Wednesday, November 4, 2026 8:58 AM
To: Akinsola, Akin A. <aaakinsola@dekalbcountyga.gov>; Hughes, Marquita L. <mlhughes@dekalbcountyga.gov>
Cc: Reid, John <jreid@dekalbcountyga.gov>
Subject: RE: Inter-Departmental Comments - due Thursday, September 17, 2026 (or sooner, if available)

Good morning!

We received a revised site plan late for the River Road case.

Would you mind reviewing it to see if you need/want to update your comments?

Thank you.

From: Lewis, Yola
Sent: Wednesday, November 4, 2026 10:16 AM
To: Hill, LaSondra
Subject: Re: Inter-Departmental Comments - due Thursday, September 17, 2026 (or sooner, if available)

Good Morning LaSondra,

My only change is that sewer capacity requests are required for the development.

Thank you,

Yola P. Lewis
Senior Staff Engineer / City Liaison
DeKalb County Government | Department of Watershed Management
Planning & Development | 178 Sams Street Ste A2600| Decatur, GA 30032
Email: ylewis@dekalbcountyga.gov
Website: www.dekalbcountyga.gov
Office: 404-371-3279
Mobile: 404-791-2138

DeKalb County
GEORGIA

From: Hill, LaSondra <lahill@dekalbcountyga.gov>
Sent: Wednesday, November 4, 2026 8:59 AM
To: Lewis, Yola <ylewis@dekalbcountyga.gov>
Subject: RE: Inter-Departmental Comments - due Thursday, September 17, 2026 (or sooner, if available)

Good morning, @Lewis, Yola

We received a revised site plan late for the River Road case.

Would you mind reviewing it to see if you need/want to update your comments for that case, please?

Thanks.

From: Kirtz, Zachary <zkirtz@itsmarta.com>
Sent: Monday, November 9, 2026 3:50 PM
To: Hill, LaSondra
Cc: Polhemus, Emma; Auguin, Corentin; Mehserle, Liston; Bus Stop Archive; Reid, John
Subject: RE: REMINDER - due Thursday, September 17, 2026 (or sooner, if available)

Good afternoon,

Thank you for forwarding the revised site plan. We are pleased to see that the street trees around the proposed new bus stop following construction have been removed from the site plan. We just ask for them to reach out to this team prior to construction to coordinate a stop location – a concrete connection between the sidewalk and the curb will needed to be poured to make the stop ADA compliant. Very happy to see sidewalk installed on the south side of River Rd.

Zack Kirtz
Bus Stop Planner II
Department of Planning & Project Development
marta
2424 Piedmont Road NE
Atlanta, GA 30324
Office: (404) 848-5764
www.itsmarta.com

From: Hill, LaSondra <lahill@dekalbcountyga.gov>
Sent: Wednesday, November 4, 2026 8:57 AM
To: Kirtz, Zachary <zkirtz@itsmarta.com>
Cc: Polhemus, Emma <epolhemus@itsmarta.com>; Auguin, Corentin <cauguin@itsmarta.com>; Mehserle, Liston <lmehserle@itsmarta.com>; Bus Stop Archive <bus-stop-archive@itsmarta.com>; Reid, John <jreid@dekalbcountyga.gov>
Subject: RE: REMINDER - due Thursday, September 17, 2026 (or sooner, if available)

CAUTION: EXTERNAL SENDER Do not click any links, open any attachments, or REPLY to the message unless you trust the sender and know the content is safe.

Good morning!

We received a revised site plan late for the River Road case.

Would you mind reviewing it to see if you need/want to update your comments?

Thank you.

DEPARTMENT OF PLANNING & SUSTAINABILITY

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO ANDREA FOLGHERAIT akfolgherait@dekalbcountyga.gov **AND/OR LASONDRA HILL** lahill@dekalbcountyga.gov

PUBLIC WORKS – WATER & SEWER - ZONING COMMENTS FORM

CASE #: SLUP-26-1248280 (2026-1266)

ADDRESS: 15 053 03 001 - 2001 River Road, Ellenwood 30294

WATER

Size of existing water main: 12" Di and 6"CI **adequate:** ☐ **inadequate:** ☐

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

SEWER

Outfall Servicing Project: Sugar Creek

Is sewer adjacent to property? **Yes** ☐ **No** ☑ **If no, distance to the nearest line:** 130 '

Water Treatment Facility: Snapfinger

Sewage Capacity: 36 **(MGPD)** **Current Flow:** 28 **(MGPD)**

COMMENTS: The SLUP application if approved, will not have any appreciable impact on existing road and

Yola Lewis

Signature

From: Smith, Leon <Leon.Smith@dph.ga.gov>
Sent: Friday, November 6, 2026 11:37 AM
To: Hill, LaSondra
Subject: RE: Inter-Departmental Comments - due Thursday, September 17, 2026 (or sooner, if available)

Hello LaSondra,

Thanks for sending this over. The updates would not change my comments.

Leon Smith, MPH, REHS, CPO, CFSM
EH County Manager, Pool Program Manager, Division of Environmental Health /
DeKalb Public Health
Richardson Health Center / 445 Winn Way, Suite 320 / Decatur, GA 30030
PHONE 404-508-7936 /
leon.smith@dph.ga.gov | dekalbpublichealth.com



Mailing Address for All DeKalb Public Health Locations:
PO Box 987 / Decatur, GA 30031-0987

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From: Hill, LaSondra <lahill@dekalbcountyga.gov>
Sent: Thursday, November 5, 2026 10:00 PM
To: Smith, Leon <Leon.Smith@dph.ga.gov>
Subject: FW: Inter-Departmental Comments - due Thursday, September 17, 2026 (or sooner, if available)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening, Mr. @Leon Smith

We received a revised site plan for the River Road case.

Would you mind looking it over to see if you want/need to update your comments for that case, please?

Thank you.

DeKalb County
GEORGIA

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

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Zoning Comments November 2026

N1. SLUP-26-1248084 (2026-0707) 5395 Covington Highway:
Covington Highway is classified as a Major Arterials, also a Georgia State Route. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: It requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. It requires a 10-foot multiuse path with pedestrian scale streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N2&N3. LP-26-1248188 (2026-1099) & Z-26-1248190 (2026-1100) 5561 – 5567 Memorial Drive:
Memorial Drive is classified as a Major Arterial, also a Georgia State Route. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: It requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. It requires a 10-foot multiuse path with pedestrian scale streetlights.

N4. Z-26-1248243 (2026-1263) 3430 N Druid Hills Road:
Willivee Drive is classified as a local roadway. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. It requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. It requires a 5-foot landscape strip with a 5-foot sidewalk. It requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N5. Z-26-1248278 (2026-1264) 5370, 5378, & 5384 Flat Shoals Parkway:
Flat shoals Parkway is classified as a Major Arterials, also a Georgia State Route. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: It requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. It requires a 10-foot multiuse path with pedestrian scale streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N6. SLUP-26-1248279 (2026-1265) 4271 Bowman Industrial Court:
Bowan Industrial Court is classified as a local roadway. Please refer to the Bouldercrest OVD Tier 4. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. It requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. It requires a 5-foot landscape strip with a 5-foot sidewalk. It requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N7. SLUP-26-1248280 (2026-1266) 2001 River Road:
River Road is classified as a Minor Arterial. Please refer to the Bouldercrest OVD Tier 5 Corridor 1. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. It requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. It requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. It requires pedestrian scale streetlights (hefowler@dekalbcountyga.gov). Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N8&N9. Z-26-1248271 (2026-1267) & SLUP-26-1248272 (2026-1268) 4710 Mandy Wicker Lane:
Mandy Wicker Lane is classified as a local roadway. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. It requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. It requires a 5-foot landscape strip with a 5-foot sidewalk. It requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov

N10&N11. SLUP-26-1248268 (2026-1269) & SLUP-26-1248269 (2026-1270) 2510 Bouldercrest Road:
Bouldercrest Road is classified as Major Arterials. Please refer to the Bouldercrest OVD Tier 1. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: It requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. It requires a 10-foot multiuse path with pedestrian scale streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

Monday, September 14, 2026

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

General Comments:

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

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

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

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

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

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or
begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

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

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

9/14/2026

N1-2026-1260 TA-26-1248245
Amendment
Text Amendment. See general comments

N2-2026-1261 TA-26-1248257
Amendment
Text Amendment. See general comments

N3-2026-1262 TA-26-1248277
Amendment
Text Amendment. See general comments

N4-2026-1263 Z-26-1248243
3430 N. Druid Hills Road, Decatur, GA 30033
See general comments.

N5-2026-1264 Z-26-1248278
5370, 5378, 5384 Flat Shoals Parkway
See general comments.

N6-2026-1265 SLUP-26-1248279
4271 Bowman Industrial Court, Conley, Ga 30288
SLUP. See general comments.

N7-2026-1266 SLUP-26-1248280
2001 River Road, Ellenwood, GA 30294
SLUP. See general comments.

N8-2026-1267 Z-26-1248271
4710 Mandy Wicker Lane, Stone Mountain, GA 30088
See general comments.

N9-2026-1268 SLUP-26-1248272
4710 Mandy Wicker Lane; 1821 S Hairston Road, Stone Mountain, GA 30088
SLUP. See general comments

N10-2026-1269 SLUP-26-1248268

2510 Bouldercrest Road, Atlanta, Ga 30316

SLUP. See general comments.

N11-2026-1270 SLUP-26-1248269

2510 Bouldercrest Road, Atlanta, Ga 30316

SLUP. See general comments.

DEPARTMENT OF PLANNING & SUSTAINABILITY

LAND DEVELOPMENT ANALYSIS

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO ANDREA FOLGHERAIT akfolgherait@dekalbcountyga.gov **AND/OR LASONDRA HILL** lahill@dekalbcountyga.gov

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

CASE #: SLUP-26-1248280 (2026-1266)

ADDRESS/PARCEL ID: 2001 River Road, Ellenwood 30294

- **Transportation/Access/Row:** _____

- **Stormwater Management:** Full stormwater design will be needed for the site

- **Flood Hazard Area/Wetlands:** No flood hazard or wetlands in the area

- **Landscaping/Tree Preservation:** _____

- **Tributary Buffer:** _____

- **Fire Safety:** _____

_____

Signature

DEPARTMENT OF PLANNING & SUSTAINABILITY

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO ANDREA FOLGHERAIT akfolgherait@dekalbcountyga.gov **AND/OR LASONDRA HILL** lahill@dekalbcountyga.gov

PUBLIC WORKS – ROADS & DRAINAGE - ZONING COMMENTS FORM

CASE #: SLUP-26-1248280 (2026-1266)

ADDRESS/PARCEL: 15 053 03 001 - 2001 River Road, Ellenwood 30294

Drainage Basin: South River

Upstream Drainage Area: N/A

Percentage of Property in 100-Year Floodplain: 0%

Impact on property (flood, erosion, sedimentation) under existing zoning: No appreciable impact of flood, erosion and sedimentation is expected under existing zoning.

Required detention facility(s): Subject to proposed development under a Land Development Permit application.

COMMENTS: The SLUP application if approved, will not have any appreciable impact on existing road and drainage infrastructures. However, compliance with applicable County codes under a separate land development permit application for the two-story office building may result into some impacts on existing on-site conveyances that will require mitigation.

Akin Akinsola

Signature

DEPARTMENT OF PLANNING & SUSTAINABILITY

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO ANDREA FOLGHERAIT akfolgherait@dekalbcountyga.gov **AND/OR LASONDRA HILL** lahill@dekalbcountyga.gov

PUBLIC WORKS – WATER & SEWER - ZONING COMMENTS FORM

CASE #: SLUP-26-1248280 (2026-1266)

ADDRESS: 15 053 03 001 - 2001 River Road, Ellenwood 30294

WATER

Size of existing water main: 12" Di and 6"CI **adequate:** ☐ **inadequate:** ☐

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

SEWER

Outfall Servicing Project: Sugar Creek

Is sewer adjacent to property? **Yes** ☐ **No** ☑ **If no, distance to the nearest line:** 130 '

Water Treatment Facility: Snapfinger

Sewage Capacity: 36 **(MGPD)** **Current Flow:** 28 **(MGPD)**

COMMENTS: The SLUP application if approved, will not have any appreciable impact on existing road and

Yola Lewis

Signature

DEPARTMENT OF PLANNING & SUSTAINABILITY

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO ANDREA FOLGHERAIT akfolgherait@dekalbcountyga.gov **AND/OR LASONDRA HILL** lahill@dekalbcountyga.gov

PUBLIC WORKS – TRAFFIC ENGINEERING - ZONING COMMENTS FORM

CASE #: SLUP-26-1248280 (2026-1266)

ADDRESS/PARCEL: 15 063 03 001 - 2001 River Road, Ellenwood 30294

ADJACENT ROADWAY(S): _____

CLASSIFICATION:

Capacity (TPD): _____

Latest Count (TPD): _____

Hourly Capacity (VPH): _____

Peak Hour Volume (VPH): _____

Existing number of traffic lanes: _____

Proposed number of traffic lanes: _____

Proposed right-of-way width: _____

Capacity (TPD): _____

Latest Count (TPD): _____

Hourly Capacity (VPH): _____

Peak Hour Volume (VPH): _____

Existing number of traffic lanes: _____

Proposed number of traffic lanes: _____

Proposed right-of-way width: _____

Please provide additional information relating to the following statement.

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

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

COMMENTS: Checked the Location & did not identify any Traffic Engineering Concerns at this time

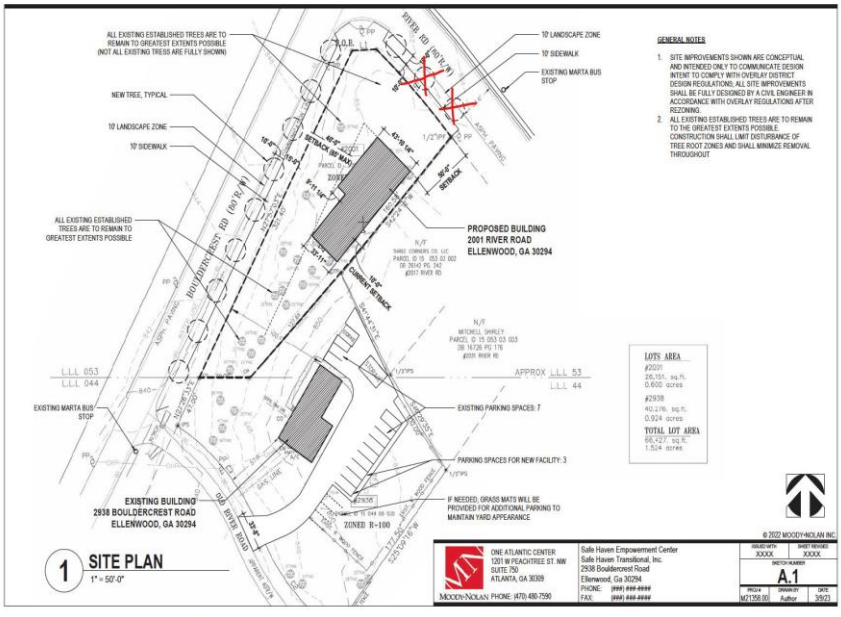
R Landell

Signature

MARTA November 2026
Case Comments

N7. SLUP-26-1248280 (2026-1266) – 2001 River Road:

- Coordinate with MARTA prior to construction as its project limits are adjacent to Route 32. Due to the improved pedestrian infrastructure, MARTA will install a new bus stop on River Road following the completion of the sidewalk. Bus stops should be visible from the road at least 100 ft away to prevent customers from being passed up by operators due to poor visibility. MARTA requests that two street trees are removed from the proposed streetscape on River Road.



N10&N11. SLUP-26-1248268 (2026-1269) & 1248269 (2026-1270) – 2510 Bouldercrest Road:

- Coordinate with MARTA prior to construction due to proximity to bus stop and bus shelter Bouldercrest Road, SE @ Clifton Church Rd SE (ID: 152022)

SPECIAL LAND USE PERMIT (SLUP) APPLICATION

to Amend the Official Zoning Map of DeKalb County, Georgia

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

Subject Property Address: 2001 River Road [redacted]

City: Ellenwood State: GA Zip: 30294

Parcel ID Number(s): 15 053 03 001 [redacted]

Acreage: 0.59 [redacted] Commission District(s): 3 Super District: 6

Existing Zoning District(s): C-1 Proposed Zoning District(s): N/A

Existing Land Use Designation(s): SUB Proposed Land Use Designation(s): N/A (if applicable)

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

Owner ☑ Agent ☐

Signature By: Safe Haven Transitional, Inc. Mary E. Winfrey, Owner

Date 8-12-26

NOTE: PLEASE BE MINDFUL THAT THE APPLICATION AND ALL OF ITS CONTENTS IS A PUBLIC RECORD ONCE SUBMITTED AND ACCEPTED FOR A ZONING CYCLE

SPECIAL LAND USE PERMIT (SLUP) APPLICATION FEE:

$400.00

DeKalb County does not require payment by wire transfer.
Be aware of scammers and fraudulent emails.

Battle Law

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

Zoom Instructions:

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

We encourage you to come out and participate!

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

Follow-Up Community Meeting to discuss SLUP for a 2 story Office Building at 2001 River Road

Project Title: Safe Haven - Bouldercrest

When: August 6, 2026

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

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

Meeting ID: 856 7682 8056

Password: 728765

Battle Law

STATEMENT OF INTENT

and

Other Material Required by
DeKalb County Zoning Ordinance
For
A Special Land Use Permit for an Office Use in the
Bouldercrest-Cedar Grove-Moreland Overlay District, Tier 5

of

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

for

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

Submitted for Applicant by:

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

Battle Law

I. LETTER OF INTENT

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

II. IMPACT ANALYSIS

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

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

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

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

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

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

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

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

E. Whether ingress and egress are adequate.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

M. Whether the proposed use satisfies supplemental regulations.

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

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

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

III. CONCLUSION

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

NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS

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

1. All state and federal constitutional challenges to the maintenance of the existing zoning classification, to any interim or conditional classification imposed as a condition of approval, or to any quasi-judicial decision affecting the Property, including claims that such action constitutes (a) an uncompensated taking under the Fifth and Fourteenth Amendments to the Constitution of the United States and under Article I, Section III, Paragraph I of the Constitution of the State of Georgia; (b) a denial of substantive or procedural due process and equal protection under the Fourteenth Amendment to the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia; and (c) an impermissible delegation of zoning power contrary to Article IX, Section II, Paragraph IV of the Constitution of the State of Georgia.

2. To the extent this Application involves a legislative zoning decision (including rezoning, adoption of an interim classification, or imposition of conditions that function as a new classification), the right, pursuant to O.C.G.A. § 36-66-5.1(a)(1), to seek de novo review in the Superior Court of DeKalb within thirty (30) days of such decision, subject to Applicant's burden to show by clear and convincing evidence that the classification inflicts a significant detriment on the Property that bears no substantial relation to the public health, safety, morality, or general welfare.

3. To the extent this Application involves a quasi-judicial decision (including a variance, special exception, or conditional/special use permit), the right to seek appellate review by petition under Title 5 of the Official Code of Georgia Annotated within thirty (30) days of such decision.

4. All claims for just and adequate compensation and other relief after timely compliance with the applicable ante-litem notice requirements of O.C.G.A. § 36-33-5 (six months, where the respondent is a municipality) or O.C.G.A. § 36-11-1 (twelve months, where the respondent is a county), including claims for inverse condemnation, diminution in value, and attorney's fees.

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

Respectfully submitted,

_____

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

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

LaSondra,

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

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

Battle Law

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

Phone: 404-601-7616, Ext. 1
Mobile: 404-723-6266
Email: mlb@battlelawpc.com

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

www.battlelawpc.com

Click Link Below to Schedule an Appointment

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

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Safe Haven - Bouldercrest

Quick recap

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

Next steps

Michele

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

Summary

Special Land Use Permit Discussion

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

Office Building Proposal Presentation

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

Safe Haven Transitional House Support

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

Safe Haven Project Approval Process

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

Safe Haven Project Traffic Concerns

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

Community Pre-Filing Meeting Planning

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

DeKalb County
GEORGIA

404.371.2155 (o)
DeKalbCountyGa.gov

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

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Juliana A. Njoku

Authorization

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

August 12, 2026
Date

TO WHOM IT MAY CONCERN:

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

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

Battle Law, P.C.
Name of Agent or Representative(s)

to file an application on my/our behalf.

Angela C Clark
Notary Public

Gregory L Kinsey 8-12-26
Owner Date

ANGELA C CLARK
NOTARY PUBLIC
GWINNETT COUNTY, GA
MY COMMISSION EXPIRES
MARCH
14
2027

DeKalb County
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DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Juliana A. Njoku

Disclosure of Campaign Contribution

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made $250.00 or more in campaign contributions to a local government official within two years immediately preceding the filling of this application?

[X] Yes [ ] No

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

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

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

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

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

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

Notary

Signature of Applicant — 8/14/2026 Date

Check one: Owner [ ] Agent [X]

RATOYA CLEMENTS NOTARY PUBLIC GEORGIA GWINNETT COUNTY

May 04, 2028
Expiration Date/ Seal

DeKalb County
GEORGIA

404.371.2155 (o)
DeKalbCountyGa.gov

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

Disclosure of Campaign Contribution

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☐ Yes ☑ No

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

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

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

Angela C Clark
Notary

Mary Lindsey 8-12-26
Signature of Applicant Date

Check one: Owner ☑ Agent ☐

March 14, 2027
Expiration Date/ Seal

ANGELA C CLARK
NOTARY PUBLIC
GWINNETT COUNTY, GA
MY COMMISSION EXPIRES
MARCH
14
2027

SURVEYORS NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON ADDITIONAL BURIED UTILITIES MAY BE EN COUNTERED. NO EXCAVATION WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES, BEFORE EXCAVATION ARE BEGUN, CALL THE UTILITIES PROTECTION CENTER FOR ADDITIONAL INFORMATION.

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

4. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

5. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.

6. ALL REBARS SET ARA 1/2" REBARS UNLESS OTHERWISE NOTED.

7. THE EXISTENCE, SIZE AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUNG AUTHORITY, CITY, OR COUNTY.

FLOOD STATEMENT

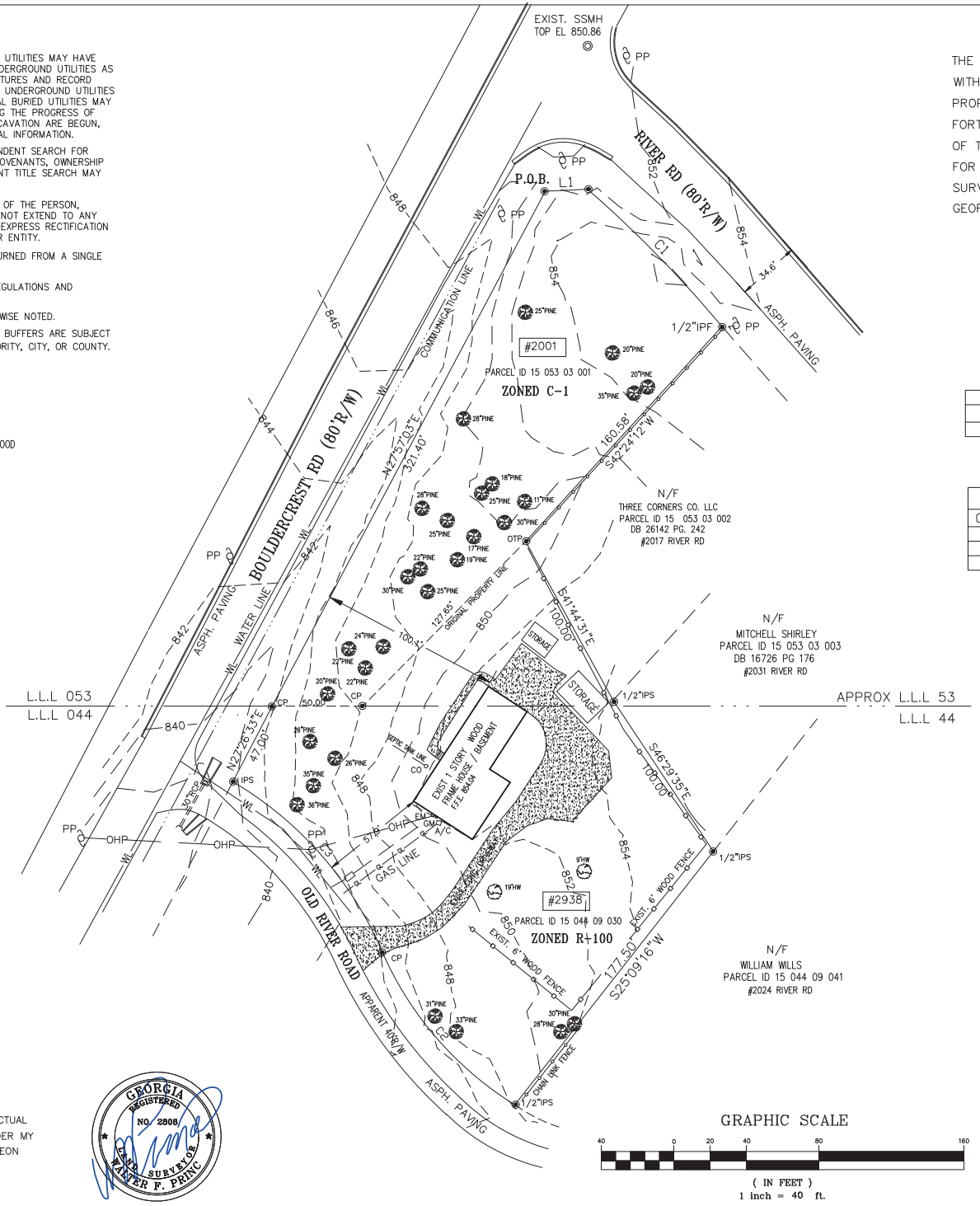
NO PORTION OF THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY "F.I.A. OFFICIAL FLOOD HAZARD MAP PANEL # 13089C0157J DATE 5/16/2013

INSTRUMENT USED:

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

LEGEND

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



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

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

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

LOTS AREA

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

#2938
40.276. sq.ft.
0.924 acres

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

NOTE:

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

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

GEORGIA REGISTERED NO. 2808 LAND SURVEYOR WALTER F. PRINCE

BOUNDARY OF EXISTING CONDITION FOR:

SAVE HAVEN TRANSITIONAL INC.

2001 RIVER RD & (PI 15 053 03 001)
2938 BOULDECREST (PI 15 044 09 030)

LL 44 & 53 15th DISTRICT
DEKALB COUNTY GEORGIA
SCALE 1"= 40' DATE SURVEY PLAT 1/31/22
REVISED 3/29/22

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

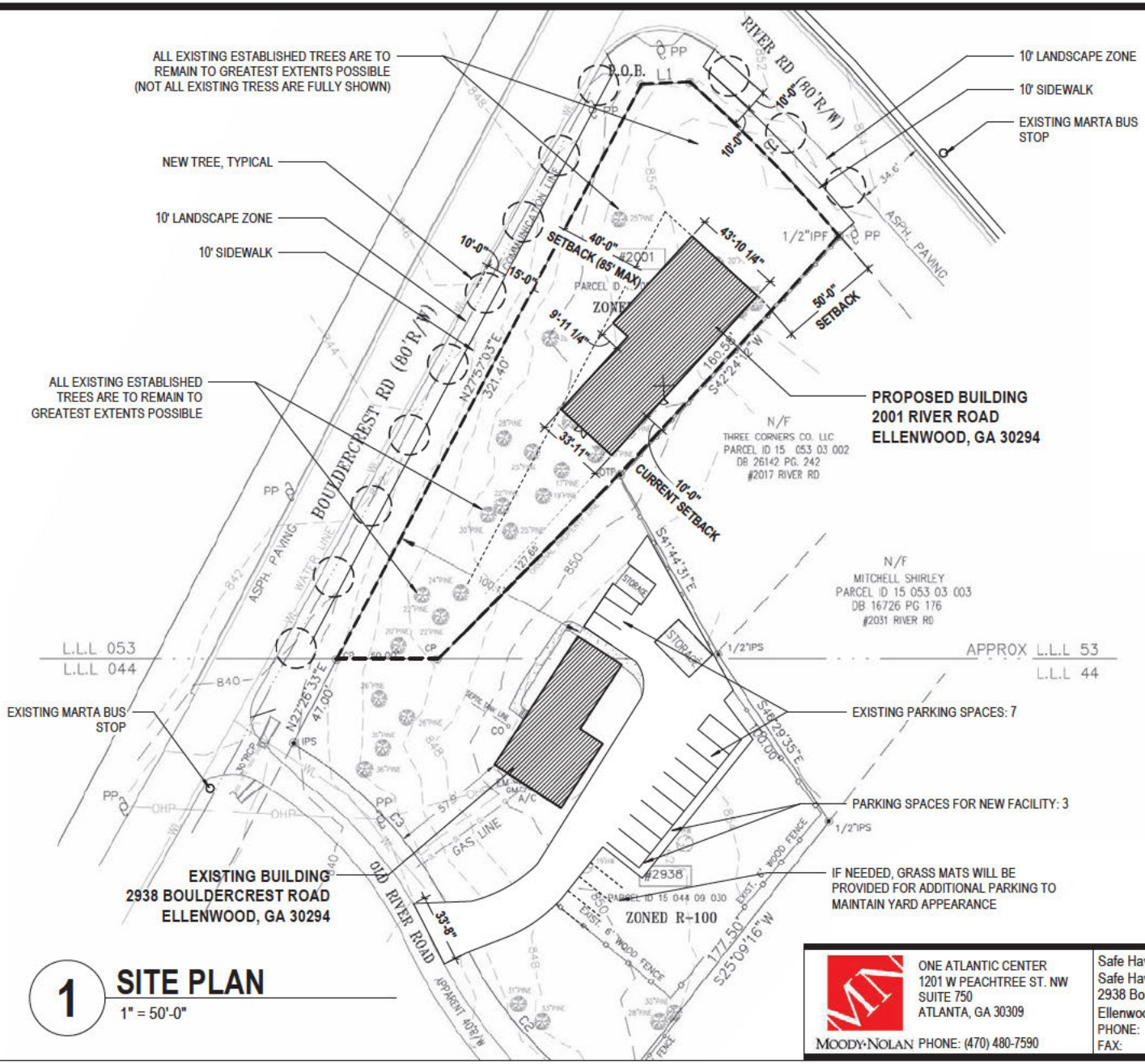
JOB #27497

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

The Legal Description of property

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

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



1 SITE PLAN

1" = 50'-0"

GENERAL NOTES

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

LOTS AREA

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

#2938
40.276. sq.ft.
0.924 acres

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

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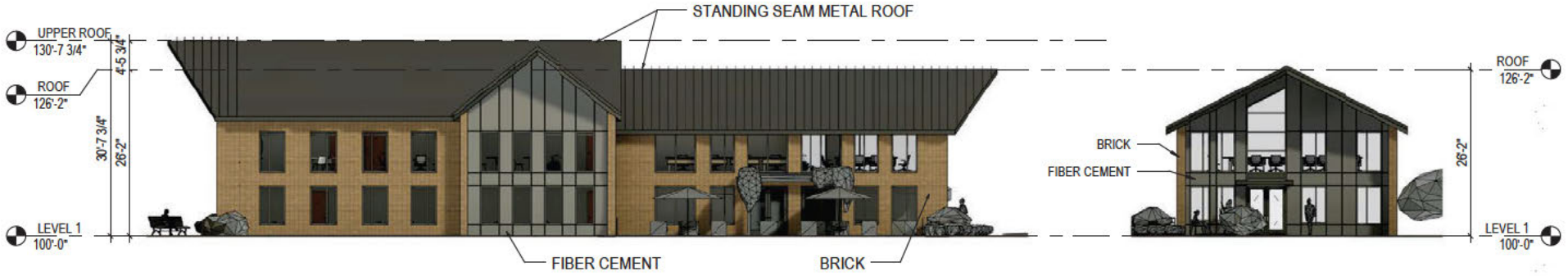
MOODY•NOLAN
ONE ATLANTIC CENTER
1201 W PEACHTREE ST. NW
SUITE 750
ATLANTA, GA 30309
PHONE: (470) 480-7590

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

ISSUED WITH	SHEET REVISED
XXXX	XXXX

SKETCH NUMBER **A.1**

PROJ #	DRAWN BY	DATE
M21358.00	Author	3/9/23



1 WEST ELEVATION (BOULDERCREST RD)

1/16" = 1'-0"

2 NORTH ELEVATION (RIVER RD)

1/16" = 1'-0"



4 EAST ELEVATION

1/16" = 1'-0"

3 SOUTH ELEVATION - MAIN ENTRY

1/16" = 1'-0"

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ONE ATLANTIC CENTER
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ATLANTA, GA 30309
PHONE: (470) 480-7590

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Ellenwood, Ga 30294
PHONE: (###) ###-####
FAX: (###) ###-####

ISSUED WITH	SHEET REVISED
-	-

SKETCH NUMBER
A.5

PROJ #	DRAWN BY	DATE
M21358.00	EP/EJ	3/9/23



SOUTHWEST PERSEPCTIVE

VIEW FROM BOULDERCREST ROAD



NORTHEAST PERSEPCTIVE

VIEW FROM RIVER ROAD

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

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ONE ATLANTIC CENTER
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2938 Bouldercrest Road
Ellenwood, Ga 30294
PHONE: (###) ###-####
FAX: (###) ###-####

ISSUED WITH	SHEET REVISED
-	-

SKETCH NUMBER
A.6

PROJ #	DRAWN BY	DATE
M21358.00	EP/EJ	3/9/23



1 FIRST FLOOR PLAN

1/8" = 1'-0"

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ONE ATLANTIC CENTER
1201 W PEACHTREE ST. NW
SUITE 750
ATLANTA, GA 30309
PHONE: (470) 480-7590

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

ISSUED WITH	SHEET REVISED
-	-

SKETCH NUMBER **A.2**

PROJ #	DRAWN BY	DATE
M21358.00	BT	3/9/23



1 SECOND FLOOR PLAN

1/8" = 1'-0"

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MOODY•NOLAN
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1201 W PEACHTREE ST. NW
SUITE 750
ATLANTA, GA 30309
PHONE: (470) 480-7590

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

ISSUED WITH	SHEET REVISED
-	-

SKETCH NUMBER
A.3

PROJ #	DRAWN BY	DATE
M21358.00	BT	3/9/23



WEST ELEVATION

VIEW FROM BOULDERCREST ROAD



SOUTH ELEVATION

VIEW FROM OLD RIVER ROAD

2938 BOULDERCREST RD

EXISTING FACILITY

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MOODY•NOLAN
ONE ATLANTIC CENTER
1201 W PEACHTREE ST. NW
SUITE 750
ATLANTA, GA 30309
PHONE: (470) 480-7590

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

ISSUED WITH	SHEET REVISED
-	-

SKETCH NUMBER **A.7**

PROJ #	DRAWN BY	DATE
M21358.00	EP/EJ	3/9/23

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

PRE-APPLICATION FORM

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

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

Applicant(s) Name: Batoya Clements Phone: 404-601-7616

Email: bdc@battlelawpc.com Commission District(s): 3 & 6

Property Address: 2001 River Road, Ellenwood 30294

Tax Parcel ID: 15 053 03 001 Acreage: 1.46 approx

Existing Use: vacant Proposed Use: Office use.

Supplemental Regs: Overlay District: BOULDERCREST OVD TIER CORR 1

☐ Rezoning: Existing Zoning: C-1 Proposed Zoning:

DRI: Square Footage/Number of Units:

Rezoning Request: N/A

☐ Land Use Amendment - Existing Land Use: SUB Proposed Land Use: ☐ Consistent ☐ Inconsistent

Land Use Amendment Request: N/A

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

Special Land Use Request(s): To allow an office use at within the Bouldercrest OVD (Safe Haven).

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

☐ Major Modification: Existing Zoning Conditions: NONE

Major Modification Request: N/A

Condition(s) to be modified (if applicable): N/A

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting Deadline **w/15-day notification**: August 10, 2026

Calendar Dates: CC: 10.14.2026 (Zoom) PC: 11.05.2027 (Zoom) BOC: 11.19.2027 (In-Person)

☑ Letter of Intent ☑ Impact Analysis ☑ Owner Authorization(s) ☐ Campaign Disclosure

☑ Public Notice, Signs ☑ Tree Survey, Conservation (if applicable)

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

Site Plan Checklist, if applicable:

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

☐ Possible Variances:

Comments: Applicant must show compliance with the recently approved Bouldercrest text amendment.

Must show consistency with Comprehensive Plan and compatibility with surrounding area.

erosion and sedimentation is expected under existing zoning.

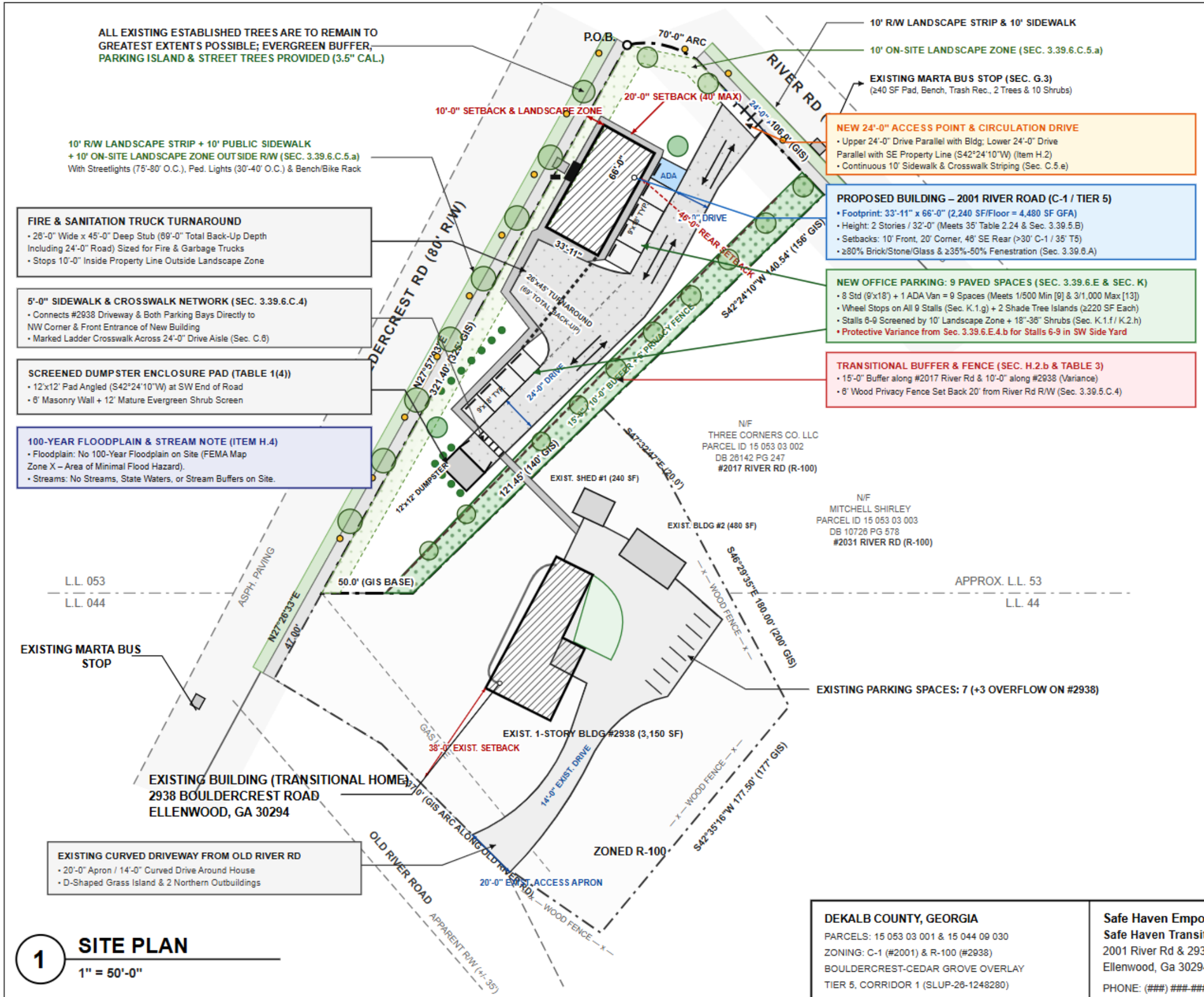
application.

drainage infrastructures. However, compliance with applicable County codes under a separate land

development permit application for the two-story office building may result into some impacts on existing

on-site conveyances that will require mitigation.

Planner: John Reid, Sr. Planner Date: August 18, 2026



1 **SITE PLAN**

1" = 50'-0"

C-1 (TABLE 2.24) & OVERLAY (DIV. 39) COMPLIANCE & NOTES

1. LOT DIMENSIONS, BUILDING SQ. FT., HEIGHT & DENSITY (TABLE 2.24):

- Lot Area & Width (#2001 C-1): 26,151 SF (Min. 20,000 SF) | Width: 321.40' Bouldercrest Rd & 106' River Rd (Min. 100' per Table 2.24 & Table 1(5)).
- Proposed Office Building (#2001 River Rd): 33'-11" x 66'-0" (2,240 SF/Flr = 4,480 SF Total GFA; ≤5,000 SF Cap). FAR = 0.171 (Combined Site FAR = 0.126).
- **Building Height & 45° Plane: 2 Stories / 32'-0" (Complies with 2-Story/35' Max** in C-1 Table 2.24, 3-Story/35' in Sec. 3.39.5.B, 40' in TA-26-1248067, & 45° Transitional Height Plane at 46'-0" SE Rear Setback per Table 3(3)(a)).
- Existing Transitional Home (#2938 R-100): 3,150 SF Main Bldg (1-Story, 18' Ht) + 240 SF Shed #1 + 480 SF Bldg #2 = 3,870 SF (Density: 1.08 Units/Acre).

2. IMPERVIOUS LOT COVERAGE & OPEN SPACE (TABLE 2.24 & SEC. 3.39.3.D):

- #2001 Impervious Coverage: 11,250 SF / 26,151 SF = 43.02% (Max Allowed: 80% in C-1 Table 2.24). #2938 Impervious: 10,800 SF (26.81% vs 35% R-100 Max).
- **Open Space: 14,901 SF (56.58%) Total Pervious on #2001 (~21.5% Net Open** Space excluding buffers/setbacks/parking). Complies with C-1 Table 2.24 (0% required <5,000 SF GFA; 10% for 5,000-39,999 SF) & Sec. 3.39.3.D (Tier 5 20% public open space applies only to developments of 10+ new lots).

3. PARKING RATIOS, ISLANDS & WHEEL STOPS (SEC. 3.39.6.C.6, E.1 & SEC. K):

- **Parking Ratio (Met by Right): Min. 1/500 SF (2.0/1,000 SF) = 9 Spaces; Max. 3.0/1,000 SF (Sec. 3.39.6.E.1.b) = 13 Spaces. Provided: 9 Paved Spaces** (8 Std 9'x18' + 1 ADA Van = 2.01/1,000 SF). NO Parking Count Variance Needed.
- Parking Lot Standards (Sec. 3.39.6.C.6 & Design Guidelines Sec. K.1.g–K.2.h): - Rows of 5 & 4 straight stalls (≤8 spaces/tree & ≤10 spaces/island); 2 Shade Trees (3.5" cal., ≥220 SF pervious area each); Wheel Stops on all 9 stalls; 18"-36" evergreen shrubs + 10' Landscape Zone screening Stalls 6-9.

4. STREETSCAPE, LIGHTING, UTILITIES & FLOODPLAIN (SEC. 3.39.6.C & H.4):

- Streetscape: 10' R/W Landscape Strip + 10' Sidewalk (exceeds 8' Corridor 1 min. in Sec. 3.39.6.C.1 & Sec. E.1.b) PLUS 10' On-Site Landscape Zone outside R/W with 3.5" cal. street trees at ≤40' O.C. spacing (Sec. 3.39.6.C.5.a).
- Lighting, Furniture & Utilities (Sec. 3.39.6.C.7–C.8 & Sec. G): Black LED Streetlights (≤75'-80' O.C.), 14' Ped. Lights (≤30'-40' O.C.), Bench/Trash/Bike Rack, MARTA ≥40 SF Pad, & Underground Utilities. Floodplain/Streams: NONE.

5. REQUIRED VARIANCES, SLUP & ADMINISTRATIVE APPROVALS:

A. SLUP-26-1248280 (Sec. 3.39.3.A & TA-26-1248067 Sec. 3(C)):
- Authorizes Office Use in Tier 5 Corridor 1 & 24'-0" Primary Access on River Rd.

B. ZBA Variance #1 – Transitional Buffer & Improvement Setback (Table 2.24, Sec. 27-5.4.5, Overlay Table 2(8), Table 3(2), & Design Guidelines Sec. H.2.b):
- Reduces 30' Overlay Buffer (50' C-1 Class C Buffer) to 15'-0" (-15'/-35') along #2017 River Rd & to 10'-0" (-20'/-40') along #2938 Bouldercrest Rd, and reduces Table 2(8) 15' parking/driveway setback outside buffer (with Shared Use Agreement between #2001 & #2938). 6' Privacy Fence held 20' back from River Rd R/W.

C. ZBA Variance #2 (Protective) – Side-Yard Parking Location (Sec. 3.39.6.E.4.b):
- Sec. 3.39.6.E.4.b prohibits parking in side yards adjacent to a street R/W in Tier 5 (whereas TA-26-1248067 Sec. 4(F) & Design Guidelines Sec. K.1.f allow side-yard parking behind a 10' landscape zone). Variance requested for Stalls 6-9.

D. ZBA Variance #3 (Protective) – Underlying C-1 Front & Side-Corner Setbacks (Table 2.24 & Sec. 3.39.5.A, If TA-26-1248067 0'-40' Build-To Zone Not Applied):
- Proposed 10' Front (Bouldercrest) & 20' Side-Corner (River Rd) setbacks comply by right with TA-26-1248067 Sec. 4(D) (0'-40'), and 46' SE Rear setback exceeds both C-1 (30') & Tier 5 (35') rear setbacks. If C-1 Table 2.24 setbacks apply, reduces Suburban 60' Front (-50') & 50' Corner (-30') [or Urban 20'/30' (-10')].

E. Planning Director Approval – Perpendicular Sidewalk Buffer Crossing (Sec. K.2.g):
- Authorizes 5'-0" concrete walkway & crosswalk connection into #2938 driveway.

- Note: Conceptual Design Package subject to Planning Director review after consultation with District & Super District Commissioners per Sec. 3.39.1.C / 3.39.7.

LOTS AREA (ITEM H.5)

#2001 RIVER RD (ZONED C-1)
26,151 sq.ft. (Min. 20,000 SF)
0.600 acres

#2938 BOULDERCREST (R-100)
40,276 sq.ft.
0.924 acres

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

N

DEKALB COUNTY, GEORGIA
PARCELS: 15 053 03 001 & 15 044 09 030
ZONING: C-1 (#2001) & R-100 (#2938)
BOULDERCREST-CEDAR GROVE OVERLAY
TIER 5, CORRIDOR 1 (SLUP-26-1248280)
LAND LOTS 53 & 44, 15TH DISTRICT

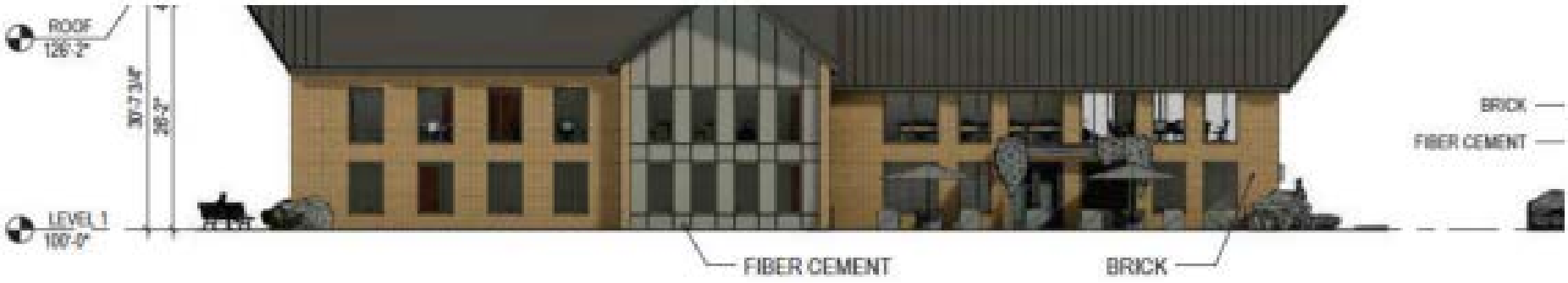
Safe Haven Empowerment Center
Safe Haven Transitional, Inc.
2001 River Rd & 2938 Bouldercrest Rd
Ellenwood, Ga 30294
PHONE: (###) ###-####
FAX: (###) ###-####

ISSUED WITH	SHEET REVISED
SLUP/ZBA	10/15/26

SKETCH NUMBER

A.1

PROJ#	DRAWN BY	DATE
2001-RR	Applicant	10/15/26



1 WEST ELEVATION (BOULDERCREST RD)

1/16" = 1'-0"

2 NORT

1/16" = 1'-0"



4 EAST ELEVATION

1/16" = 1'-0"

3 SOUT

1/16" = 1'-0"

2001 river rd site

From: john reid (dakiner1@yahoo.com)

To: dakiner1@yahoo.com

Date: Sunday, October 18, 2026 at 06:10 PM EDT



Yahoo Mail: Search, Organize, Conquer

2001 river rd trans house facility

From: john reid (dakiner1@yahoo.com)

To: dakiner1@yahoo.com

Date: Sunday, October 18, 2026 at 06:14 PM EDT



Yahoo Mail: Search, Organize, Conquer

2001 river rd adj west

From: john reid (dakiner1@yahoo.com)

To: dakiner1@yahoo.com

Date: Sunday, October 18, 2026 at 05:41 PM EDT



Yahoo Mail: Search, Organize, Conquer

2001 river road north photo

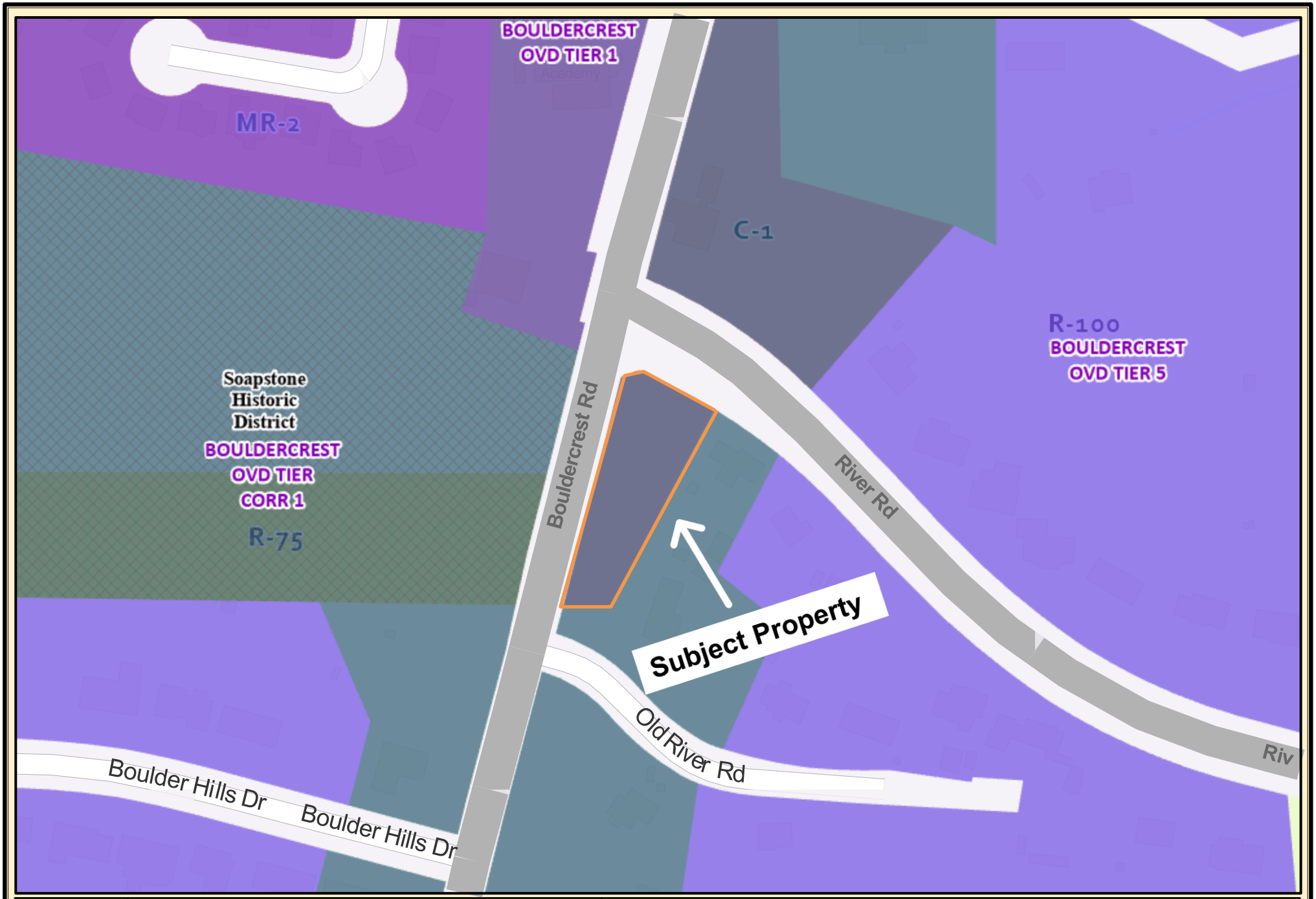
From: john reid (dakiner1@yahoo.com)

To: dakiner1@yahoo.com

Date: Sunday, October 18, 2026 at 05:31 PM EDT



Yahoo Mail: Search, Organize, Conquer



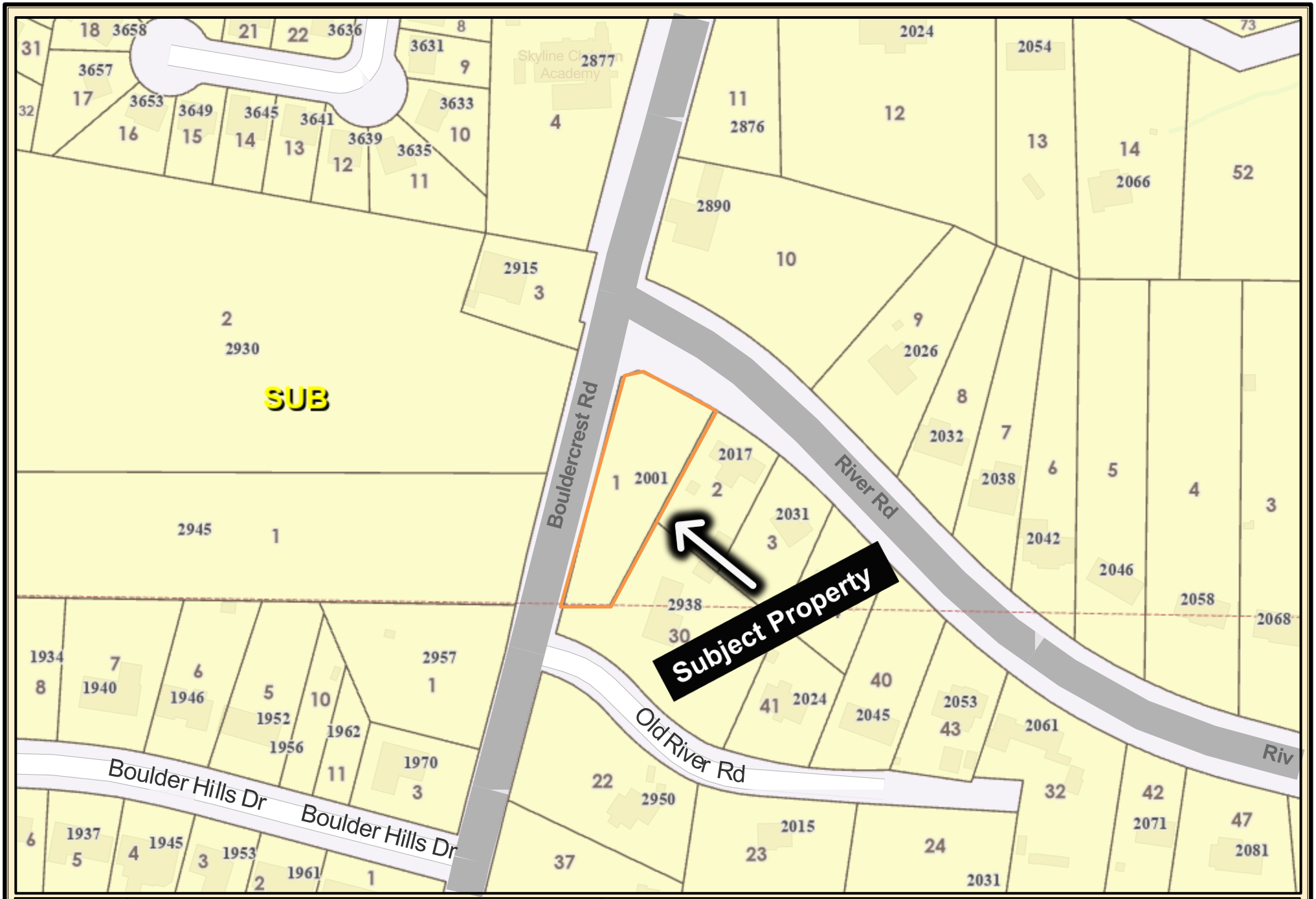
ArcGIS Web Map

0 0.0075 0.015 0.03 0.045 0.06 mi

Date Printed: 9/11/2026

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ArcGIS Web Map

0 0.0075 0.015 0.03 0.045 0.06 mi

Date Printed: 9/11/2026

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