



**DeKalb County Department of Planning & Sustainability**

330 Ponce De Leon Avenue, Suite 500  
 Decatur, GA 30030  
 (404) 371-2155 / plandev@dekalbcountyga.gov

**Planning Commission Hearing Date: July 7, 2020**  
**Board of Commissioners Hearing Date: July 30, 2020**

**STAFF ANALYSIS**

**Case No.:** Z-20-1243838 **Agenda #:** N.1

**Location/Address:** 4321 & 4341 East Conley Road, Conley, Georgia. **Commission District:** 3 **Super District:** 6

**Parcel ID(s):** 15-013-01-017 & 15-013-01-018

**Request:** To rezone property from Tier 5 Bouldercrest Overlay District to Tier 4 Bouldercrest Overlay District and maintain the underlying R-100 (Residential Medium Lot) zoning to allow for a contractor office and outdoor storage of construction equipment and retaining wall materials.

**Property Owner(s):** Kelli Wilson

**Applicant/Agent:** Julie Sellers

**Acreage:** 12.9 acres

**Existing Land Use:** Vacant Land, two single-family homes, contractor office, outdoor storage of construction equipment and retaining wall materials.

**Surrounding Properties:** Single-family subdivision (Conley Creek) to the east across East Conley Road, Interstate 675 and a single-family home to the south, a contractor office and truck parking lot to the southeast across East Conley Road, and single-family homes to the north, and a single-family home and vacant land to the west.

**Adjacent Zoning:** **North:** R-100 (Tier 5) **South:** R-100 (Tier 5) & I-675 **East:** R-100 (Tier 5) **West:** R-100 (Tier 5)

**Comprehensive Plan:** SUB  Consistent  Not Consistent

|                                                                                                                                          |                                                                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| <b>Proposed Density:</b> NA                                                                                                              | <b>Existing Density:</b> NA                                                                                               |
| <b>Proposed Units/Square Footage:</b> Two single-family homes, Vacant Land, Contractor Office, Outdoor storage of construction equipment | <b>Existing Units:</b> Two single-family homes, Vacant Land, Contractor Office, Outdoor storage of construction equipment |
| <b>Proposed Lot Coverage:</b> NA                                                                                                         | <b>Existing Lot Coverage:</b> NA                                                                                          |

**Zoning History:**

The properties appear to have been zoned R-100 since the adoption of the first zoning ordinance and map in 1956. The property was zoned to Tier 5, Bouldercrest Overlay District on March 26, 2013 by the Board of Commissioners.

## **SUBJECT PROPERTY**

The subject property comprises two properties totaling 12.9 acres that contains two single-family homes, vacant land, a contractor's office, and outdoor storage of construction equipment. Based on the submitted survey, one of the buildings is a metal building and the parking lot is an unpaved gravel lot. There is one access to the property off of East Conley Road. There are no sidewalks along this stretch of East Conley Road. The property slopes steeply uphill from East Conley Road, and a creek traverses the back half of the 4321 Conley Road property from the southern property line to the northern property line.

## **PROJECT ANALYSIS**

The property is currently zoned Tier 5, Bouldercrest Overlay District which is restricted to single-family residential use. Based on the subject business website for American Shoring, and field investigation of the subject site, the business constructs retaining walls, structural support walls, and retaining wall support structures, and also stores this equipment outside. Based on research of county records and consultation with the county Business License Department, it appears that a business license to operate an office within the existing home was issued on May 22, 2012. Such a license requires that all activities of the business be contained in the home, with no outside storage of equipment or materials. Sometime after the issuance of the original business license, the applicant expanded their business beyond the scope of a home based business without appropriate permits or licenses.

The applicant is proposing to rezone to Tier 4 Bouldercrest Overlay District since a contractor office is a permitted use in that tier. However, outside storage yards are only permitted in Tier 4 of the Bouldercrest Overlay District via the submittal of a Special Land Use Permit (SLUP) application that is approved by the Board of Commissioners. No SLUP application has been submitted by the applicant. The submitted site survey indicates that the parking lot is an unpaved gravel lot and that one of the structures is a metal building, and the Bouldercrest Overlay District requires that all parking lots and driveways be paved and prohibits metal buildings. There are several additional requirements of the Overlay District including building height, parking lot landscaping, sidewalks, and street trees that the site survey does not address.

The property is surrounded by a single-family subdivision (Conley Creek) to the east, Interstate 675 and vacant land to the south, and a single-family home, vacant land and a contractor office to the northwest across East Conley Road. Tier 4 is predominantly an industrial zoning district that allows a wide range of commercial and industrial uses that are not consistent with the adjacent established single-family subdivision to the east (Conley Creek) or the single-family homes to the north.

The application indicates the following information:

*"Kelli Wilson is the property owner and the property has been in her family for decades. The Property is located in close proximity to Interstate-675 with frontage on E. Conley Road. There is a house located on 4341 E Conley that was used as an office and as the business grew and developed, the business began using the adjacent property at 4321 E Conley for an office and repair work. The business has operated for about 15 years with approximately 5 employees on the site. The hours of operation are typically 6:30 a.m. to 5:30 p.m. American Shoring is a Woman-Owned Business enterprise that operates on the Property and the Applicant desires to bring consistency between the current business operations and the County's land use regulations. The modification of the Tier classification from Tier 5 to Tier 4 will establish that the current and historic use of the Property is in compliance with the DeKalb County Zoning Ordinance. Specifically, because the current Tier 5 classification is limited to the residential uses, a change in the overlay tier is requested. In the alternative, if the County amends the text of the current Overlay District regulations, there is an opportunity for the existing business to be deemed in compliance with the district regulations. As set forth in the attached survey, Ms. Wilson does not seek to expand or change the current business operations that are and have been in existence. The survey submitted with this application is also the requested site plan as no expansion rights are sought by this request."*

**LAND USE AND ZONING ANALYSIS**

**Section 27-832 of the Zoning Ordinance, “Standards and factors governing review of proposed amendments to the official zoning map” states that the following standards and factors shall govern the review of all proposed amendments to the zoning maps.**

**A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan:**

The purpose of Tier 4 of the Bouldercrest Overlay District is to “encourage the development and redevelopment of industrial properties, but to higher design standards than currently exist”. Based on the submitted information, the industrial rezoning request is not consistent with the policy and intent of the Suburban character area of the DeKalb County 2035 plan which calls for the preservation of established residential neighborhoods (Suburban Policy #1).

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

As currently proposed the heavy truck traffic and potential noise impacts associated with a contractor’s office with outdoor storage is not compatible with the single-family subdivision to the east across Conley Road or the single-family homes to the north. The proposed Tier 4 also allows a wide range of other commercial and industrial uses which are inconsistent with single-family residential neighborhoods. There are several requirements of the Overlay District related to compatibility that the site survey does not address, including building height, building materials, parking lot landscaping, sidewalks, and street trees.

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

The property’s contractor office and outdoor storage activities allow reasonable economic use, but appear to be operating illegally under the current Tier 5 zoning of the Bouldercrest Overlay District which only allows single-family residential. Given the property’s size, street frontage, and surrounding single-family residential subdivisions, it appears that the property could have a reasonable economic use if developed under the requirements of Tier 5 for single-family residential.

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

It appears that the zoning proposal would adversely affect the use of adjacent and nearby properties. As currently proposed the heavy truck traffic and potential noise impacts associated with a contractor’s office and outside storage are not compatible with the single-family subdivision to the east or the single-family homes to the north. The proposed Tier 4 also allows a wide range of other commercial and industrial uses which are inconsistent with residential neighborhoods. There are several requirements of the Overlay District related to compatibility including building height, parking lot landscaping, sidewalks, and street trees that the site survey does not address.

**E. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal:**

Interstate 675 serves as the line of demarcation between industrial and single-family residential uses. To the west of Interstate 675 is a large Tier 4 industrial zoned area which would allow the applicant’s proposed contractor office and outdoor storage activities with approval of a Special Land Use Permit by

the Board of Commissioners, along with many other types of industrial and heavy commercial land uses. The subject property lies to the east of Interstate 675 which is an established single-family residential area. Permitting an industrial tier at this location is essentially “leap frogging” Interstate 675 to encroach into an established single-family residential area.

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

Based on the submitted information, there do not appear to be any historic buildings, sites, districts, or archaeological resources are located on the property or in the surrounding area.

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

Given the large size of the subject property, if the contractor office and outdoor storage activities were to grow there could be a burdensome use of Conley Road in the future. Since the property is proposed for non-residential use there would be no adverse impacts on schools.

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

The proposed development is not expected to have unusual impacts on natural resources.

**Compliance with District Standards:**

| <b>Tier 4 OVERLAY DISTRICT STANDARD</b> | <b>REQUIRED/ALLOWED</b>      | <b>PROVIDED/PROPOSED</b>                                                                                     | <b>COMPLIANCE</b>                            |
|-----------------------------------------|------------------------------|--------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| MIN LOT AREA                            | 30,000 s.f.                  | 561,924 sf (12.9acres)                                                                                       | Yes                                          |
| MIN. OPEN SPACE                         | None required in Tier 4      | Information not provided                                                                                     | Yes                                          |
| MAX. FAR                                | Max. Floor Area Ratio of 1.0 | Information not provided. However given large 12.9 acre site and small size of two houses probably complies. | Yes                                          |
| MIN. LOT WIDTH                          | 100 ft                       | 523 ft                                                                                                       | Yes                                          |
| MAX. LOT COVERAGE                       | 80%                          | Information not provided.                                                                                    | Non-compliance will necessitate variance(s). |

|                                       |                                                                                                                                                                  |                                                                                                           |                                              |
|---------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|----------------------------------------------|
| MIN. TRANSITIONAL BUFFER              | 30 foot wide buffer that adequately screens buildings at eye level from adjacent properties adjacent to R-zoned area to north, west, and south.                  | Information not provided.                                                                                 | Non-compliance will necessitate variances.   |
| FRONT SETBACK (For entire bldg. site) | Maximum building setback is 85 feet from the public right of way                                                                                                 | 450 ft (approx)                                                                                           | No. Variance is required.                    |
| REAR SETBACK                          | 10 ft.                                                                                                                                                           | Information for both structures not provided.                                                             | Non-compliance will necessitate variances.   |
| SIDE SETBACK                          | 10 ft                                                                                                                                                            | It appears that one of the structures encroaches into the side yard of adjacent property based on survey. | No. Variance required.                       |
| BUILDING MATERIALS                    | All building facades facing a public street shall consist of at least 80% brick, stone, glass, decorative concrete, or hard coat stucco, or combination thereof. | One of the buildings is metal.                                                                            | No. Variance required.                       |
| MAX. BLDG. HEIGHT                     | 4 stories or 50 feet                                                                                                                                             | Information not on site survey, but building height appears to be 2 stories.                              | Non-compliance will necessitate variance(s). |
| TRANS'L HEIGHT PLANE                  | Transitional height plane applies along north, west, and south property line abutting single-family zoned properties.                                            | Information not provided.                                                                                 | Non-compliance will necessitate variance(s)  |
| BUILDING ORIENTATION                  | Non-residential ground floor buildings shall be clearly visible from the street, and open directly onto a public sidewalks                                       | Building is not visible from the street.                                                                  | No. Variance required.                       |

|                                                       |                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                   |                                              |
|-------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| MECHANICAL EQUIPMENT AND OTHER BUILDING SERVICE ITEMS | Mechanical equipment and other building service items shall not be located between the public sidewalk and the building, and shall not be visible from the public right of way. | Information not provided.                                                                                                                                                                                                                                                                         | Non-compliance shall necessitate variance(s) |
| PARKING                                               | 1 parking space for every 500 s.f. of office floor area for employee and customer parking. Parking lot must be paved.                                                           | Parking lot is unpaved gravel. No parking spaces shown on plan.                                                                                                                                                                                                                                   | No. Variances required.                      |
| BIKE PARKING                                          | Non –residential developments shall provide bike parking at a ratio of one bike parking space for every 20 vehicular spaces                                                     | Information not provided.                                                                                                                                                                                                                                                                         | Non-compliance will necessitate variance(s). |
| PARKING LOT SETBACK                                   | Parking lots must be located no further than 85 feet from the public right of way. Parking lots must be setback 10 feet outside of buffer areas.                                | Parking lot extends 725 feet away from public right of way into the rear of the property. Based on submitted survey gravel parking lot extends not only into the required 30 foot buffer along north and south property lines, but also extends into adjacent property along north property line. | No. Variances required.                      |
| PARKING LOT LANDSCAPING                               | One tree for every eight parking spaces must be provided in parking lot. Each tree must be surrounded by no less than 220 square feet of pervious area.                         | Not shown on site plan.                                                                                                                                                                                                                                                                           | No. Variances required.                      |
| LOADING AND SERVICE AREAS                             | Loading and service areas shall be screened with a solid fencing to a minimum height of 6 feet                                                                                  | Information not provided                                                                                                                                                                                                                                                                          | Non-compliance will necessitate variance(s)  |

|                                              |                                                                                                                                                                                                                                                 |                                                                                                                                    |                                             |
|----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|
| SIDEWALKS AND<br>STREETSCAPING               | 6-ft. sidewalk, 10-ft. landscape strip, street trees 40 ft. on center                                                                                                                                                                           | No sidewalks along East Conley Road. No street trees or landscape strip shown on submitted survey.                                 | Variances required.                         |
| STREET LIGHTS<br>AND<br>PEDESTRIAN<br>LIGHTS | Street lights shall be installed along public right of way within the landscape strip spaced at a maximum distance of 80 ft on center. Pedestrian lights shall be installed along public right of way at a maximum distance of 40 ft on center. | Information not provided                                                                                                           | Non-compliance will necessitate a variance. |
| INTERNAL<br>SIDEWALKS                        | Pedestrian access shall be provided from all parking areas directly to a public sidewalk.                                                                                                                                                       | Information not provided.                                                                                                          | Non-compliance will necessitate a variance. |
| FENCING                                      | Chain link fences shall not be visible from the public right of way. Chain link fences shall be screened with evergreen shrubs and trees with a mature height of 5 feet or greater, planted to no closer than 3 feet to the fence.              | Submitted survey shows chain link fence behind and to the side of existing building which is not visible from public right of way. | Yes                                         |
| FENCING<br>HEIGHT                            | Allowable fence height within 20 feet of public right of way is 3 feet high, outside of 20 feet of public right of way maximum fence/wall height is 6 feet.                                                                                     | Information not provided.                                                                                                          | Non-compliance will necessitate a variance. |

|                       |                                                                                                                                                                     |                           |                                              |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|----------------------------------------------|
| DUMPSTERS             | Dumpsters shall not be visible from any public street and shall be enclosed by fences or walls so as not to be visible from any adjoining property or right-of-way. | Information not provided. | Non-compliance will necessitate variance(s). |
| UNDERGROUND UTILITIES | All new utilities shall be underground.                                                                                                                             | Information not provided. | Non-compliance will necessitate variance(s). |
| WATER DETENTION PONDS | Water detention ponds shall not be located in transitional buffer zone                                                                                              | Information not provided  | Non-compliance will necessitate variance(s). |

Supplemental Requirements

There are no Supplemental Requirements for a contractor’s office. While there are supplemental regulations for storage yards, outdoor storage requires a Special Land Use Permit application and approval by the Board of Commissioners. The applicant has not submitted a Special Land Use Permit application for outdoor storage of the support walls, retaining walls, and retaining wall support structures.

Access and Transportation Considerations

Based on the submitted site plan and information, the contractor’s office and truck parking would be accessed via one street entrance off East Conley Road. The Traffic Engineer has indicated that there are no traffic engineering concerns at this time (Need Traffic Engineer comments).

Sidewalk/Pedestrian Access

Based on the submitted information and field investigation of the project site, there are no sidewalks along this stretch of East Conley Road.

Building Mass and Materials

No information or elevations have been submitted regarding building height. A transitional height plane requirement will apply for the building height as it relates to the single-family homes abutting the north, south, and west property lines.



**STAFF RECOMMENDATION: DENIAL**

The purpose of Tier 4 of the Bouldercrest Overlay District is to “encourage the development and redevelopment of industrial properties, but to higher design standards than currently exist”. As currently proposed the heavy truck traffic and potential noise impacts associated with the proposed contractor’s office and outdoor storage yard is not compatible with the single-family subdivision to the east or the single-family homes to the north. The proposed Tier 4 also allows a wide range of other commercial and industrial uses which are inconsistent with single-family residential neighborhoods. There are several requirements of the Overlay District related to compatibility that the site survey does not address, including building height, parking lot landscaping, sidewalks, and street trees. Therefore, the Tier 4 industrial rezoning request is not consistent with the policy and intent of the Suburban character area of the DeKalb County 2035 plan which calls for the preservation of established residential neighborhoods (Suburban Policy # 1).

Interstate 675 serves as the line of demarcation between Tier 4 industrial zoning/land use and Tier 5 single-family residential zoning/land use. Permitting an industrial tier at this location is essentially “leap frogging” Interstate 675 to encroach into an established single-family residential area. The proposed outdoor storage yard for retaining walls, structural support walls, and retaining wall support structures requires a Special Land Use Permit (SLUP) approval by the Board of Commissioners, and no SLUP has been submitted.

The applicant submitted a letter requesting withdrawal of this rezoning application on June 8, 2020 (see attached). Some neighborhood residents who are opposed to this rezoning request and attended the Community Council District 3 virtual ZOOM meeting wanted to make sure that if the application is withdrawn, that the applicant must wait for at least 24 months before they are allowed to reapply for a rezoning, which would be required if the application were denied. Article 7.2.2.H of the Zoning Ordinance indicates that a “withdrawal without prejudice” by the Board of Commissioners would not be subject to a 24-month waiting period, but is silent on whether a “withdrawal” or “withdrawal with prejudice” requires a 24-month waiting period to reapply. While it is normally staff’s policy to recommend withdrawal at the request of the applicant, the Planning Department is sensitive to the neighborhood desires to require a two year waiting period before the property owner can reapply for a rezoning. Since the zoning ordinance does not provide clear direction whether a withdrawal with prejudice would accomplish this objective, it is the recommendation of the Planning & Sustainability Department that the application be Denied to ensure that the property owners must wait at least 24 months after the Board of Commissioner decision before a rezoning application can be submitted.

**Attachments:**

1. Department and Division Comments
2. Board of Health Comments
3. Board of Education Comments
4. Application
5. Site Plan
6. Zoning Map
7. Land Use Plan Map
8. Aerial Photograph
9. Site Photographs

## NEXT STEPS

*If this application is approved, the following will be required:*

- ✔ • **Land Disturbance Permit** *(Required for of new building construction on non-residential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.)*
- ✔ • **Building Permit** *(New construction or renovation of a building (interior or exterior) may require full plan submittal or other documentation. Zoning, site development, watershed and health department standards will be checked for compliance.)*
- ✔ • **Certificate of Occupancy** *(Required prior to occupation of a commercial or residential space and for use of property for a business. Floor plans may be required for certain types of occupants.)*
- **Plat Approval** *(Required if any parcel is being subdivided, re-parceled, or combined. Issued “administratively”; no public hearing required.)*
- **Sketch Plat Approval** *(Required for the subdivision of property into three lots or more. Requires a public hearing by the Planning Commission.)*
- **Overlay Review** *(Required review of development and building plans for all new construction or exterior modification of building(s) located within a designated overlay district.)*
- **Historic Preservation** *(A Certificate of Appropriateness is required for any proposed changes to building exteriors or improvements to land when located within the Druid Hills or the Soapstone Geological Historic Districts. Historic Preservation Committee public hearing may be required.)*
- ✔ • **Variance** *(Required to seek relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)*
- **Minor Modification** *(Required if there are any proposed minor changes to zoning conditions that were approved by the Board of Commissioners. The review is administrative if the changes are determined to be minor as described by Zoning Code.)*
- **Major Modification** *(Required submittal of a complete zoning application for a public hearing if there are any proposed major changes to zoning conditions that were approved by the Board of Commissioner for a prior rezoning.)*
- **Business License** *(Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations).*
- **Alcohol License** *(Required permit to sell alcohol for consumption on-site or packaged for off-site consumption. Signed and sealed distance survey is required. Background checks will be performed.)*

**Each of the approvals and permits listed above requires submittal of application and supporting documents, and payment of fees. Please consult with the appropriate department/division.**



Julie L. Sellers  
404.665.1242

Email:  
jsellers@dillardsellers.com

June 8, 2020

**E-mail: [jreid@dekalbcountyga.gov](mailto:jreid@dekalbcountyga.gov)**

DeKalb County Planning and Sustainability  
c/o John Reid  
1300 Commerce Drive  
Decatur, GA

**Re: Z-20-1243838 – 4321 and 4341 E. Conley Road  
WITHDRAWAL OF APPLICATION**

Dear Commissioners Gannon and Johnson and Mr. Reid:

Our firm represents the Applicant in the above-referenced application scheduled for a Community Council hearing on Wednesday night. In the last several months, the Applicant was working with the community in an attempt to reach an agreement regarding the use of the Property. It became clear that there is not community support for the continuation of the business activity. The COVID-19 disruption has created delaying in Mrs. Wilson locating a new property to move the business. She is and continues to actively pursue a new site and has moved larger equipment off the Property. She continues to work toward moving the business operations from the Property and hereby withdraws the application seeking the rezoning. Because the business will be relocated, the rezoning is no longer requested.

The County's Code is ambiguous and unclear regarding the withdrawal of an application after a hearing has been advertised. The Code does not say that a withdrawal must be approved by the Board of Commissioners (or anyone else) but makes reference to "permission". To avoid the residents unnecessarily spending their time, energy and resources in anticipation of a public hearing, we ask you to confirm that the Application is withdrawn and no public hearing will take place. We recognize there are several applications pending and that the COVID-19 disruption has created a full agenda for the Community Council, Planning Commission, and the Board of Commissioners. As the Owner/Applicant's representatives, we will not be making a presentation or seeking approval of the Application. We are sharing this letter with the community representatives to confirm this withdrawal.

We are available to discuss or provide any additional information at your request. Thank you for your time and consideration of this matter.

Sincerely,

*Julie L. Sellers*

cc: Dr. Lynn-Rigsby and members of the E Conley Group



## DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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.

### DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

Consult the Georgia DOT as well as the DeKalb County Transportation Department prior to land development permit. Verify widths from the centerline of the roadways to the property line for possible right-of-way dedication. Improvements within the right-of-way may be required as a condition for land development application review approval. Safe vehicular circulation is required. Paved off-street parking is required.

- **Storm Water Management**

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site.. Recommend Low Impact Development features/ Green Infrastructure be included in the proposed site design to protect as much as practicable the statewaters and special flood hazard areas.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area was indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations.

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 and are subject to approval from the County Arborist.

- **Tributary Buffer**

State water buffer was reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.

- **Fire Safety**

Plans for land development permit must comply with Chapter 12 DeKalb County Code for fire protection and prevention.



**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

**NOTE:** PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE M ALEXANDER [mmalexander@dekalbcountyga.gov](mailto:mmalexander@dekalbcountyga.gov) OR JOHN REID [JREID@DEKALBCOUNTYGA.GOV](mailto:JREID@DEKALBCOUNTYGA.GOV)

**COMMENTS FORM:  
PUBLIC WORKS WATER AND SEWER**

Case No.: Z-20-1243838

Parcel I.D. #: 15-013-01-017 & 15-013-01-018

Address: 4321 and 4341 East Conley Road

Conley, Georgia

**WATER:**

Size of existing water main: 6" DI, Water Main (adequate/inadequate)

Distance from property to nearest main: Approximately 527 feet North of both properties

Size of line required, if inadequate: N/A

**SEWER:**

Outfall Servicing Project: Conley Creek Basin

Is sewer adjacent to property: Yes ( ) No (X) If no, distance to nearest line: Approximately 845 feet Northeast of properties

Water Treatment Facility: Snapfinger WTF ( ) adequate ( ) inadequate

Sewage Capacity; \* (MGPD)

Current Flow: 21.77 (MGPD)

**COMMENTS:**

\* Please note that the sewer capacity has not been reviewed or approved for this project. A Sewer Capacity Request (SCR) must be completed and submitted for review. This can be a lengthy process and should be addressed early in the process.

*(see attachment)*

Signature: *[Handwritten Signature]*





N1., N2 No comment

N3. No Comment

N4. Stephenson Rd is classified as a collector road. ROW dedication of 35 feet from centerline or to accommodate all public infrastructure, whichever greater. Bike lanes, 6-foot sidewalk, streetlights required. Add sidewalks across frontage of outparcel at 1451 Stephenson Road (16 162 05 001). Interior Streets residential: 55 right of way, 5 foot sidewalks, streetlights required. Contact Herman Fowler at [hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov) for street lighting.

N5. Stephenson Rd is classified as a collector road. ROW dedication of 35 feet from centerline or to accommodate all public infrastructure, whichever greater. Bike lanes, 6-foot sidewalk, streetlights required. Alford is classified at a local road. ROW dedication of 27.5 feet from centerline or to accommodate all public infrastructure, whichever greater. 5-foot sidewalk, streetlights required. Provide an enhanced pedestrian crossing with a pedestrian refuge median and rectangular rapid flashing beacon for access to school. Add sidewalks across frontage of outparcel at 949 Stephenson Road (16 129 02 008). Contact Herman Fowler at [hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov) for street lighting.

N6 & N7. Wesley Chapel Road is classified as a major arterial. ROW dedication of 50 feet from centerline or to accommodate all public infrastructure, whichever greater. Bike lanes, 6-foot sidewalk, streetlights required. Contact Herman Fowler at [hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov) for street lighting.

N8. Parcel has no frontage to right of way. Verify access easements.

N9. Panola Industrial and Acuity Way are both classified as collectors. ROW dedication of 35 feet from centerline or to accommodate all public infrastructure, whichever greater. Bike lanes, 6-foot sidewalk, streetlights required on all public right of way frontages. Contact Herman Fowler at [hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov) for street lighting. Access to interior road needs to meet at a 90-degree angle to the existing street to meet county code.

N10. Memorial Drive. GDOT review and permits required prior to LDP. The right of way falls within the jurisdiction of the City of Atlanta. Professional courtesy would allow COA a chance to comment. No comments.

N11. Bermuda Road is classified as a collector. ROW dedication of 35 feet from centerline or to accommodate all public infrastructure, whichever greater. Bike lanes, 6-foot sidewalk, streetlights required. Interior roads are shown as private. If public- ROW must be 55 feet, 5-foot sidewalks and streetlights required. Contact Herman Fowler at [hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov) for street lighting.

N12. Columbia Drive is classified as a minor arterial. ROW dedication of 40 feet from centerline or to accommodate all public infrastructure, whichever greater. Bike lanes, 6-foot sidewalk, streetlights required. Watch required ROW dedication as it may impact offsets and # of lots. Contact Herman Fowler at [hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov) for street lighting.





Board of Health

06/15/2020

To: Mr. John Reid, Senior Planner  
From: Ryan Cira, Environmental Health Manager  
Cc: Alan Gaines, Technical Services Manager  
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. Recommendation: Provide trash can with liner at each bus stop with bench and monitor for proper removal of waste.

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



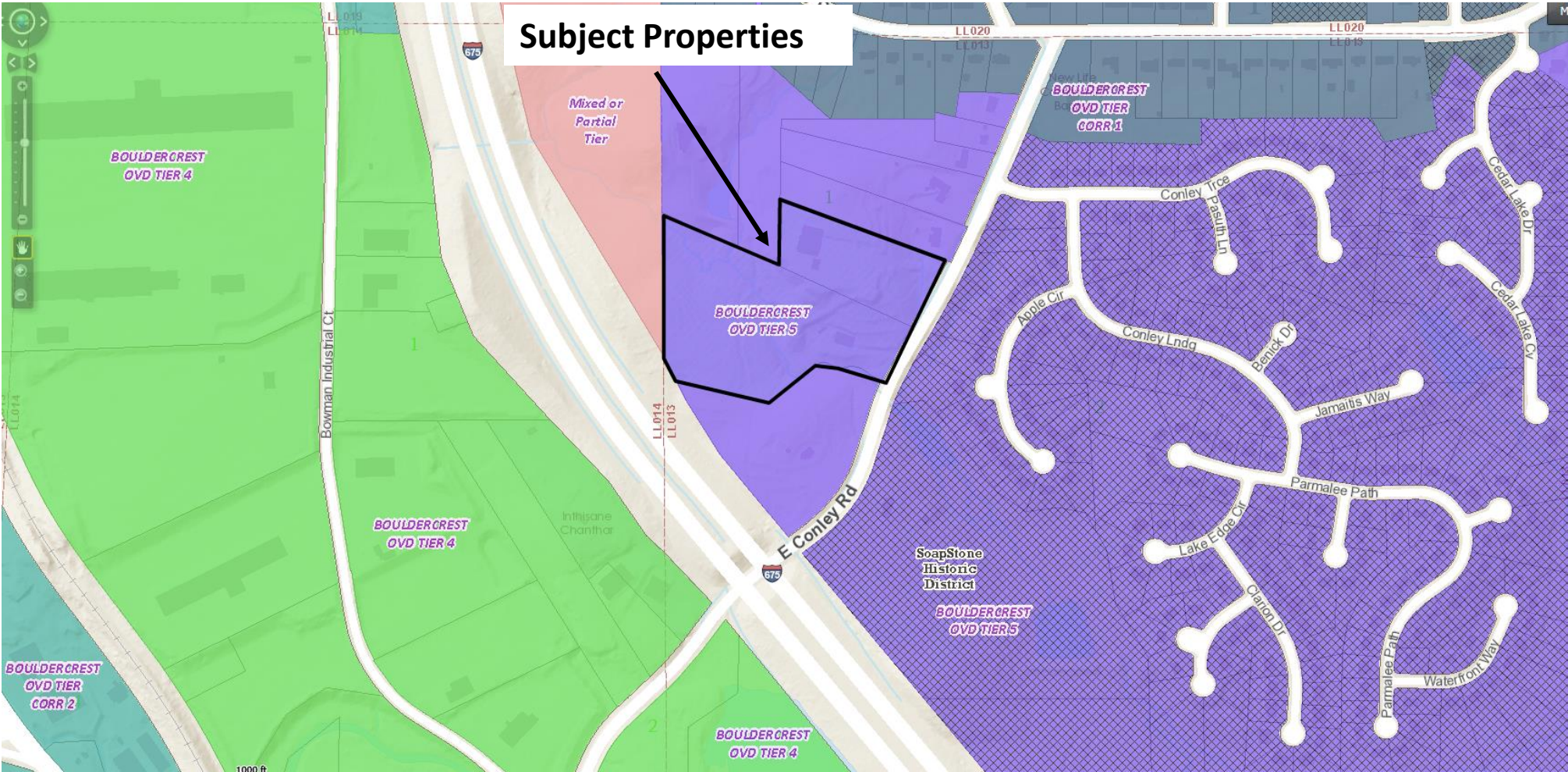
Board of Health

- N.1 Z-20-1243838 2020-0598 / 15-013-01, 15-013-01-018  
4341 East Conley Road, Conley, GA 30288  
- Please review general comments.
- N.2 Z-20-1243839 2020-0599 / 15-013-02-017  
4388 East Conley Road, Conley, GA 30288  
- Please review general comments.
- N.3 CZ-20-1243935 2020-0600 / 18-261-01-006, 18-261-01-062  
4575 Chamblee Tucker Road, Tucker, GA 30084  
- Please review general comments.
- N.4 Z-20-1243841 2020-0601/ 16-159-01-003, 16-162-05-002, 16-162-05-003  
1503 Stephenson Road, Lithonia, GA 30058  
- Please review general comments.
- N.5 Z-20-1243958 2020-0602 / 16-128-02-001, 16-128-02-003, 16-128-02-011, 16-129-02-009  
800 Alford Road, Stone Mountain, GA 30087  
- Please review general comments.
- N.6 Z-20-1243955 2020-0603 15-131-03-009, 15-131-03-001, 15-131-03-012, 15-131-03-013  
2450 Wesley Chapel Road, Decatur, GA 30035  
- Please review general comments.
- N.7 SLUP-20-1243956 2020-0604 15-131-03-009, 15-131-03-001, 15-131-03-012, 15-131-03-013  
2450 Wesley Chapel Road, Decatur, GA 30035  
- Please review general comments.
- N.8 SLUP-20-1243957 2020-0605 / 15-015-04-013  
3468 Moreland Ave., Conley, GA 30288  
- Please review general comments.
- N.9 CZ-2—1243960 2020-0606 16-009-01-001,18-024-06-001  
2620 Shell Bark Road, Decatur, GA 30035

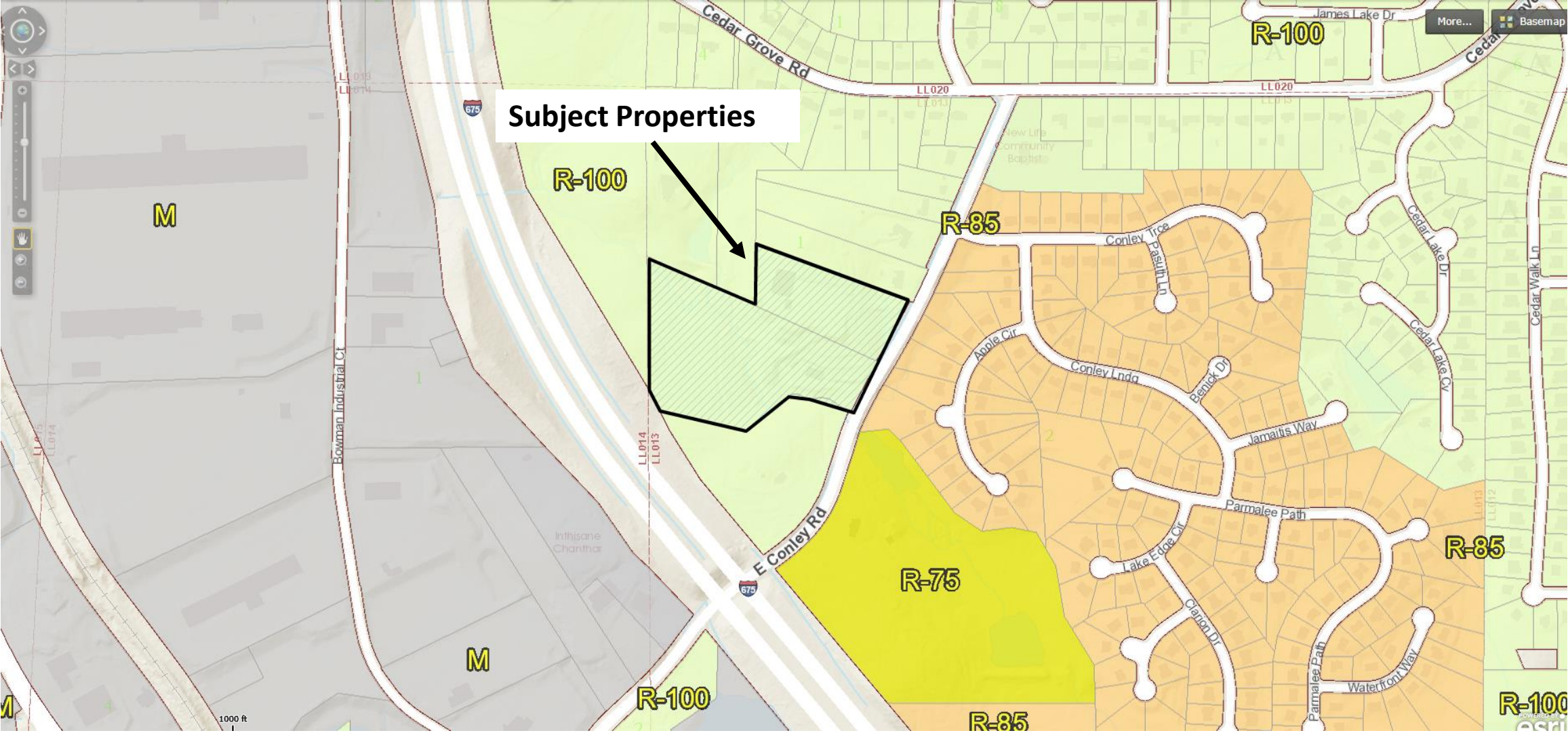


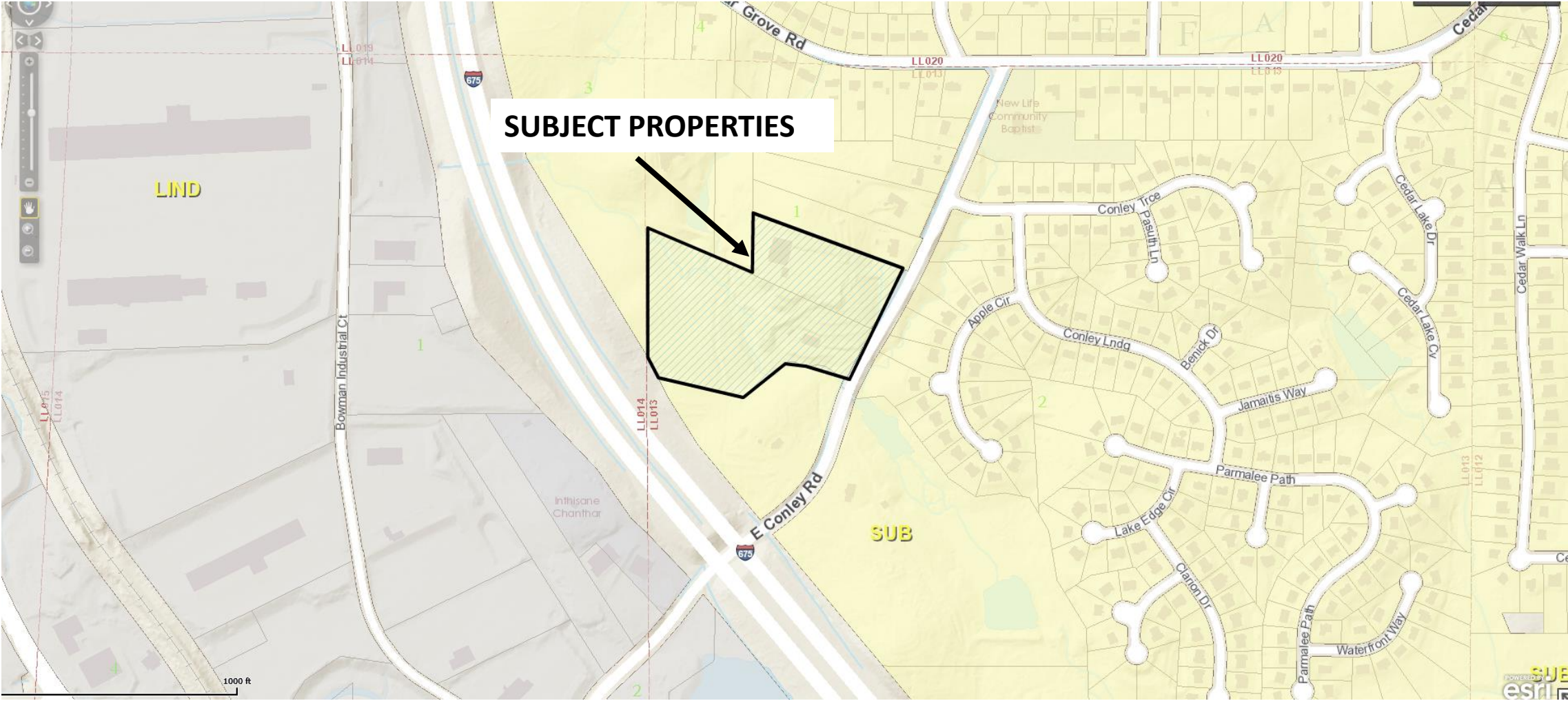
Board of Health

- N.10 Z-20-1243968 2020-0607 / 15-179-11-025  
2017 Memorial Drive, Atlanta, GA 30317  
- Please review general comments.
- N.11 Z-20-1243972 2020-0608 /18-083-01-010  
1347 Bermuda Road, Stone Mountain, GA 30087  
- Please review general comments.
- N.12 Z-20-1243977 2020-0609 15-154-12-003  
2043 Columbia Drive, Decatur, GA 30032  
- Septic system installed on this property on June 24, 1975  
- Please review general comments.
- N.13 TA-20-1244029 2020-0610  
DeKalb County, GA  
- Please review general comments.
- N.14 RE: Public Art 2020-0611 / 16-071-09-001  
2387 Wellborn Road, Lithonia, GA 30058  
- Please review general comments.













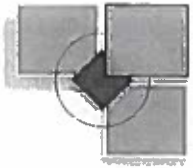




# DeKalb County Department of Planning & Sustainability

Michael L. Thurmond  
Chief Executive Officer

Andrew A. Baker, AICP  
Director



## APPLICATION TO AMEND OFFICIAL ZONING MAP OF DEKALB COUNTY, GEORGIA

Z/CZ No. 174.3838  
Filing Fee: \_\_\_\_\_

Date Received: 2/27/2020 Application No.: \_\_\_\_\_

Applicant: Kelli Wilson c/o Julie L. Sellers E-Mail: jsellers@dillardsellers.com

Applicant Mailing Address:  
1776 Peachtree Street NE, Suite 390N, Atlanta GA 30309

Applicant Phone: 404-665-1242 Fax: \_\_\_\_\_

Owner(s): Kelli Wilson E-Mail: \_\_\_\_\_  
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address:  
PO Box 7, Conley GA 30288

Owner(s) Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Address/Location of Subject Property: 4321 & 4341 E. Conley Road

District(s): 15 Land Lot(s): 013 Block: 1 Parcel(s): 15-013-01-017  
15-013-01-018

Acreage: 3.69 ac. & 9.21 ac. Commission District(s): District 3; Super District 6

Present Zoning Category: R-100 (Bouldercrest OVD Tier 5) Proposed Zoning Category: R-100 (Bouldercrest OVD Tier 4)  
Requesting change in OVD

Present Land Use Category: Suburban designation from Tier 5 to Tier 4

### PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before the Planning Department accepts it. It must include the attachments and filing fees identified on the attachments. An application, which lacks any of the required attachments, shall be determined as incomplete and shall not be accepted.

#### Disclosure of Campaign Contributions

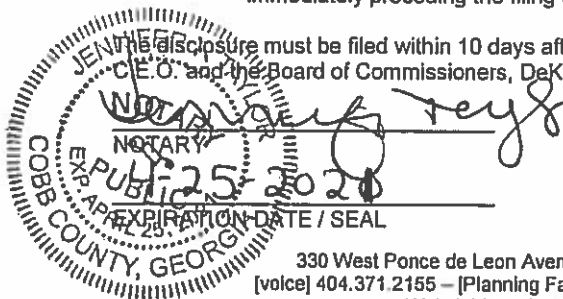
In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application?  Yes  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 the C.E.O. and the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.



[Signature]  
SIGNATURE OF APPLICANT / DATE

Check One: Owner  Agent

330 West Ponce de Leon Avenue – Suites 100-500 – Decatur, Georgia – 30030  
[voice] 404.371.2155 – [Planning Fax] (404) 371-4556 [Development Fax] (404) 371-3007  
Web Address <http://www.dekalbcountyga.gov/planning>  
Email Address: [planninganddevelopment@dekalbcountyga.gov](mailto:planninganddevelopment@dekalbcountyga.gov)

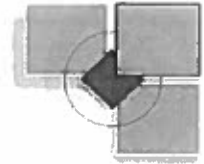




## DeKalb County Department of Planning & Sustainability

Michael L. Thurmond  
Chief Executive Officer

Andrew A. Baker, AICP  
Director



**Section 27-832.** Standards and factors governing review of proposed amendments to official zoning maps. The following standards and factors are found to be relevant to the exercise of the County's zoning powers and shall govern the review of all proposed amendments to the official zoning maps:

- A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.
- B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.
- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
- D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby properties.
- E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.
- F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.
- G. Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

**Section 27-833. Conditions.** Conditions may be requested by an applicant, recommended by the Planning Department and Planning Commission, and imposed by the Board of County Commissioners, as a part of any proposed change to the official zoning map, in accordance with the following requirement:

- A. Conditions may be imposed so as to ameliorate the effect(s) of the proposed developmental change for the protection or benefit of neighboring persons or properties consistent with the purpose and intent of the district(s) involved, and the goals and objectives of the Comprehensive Plan and state law. No condition shall be imposed which reduces the requirements of the district(s) involved. All conditions shall be of sufficient specificity to allow lawful and consistent application and enforcement. All conditions shall be supported by a record that evidences the relationship between the condition in the form of a development exaction for other than a project improvement shall be imposed within the meaning of the Georgia Development Impact Fee Act, as amended.
- B. The Board of Commissioners shall not impose any condition on a proposed amendment to the official zoning map that was not previously reviewed by the Planning Commission unless said condition has been reviewed by the Law Department, Planning Department, and the Public Works Department for legality, enforceability, and recommendation. The Board of County Commissioners may defer final action on any such proposed amendment for up to 60 days to allow for this review and may take action without referral back to the Planning Commission.
- C. Once imposed, conditions shall become an integral part of the approved amendment and shall be enforced as such. Changes to approved conditions shall be authorized only pursuant to Section 27-845 of this chapter.

Chief Executive Officer  
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP

**PRE-APPLICATION FORM**  
**REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE**  
(Required prior to filing application: signed copy of this form must be submitted at filing)

Jolie Sellers

Applicant Name: Kelli Wilson Phone: 404-665-1242 Email: jsellers@dillardseller.com

Property Address: 4321 & 4241 E. Conley Rd

Tax Parcel ID: 15-013-01-017 Comm. District(s): 3 & 6 Acreage: 017 - 3.69  
15-013 01-018 018 - 9.21

Existing Use: \_\_\_\_\_ Proposed Use: construction office

Supplemental Regs: \_\_\_\_\_ Overlay District: Baldcrest DRI

Rezoning: Yes \_\_\_\_\_ No

Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_ Square Footage/Number of Units: \_\_\_\_\_

Rezoning Request: \_\_\_\_\_

Land Use Plan Amendment: Yes \_\_\_\_\_ No

Existing Land Use: \_\_\_\_\_ Proposed Land Use: \_\_\_\_\_ Consistent \_\_\_\_\_ Inconsistent \_\_\_\_\_

Special Land Use Permit: Yes \_\_\_\_\_ No  Article Number(s) 27- \_\_\_\_\_

Special Land Use Request(s) \_\_\_\_\_

Major Modification: To change the Overlay designation from Tier 5 to Tier 4

Existing Case Number(s): \_\_\_\_\_

Condition(s) to be modified:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**UPDATE: MEETING LOCATION CONFIRMED**

**PRE-SUBMITTAL COMMUNITY MEETING NOTICE**

This letter is to inform you of a community meeting for potential zoning applications with the DeKalb County Department of Planning and Sustainability. You are receiving this notice because the applications concern land within 500 feet of your property. The purpose of the community meeting is to describe the zoning request and address any questions from surrounding neighbors and property owners.

Please be advised of the following information pertaining to the pre-submittal community meeting:

**ZONING REQUEST:** Change the Bouldercrest Overlay District designation for the subject properties from Tier 5 to Tier 4.

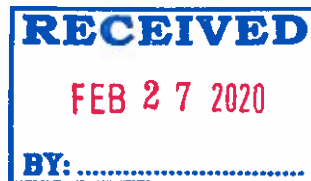
**PROPERTY LOCATIONS:** East Conley Road parcels (4321, 4341, 4388, & 4391 East Conley Road)

**CONTACT PERSON:** G. Douglas Dillard & Julie L. Sellers

**CONTACT INFORMATION:** (404) 665-1241 or (404) 665-1242

**MEETING LOCATION:** Sugar Creek Golf & Tennis Club  
2706 Bouldercrest Rd. SE  
Atlanta, GA 30316

**MEETING DATE:** Monday, October 28, 2019 at 7:00 PM





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| 2.                           |                                                                 |         |                     |                                                            |               |       |               |     |                          |                                     |                     |                |                        |                                            |                  |
| 3.                           | LEWIS, LORENZO L.<br>4237 APPLE CIR<br>CONLEY, GA 30288         |         |                     |                                                            |               |       |               |     |                          |                                     |                     |                |                        |                                            |                  |
| 4.                           | LEE, TARA S<br>4229 APPLE CIR<br>CONLEY, GA 30288               |         |                     |                                                            |               |       |               |     | Adult Signature Required | Adult Signature Restricted Delivery | Restricted Delivery | Return Receipt | Signature Confirmation | Signature Confirmation Restricted Delivery | Special Handling |
| 5.                           |                                                                 |         |                     |                                                            |               |       |               |     |                          |                                     |                     |                |                        |                                            |                  |
| 6.                           | GROVE MANAGEMENT LLC<br>1687 CEDAR GROVE RD<br>CONLEY, GA 30288 |         |                     |                                                            |               |       |               |     |                          |                                     |                     |                |                        |                                            |                  |
| 7.                           | DAISE, STEPHANIE<br>1719 CEDAR GROVE RD<br>CONLE, GA 30288      |         |                     |                                                            |               |       |               |     |                          |                                     |                     |                |                        |                                            |                  |
| 8.                           |                                                                 |         |                     |                                                            |               |       |               |     |                          |                                     |                     |                |                        |                                            |                  |

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| 1.                           | GIBSON, WILMA J.<br>4279 CONLEY RD<br>CONLEY, GA 30288      |         |                     |                 |                            |               |                   |         |          |        |        |        |          |        |
| 2.                           |                                                             |         |                     |                 |                            |               |                   |         |          |        |        |        |          |        |
| 3.                           | WILLIAMS, CHRISTOPHER<br>4309 CONLEY RD<br>CONLEY, GA 30288 |         |                     |                 |                            |               |                   |         |          |        |        |        |          |        |
| 4.                           |                                                             |         |                     |                 |                            |               |                   |         |          |        |        |        |          |        |
| 5.                           | WILSON KELLI TYLER<br>4321 CONLEY RD<br>CONLEY, GA 30288    |         |                     |                 |                            |               |                   |         |          |        |        |        |          |        |
| 6.                           | WILSON, KELLI<br>4341 CONLEY RD<br>CONLEY, GA 30288         |         |                     |                 |                            |               |                   |         |          |        |        |        |          |        |
| 7.                           |                                                             |         |                     |                 |                            |               |                   |         |          |        |        |        |          |        |
| 8.                           | TOTA, CARL<br>4224 APPLE CIR<br>CONLEY, GA 30288            |         |                     |                 |                            |               |                   |         |          |        |        |        |          |        |

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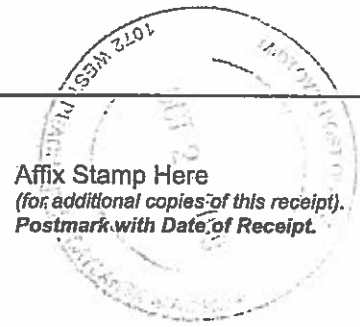
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| 1.                           | JACKSON, RUTH K.<br>4243 APPLE CIR<br>CONLEY, GA 30288          |         |                     | Handling Charge - if Registered and over \$50,000 in value |                            |               |                   |         |                          |                                     |                     |                |                        |                                            |                  |
| 2.                           |                                                                 |         |                     |                                                            |                            |               |                   |         |                          |                                     |                     |                |                        |                                            |                  |
| 3.                           | GROVE MANAGEMENT LLC<br>1689 CEDAR GROVE RD<br>CONLEY, GA 30288 |         |                     |                                                            |                            |               |                   |         |                          |                                     |                     |                |                        |                                            |                  |
| 4.                           | LEWIS, CHARLES EDWARD<br>4289 CONLEY RD<br>CONLEY, GA 30288     |         |                     |                                                            |                            |               |                   |         | Adult Signature Required | Adult Signature Restricted Delivery | Restricted Delivery | Return Receipt | Signature Confirmation | Signature Confirmation Restricted Delivery | Special Handling |
| 5.                           |                                                                 |         |                     |                                                            |                            |               |                   |         |                          |                                     |                     |                |                        |                                            |                  |
| 6.                           | VAZQUEZ, LEOBARDO<br>4393 CONLEY RD<br>CONLEY, GA 30288         |         |                     |                                                            |                            |               |                   |         |                          |                                     |                     |                |                        |                                            |                  |
| 7.                           |                                                                 |         |                     |                                                            |                            |               |                   |         |                          |                                     |                     |                |                        |                                            |                  |
| 8.                           | BANGE, STEVEN C.<br>4323 CONLEY LNDG<br>CONLEY, GA 30288        |         |                     |                                                            |                            |               |                   |         |                          |                                     |                     |                |                        |                                            |                  |

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| 2.                           |                                                            |         |                     |                                                            |                            |               |                   |                          |                                     |                     |                |                        |                                            |                  |
| 3.                           | LESTAGEZ, CAMERON<br>4305 CONLEY LNDG<br>CONLEY, GA 30288  |         |                     | Handling Charge - if Registered and over \$50,000 in value |                            |               |                   | Adult Signature Required | Adult Signature Restricted Delivery | Restricted Delivery | Return Receipt | Signature Confirmation | Signature Confirmation Restricted Delivery |                  |
| 4.                           |                                                            |         |                     |                                                            |                            |               |                   |                          |                                     |                     |                |                        |                                            |                  |
| 5.                           | GLENN, WENDELL<br>4228 APPLE CIR<br>CONLEY, GA 30288       |         |                     | Handling Charge - if Registered and over \$50,000 in value |                            |               |                   | Adult Signature Required | Adult Signature Restricted Delivery | Restricted Delivery | Return Receipt | Signature Confirmation | Signature Confirmation Restricted Delivery | Special Handling |
| 6.                           |                                                            |         |                     |                                                            |                            |               |                   |                          |                                     |                     |                |                        |                                            |                  |
| 7.                           | RASTON, RICKEY L.<br>4225 APPLE CIR<br>CONLEY, GA 30288    |         |                     | Handling Charge - if Registered and over \$50,000 in value |                            |               |                   | Adult Signature Required | Adult Signature Restricted Delivery | Restricted Delivery | Return Receipt | Signature Confirmation | Signature Confirmation Restricted Delivery |                  |
| 8.                           |                                                            |         |                     |                                                            |                            |               |                   |                          |                                     |                     |                |                        |                                            |                  |
|                              | DOWNING, TROY L.<br>1728 CONLEY TRCE<br>CONLEY, GA 30288   |         |                     |                                                            |                            |               |                   |                          |                                     |                     |                |                        |                                            |                  |

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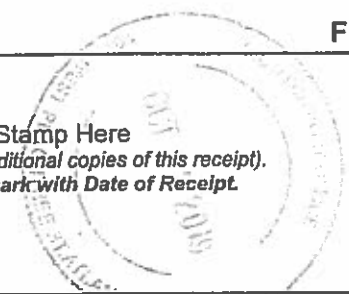


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  - Priority Mail
  - Priority Mail Express
  - Registered Mail
  - Return Receipt for Merchandise
  - Signature Confirmation
  - Signature Confirmation Restricted Delivery

Affix Stamp Here  
 (for additional copies of this receipt).  
 Postmark with Date of Receipt.



| USPS Tracking/Article Number | Addressee (Name, Street, City, State, & ZIP Code™)                 | Postage | (Extra Service) Fee | Handling Charge                                            | Actual Value If Registered | Insured Value | Due Sender If COD | ASR Fee | ASRD Fee | RD Fee | RR Fee | SC Fee | SCRD Fee | SH Fee |  |
|------------------------------|--------------------------------------------------------------------|---------|---------------------|------------------------------------------------------------|----------------------------|---------------|-------------------|---------|----------|--------|--------|--------|----------|--------|--|
| 1.                           | HOLMES, JAMES E.<br>4216 APPLE CIR<br>CONLEY, GA 30288             |         |                     | Handling Charge - if Registered and over \$50,000 in value |                            |               |                   |         |          |        |        |        |          |        |  |
| 2.                           |                                                                    |         |                     |                                                            |                            |               |                   |         |          |        |        |        |          |        |  |
| 3.                           | NELSON, MONTAL<br>4233 APPLE CIR<br>CONLEY, GA 30288               |         |                     |                                                            |                            |               |                   |         |          |        |        |        |          |        |  |
| 4.                           |                                                                    |         |                     |                                                            |                            |               |                   |         |          |        |        |        |          |        |  |
| 5.                           | DL PROPERTIES OF GEORGIA LLC<br>4388 CONLEY RD<br>CONLEY, GA 30288 |         |                     |                                                            |                            |               |                   |         |          |        |        |        |          |        |  |
| 6.                           |                                                                    |         |                     |                                                            |                            |               |                   |         |          |        |        |        |          |        |  |
| 7.                           | HAYNES, YOHANCE<br>4217 APPLE CIR<br>CONLEY, GA 30288              |         |                     |                                                            |                            |               |                   |         |          |        |        |        |          |        |  |
| 8.                           |                                                                    |         |                     |                                                            |                            |               |                   |         |          |        |        |        |          |        |  |

Total Number of Pieces Listed by Sender **4**

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of receiving employee)



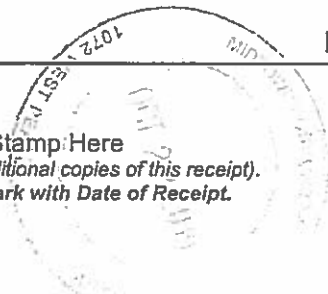


Firm Mailing Book For Accountable Mail

Name and Address of Sender  
 Dillard Sellers, LLC  
 1776 Peachtree Street NW  
 Suite 390N  
 Atlanta, GA 30309

- Check type of mail or service
- Adult Signature Required
  - Adult Signature Restricted Delivery
  - Certified Mail
  - Certified Mail Restricted Delivery
  - Collect on Delivery (COD)
  - Insured Mail
  - Priority Mail
  - Priority Mail Express
  - Registered Mail
  - Return Receipt for Merchandise
  - Signature Confirmation
  - Signature Confirmation Restricted Delivery

Affix Stamp Here  
 (for additional copies of this receipt).  
 Postmark with Date of Receipt.



| USPS Tracking/Article Number | Addressee (Name, Street, City, State, & ZIP Code™)            | Postage | (Extra Service) Fee | Handling Charge                                            | Actual Value If Registered | Insured Value | Due Sender if COD | ASR Fee | ASRD Fee                 | RD Fee                              | RR Fee         | SC Fee                 | SCRD Fee                                   | SH Fee           |  |
|------------------------------|---------------------------------------------------------------|---------|---------------------|------------------------------------------------------------|----------------------------|---------------|-------------------|---------|--------------------------|-------------------------------------|----------------|------------------------|--------------------------------------------|------------------|--|
| 1.                           | PERRY, CARLTON R.<br>4213 APPLE CIR<br>CONLEY, GA 30288       |         |                     | Handling Charge - if Registered and over \$50,000 in value |                            |               |                   |         |                          |                                     |                |                        |                                            |                  |  |
| 2.                           |                                                               |         |                     |                                                            |                            |               |                   |         |                          |                                     |                |                        |                                            |                  |  |
| 3.                           | COWAN, J. HARRIETT<br>1631 CEDAR GROVE RD<br>CONLEY, GA 30288 |         |                     |                                                            |                            |               |                   |         | Adult Signature Required | Adult Signature Restricted Delivery |                |                        |                                            |                  |  |
| 4.                           |                                                               |         |                     |                                                            |                            |               |                   |         |                          | Restricted Delivery                 | Return Receipt | Signature Confirmation | Signature Confirmation Restricted Delivery | Special Handling |  |
| 5.                           | SPARROW, GARY H.<br>1711 CEDAR GROVE RD<br>CONLEY, GA 30288   |         |                     |                                                            |                            |               |                   |         |                          |                                     |                |                        |                                            |                  |  |
| 6.                           |                                                               |         |                     |                                                            |                            |               |                   |         |                          |                                     |                |                        |                                            |                  |  |
| 7.                           | TREGRE, BERYL R.<br>4221 APPLE CIR<br>CONLEY, GA 30288        |         |                     |                                                            |                            |               |                   |         |                          |                                     |                |                        |                                            |                  |  |
| 8.                           |                                                               |         |                     |                                                            |                            |               |                   |         |                          |                                     |                |                        |                                            |                  |  |

Total Number of Pieces Listed by Sender **4**

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of receiving employee)

# Sign In Sheet

10-28-19  
Neighborhood Mtg.

| Name                      | Telephone Number | E-Mail Address             | Address                                                           |
|---------------------------|------------------|----------------------------|-------------------------------------------------------------------|
| Charles Lewis             | 678-878-8759     | clewis9486@bellsouth.net   | E. Conley Rd                                                      |
| Gray Sparrow              | 678-898-4529     | garysparrow81@gmail.com    | Cedar Grove Rd.                                                   |
| Donna Sparrow             | " "              | " "                        |                                                                   |
| Colleen Thomas            | 3476478344       | ColleenThomas6@icloud.com  | 1978 Shelter Rock Dr                                              |
| Christopher Williams      | (770) 289-1153   | chriscw11@hotmail.com      | 4309 E. Conley Rd<br>Conley Ga. 30298                             |
| Lisa Lopez                | 404-925-6744     | lisalopez10@yahoo.com      | 1993 Shelter Rock Dr                                              |
| April Cosby               | 404-644-1342     |                            | 1972 Shelter Rock Dr                                              |
| Carlton Peary             | 917 541 1957     | cip229@msn.com             | 4213 Apple Cir Conley                                             |
| Mia Harvey E. Holley, Sr. | 404-243-9576     | holleytab@aol.com          | 4319 Clarion Dr.                                                  |
| Anthony Vester            | 404-427-9811     | westonholley3000@gmail.com | 4491 Cedar Grove Rd                                               |
| William Brooks            | 678-614-5038     |                            | 3204 Cliffler Church Rd<br>1925 Boulder Gate Dr.<br>Ellenwood Ga. |
| Michelle Charles          | 404 822 2069     | mwilkins21@yahoo.com       | 1763 Lake Edge Circle<br>Conley, GA                               |
|                           |                  |                            |                                                                   |

# Sign In Sheet

| Name             | Telephone Number | E-Mail Address            | Address                                    |
|------------------|------------------|---------------------------|--------------------------------------------|
| Steve Banje      | 404 315 9996     | tey boy z 01@yahoo.com    | 4323 Conley Lds<br>Conley 30288            |
| Mark A Driggers  | 678-62-6349      | Mdrigger@yahoo.com        | 4323 Conley Landing<br>Conley, GA 30288    |
| * Wendell Glenn  | 404 675 7373     | glennwendell@live.com     | 4228 Apple Circle<br>Conley GA 30288       |
| Willie Mike      | 404 673 4962     | louisclance2002@yahoo.com | 3203 Clifton Church Rd                     |
| Gary Charles     | 340-244-4177     | garydcharles@yahoo.com    | 1763 Lake Edge Circle<br>Conley GA 30288   |
| Melva Banks      | 678-799-1218     | BanksCru@aol.com          | 4386 Creek Bend Circle<br>Conley, Ga 30288 |
| r Reginald Banks | 678-799-1214     | ↓                         | ↓                                          |
|                  |                  |                           |                                            |
|                  |                  |                           |                                            |
|                  |                  |                           |                                            |
|                  |                  |                           |                                            |
|                  |                  |                           |                                            |
|                  |                  |                           |                                            |



Kelli Wilson  
107 EAST LAKE DR SE  
Atlanta GA 30317

Deed Book 14844 Pg 242  
Filed and Recorded Aug-11-2003 01:46pm  
2003-0120230  
Real Estate Transfer Tax \$0.00

*Linda Carter*

Linda Carter  
Clerk of Superior Court DeKalb Cty. Ga.  
I HEREBY CERTIFY THAT THIS DEED IS CORRECTLY FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE OFFICE OF THE CLERK OF SUPERIOR COURT DEKALB COUNTY, GEORGIA.

## QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 22nd day of April  
2002  
(year),

by first party, Grantor, Richard E. Tyler and Mrs. Jeri H. Tyler  
whose post office address is 2408 Gravel Springs Rd., Buford, Ga. 30519  
to second party, Grantee, Kelli Tyler Wilson  
whose post office address is 107 E. Lake Drive, Atlanta, Ga.

WITNESSETH, That the said first party, for good consideration and for the sum of  
Ten Dollars (\$10.00 ) paid by the said second party, the receipt whereof  
is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party  
forever, all the right, title, interest and claim which the said first party has in and to the following  
described parcel of land, and improvements and appurtenances thereto in the County of DeKalb  
, State of Georgia to wit: Land Lot 13 of the 15th District  
of DeKalb County, Georgia containing 3.61 acres, more or less,  
and being more particularly described by plat of survey, recorded  
in platt book 49, page 10, DeKalb County records, and more  
particularly described in Attachment A.

Page 1 of 2.

[Signatures on following page.]

*J. H. 2.*  
RET  
Initials of First Party

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Mary Jane McDaniel  
Signature of Witness

MARY JANE MCDANIEL  
Print name of Witness

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Print name of Witness

Richard E. Tyler  
Signature of First Party, Grantor

Richard E. Tyler  
Print name of First Party

Jean H. Tyler  
Signature of First Party, Grantor

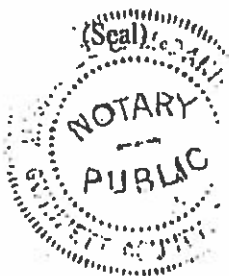
Jean H. Tyler  
Print name of First Party

STATE OF Georgia  
COUNTY OF Cherokee }  
On April 22, 2002 before me, Kelli Tyler Wilson  
appeared

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Michelle L. McDaniel  
Signature of Notary



MICHELLE L. MCDANIEL  
Notary Public, Georgia  
My Commission Expires September 18, 2002

Affiant  Known  Produced ID  
Type of ID \_\_\_\_\_

\_\_\_\_\_  
Signature of Preparer

\_\_\_\_\_  
Print Name of Preparer

\_\_\_\_\_  
Address of Preparer

\_\_\_\_\_  
Initials of First Party

ATTACHMENT A

WARRANTY DEED FORM 62 MILLER'S BOOK & OFFICE SUPPLY CO. ATLANTA



STATE OF GEORGIA,

DeKalb County.

THIS INDENTURE, made this 31 day of January in the year of our Lord One Thousand Nine Hundred and Sixty-Eight Between Samuel M. Guy

of the State of Georgia and County of DeKalb of the first part and Richard E. Tyler and Mrs. Jeri H. Tyler of the State of Georgia and County of Clayton of the second part.

WITNESSETH: That the said part y of the first part, for and in consideration of the sum of Ten (\$10.00) dollars and other good and valuable consideration DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, ha S granted, bargained, sold and conveyed and by these presents do ES grant, bargain, sell and convey unto the said part ies of the second part, their heirs and assigns, all that tract and parcel of land lying and being in Land Lot 13 of the 15th District of DeKalb County, Georgia, and more particularly described as follows:

BEGINNING at an iron pin on the northwestern right-of-way line of Conley Road, allowing for a 60-foot right-of-way for said Road, 925 feet southwesterly, as measured along said right-of-way line, from its intersection with the south line of Cedar Grove Road; running thence northwesterly, on a line which forms an interior angle of 73 degrees 52 minutes with the northwest right-of-way line of Conley Road, 664 feet to an iron pin on the east right-of-way line of the Georgia Power Company; thence southerly along said east right-of-way line of Georgia Power Company, and on a line which forms an interior angle of 78 degrees 52 minutes with the preceding course, 253.4 feet to an iron pin; thence southeasterly on a line which forms an interior angle of 104 degrees 09 minutes with the preceding course, 537 feet to an iron pin on the northwest right-of-way line of Conley Road; thence northeasterly along said right-of-way line of Conley Road, and on a line which forms an interior angle of 103 degrees 07 minutes with the preceding course, 286.8 feet to the point of beginning; as more fully shown on a plat of survey of this property made by Eston Pendley, Surveyor, dated July 26, 1963, said plat being recorded in Plat Book 49, Page 10 DeKalb County Records.

Deed Book 14844 Pg 244

Linda Carter

Linda Carter Clerk of Superior Court DeKalb Cty. Ga.

Ca. Real Property Tax: \$ 5.90 Paid 2-1-68 Retie Craig Dep. Clerk DeKalb Sup. Ct.

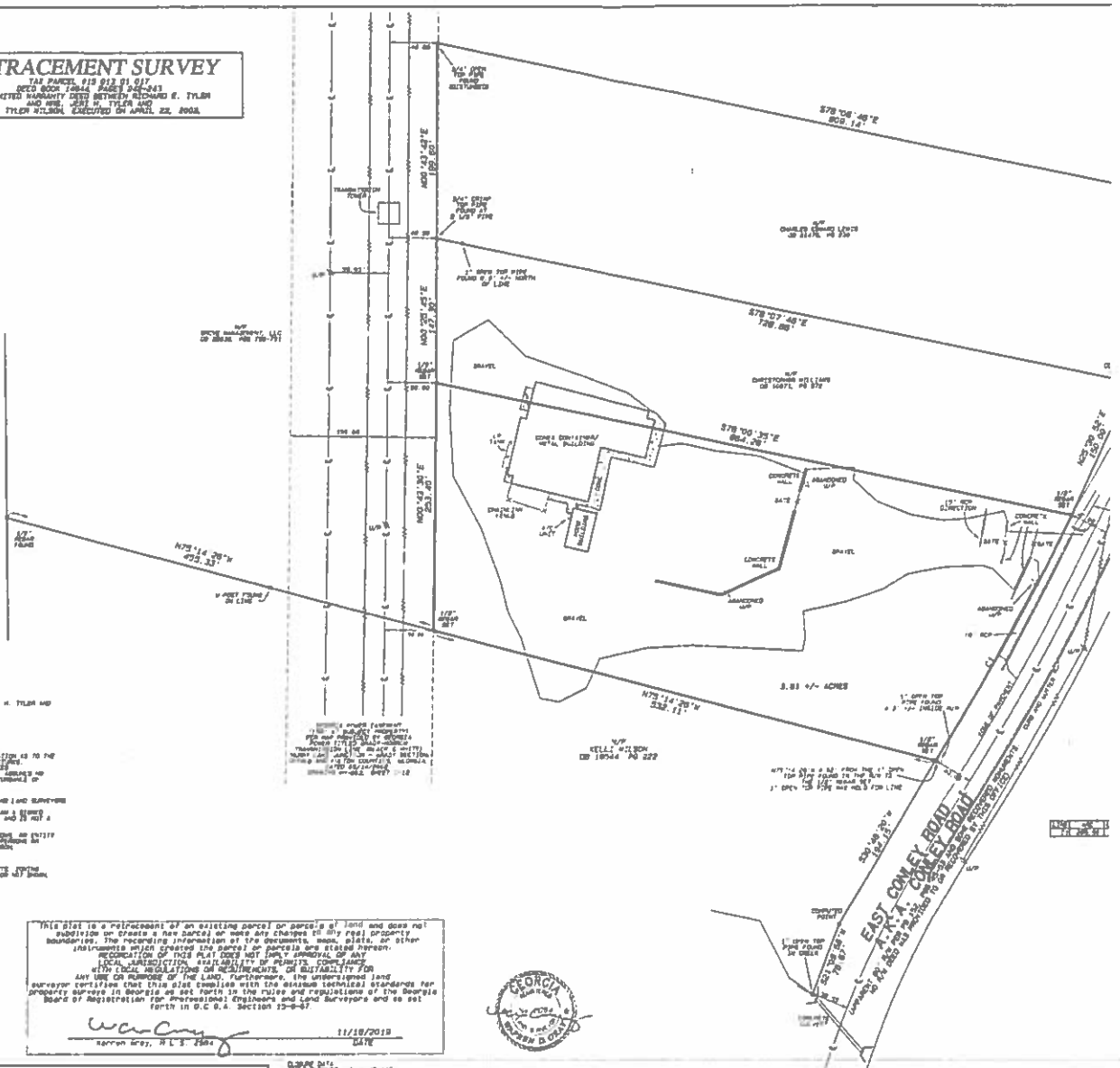
TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of the said part ies of the second part, their heirs and assigns forever, IN FEE SIMPLE. And the said part Y of the first part, for his heirs, executors and administrators

# RETRACEMENT SURVEY

TAX PARCEL 919 913 01 917  
 DEED BOOK 14668 PAGE 245-243  
 PER LIMITED WARRANTY DEED BETWEEN RICHARD E. TYLER  
 AND MRS. JOSE H. TYLER AND  
 KELLI TYLER WILSON, EXECUTED ON APRIL 22, 2008.

RETRACEMENT FOR THE G.P.M.  
 OF DEKALB COUNTY

LEGEND  
 --- EXISTING PROPERTY LINE  
 --- NEW PROPERTY LINE  
 --- 1" OFF FOR 1/4" BOUND  
 --- 1/4" BOUND  
 --- 1/4" BOUND  
 --- 1/4" BOUND



THIS IS A RETRACEMENT SURVEY OF AN EXISTING TRACT OF LAND.  
 CLIENT: RICHARD E. TYLER AND MRS. JOSE H. TYLER AND KELLI TYLER WILSON.  
 THIS SURVEY HAS BEEN AUTHORIZED BY KELLI TYLER WILSON.  
 ALL DISTANCES ARE HORIZONTAL UNLESS OTHERWISE NOTED.  
 THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, EJECTA, ENCUMBRANCES, AND RECORDS ON FILE WITH THE DEKALB COUNTY CLERK'S OFFICE.  
 ALL BUILDINGS, STRUCTURES, FENCES, AND UTILITIES SHOWN ARE AS LOCATED AND NOT TO SCALE UNLESS OTHERWISE NOTED.  
 THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF W.D. GRAY AND ASSOCIATES, INC.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or parcels or change the legal property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein.  
 LOCAL, STATE, FEDERAL, AND NATIONAL REGULATIONS OR ORDINANCES OR ANY OTHER LAWS OR REGULATIONS OF ANY JURISDICTION SHALL APPLY TO THE USE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the technical standards for surveyors in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 43-6-07.

*W.D. Gray*  
 11/18/2019  
 DATE



PREPARED FOR:  
**KELLI WILSON**  
 LAND LOT 13, 15TH DISTRICT  
 DEKALB COUNTY, GA.  
 SCALE: 1" = 50'  
 LAST DATE OF FIELD WORK: 11/12/19  
 DATE OF DRAWING: 11/18/19

**W.D. GRAY**  
 AND ASSOCIATES, INC. LSP000781  
 Land Surveyors - Planners  
 300 Greenleaf Road, Suite B, Tyron, GA 30080  
 PH: 770-688-7823 Fax: 770-688-0468





