



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-20-1243839 **Agenda #:** N.2

Location/Address: 4388 East Conley Road, Conley, Georgia. **Commission District:** 3 **Super District:** 6

Parcel ID(s): 15-013-02-017

Request: To rezone property from Tier 5 Bouldercrest Overlay District to Tier 4 Bouldercrest Overlay District and maintain the underlying R-75 (Residential Medium Lot) zoning to allow for a contractor office and truck parking lot.

Property Owner(s): DL Properties of Georgia, LLC

Applicant/Agent: DL Properties of Georgia c/o Douglas Dillard

Acreage: 20.34 acres

Existing Land Use: Vacant Land, Single-Family Home, Trailer, Contractor Office, Truck Parking Lot, and Storage Yard

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

Adjacent Zoning: **North:** R-85 (Tier 5) **South:** R-85 (Tier 5) & I-675 **East:** R-85 (Tier 5) **West:** R-100 (Tier 5)

Comprehensive Plan: SUB **Consistent** **Not Consistent**

| | |
|---|--|
| Proposed Density: NA | Existing Density: NA |
| Proposed Units/Square Footage: Truck Parking, Vacant Land, Single-Family Home, Contractor Office | Existing Units: Truck Parking, Vacant Land, Single-Family Home, Contractor Office |
| Proposed Lot Coverage: NA | Existing Lot Coverage: NA |

Zoning History:

The properties appear to have been zoned R-75 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 a 20.34 acre tract of land that contains truck parking, vacant land, a single-family home, a trailer, and outdoor storage yard of containers. Based on the submitted application, a paving contractor office operates out of the single-family home. The truck parking lot is an unpaved gravel parking lot. There is one access to the property off of East Conley Road. There are no sidewalks along this stretch of East Conley Road.

PROJECT ANALYSIS

The property is currently zoned Tier 5, Bouldercrest Overlay District which is restricted to single-family residential use. It appears that a contractor office and truck parking lot was constructed on the property without permits or licenses. The applicant is proposing to rezone to Tier 4 Bouldercrest Overlay District since a contractor office and truck parking lot are permitted uses in that tier. 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 and south.

The application indicates the following information:

“DL Properties has been utilizing the Property for the temporary parking of trucks during the last few years prior to purchasing the Property. The structures on the Property include a trailer and house. The business operations and truck parking are separated from the adjacent residential neighbors by a creek bed/stream and trees. The trucks are parked more than 350 feet from the property line shared with residential neighbors to the east. By this application, DL Properties seeks to continue using the Property as shown on the survey. As such, the survey is the site plan submitting with the application. This application is not seeking an expansion of the business or use of the Property. In fact, the portion of the Property currently being used by DL Properties is approximately 6.5 acres of the 20 acre site”.

Based on the submitted boundary survey, there are containers stored outside in the parking lot. 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. Additionally, the submitted site survey indicates that a portion of the private drive in the interior of the site is gravel, and the zoning ordinance requires that all drives be paved. There are several requirements of the Overlay District including building height, building materials, 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 north and 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.

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 is not compatible with the adjacent single-family subdivision to the north and east. 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 truck parking 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 truck parking is not compatible with the adjacent single-family subdivision to the north and east. 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, building materials, 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 truck parking land uses, 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 truck 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:

| Tier 4 OVERLAY DISTRICT STANDARD | REQUIRED/ALLOWED | PROVIDED/PROPOSED | COMPLIANCE |
|---|---|---|--|
| MIN LOT AREA | 30,000 s.f. | 871,200 sf (20 acres) | Yes |
| MIN. OPEN SPACE | None required in Tier 4 | 33% (approx.) | Yes |
| MAX. FAR | Max. Floor Area Ratio of 1.0 | Information not provided. However given large 20 acre site and small size of house probably complies. | Yes |
| MIN. LOT WIDTH | 100 ft | 687 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 and east. | 100 to 300 ft along north p/l 50 to 100 ft along south p/l | Yes Yes |
| FRONT SETBACK (For entire bldg. site) | Maximum building setback is 85 feet from the public right of way | 88 ft (approx) | Yes |
| REAR SETBACK | 10 ft. | 650 ft (approx) | Yes |

| | | | |
|--|---|--|--|
| SIDE SETBACK | 10 ft | 300 ft (approx) | Yes |
| 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. | Information not provided | Non-compliance will necessitate variance(s) |
| MAX. BLDG. HEIGHT | 4 stories or 50 feet | Information not on site survey, but appears to be 2 stories. | Yes |
| TRANS'L HEIGHT PLANE | Transitional height plane applies along north and east property line abutting single-family subdivision | 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 | Information not provided. | Non-compliance will necessitate variance(s) |
| MECHANICAL EQUIPMENT AND OTHER BUILDNG 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. | Information not provided | Non-compliance shall necessitate variance(s) |
| 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 for the public right of way. Parking lots must be setback 10 feet outside of buffer areas. | 150 ft (approx) | Yes |
| 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. | Information not provided | Non-compliance shall necessitate variance(s). |
| 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 STREETSCAPING | 6-ft. sidewalk, 10-ft. landscape strip, street trees 40 ft. on center | Information not provided. | Non-compliance will necessitate a variance. |
| STREET LIGHTS AND PEDESTRIAN 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 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. | Information not provided. | Non-compliance will necessitate a variance. |
| FENCING 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 or truck parking lot. While there 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 containers in the parking lot.

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 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 subdivision abutting the north and east 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 truck parking lot is not compatible with the adjacent single-family subdivision to the north and east, and there are several requirements of the Overlay District related to compatibility including building height, building materials, parking lot landscaping, sidewalks, and street trees that the site survey does not address. 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 containers in the parking lot shown on the site survey 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 and 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.



G. Douglas Dillard
404.665.1241

Email:
ddillard@dillardsellers.com

June 8, 2020

E-mail: jreid@dekalbcountyga.gov

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

Re: Z-20-1243839 – 4388 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 and as such, Mr. Lopez began taking steps to relocate the business. The Applicant has been working toward moving the business operations from the Property and hereby withdraws the application seeking the rezoning. The business will no longer be operating at the Property and as such, the rezoning is no longer requested.

Although the County's Code is ambiguous 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,

Doug Dillard

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 OR JOHN REID JREID@DEKALBCOUNTYGA.GOV

COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER

Case No.: Z-20-1243839

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

Address: 4388 East Conley Road

Conley, Georgia

WATER:

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

Distance from property to nearest main: Approximately 820 feet North of property

Size of line required, if inadequate: N/A

SEWER:

Outfall Servicing Project: Conley Creek Basin

Is sewer adjacent to property: Yes (X) No () If no, distance to nearest line: _____

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

Sewage Capacity; * (MGPD)

Current Flow: 21.77 (MGPD)

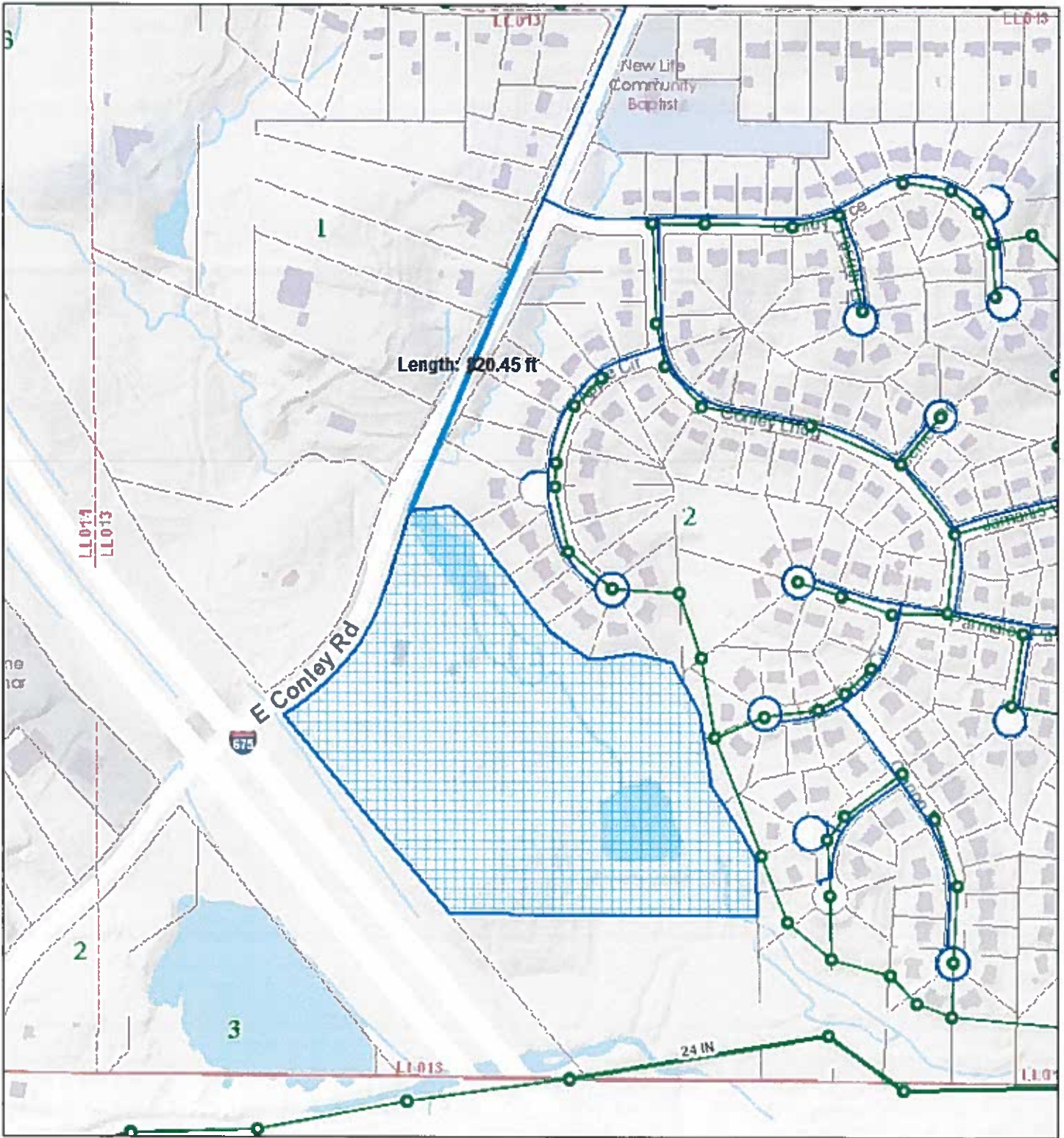
COMMENTS:

* 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)

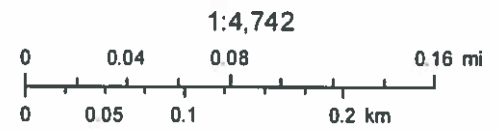
Signature: 

Z-20-1243839



April 3, 2020

- 11-251-POLEBRIDGE
- 15-030-SNAPPINGER
- INTRENCHMENT-ATLANTA
- Atlanta
- DeKalb
- Not in County





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.

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 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 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 for street lighting.

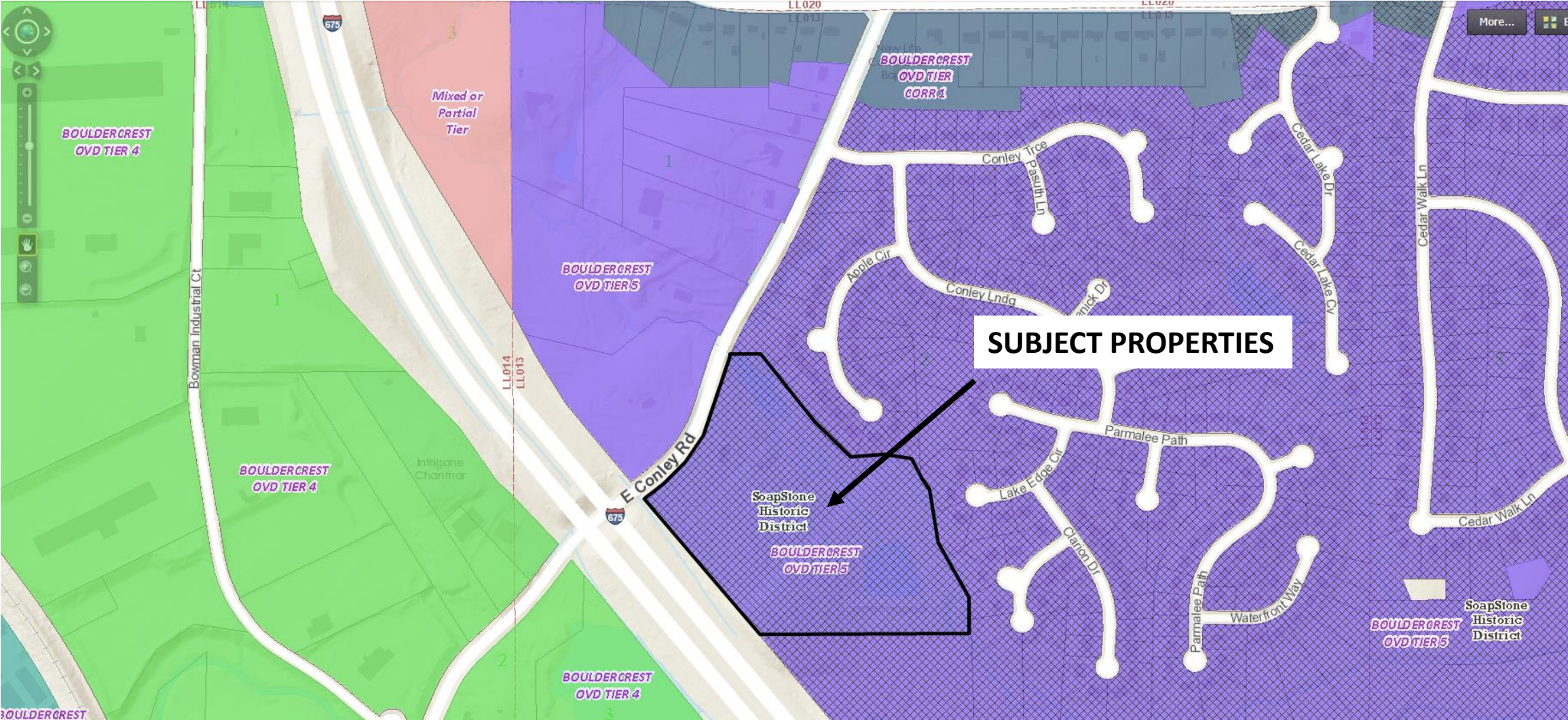
N8. Parcel has no frontage to right of way. Verify access easements.

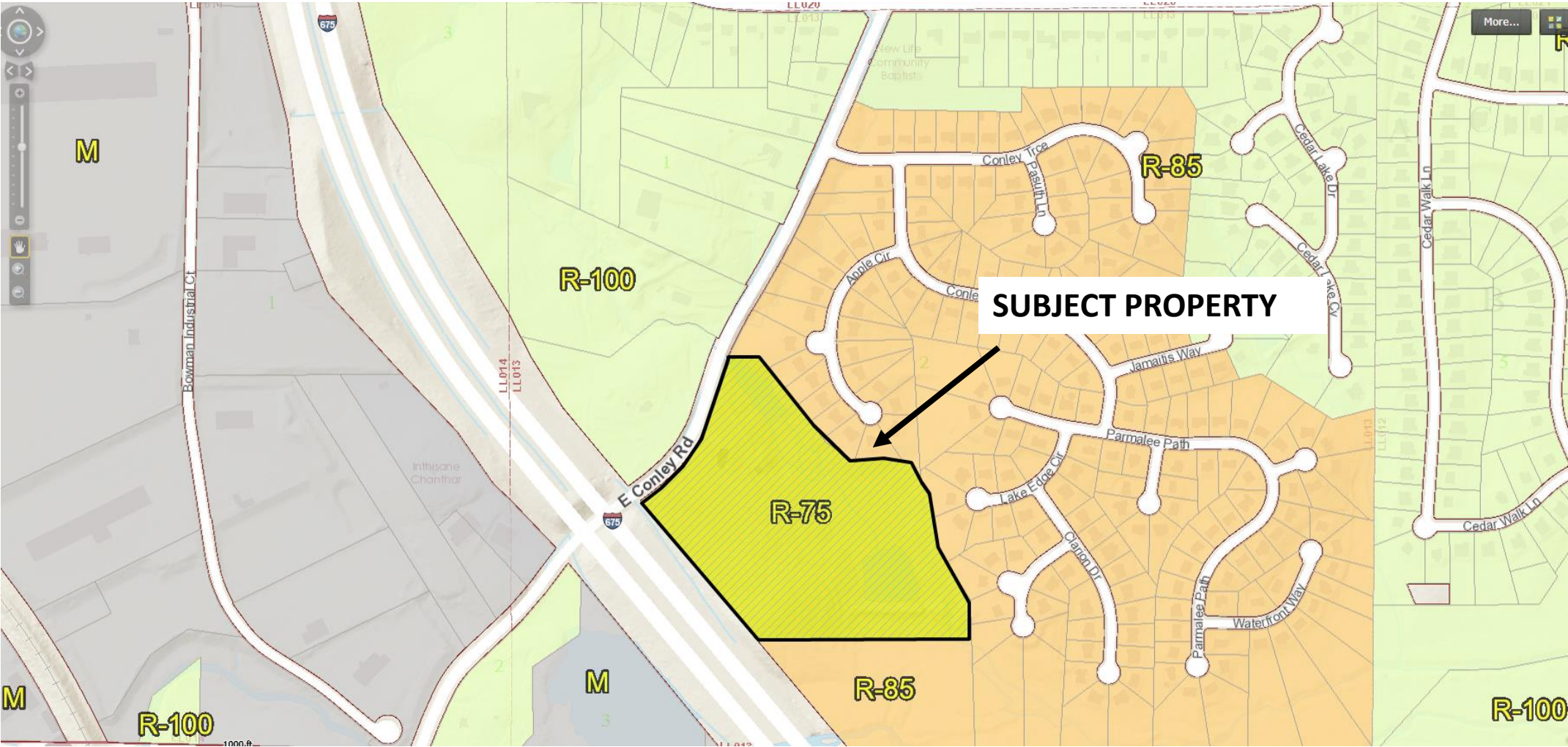
N9. Panola Industrial and Acuity Way are both classified as collectors. ROW dedication of 35 feet from centerline or to accommodate all public infrastructure, whichever greater. Bike lanes, 6-foot sidewalk, streetlights required on all public right of way frontages. Contact Herman Fowler at hefowler@dekalbcountyga.gov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

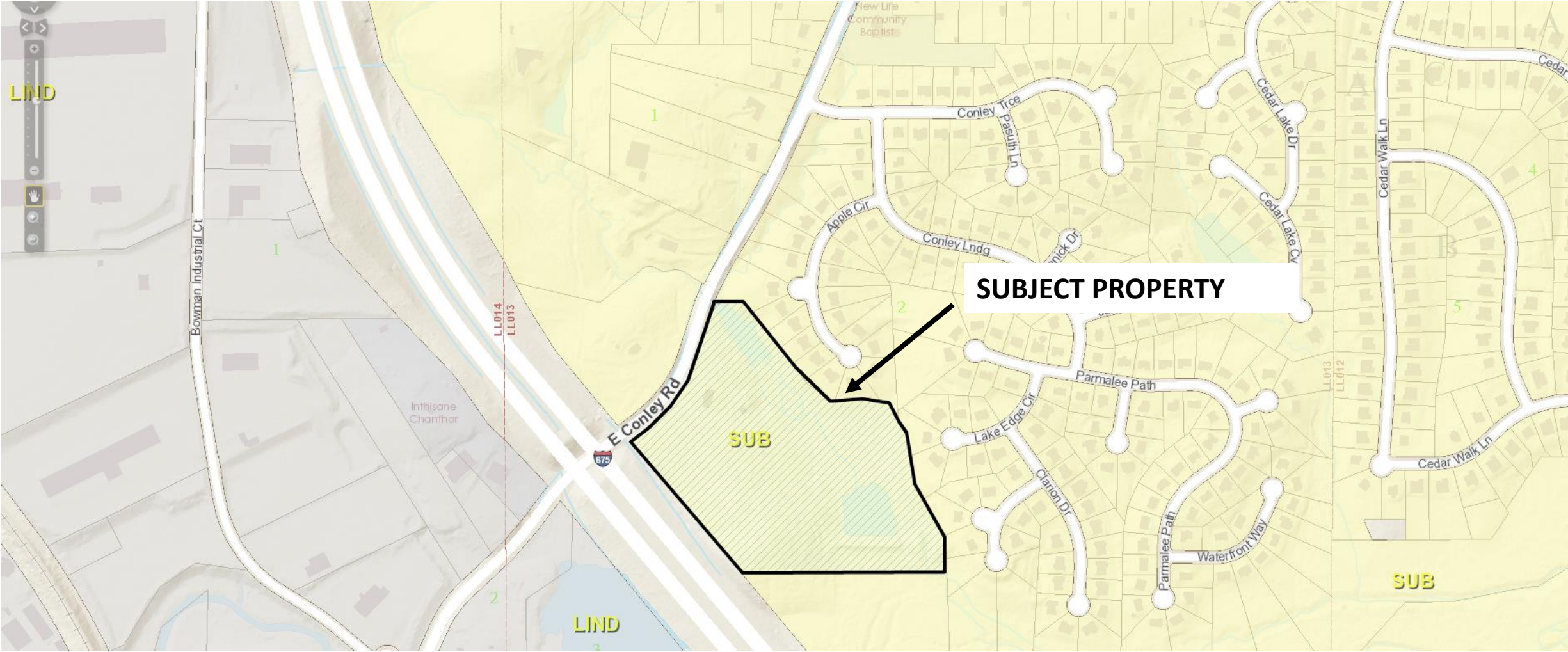
N10. Memorial Drive. GDOT review and permits required prior to LDP. The right of way falls within the jurisdiction of the City of Atlanta. Professional courtesy would allow COA a chance to comment. No comments.

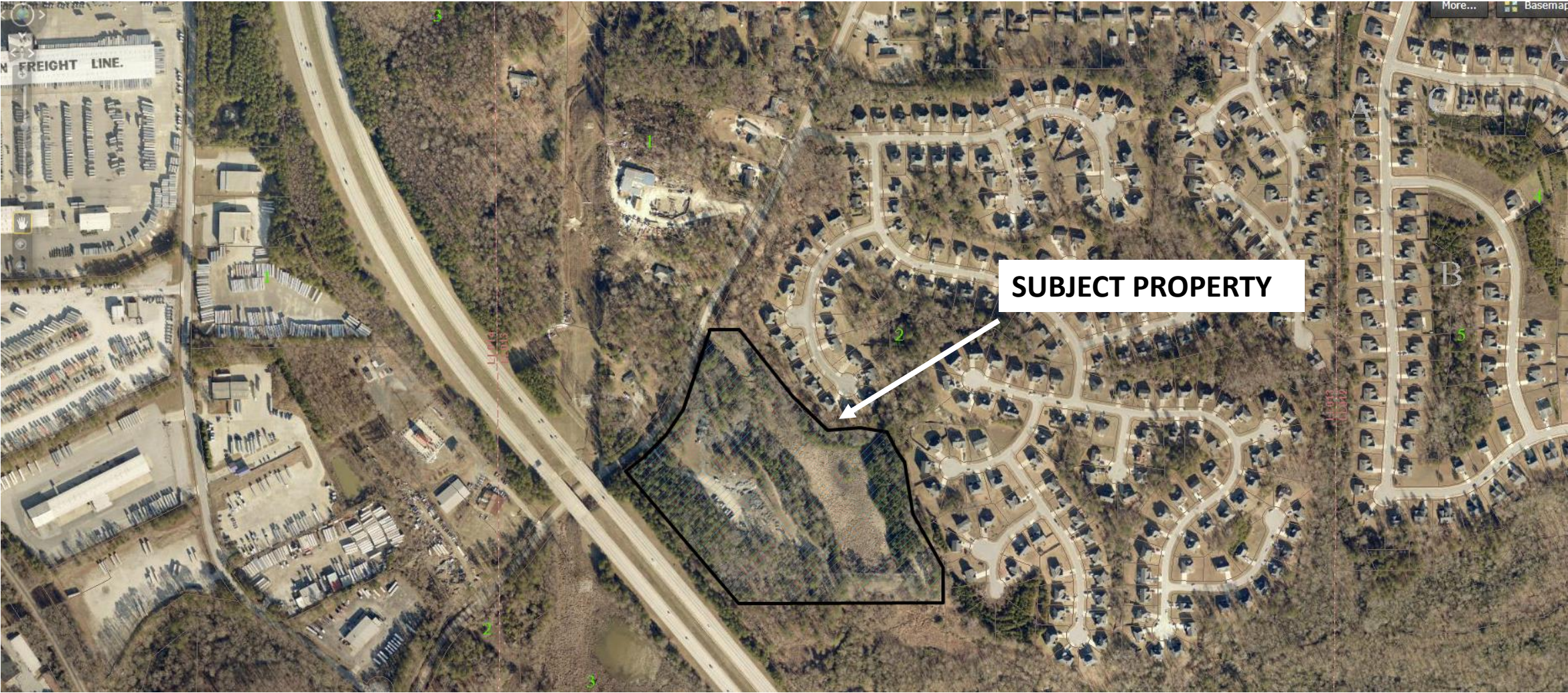
N11. Bermuda Road is classified as a collector. ROW dedication of 35 feet from centerline or to accommodate all public infrastructure, whichever greater. Bike lanes, 6-foot sidewalk, streetlights required. Interior roads are shown as private. If public- ROW must be 55 feet, 5-foot sidewalks and streetlights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







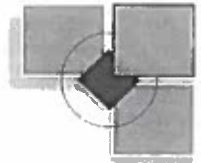




DeKalb County Department of Planning & Sustainability

Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director



APPLICATION TO AMEND OFFICIAL ZONING MAP OF DEKALB COUNTY, GEORGIA

Z/CZ No. 124 38 39
Filing Fee: _____

Date Received: 2.27.20 Application No.: _____

Applicant DL Properties c/o G.Douglas Dillard E-Mail: ddillard@dillardsellers.com

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

Applicant Phone: 404-665-1241 Fax: _____

FEB 27 2020

Owner(s): DL Properties of Georgia, LLC E-Mail: _____
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address:
818 Tom Smith Road, Lilburn GA 30047

Owner(s) Phone: _____ Fax: _____

Address/Location of Subject Property: 4388 E. Conley Road

District(s): 15 Land Lot(s): 013 Block: 2 Parcel(s): 15-013-02-017

Acreage: 20.34 Commission District(s): District 3; Super District 6

Present Zoning Category: R-75 (Bouldercrest OVD Tier 5) Proposed Zoning Category: R-75 (Bouldercrest OVD Tier 4)

Present Land Use Category: Suburban
Requesting change in OVD 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

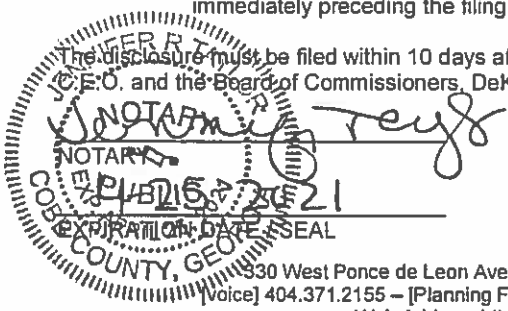
In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

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

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)

Applicant Name: DL Properties c/o Doug Allard Phone: 41665-1241 Email: dallard@dlproperties.com

Property Address: 4385 E. Cordeley Rd

Tax Parcel ID: 15-03-02-017 Comm. District(s): 3: 6 Acreage: 20.4

Existing Use: _____ Proposed Use: Powering Co. Contractor Office

Supplemental Regs: _____ Overlay District: Boulcrest 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



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
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 - Priority Mail
 - Priority Mail Express
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|------------------------------|---|---------|---------------------|--|---------------|-------|---------------|-----|--------------------------|-------------------------------------|---------------------|----------------|------------------------|--|------------------|
| 1. | JULES, FRANKLIN 4313 CONLEY LNDG CONLEY, GA 30288 | | | Handling Charge - if Registered and over \$50,000 in value | | | | | | | | | | | |
| 2. | | | | | | | | | | | | | | | |
| 3. | LEWIS, LORENZO L. 4237 APPLE CIR CONLEY, GA 30288 | | | | | | | | | | | | | | |
| 4. | LEE, TARA S 4229 APPLE CIR 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 1687 CEDAR GROVE RD CONLEY, GA 30288 | | | | | | | | | | | | | | |
| 7. | DAISE, STEPHANIE 1719 CEDAR GROVE RD CONLE, GA 30288 | | | | | | | | | | | | | | |
| 8. | | | | | | | | | | | | | | | |

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

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

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|------------------------------|--|---------|---------------------|--|----------------------------|---------------|-------------------|---------|--------------------------|-------------------------------------|---------------------|----------------|------------------------|--|------------------|
| 1. | ZAHER, QASSEM H 1727 CEDAR GROVE RD CONLEY, GA 30288 | | | Handling Charge - if Registered and over \$50,000 in value | | | | | | | | | | | |
| 2. | | | | | | | | | | | | | | | |
| 3. | LESTAGEZ, CAMERON 4305 CONLEY LNDG CONLEY, GA 30288 | | | | | | | | | | | | | | |
| 4. | | | | | | | | | Adult Signature Required | Adult Signature Restricted Delivery | Restricted Delivery | Return Receipt | Signature Confirmation | Signature Confirmation Restricted Delivery | Special Handling |
| 5. | GLENN, WENDELL 4228 APPLE CIR CONLEY, GA 30288 | | | | | | | | | | | | | | |
| 6. | RASTON, RICKEY L. 4225 APPLE CIR CONLEY, GA 30288 | | | | | | | | | | | | | | |
| 7. | | | | | | | | | | | | | | | |
| 8. | DOWNING, TROY L. 1728 CONLEY TRCE CONLEY, GA 30288 | | | | | | | | | | | | | | |

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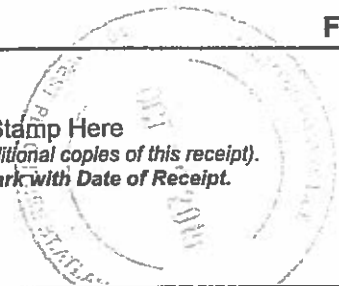


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 Suite 390N
 Atlanta, GA 30309

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|------------------------------|--|---------|---------------------|--|----------------------------|---------------|-------------------|---------|----------|--------|--------|--------|----------|--------|--|
| 1. | HOLMES, JAMES E. 4216 APPLE CIR CONLEY, GA 30288 | | | Handling Charge - if Registered and over \$50,000 in value | | | | | | | | | | | |
| 2. | | | | | | | | | | | | | | | |
| 3. | NELSON, MONTAL 4233 APPLE CIR CONLEY, GA 30288 | | | | | | | | | | | | | | |
| 4. | | | | | | | | | | | | | | | |
| 5. | DL PROPERTIES OF GEORGIA LLC 4388 CONLEY RD CONLEY, GA 30288 | | | | | | | | | | | | | | |
| 6. | HAYNES, YOHANCE 4217 APPLE CIR CONLEY, GA 30288 | | | | | | | | | | | | | | |
| 7. | | | | | | | | | | | | | | | |
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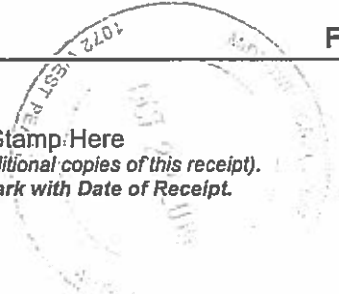


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 Atlanta, GA 30309

Check type of mail or service

| | |
|--|---|
| <input type="checkbox"/> Adult Signature Required | <input type="checkbox"/> Priority Mail Express |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail |
| <input type="checkbox"/> Certified Mail | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation |
| <input type="checkbox"/> Collect on Delivery (COD) | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Priority Mail | |

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|------------------------------|---|---------|---------------------|--|----------------------------|---------------|-------------------|---------|--------------------------|-------------------------------------|---------------------|----------------|------------------------|--|------------------|
| 1. | PERRY, CARLTON R. 4213 APPLE CIR CONLEY, GA 30288 | | | Handling Charge - if Registered and over \$50,000 in value | | | | | | | | | | | |
| 2. | | | | | | | | | | | | | | | |
| 3. | COWAN, J. HARRIETT 1631 CEDAR GROVE RD CONLEY, GA 30288 | | | | | | | | | | | | | | |
| 4. | | | | | | | | | Adult Signature Required | Adult Signature Restricted Delivery | Restricted Delivery | Return Receipt | Signature Confirmation | Signature Confirmation Restricted Delivery | Special Handling |
| 5. | SPARROW, GARY H. 1711 CEDAR GROVE RD CONLEY, GA 30288 | | | | | | | | | | | | | | |
| 6. | | | | | | | | | | | | | | | |
| 7. | TREGRE, BERYL R. 4221 APPLE CIR CONLEY, GA 30288 | | | | | | | | | | | | | | |
| 8. | | | | | | | | | | | | | | | |

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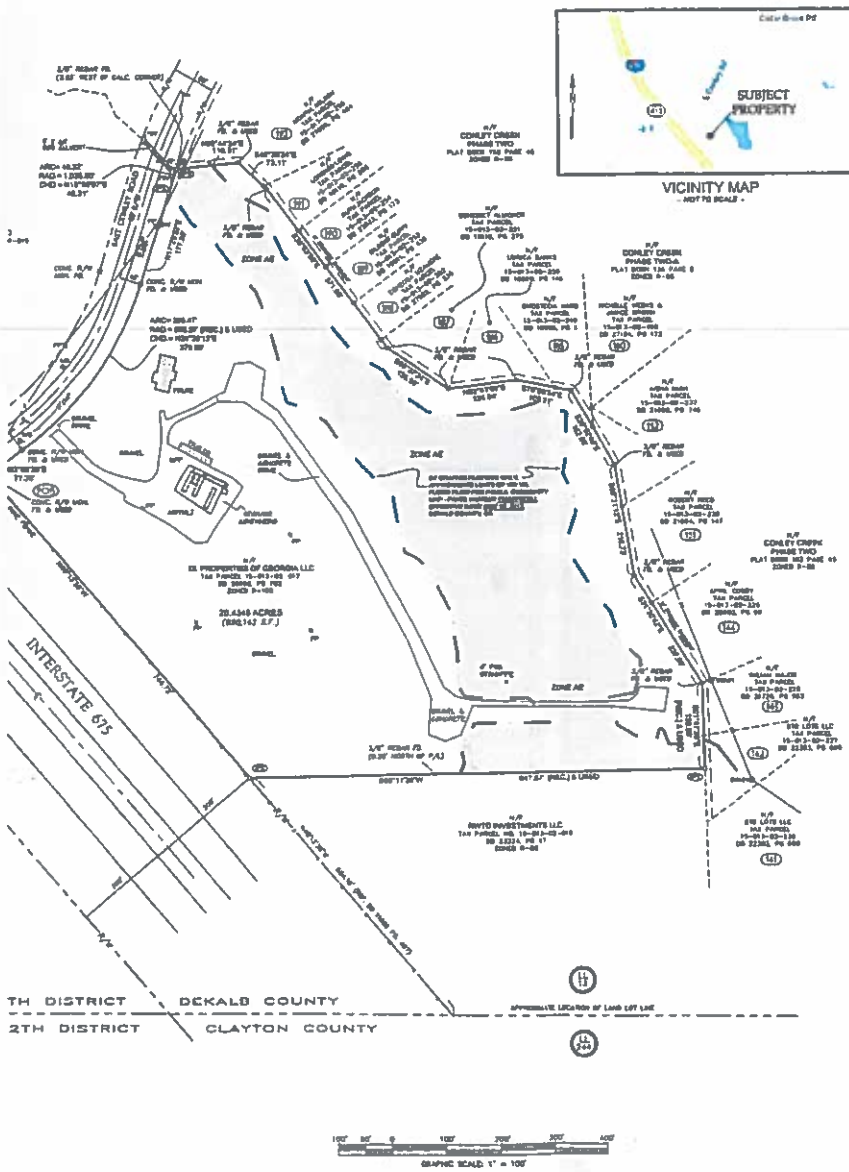
Sign In Sheet

10-28-19
Neighborhood Mtg.

| Name | Telephone Number | E-Mail Address | Address |
|--------------------------|------------------|---|--|
| Charles Lewis | 678-878-8759 | clewis9486@bellsouth.net | E. Conley Rd |
| GARY SPARROW | 678-898-4529 | garysparrow81@gmail.com | Cedar Grove Ln. |
| DONNA SPARROW | " " | " " | |
| Colleen Thomas | 347 6478344 | ColleenThomas6@icloud.com | 1978 Shelter Rock Dr. |
| Christopher Williams | (770) 289-1153 | chrisdow11@hotmail.com | 4309 E. Conley Rd Conley Ga. 30298 |
| Lisa Perry | 404-925-6744 | lisaperry10@yahoo.com | 1993 Shelter Rock Dr |
| April Cosby | 404-644-1342 | | 1972 Shelter Rock Dr |
| CARLTON PERRY | 917 541 1957 | cip229@msn.com | 4213 Apple Cir Conley |
| Mia Harry E. Holley, Sr. | 404-243-9576 | holleytab@aol.com | 4319 Clarion Dr. |
| Anthony Veston | 404-427-9811 | westonholley3000@gmail.com 4431 Cedar Grove | 3204 Clifton Church Rd |
| William Brooks | 678-614-5038 | | 1925 Boulder Gate Dr. Ellenwood Ga. |
| Michelle Charles | 404 822 2069 | mwilkins21@yahoo.com | 1763 Lake Edge Circle Conley, GA |
| | | | |

Sign In Sheet

| Name | Telephone Number | E-Mail Address | Address |
|-----------------|------------------|--------------------------|--|
| Steve Bange | 404 315 9996 | toy boy z 01@yahoo.com | 4323 Conley Lds Conley 30288 |
| Mark A Driggers | 678-612-6349 | Mdrigger@yahoo.com | 4323 Conley Landing Conley, GA 30288 |
| * Wendell Glenn | 404 675 1373 | glennwendell@live.com | 4228 Apple Circle Conley GA 30288 |
| Willie Mike | 404 673 4962 | duviddance2002@yahoo.com | 3203 Clifton Church Rd |
| Gary Charles | 340-204-4177 | garydcharles@yahoo.com | 1763 Lake Edge Circle Conley GA -30288 |
| Melva Banks | 678-799-1218 | BanksCru@aol.com | 4386 Creek Bend Circle Conley, Ga 30288 |
| Reginald Banks | 678-799-1214 | ↓ | ↓ |
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| | | | |
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LEGAL DESCRIPTION

BEARING AT A CONCRETE RIGHT OF WAY MONUMENT POINT AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF EAST COCKLEY ROAD SOUTHFOOT RIGHT OF WAY WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 675 PER FOOT RIGHT OF WAY WIDTH.

THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF EAST COCKLEY ROAD, NORTH 63 DEGREES 55 MINUTES 20 SECONDS EAST, A DISTANCE OF 17.38 FEET TO A CONCRETE RIGHT OF WAY MONUMENT POINT.

THENCE CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF EAST COCKLEY ROAD, NORTH 11 DEGREES 28 MINUTES 20 SECONDS EAST, A DISTANCE OF 117.28 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "S&A RLS 2387").

THENCE CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF EAST COCKLEY ROAD, ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 182.57 FEET (SAID CURVE HAVING A RADIUS OF 103.27 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 38 DEGREES 13 MINUTES 20 SECONDS EAST, 57.50 FEET) TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "S&A RLS 2387").

THENCE LEAVING SAID SOUTHWESTERLY RIGHT OF WAY LINE OF EAST COCKLEY ROAD, NORTH 63 DEGREES 55 MINUTES 20 SECONDS EAST, A DISTANCE OF 176.24 FEET TO A 1/2" REBAR POINT.

THENCE SOUTH 48 DEGREES 30 MINUTES 20 SECONDS EAST, A DISTANCE OF 371.85 FEET TO A 3/4" REBAR POINT.

THENCE SOUTH 68 DEGREES 37 MINUTES 24 SECONDS EAST, A DISTANCE OF 126.00 FEET TO A 3/4" REBAR POINT.

THENCE NORTH 82 DEGREES 41 MINUTES 16 SECONDS EAST, A DISTANCE OF 134.14 FEET TO A 3/4" REBAR POINT.

THENCE SOUTH 76 DEGREES 50 MINUTES 14 SECONDS EAST, A DISTANCE OF 182.71 FEET TO A 3/4" REBAR POINT.

THENCE SOUTH 55 DEGREES 52 MINUTES 49 SECONDS EAST, A DISTANCE OF 162.20 FEET TO A 3/4" REBAR POINT.

THENCE SOUTH 88 DEGREES 31 MINUTES 12 SECONDS EAST, A DISTANCE OF 218.73 FEET TO A 3/4" REBAR POINT.

THENCE SOUTH 31 DEGREES 30 MINUTES 43 SECONDS EAST, A DISTANCE OF 227.90 FEET TO A 3/4" REBAR POINT.

THENCE SOUTH 69 DEGREES 41 MINUTES 39 SECONDS EAST, A DISTANCE OF 168.50 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "S&A RLS 2387").

THENCE SOUTH 69 DEGREES 11 MINUTES 30 SECONDS WEST, A DISTANCE OF 847.27 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "S&A RLS 2387").

THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 675, NORTH 48 DEGREES 13 MINUTES 20 SECONDS WEST, A DISTANCE OF 741.75 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S REFERENCES

1. PLAT OF PHASE TWO COCKLEY CREEK FOR DEVELOPMENT CO, LLC PREPARED BY HAYES & BROWNE ENGINEERS, INC. DATED OCTOBER 16, 2004. RECORDED IN PLAT BOOK 132, PAGES 60-62. DEKALB COUNTY RECORDS.
2. PLAT OF PHASE THREE COCKLEY CREEK FOR DEVELOPMENT CO, LLC PREPARED BY HAYES & BROWNE ENGINEERS, INC. DATED OCTOBER 16, 2004. RECORDED IN PLAT BOOK 132, PAGES 63-65. DEKALB COUNTY RECORDS.
3. RECORD OF WAY MAP PREPARED BY GEORGIA DEPARTMENT OF TRANSPORTATION, PROJECT 1475-0411 CT'S DATED SEPTEMBER 12, 1988.

SURVEYOR'S NOTES

1. A TOPCON ST-103 TOTAL STATION, TOPCON TRANSFORMING EQUIPMENT, A 300 FOOT TAPE, AND TRIMBLE 6700 SERIES EQUIPMENT WERE USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS FOR THIS SURVEY.
2. THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 50,000 FEET. AN ANGULAR ERROR OF 10 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
3. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.
4. THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 READJUSTED IN 1996 BASED UPON THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 BASED UPON THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 BASED UPON THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988.
5. ALL LOT CORNERS MONUMENTED WITH 1/2" REBAR OR 1/2" REBAR SET WITH SURVEYOR'S CAP SET (STAMPED "S&A RLS 2387") UNLESS OTHERWISE NOTED.
6. THE PRIMA OF S&A & ASSOCIATES, INC. DOES NOT EXTEND TO THE CORRECTNESS OR ACCURACY OF THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN HEREON.

S&A ASSOCIATES, INC.
PROFESSIONAL SURVEYORS
117 ANNEVILLE DRIVE, SUITE 200, GAITHERSBURG, MD 20878
PH: 301-751-3842
WWW.SANDASSOCIATES.COM

BOUNDARY SURVEY FOR D.L. PROPERTIES OF GEORGIA, LLC



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