



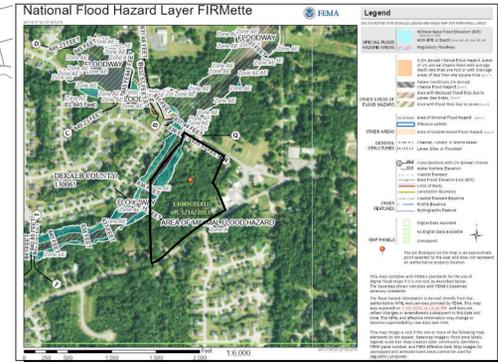
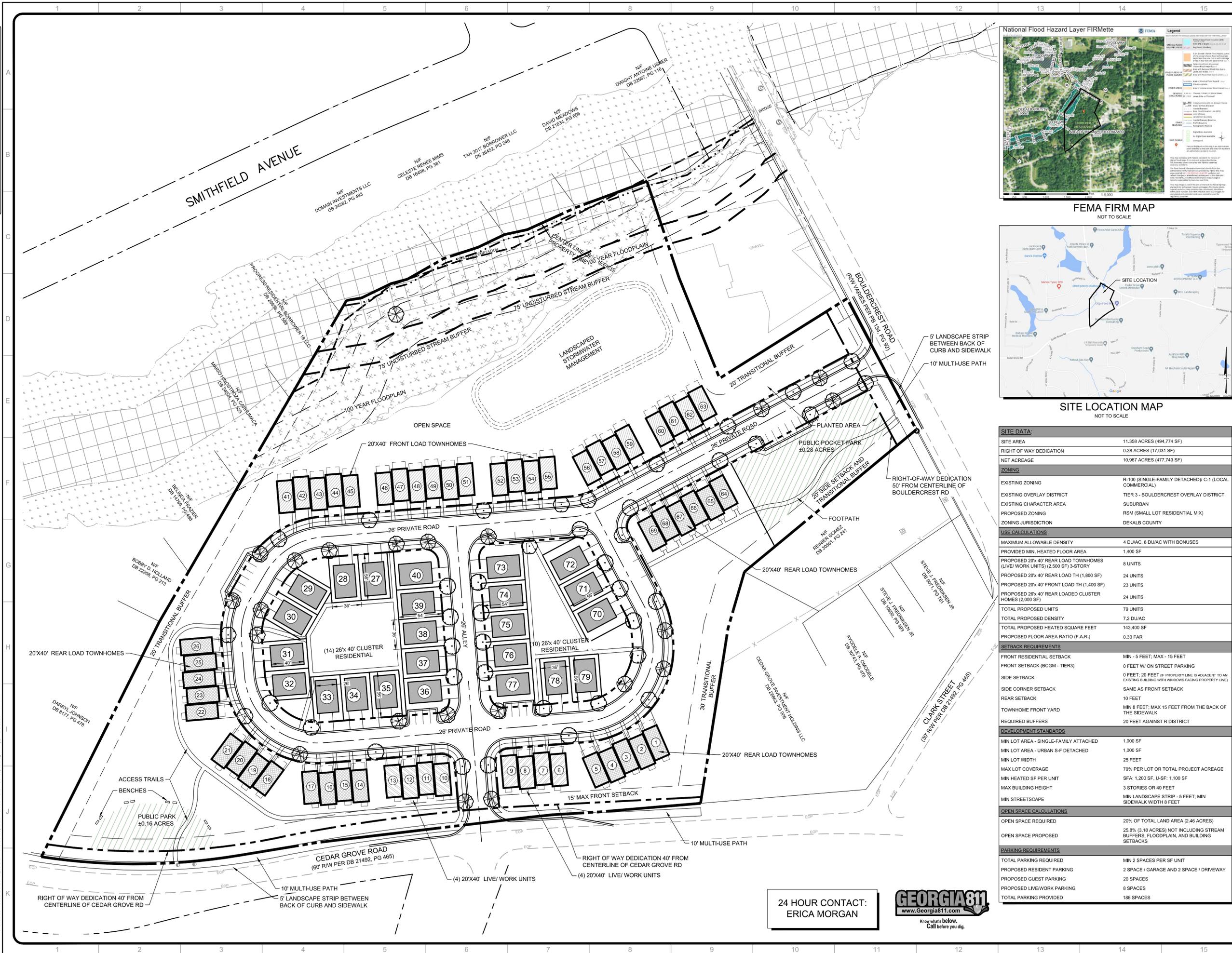
neighborhoods” (Section 3.39.2.C, Bouldercrest Overlay District). With appropriate zoning conditions the project is also consistent with the following goals, strategies, and guiding principles of the 2050 Comprehensive Plan: 1. Maximum density of eight dwelling units per acre; 2. New development should be designed to preserve existing undeveloped greenspace including the provision of cluster development; 3. Promotion of streetscaping and a strong public realm; 4. Protect existing single-family neighborhoods through appropriate transitions, buffers, and infill development; 5. Provide a variety of housing options for County residents; 6. Development should prioritize sustainability and the preservation of DeKalb County’s dwindling natural spaces and undeveloped areas; and 7. Promote healthy living within neighborhoods by incorporating a pedestrian environment that encourages socialization, walking, biking, and connectivity (page 29 and 47, 2050 Comprehensive Plan).

While there is a significant amount of open space provided, the BOD requires that all open space be publicly accessible and provide connections from public sidewalks and adjacent parks/open space. The applicants updated plan (dated 3/6/25) now shows these open spaces are connected and accessible. Additionally, the updated plan has addressed the minor technical issues from Planning Department Staff mentioned at the March Planning Commission meeting, although relatively minor variances may be necessary. Therefore, it is the recommendation of the Planning & Sustainability Department that the application be “Approved” with the following conditions.

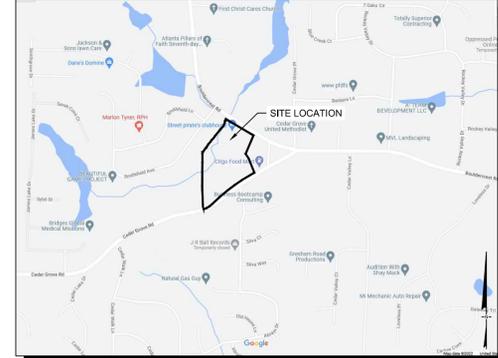
1. There shall be a mixture of single-family detached cluster homes, single-family attached townhomes and live-work units constructed at the Site. The maximum number of residential dwelling units must not exceed 79 units. No less than 25% of the Site shall be maintained as open space, this shall not include stream buffers and floodplain areas. Any request to increase the number of units shall be deemed a major change and thus, subject to major modification procedures, per Section 7.3.10 of the DeKalb County Zoning Ordinance.
2. There shall be general compliance with the locations of single-family cluster homes, single-family attached townhomes, live-work units, open space, and two pocket parks shown on the approved site plan, dated March 6, 2025, entitled “*Bouldercrest Road @Cedar Grove Road Conceptual Master Plan*” by PEC Planners & Engineers Collaborative. To the extent that there is any conflict between the site plan and the other approved conditions, the written conditions shall control. To the extent there is any conflict between the site plan and the *DeKalb County Zoning Ordinance*, the Zoning Ordinance shall prevail. Changes to the location of homes due to significant engineering, topography, or archaeological challenges shall be permitted.
3. The approval of this SLUP application by the Board of Commissioners shall have no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals or other entity whose decision should be based on the merits of the application under review by such entity.
4. General consistency with the live-work, townhomes, and single-family cluster conceptual elevations prepared by Eric Morgan submitted to the Planning & Sustainability Department on February 26, 2025 a copy of which is attached hereto as Exhibit A, subject to the requirements set forth in Section 3.39.6 of the DeKalb County Zoning Ordinance. Consistent with the submitted elevations, the live-work units must show a distinctive office architecture on the bottom floor and residential on the top floors. When viewed from any street, the bottom floor should look like its designed to be a commercial/retail/office space.
5. Consistent with the Site Plan dated March 6, 2025, pedestrian trails which connect the project to the open space and park areas from Bouldercrest Road and Cedar Grove Road shall be provided prior to the issuance of any building permits.

6. All internal streets shall be private. Transportation improvements including but not limited to right-of-way dedications, landscape strips, sidewalks/multi-use paths shall be as required by the DeKalb County Transportation Department.
7. All housing units built in the development shall be “solar ready” and have electric service panels with sufficient capacity to accommodate electric vehicle charging within any attached garages and solar roof panels. The electrical panel shall be sized to accommodate a 40- amp double pole breaker on the opposite end of the panel labeled “reserved for solar”. A minimum of one 240 V AC plug will be installed in each attached garage to accommodate electric vehicle charging. Details for each home shall be provided during building permit review.
8. Prior to the issuance of any certificates of occupancy, the two pocket parks shall be completed.

This drawing is the property of Planners and Engineers Collaborative and is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative



FEMA FIRM MAP  
NOT TO SCALE



SITE LOCATION MAP  
NOT TO SCALE

SITE DATA:	
SITE AREA	11.358 ACRES (494,774 SF)
RIGHT OF WAY DEDICATION	0.38 ACRES (17,031 SF)
NET ACREAGE	10.967 ACRES (477,743 SF)
ZONING	
EXISTING ZONING	R-100 (SINGLE-FAMILY DETACHED) C-1 (LOCAL COMMERCIAL)
EXISTING OVERLAY DISTRICT	TIER 3 - BOULDERCREST OVERLAY DISTRICT
EXISTING CHARACTER AREA	SUBURBAN
PROPOSED ZONING	RSM (SMALL LOT RESIDENTIAL MIX)
ZONING JURISDICTION	DEKALB COUNTY
USE CALCULATIONS	
MAXIMUM ALLOWABLE DENSITY	4 DU/AC, 8 DU/AC WITH BONUSES
PROVIDED MIN. HEATED FLOOR AREA	1,400 SF
PROPOSED 20'x40' REAR LOAD TOWNHOMES (LIVE/WORK UNITS) (2,500 SF) 3-STORY	8 UNITS
PROPOSED 20'x40' REAR LOAD TH (1,800 SF)	24 UNITS
PROPOSED 20'x40' FRONT LOAD TH (1,400 SF)	23 UNITS
PROPOSED 26'x40' REAR LOADED CLUSTER HOMES (2,000 SF)	24 UNITS
TOTAL PROPOSED UNITS	79 UNITS
TOTAL PROPOSED DENSITY	7.2 DU/AC
TOTAL PROPOSED HEATED SQUARE FEET	143,400 SF
PROPOSED FLOOR AREA RATIO (F.A.R.)	0.30 FAR
SETBACK REQUIREMENTS	
FRONT RESIDENTIAL SETBACK	MIN - 5 FEET; MAX - 15 FEET
FRONT SETBACK (BCGM - TIER3)	0 FEET W/ ON STREET PARKING
SIDE SETBACK	0 FEET; 20 FEET (IF PROPERTY LINE IS ADJACENT TO AN EXISTING BUILDING WITH WINDOWS FACING PROPERTY LINE)
SIDE CORNER SETBACK	SAME AS FRONT SETBACK
REAR SETBACK	10 FEET
TOWNHOME FRONT YARD	MIN 8 FEET; MAX 15 FEET FROM THE BACK OF THE SIDEWALK
REQUIRED BUFFERS	20 FEET AGAINST R DISTRICT
DEVELOPMENT STANDARDS	
MIN LOT AREA - SINGLE-FAMILY ATTACHED	1,000 SF
MIN LOT AREA - URBAN S-F DETACHED	1,000 SF
MIN LOT WIDTH	25 FEET
MAX LOT COVERAGE	70% PER LOT OR TOTAL PROJECT ACREAGE
MIN HEATED SF PER UNIT	SFA: 1,200 SF, U-SF: 1,100 SF
MAX BUILDING HEIGHT	3 STORIES OR 40 FEET
MIN STREETSCAPE	MIN LANDSCAPE STRIP - 5 FEET; MIN SIDEWALK WIDTH 8 FEET
OPEN SPACE CALCULATIONS	
OPEN SPACE REQUIRED	20% OF TOTAL LAND AREA (2.46 ACRES)
OPEN SPACE PROPOSED	25.8% (3.18 ACRES) NOT INCLUDING STREAM BUFFERS, FLOODPLAIN, AND BUILDING SETBACKS
PARKING REQUIREMENTS	
TOTAL PARKING REQUIRED	MIN 2 SPACES PER SF UNIT
PROPOSED RESIDENT PARKING	2 SPACE / GARAGE AND 2 SPACE / DRIVEWAY
PROPOSED GUEST PARKING	20 SPACES
PROPOSED LIVE/WORK PARKING	8 SPACES
TOTAL PARKING PROVIDED	186 SPACES

P: (770) 451-2741 F: (770) 451-3915



Planners & Engineers Collaborative+  
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING  
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES  
350 RESEARCH COURT STE 200  
PEACHTREE CORNERS, GA 30092

PROJECT

## BOULDERCREST RD @ CEDAR GROVE RD

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT  
3345 BOULDERCREST RD  
2098, 2124 CEDAR GROVE RD  
ELLENWOOD GEORGIA, 30294, 30288  
DEKALB COUNTY JURISDICTION

FOR  
KBD DEVELOPMENT, LLC

MUNICIPALITY PROJECT #

### REVISIONS

NO.	DATE	BY	DESCRIPTION

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

**PRELIMINARY**  
NOT TO BE RELEASED FOR CONSTRUCTION

## CONCEPTUAL MASTER PLAN



SCALE: 1" = 50'  
DATE: 03/06/2025  
PROJECT: 22170.00D

**C6**  
SHEET

24 HOUR CONTACT:  
ERICA MORGAN



J:\2022\22170\00D\DW\Concepts & Exhibits\Concepts\22170.00D\_Site - Concept.dwg - MKpp - 3/6/2025 11:44 AM

**Planning Commission Hearing Date: March 4, 2025**  
**Board of Commissioners Hearing Date: March 27, 2025**

# Exhibit A





# Battle Law

February 2, 2025

VIA Email ([jreid@dekalbcountyga.gov](mailto:jreid@dekalbcountyga.gov))

John Reid, Senior Planner  
DeKalb County Planning & Sustainability Dept.  
178 Sams Street  
Decatur, GA 30030

Re: Amendment to SLUP-24-124917 (Bouldercrest/Cedar Grove Road)

Dear John:

Enclosed please find the following items regarding SLUP-24-124917:

1. Amended and Restated Application Form: The form was modified to updated the contact information for the Applicant, and to add to update the SLUP request to include the following product types: (a) townhomes, (b) cluster homes, and (c) live/work units.
2. Updated Owner Authorization Form
3. Updated Conceptual Master Plan dated January 27, 2025 prepared for KBD Development, LLC for 3345 Bouldercrest Rd, and 2098 & 2124 Cedar Grove Rd by Planners & Engineers Collaborative
4. Updated proposed elevations

Please be advised that I have scheduled a follow-up meeting with the Bouldercrest Community through their representative, Ms. Pat Culp to discuss the updated site plan. The meeting will be held in-person on Thursday, February 6, 2025 at 6:30pm at a location to be determined by Ms. Culp.

Feel free to contact me should you have any questions regarding the enclosed.

Sincerely,



Michèle L. Battle, Esq.  
President/Senior Attorney



# AMENDED AND RESTATED

## DEPARTMENT OF PLANNING & SUSTAINABILITY

### SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing deadline.

Date Received: \_\_\_\_\_ Application No: SLUP-24-1246917

APPLICANT NAME: ERICA MORGAN c/o Battle Law, P.C.

Daytime Phone: 404-601-7616 E-Mail: mlb@battlelawpc.com & jeb@battlelawpc.com

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

Owner Name: Bouldercrest Holdings, LLC

(If more than one owner, attach contact information for each owner)

Daytime Phone: 678-956-4944 E-Mail: cmcholdingsllc@gmail.com

Mailing Address: P.O. Box 20465, Atlanta, GA 30325

SUBJECT PROPERTY ADDRESS OR LOCATION: 2098 & 2124 Cedar Grove Rd, Conley, GA 30288

\_\_\_\_\_ DeKalb County, GA \_\_\_\_\_

Parcel ID: 15 021 01 015 & 15 021 01 016 Acreage or Square Feet: 11.1 acres Commission Districts: 3 & 6

Existing Zoning: Tier 3 Proposed Special Land Use (SLUP): Cluster Homes/Townhomes/Live-Work Units  
Bouldrecrest Overlay

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

Owner: \_\_\_\_\_ Agent: X

Signature of Applicant:



DEPARTMENT OF PLANNING & SUSTAINABILITY

**AUTHORIZATION**

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

Date: 12/23/2024

TO WHOM IT MAY CONCERN:

(I), (WE) Bouldercrest Holdings, LLC  
Name of owners(s) (If more than one owner, attach a separate sheet)

Being (owner) (owners) of the subject property described below or attached hereby delegate authority to:

Erica Morgan and Battle Law, P.C.  
Name of Agent or Representative

to file an application on (my), (our) behalf.

Kimberly Holmes

NOTARY PUBLIC

Fulton County, GEORGIA

My Commission Expires 11/07/2027

Kimberly Holmes

Notary Public

Bouldercrest Holdings LLC

By:

[Signature], manager

Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

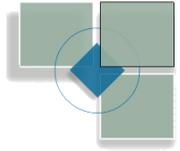






**DeKalb County Department of Planning & Sustainability**

178 Sams Street, Suite 3600  
 Decatur, GA 30030  
 (404) 371-2155 / plansustain@dekalbcountyga.gov



**Planning Commission Hearing Date: September 12, 2024**  
**Board of Commissioners Hearing Date: September 26, 2024**

**STAFF ANALYSIS**

<b>Case No.:</b>	SLUP-24-1246917	<b>Agenda #:</b> 2024-0366
<b>Location/Address:</b>	2098 and 2124 Cedar Grove Road in Ellenwood, Georgia.	<b>Commission District:</b> 3 <b>Super District:</b> 6
<b>Parcel ID:</b>	15-021-01-015,15-021-01-016	
<b>Request:</b>	For a Special Land Use Permit (SLUP) to allow the construction of single-family attached townhomes in the Bouldercrest Overlay District Tier 3 & Soapstone Historic District under RSM (Residential Small Lot Mix) zoning standards.	
<b>Property Owner:</b>	Bouldercrest Holdings, LLC	
<b>Applicant/Agent:</b>	Erica Morgan	
<b>Acreage:</b>	11.2 acres	
<b>Existing Land Use:</b>	Vacant Land	
<b>Surrounding Properties:</b>	Commercial and Single-Family Residential	
<b>Adjacent Zoning:</b>	<b>North:</b> Bouldercrest Overlay Tier 3/R-100 <b>South:</b> Bouldercrest Overlay Tier 3/R-100 <b>East:</b> MR-2 <b>West:</b> C-1 & HR-3	
<b>Comprehensive Plan:</b>	SUB (Suburban)	X <b>Consistent</b> <b>Inconsistent</b>
<b>Proposed Density:</b> 7.8 du/acre		<b>Existing Density:</b> NA
<b>Proposed Units/Square Ft.:</b> 82 single-family attached townhomes		<b>Existing Units/Square Feet:</b> Vacant

**STAFF RECOMMENDATION: FULL CYCLE DEFERRAL**

Due to community concerns raised at the Community Council District 3 meeting, the applicant is requesting a full cycle deferral (see attached) to consider potential changes to the application to address some of the concerns. Therefore, it is the recommendation of the Planning & Sustainability Department that the application be “*Deferred, Full Cycle*”.



# Battle Law

August 28, 2024

Via Email (rlbragg@dekalbcountyga.gov)

Rachel Bragg, Zoning Administrator  
DeKalb County Planning & Sustainability Department  
178 Sams Street  
Decatur, GA. 30030

Re: Deferral Request for SLUP-24-124917

Dear Rachel:

On behalf of the Applicant for the SLUP for 2098 & 2124 Cedar Grove Road, I am respectfully requesting to defer this application one cycle.

Sincerely,

Michele L. Battle, Esq.

## Zoning Comments – May 2024

**N1. 15-193-09-024.** No on-street parking allowed on South Hairston Road or Lost Colony Drive as part of the SLUP comments. IF a Land Development Permits is required for this project- please see infrastructure requirements in Zoning Code 5.4.3 and Land Development Code 14-190. South Hairston Road is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip (with at least 5 feet between the back of curb and the sidewalk/path) 6 foot sidewalk with 4 foot bike lanes OR (preferred) 10 foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)) Lost Colony Drive is classified as a local road. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). No poles may remain within the limits of the path/sidewalk on either street.

**N2. 16-102-03-014.** No comment on SLUP

**N3. 15-154-01-095.** No Comment on SLUP. Shamrock Drive and Kennard Lane are both classified as local roads. IF a Land Development Permit is required for this project- please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). No poles may remain within the limits of the path/sidewalk on either street.

**N4. 18-028-03-003** No comment on SLUP. IF a Land Development Permits is required for this project- please see infrastructure requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Mountain Harbor is classified as a local road. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). No poles may remain within the limits of the path/sidewalk.

**N5. 18-050-14-021.** For SLUP: add concrete island to protect the power pole in front of 558. IF a Land Development Permits is required for this project- please see infrastructure requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Medlock Road is classified as a local road. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). No poles may remain within the limits of the path/sidewalk.

**N6. 15-021-01-015 & 15-021-01-016.** In Overlay District. Where overlay is silent- the Zoning Code and Land Development Codes are applied. All interior neighborhood streets are to be private. Existing house driveway must be discussed further. Intentions of this structure unknown at this time. Bouldercrest Rd is classified as a major arterial Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip (with at least 5 feet between the back of curb and the sidewalk/path) 6 foot sidewalk with 4 foot bike lanes OR (preferred) 10 foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)) Cedar Grove Road is classified as a minor arterial. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with 6 foot sidewalk with 4 foot bike lanes OR (preferred) 10 foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov))

**N7. 16-094-01-074, 16-094-01-075, 16-094-01-076.** No Comment on SLUP. IF a Land Development Permits is required for this project- please see infrastructure requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Paul Road is classified as a local road. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)).

**N8 & 9. 3901 Durham Park Road.** Applicant is required complete all items in the Atlanta Regional Commission's Attachment A in the Notice of Decision, once approved, in addition to requirements of the Zoning Code, Land Development Code and PW-Transportation Division. Durham Park Road is classified as a local road. However, a 10-foot multiuse path will be required along the frontage due to the direct multimodal connection to the MARTA station. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip between the back of curb and the 10-foot multiuse path. Requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). Coordination with the GDOT Major Mobility Investment Program (MMIP) I-285 Managed Lane Project is required. (Tim W. Matthews, State Express Lanes Administrator, [TMatthews@dot.ga.gov](mailto:TMatthews@dot.ga.gov) or Xavier James at [xjames@dot.goa.gov](mailto:xjames@dot.goa.gov).) MARTA is required to construct a multi-use path, at least 10 feet in width, through the property to connect Durham Park Road to Redan Road.



04/03/2024

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.

**DeKalb County Board of Health**  
445 Winn Way – Box 987  
Decatur, GA 30031  
404.294.3700 • [www.dekalbhealth.net](http://www.dekalbhealth.net)

# DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

4/1/2024

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N.4

2024-0363 SLUP-24-1246908 18-028-03-003

598 Mountain Harbor, Stone Mountain, GA 30087

Amendment

- Please review general comments.
- DeKalb County Public Health prohibits use of on-site sewage disposal systems for child or adult day care facilities with more than six (6) clients.

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N.5

2024-0365 Z-24-1246908 18-028-03-003

558 Medlock Road, Decatur, GA 30030

Amendment

- Please review general comments.
- Note: There are indications of septic installed on several surrounding properties.

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N.6

2024-0366 SLUP-24-1246917 15-021-01-015 & 15-021 01 016

2098 & 2124 Cedar Grove Road, Conley, GA 30288

Amendment

- Please review general comments.
- Septic installed on property 2098 in 3/28/66 and 2124 on 7/11/69.

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N.7

2024-0366 / CZ-24-1246919 16 094 01 074; 16 094 01 075; 16 094 01 076

6020,6038, and 6048 Paul Road, Lithonia, GA 30058

Amendment

- Please review general comments.



**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

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

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**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**

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- **Storm Water Management**

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- **Flood Hazard Area/Wetlands**

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- **Landscaping/Tree Preservation**

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- **Tributary Buffer**

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- **Fire Safety**

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**DEKALB COUNTY  
GOVERNMENT PLANNING  
DEPARTMENT DISTRIBUTION  
FORM**

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

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

Case No.: \_\_\_\_\_ Parcel I.D. #: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**WATER:**

Size of existing water main: \_\_\_\_\_ (adequate/inadequate)

Distance from property to nearest main: \_\_\_\_\_ Size of line required, if inadequate: \_\_\_\_\_  
\_\_\_\_\_

**SEWER:**

Outfall Servicing Project: \_\_\_\_\_

Is sewer adjacent to property: Yes \_\_\_\_ No \_\_\_\_ If no, distance to nearest line: \_\_\_\_\_

Water Treatment Facility: \_\_\_\_\_ adequate \_\_\_\_ inadequate \_\_\_\_

Sewage Capacity: \_\_\_\_\_ (MGPD) Current Flow: \_\_\_\_\_ (MGPD)

**COMMENTS:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: \_\_\_\_\_



**DEKALB COUNTY  
GOVERNMENT PLANNING  
DEPARTMENT DISTRIBUTION  
FORM**

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

**COMMENTS FORM:  
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLUP-24-1246917 Parcel I.D. #s: 15-021-01-015, 15-021-01-016

Address: 2098 and 2124 Cedar Rd, Conley, GA 30288

Adjacent Roadway (s):

(classification) (classification)

Capacity (TPD) \_\_\_\_\_  
Latest Count (TPD) \_\_\_\_\_  
Hourly Capacity (VPH) \_\_\_\_\_  
Peak Hour. Volume (VPH) \_\_\_\_\_  
Existing number of traffic lanes \_\_\_\_\_  
Existing right of way width \_\_\_\_\_  
Proposed number of traffic lanes \_\_\_\_\_  
Proposed right of way width \_\_\_\_\_

Capacity (TPD) \_\_\_\_\_  
Latest Count (TPD) \_\_\_\_\_  
Hourly Capacity (VPH) \_\_\_\_\_  
Peak Hour. Volume (VPH) \_\_\_\_\_  
Existing number of traffic lanes \_\_\_\_\_  
Existing right of way width \_\_\_\_\_  
Proposed number of traffic lanes \_\_\_\_\_  
Proposed right of way width \_\_\_\_\_

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7<sup>th</sup> Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the \_\_\_\_\_ square foot place of worship building would generate \_\_\_\_\_ vehicle trip ends, with approximately \_\_\_\_\_ peak hour vehicle trip ends.

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

COMMENTS: Did not see any traffic engineering concerns  
at this time.

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Signature: Jerry White



**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

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

**REZONE  
COMMENTS FORM:**

**PUBLIC WORKS ROAD AND DRAINAGE**

Case No.: \_\_\_\_\_ Parcel I.D. #: \_\_\_\_\_

Address: \_\_\_\_\_

Drainage Basin: \_\_\_\_\_

Upstream Drainage Area: \_\_\_\_\_

Percent of Property in 100-Year Floodplain: \_\_\_\_\_

Impact on property (flood, erosion, sedimentation) under existing zoning: \_\_\_\_\_

Required detention facility(s): \_\_\_\_\_

**COMMENTS:**

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Signature: Akin A. Akinsola



DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing deadline.

Date Received: \_\_\_\_\_

Application No: \_\_\_\_\_

APPLICANT NAME: Erica Morgan

Daytime Phone: 404-840-2494

E-Mail: permits@morgandesignstudios.com

Mailing Address: P O Box 43294 Atlanta GA 30311

Owner Name: Bouldercrest Holdings, LLC

(If more than one owner, attach contact information for each owner)

Daytime Phone: (678)956-4944

E-Mail: cmcholdingsllc@gmail.com

Mailing Address: P O Box 20465 Atlanta GA 30325

SUBJECT PROPERTY ADDRESS OR LOCATION 2098 & 2124 Cedar Grove Rd, Conley, GA 30288

DeKalb County, GA \_\_\_\_\_

Parcel ID: 1502101016  
1502101015 Acreage or Square Feet: 11

Commission Districts: 3

Existing Zoning: Bouldercrest Overlay District (BOD) Tier 3 /R-100  
Proposed Special Land Use (SLUP): RSM

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

Owner: \_\_\_\_\_ Agent: X

Signature of Applicant: \_\_\_\_\_

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

Chief Executive Officer  
Michael Thurmond

Interim Director  
Cedric Hudson

**SPECIAL LAND USE PERMIT (SLUP) APPLICATION CHECKLIST**

**EMAIL COMPLETED PACKET IN ONE (1) PDF to PLANNER**

- 1. Schedule a mandatory **Pre-Application Conference** with Planning & Sustainability staff by appointment. Pre-Application form (to be completed in pre-application meeting). Please email [lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov) for appointment.
- 2. Hold a **Pre-Submittal Community Meeting** with surrounding neighborhood associations and residents. Provide documentation of the meeting (meeting notice and sign in sheets). Letter(s) from homeowners' association(s) may also be provided.
- 3. Submit: **Application** - Submit 1 complete, combined PDF version via email or flash drive. Please assemble materials in the following order:
  - A. **Application form** with name and address of applicant and owner, and address of subject property;
  - B. **Pre-submittal community meeting notice and sign-in sheet** and other documentation of meeting, if any;
  - C. **Letter of application and impact analysis**
    - 1. **Letter of application** identifying a) the proposed zoning classification, b) the reason for the rezoning or special use or modification request, c) the existing and proposed use of the property, d) detailed characteristics of the proposed use (e.g., floor area, height of building(s), number of units, mix of unit types, number of employees, manner and hours of operation), d)(optional) statement of conditions discussed with the neighborhood or community, if any.
    - 2. **Impact analysis** of the anticipated impact of the proposed use and rezoning on the surrounding properties in response to the standards and factors specified in Article 7.3 of the DeKalb County Zoning Ordinance, as attached. If a Major Modification, please include previously approved conditions and Board of Commissioner meeting minutes.
  - D. **Authorization Form**, if applicant is not the owner. Must be signed by all owners of the subject property and notarized. Authorization must contain the mailing address and phone number of any applicant or agent who is authorized to represent the owner(s) of the subject property. Please include warranty deed, if property ownership is less than 2 years.
  - E. **Campaign disclosure statement** (required by State law).
  - F. **Legal boundary survey** of the subject property, (showing boundaries, structures, and improvements), prepared and sealed within the last year by a professional engineer or land surveyor registered in the State of Georgia. *(If survey shows property on opposite sides of a public street right-of-way, file a separate application for each property.)*
  - G. **Site Plan**, printed to scale, folded, of any existing and or proposed development/redevelopment. For projects larger than 1 acre, site plan should be at least 1:50 scale. The site plan must include the following
    - a. boundaries of subject property;
    - b. dimensioned access points and vehicular circulation drives;
    - c. location of all existing and proposed buildings, structures, setbacks and parking;
    - d. location of 100-year floodplain and any streams;
    - e. notation of the total acreage or square footage of the subject property;
    - f. landscaping, tree removal and replacement, buffer(s); and
    - g. site plan notes of building square footages, heights, density calculations, lot coverage of impervious surfaces, parking ratios, open space calculations, and other applicable district standards.
  - H. **Written Legal Description** of metes and bounds of the subject property (can be printed on site plan or survey).
  - I. **Building Form Information**. Elevation (line drawing or rendering), or details of proposed materials, in compliance with Article 5 of the Zoning Ordinance.
  - J. **Completed, signed Pre-application Form** (Provided at pre-application meeting.)

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

2. Provide documentation of the meeting (meeting notice and sign in sheets).

1. Community Meeting Flyer
2. Mailing Addresses
3. Email Addresses
4. Screenshot from Zoom Meeting

# Bouldercrest Cedar Grove Project

Property Owner,

**Please Join Us At Our Community Meeting To Discuss  
The Special Land Use Application to Allow For The Development of Fee  
Simple Single Family Attached Townhomes.**

When: February 16, 2024

Time : 6:00 pm est

Register in advance for this meeting:

Scan the QR Code:



**Property Located at:  
2098 & 2124 Cedar Grove Road**

For more Information Contact

Erica Morgan

Phone: 404.840.2494

Email: [info@morgandesignstudios.com](mailto:info@morgandesignstudios.com)

## Zoom Step by Step Instructions

Go to <https://us06web.zoom.us/meeting/register/tZEvcOCsqDspE9Yx5jCiXqeh6Bpf6rH6B0F7> and Enter the Meeting ID that you have been provided with in the appropriate field and click "Join" (the meeting ID will be a 9 digit or 10 digit number)  
**(Meeting ID:852 7946 0392)**

### If joining from a mobile Device

If you are joining from a mobile device (Android smartphone/tablet, Apple iPhone/iPad) then it will simply prompt you to download the Zoom Cloud Meeting app from the App/Play Store.

### If joining from a computer

When entering a Zoom meeting for the first time from a computer you may need to download a small application file. This process is easy to complete on all commonly used browsers. Google Chrome should automatically download the file.

Just before Entering the meeting you will be prompted to enter a display name. This name is simply to identify you in the meeting.

### Join Audio via Computer

You will then be prompted how you wish to join your audio. If you wish to join audio via the telephone, follow the instructions further down, otherwise simply select Join Computer by Audio.

### Join Audio via Telephone

Dial in as using the number provided, however after entering the Meeting ID, you will be prompted to enter your Participant ID/Password. Simply enter this number followed by # and the video audio will then be synchronized.

### Raising Your Hand

As the non-speaker, if you wish to ask a question or make a point during the meeting it's good protocol to use the "Raise Hand" facility.

If the tool bar is not showing at the bottom of the Zoom window, place your cursor over the Zoom window so it appears and select the "Participants" icon.

A window listing other participants will appear, there is also a "Raise Hand" icon, click the icon to make it known to the Host that you would like to raise your hand.

If you wish to lower your hand, click the "Lower Hand" icon that will have replaced the "Raise Hand" icon.

### Leave Meeting

To leave a meeting from Zoom on your desktop, select "End Meeting" then "Leave Meeting."

### QR Code Instructions:

On your compatible iPhone, Android phone or tablet, open the built-in camera app. Point the camera at the QR code. Tap the banner that appears on your Android phone or tablet. Follow the instructions on the screen to finish signing in.

**DEKALB COUNTY COMMUNITY COUNCIL ROSTERS**

<b>Member Name</b>	<b>Email</b>
<b>Community Council District 1</b>	
Bob Espy	<a href="mailto:respy49779@aol.com">respy49779@aol.com</a>
Chuck Hunt	<a href="mailto:chuckhunt1972@gmail.com">chuckhunt1972@gmail.com</a>
Bruce Penn	<a href="mailto:pennhastings@yahoo.com">pennhastings@yahoo.com</a>
Jenna Teston	<a href="mailto:jennateston@gmail.com">jennateston@gmail.com</a>
Edgar Tingley	<a href="mailto:ewtingley@gmail.com">ewtingley@gmail.com</a>
Louisa Tovar	<a href="mailto:louisatovar1@gmail.com">louisatovar1@gmail.com</a>
Ben Truman	<a href="mailto:btru404@gmail.com">btru404@gmail.com</a>
<b>Community Council District 2</b>	
Benjamin Bell	<a href="mailto:estusemucho@icloud.com">estusemucho@icloud.com</a>
Ted Daniel, III	<a href="mailto:tedaniel@mindspring.com">tedaniel@mindspring.com</a>
Art Hansen	<a href="mailto:artghansen@gmail.com">artghansen@gmail.com</a>
Mary Hinkel	<a href="mailto:Maryhinkel@comcast.net">Maryhinkel@comcast.net</a>
Bruce MacGregor	<a href="mailto:brucemac@earthlink.net">brucemac@earthlink.net</a>
Tim Miner	<a href="mailto:javasea2635@gmail.com">javasea2635@gmail.com</a>
Louis Myer	<a href="mailto:lmyer@aol.com">lmyer@aol.com</a>
Jim Smith	<a href="mailto:jf1smith@gmail.com">jf1smith@gmail.com</a>
Joel Thomas	<a href="mailto:jthoma31@gmail.com">jthoma31@gmail.com</a>
John Turner	<a href="mailto:jtatltravel@gmail.com">jtatltravel@gmail.com</a>
Allen Venet	<a href="mailto:avenet@bellsouth.net">avenet@bellsouth.net</a>
<b>Community Council District 3</b>	
Chris Anglin	<a href="mailto:canglin@anglingroup.com">canglin@anglingroup.com</a>
B'Randi Armstrong	<a href="mailto:bam3dst@gmail.com">bam3dst@gmail.com</a>
Elfreda Berry	<a href="mailto:elfreda227@att.net">elfreda227@att.net</a>
Alison Clark	<a href="mailto:alisonmiller@gmail.com">alisonmiller@gmail.com</a>
Pat Craig	<a href="mailto:pat.lawrencecraig@gmail.com">pat.lawrencecraig@gmail.com</a>
Peggy Hobdy	<a href="mailto:phtompson3@msn.com">phtompson3@msn.com</a>
Netti Jackson	<a href="mailto:nettiejackson@me.com">nettiejackson@me.com</a>
Jihad Muhammad	<a href="mailto:springgreens.atl@gmail.com">springgreens.atl@gmail.com</a>
Robert Murphy	<a href="mailto:rmurphyga@gmail.com">rmurphyga@gmail.com</a>
Kenneth Wayne Powell	<a href="mailto:pdk-powell@comcast.net">pdk-powell@comcast.net</a>
Willie Pringle	<a href="mailto:tolip209@gmail.com">tolip209@gmail.com</a>
Regenia Roberts	<a href="mailto:regeniarobertsone@gmail.com">regeniarobertsone@gmail.com</a>
Tommy T. Travis	<a href="mailto:Tommyt4dekalb@gmail.com">Tommyt4dekalb@gmail.com</a>
Norma Washington	<a href="mailto:nahwash4ms@aol.com">nahwash4ms@aol.com</a>

CedarGroveRd-BldrcrstRd  
DRB GROUP GEORGIA LLC  
2099 GAITHER RD STE 600  
ROCKVILLE MD 20850

CedarGroveRd-BldrcrstRd  
DRB GROUP GEORGIA LLC  
160 WHITNEY ST  
FAYETTEVILLE GA 30214

CedarGroveRd-BldrcrstRd  
FREDRIKSEN STEVE J JR  
9300 SE 157TH PL  
SUMMERFIELD FL 34491

CedarGroveRd-BldrcrstRd  
LEE NAN-HSIUNG  
2020 CEDAR GROVE RD  
CONLEY GA 30288

CedarGroveRd-BldrcrstRd  
MEADOWS DAVID  
2048 SMITHFIELD AVE  
ELLENWOOD GA 30294

CedarGroveRd-BldrcrstRd  
ROBBINS JAMES  
2097 CEDAR GROVE RD  
CONLEY GA 30288

CedarGroveRd-BldrcrstRd  
SMITH SAMUEL D  
2132 SILVA DR  
CONLEY GA 30288

CedarGroveRd-BldrcrstRd  
NALL EZELL  
2125 SILVA DR  
CONLEY GA 30288

CedarGroveRd-BldrcrstRd  
MILE HIGH BORROWER 1 VALUE LLC  
PO BOX 4090  
SCOTTSDALE AZ 85261

CedarGroveRd-BldrcrstRd  
WHITE CEOLA R  
2007 SMITHFIELD AVE  
ELLENWOOD GA 30294

CedarGroveRd-BldrcrstRd  
BOULDERCREST HOLDINGS LLC  
P O BOX 20465  
ATLANTA GA 30325

CedarGroveRd-BldrcrstRd  
CEDAR GROVE INVESTMENT HOLDING LLC  
P.O. BOX 33795  
DECATUR GA 30033

CedarGroveRd-BldrcrstRd  
GILL STEPHEN B  
4077 SMITHFIELD LN  
ELLENWOOD GA 30294

CedarGroveRd-BldrcrstRd  
OMODELE AYODELE A  
4203 CLARK ST  
CONLEY GA 30288

CedarGroveRd-BldrcrstRd  
WRIGHT ALEXIS  
2036 CEDAR GROVE RD  
CONLEY GA 30280

CedarGroveRd-BldrcrstRd  
RS RENTAL II LLC  
31 HUDSON YARDS  
NEW YORK NY 10001

CedarGroveRd-BldrcrstRd  
BURRELL EARL GORDON  
2107 CEDAR GROVE RD  
ATLANTA GA 30310

CedarGroveRd-BldrcrstRd  
SAFARI ONE ASSET COMPANY LLC  
5001 PLAZA ON THE LAKE STE 200  
AUSTIN TX 78746

CedarGroveRd-BldrcrstRd  
BAILEY MAURICE  
2138 SILVA DR  
CONLEY GA 30288

CedarGroveRd-BldrcrstRd  
TAH MS 2 BORROWER LLC  
1508 BROOKHOLLOW DR  
SANTA ANA CA 92705

CedarGroveRd-BldrcrstRd  
CERRIO DONNA  
2015 SMITHFIELD AVE  
ELLENWOOD GA 30294

CedarGroveRd-BldrcrstRd  
CARHUAMACA MARIO HINOSTROZA  
2008 SMITHFIELD AVE  
ELLENWOOD GA 30294

CedarGroveRd-BldrcrstRd  
FRAZIER BELINDA  
2000 SMITHFIELD AVE  
ELLENWOOD GA 30294

CedarGroveRd-BldrcrstRd  
FREEMAN ERIK  
4175 OLD HOUSE DR  
CONLEY GA 30288

CedarGroveRd-BldrcrstRd  
BOLDEN CAMILLE KUULEI  
4185 OLD HOUSE DR  
CONLEY GA 30288

CedarGroveRd-BldrcrstRd  
SIMMONS ELLIS  
4698 TARA WOODS WAY  
ELLENWOOD GA 30294

CedarGroveRd-BldrcrstRd  
JOY JUANITA T EST PERS REP AND HEIRS  
325 CHESTNUT RD  
COVINGTON GA 30016

CedarGroveRd-BldrcrstRd  
RESICAP GEORGIA OWNER II LLC  
3630 PEACHTREE RD NE  
ATLANTA GA 30326

CedarGroveRd-BldrcrstRd  
ROBINSON SAMUEL  
1991 SMITHFIELD AVE  
ELLENWOOD GA 30294

CedarGroveRd-BldrcrstRd  
SMITHFIELD LLC  
200 MISTLETOE RD  
LOS GATOS CA 95032

CedarGroveRd-BldrcrstRd  
REINIER GOMEZ  
3375 BOULDERCREST RD  
ELLENWOOD GA 30294

CedarGroveRd-BldrcrstRd  
MIMS CELESTE RENEE  
2032 SMITHFIELD AVE  
ELLENWOOD GA 30294

CedarGroveRd-BldrcrstRd  
BLACK JAMES H  
2065 CEDAR GROVE RD  
CONLEY GA 30288

CedarGroveRd-BldrcrstRd  
FISHER FELICIA  
4160 OLD HOUSE DR  
CONLEY GA 30288

CedarGroveRd-BldrcrstRd  
HARRIS BROWN CYDRENA YVONNE  
2111 SILVA DR  
CONLEY GA 30288

CedarGroveRd-BldrcrstRd  
BRUNSON JACKSON SHELIA  
2023 SMITHFIELD AVE  
ELLENWOOD GA 30294

CedarGroveRd-BldrcrstRd  
FORD DUBOIS  
5050 6TH PLACE NE  
WASHINGTON DC 20017

CedarGroveRd-BldrcrstRd  
USHER DWIGHT ANTOINE  
2058 SMITHFIELD AVE  
ELLENWOOD GA 30294

CedarGroveRd-BldrcrstRd  
DOMAIN INVESTMENTS LLC  
950 EAGLES LANDING PKWY STE 487  
STOCKBRIDGE GA 30281

CedarGroveRd-BldrcrstRd  
PARKS ROBYN  
1982 SMITHFIELD AVE  
ELLENWOOD GA 30294

CedarGroveRd-BldrcrstRd  
LYONS ILINA  
2085 CEDAR GROVE RD  
CONLEY GA 30288

CedarGroveRd-BldrcrstRd  
BELL WILLIE FRANK JR  
2117 SILVA DR  
CONLEY GA 30288

CedarGroveRd-BldrcrstRd  
FLOWERS RICKEY  
4184 OLD HOUSE DR  
CONLEY GA 30288

CedarGroveRd-BldrcrstRd  
JOHNSON DONNA  
4025 SMITHFIELD LN  
ELLENWOOD GA 30294

CedarGroveRd-BldrcrstRd  
BANKS DEXTER B  
4035 SMITHFIELD LN  
ELLENWOOD GA 30294

CedarGroveRd-BldrcrstRd  
JOHNSON DARRYL  
PO BOX 144  
CONLEY GA 30288

CedarGroveRd-BldrcrstRd  
HOLLAND BOBBY D  
1992 SMITHFIELD AVE  
ELLENWOOD GA 30294

CedarGroveRd-BldrcrstRd  
CJ SCHMIDT HOLDINGS LLC  
2639 BRICKELL SQ  
ATLANTA GA 30341

CedarGroveRd-BldrcrstRd  
FORTE SHANNON M  
4165 OLD HOUSE DR  
CONLEY GA 30288

CedarGroveRd-BldrcrstRd  
WATTERS LINZY  
4195 OLD HOUSE DR  
CONLEY GA 30288

CedarGroveRd-BldrcrstRd  
DOWORG NETWORKS LLC  
3046 MILLER RD  
LITHONIA GA 30038

CedarGroveRd-BldrcrstRd  
CARTER LINDA JOYCE  
4150 OLD HOUSE DR  
CONLEY GA 30288

CedarGroveRd-BldrcrstRd  
SMITHFIELD LANE TRUST  
1445 WOODMONT LN NW # 4403  
ATLANTA GA 30318

CedarGroveRd-BldrcrstRd  
FLETCHER JOHN W  
4069 SMITHFIELD LN  
ELLENWOOD GA 30294

CedarGroveRd-BldrcrstRd  
TATUM YVONNE  
3306 BOULDERCREST RD  
ELLENWOOD GA 30294

CedarGroveRd-BldrcrstRd  
MULLEN JIMMIE J  
PO BOX 563  
STOCKBRIDGE GA 30281

CedarGroveRd-BldrcrstRd  
AKG FUTURE INVESTMENT INC  
562 CASCADE DR  
LILBURN GA 30047

CedarGroveRd-BldrcrstRd  
JONES SHUPIER  
2144 SILVA DR  
CONLEY GA 30288

CedarGroveRd-BldrcrstRd  
THOMAS EDWARD L  
P.O. BOX 963  
REX GA 30273

CedarGroveRd-BldrcrstRd  
WARKA INVESTMENTS LLC  
3619 WALNUT CREEK WAY  
LITHONIA GA 30038

CedarGroveRd-BldrcrstRd  
A TO Z MANAGEMENT LLC  
P O BOX 370189  
DECATUR GA 30037

CedarGroveRd-BldrcrstRd  
GROSS DAVETA  
4056 SMITHFIELD LN  
ELLENWOOD GA 30294

CedarGroveRd-BldrcrstRd  
HENDRIX GRADY L  
4064 SMITHFIELD LN  
ELLENWOOD GA 30294

CedarGroveRd-BldrcrstRd  
SHAW MARY ANN  
303 TRAIL SPRINGS CT  
MCDONOUGH GA 30253

Email	Last Name	First Name	Address	City	State	Zip Code	Affiliation Name	Other
	Hassan	Ali	3496 Midway	Decatur	GA	30032	Ali Hasan and Associates	
	Lips	Erik	1307 Crescent Wood Lane	Decatur	GA	30032	Meadow Acres Neighborhood Assoc.	
	Freeman	James		Decatur	GA	30034	The Summit at Chapel Lake	
	Frank	Leanne	3141 Bonway Dr	Decatur	GA	30032	Meadow Acres Neighborhood Assoc.	
	McGannon	Monica	1305 Crescentwood Lane				Meadowbrook Acres Neighborhood	
	Akins	Pat	3347 Beech Dr	Decatur	GA	30032		
	Berlinsky	Samantha	1301 Crescentwood Lane	Decatur	GA	30032	Crescentwood	
adrianez.realty@gmail.com	Zimmerman	Annie	1361 Skyhaven Road SE	Atlanta	GA	30316		
albertajordan@bellsouth.net	Jordan	Alberta		Decatur	GA	30034	Huntingdale Association	
barnesve@yahoo.com	Barnes, AIA	Vernell	3826 Loyola Court	Decatur	GA	30034	Staff/Appointee - Commissioner Watson	
bcpace2@gmail.com	Pace	Brenda	2638 Glenvalley Drive	Decatur	GA	30032	East Lake Terrace Community Association, Inc.	President
berrylfreda227@gmail.com	Berry	Elfreda					Community Council 3	
bethbond@bellsouth.net	Bond	Beth	1491 Deerwood Drive	Decatur	GA	30034	Community Council 3	
bjaeвт@gmail.com	Jackson	Brenda		Decatur	GA	30034	Pointe Bleue Neighborhood Association	
christinedennis@bellsouth.net	Dennis	Christine	1987 Joseph Court	Decatur	GA	30032	Greystone Park Community Association	
csanders@eastmetrocid.com	Sanders	Christopher	2724 Wesley Chapel Road #360909	Decatur	GA	30036	East Metro DeKalb CID	
dbonino1@aol.com	Bonino	Doninck	4125 Milton Parkway	Alpharetta	GA	30055	Brighton Village HOA	
dlocks1019@aol.com	Locks	Danita	1211 Crescentwood Lane	Decatur	GA			
edsan@bellsouth.net	Arnold	Sandra	4296 Cedar Valley Court	Conley	GA	30328	Cedar Grove Civic Association	
elitedesignsatl@yahoo.com	Mustafa	Laurel		Decatur	GA	30034	Pointe Bleue Neighborhood Association	
ericastewart2009@gmail.com	Stewart	Erica	2902 Cedar Trace Drive	Ellenwood	GA	30294	South DeKalb Neighborhoods Coalition	
ericwschwartz@gmail.com	Schwartz	Eric		Atlanta	GA	30316	Parkview Civic Club	President
frank@golleyrealty.com	Golley	Frank	3392 Midway Rd	Decatur	GA	30032	Meadow Acres Neighborhood Assoc.	
hjpreston23@gmail.com	Preston	Judy	2305 Bailey St				Corner Stone Of Praise	
info@greshamhills.org	Carter	Rachel		Atlanta	GA		Gresham Hills Neighborhood Association	Vice President
jacquelynbuiebrown@gmail.com	Buie-Brown	Jacquelyn		Decatur	GA	30034	Huntingdale Association	
jgross@stickybusiness.net	Gross	Joel	4140 Bonsal Rd	Conley	GA		GCI CID	
k1776usa@yahoo.com	Banks	Kenneth	4116 Marquette Court	Decatur	GA	30034	Chapel Hill Neighborhood Association	President
linn.jeff@gmail.com	Linn	Jeff	1361 Skyhaven Road SE	Atlanta	GA	30316		
mfunk64@att.net	Funk	Melanie	3392 Midway Rd	Decatur	GA	30032	Meadow Acres Neighborhood Assoc.	
mkirkwood73@outlook.com	Kirkwood	Michael	415 Sugarmill Oaks Avenue	Atlanta	GA	30316		
naacpdek@comcast.net	Evans	John	3011 Rainbow Drive, Suite 180A	Decatur	GA	30034	NAACP DeKalb County Branch	President
nahwash4ms@aol.com	Washington	Norma	3268 Harbor View Court	Decatur	GA	30034	Community Council 3	CC3 Chairman as of 2020
NettieJackson@me.com	Jackson	Nettie	3714 Valpariso Circle	Decatur	GA	30034	Community Council 3	
norfley@yahoo.com	Coleman	Michael		Decatur	GA	30034	Kings Row Coomunity Association	
parkviewcivicclub@gmail.com	Club	Parkview Civic					Parkview Civic Club	
pat.lawrencecraig@gmail.com	Craig	Pat	3830 Brookview Point	Decatur	GA	30034	Community Council 3	
phthompson3@msn.com	Hodby	Peggy	2791 Treadway Drive	Decatur	GA	30034	Community Council 3	
ppculp@att.net	Culp	Patricia					Cedar Grove Neighborhood Association	
president@naacpdekalb.org	Hardy	Teresa		Decatur	GA	30034	NAACP DeKalb County Branch	
rachelbarber4@gmail.com	Barber	Rachel	3675 Radcliff Boulevard	Decatur	GA	30034		
rbarrow@comcast.net	Barrow	Rachel	3355 Beech Dr	Decatur	GA	30032	Meadow Acres Neighborhood Assoc.	
regeniarobertsone@gmail.com	Roberts	Regenia	1896 Cedar Walk Lane	Conley	GA	30288	Community Council 3	CC3 Vice Chairman as of 2020
rigel.cable@gmail.com	Cable	Rigel	1274 Skyhaven Road SE	Atlanta	GA	30316		
roboark@allsouthwarehouse.com	Roark	Rob	1775 Continental Way	Atlanta	GA	30316	CABA Vice President	404 867-4974
samandbettsmith@bellsouth.net	Smith	Samuel	2440 Parkland Drive	Decatur	GA	30032	Community Council 3	
sbhouston@bellsouth.net	Houston	S B		Decatur	GA	30034	Kings Row Coomunity Association	
sls1289@gmail.com	Stephens	Sandra	1289 Crescentwood Lane	Decatur	GA	30032	Crescentwood HOA	
tolip209@gmail.com	Pringle	Willie	2722 Pleasant Wood Drive	Decatur	GA	30034	Community Council 3	
tommyt4dekalb@gmail.com	Travis	Tommy	2836 Reveille Circle	Atlanta	ga	30316	Community Council 3	
wazulamor@aol.com	Stewart	Willie J.	2902 Cedar Trace	Ellenwood	GA	30294	Royal Hills	
wmtoliver7@gmail.com	Toliver	Marvin	2310 Springside Way	Decatur	GA	30032	Spring Valley	
jackson.gloria1@gmail.com	Jackson	Gloria	2712 Neptune PL	Decatur	GA	30034		
	Simmons	Khristine	1507 Snapfinger Rd	Decatur	GA	30032		
loue738@gmail.com	Laue	Larry	1787 Derrill Dr	Decatur	GA	30032		
info@destinedevents.com	Alsobrook	Tersa	3887 River Ridge Court	Decatur	GA	30034		

## Bouldercrest Cedar Grove Project

Erica Morgan <permits@morgandesignstudios.com>

Fri 2/2/2024 9:00 PM

To: Erica Morgan <permits@morgandesignstudios.com>

Cc: Erica Morgan <permits@morgandesignstudios.com>

Bcc: Erica Morgan <info@morgandesignstudios.com>; adriannez.realty@gmail.com <adriannez.realty@gmail.com>; albertajordan@bellsouth.net <albertajordan@bellsouth.net>; barnesve@yahoo.com <barnesve@yahoo.com>; bcpace2@gmail.com <bcpace2@gmail.com>; berryelfreda227@gmail.com <berryelfreda227@gmail.com>; bethbond@bellsouth.net <bethbond@bellsouth.net>; bjaevnt@gmail.com <bjaevnt@gmail.com>; christinedennis@bellsouth.net <christinedennis@bellsouth.net>; csanders@eastmetrocid.com <csanders@eastmetrocid.com>; dbonino1@aol.com <dbonino1@aol.com>; dlocks1019@aol.com <dlocks1019@aol.com>; edsan@bellsouth.net <edsan@bellsouth.net>; elitedesignsatl@yahoo.com <elitedesignsatl@yahoo.com>; ericastewart2009@gmail.com <ericastewart2009@gmail.com>; ericwschwartz@gmail.com <ericwschwartz@gmail.com>; frank@golleyrealty.com <frank@golleyrealty.com>; hjpreston23@gmail.com <hjpreston23@gmail.com>; info@greshamhills.org <info@greshamhills.org>; jacquelynbuiebrown@gmail.com <jacquelynbuiebrown@gmail.com>; jgross@stickybusiness.net <jgross@stickybusiness.net>; k1776usa@yahoo.com <k1776usa@yahoo.com>; linn.jeff@gmail.com <linn.jeff@gmail.com>; mfunk64@att.net <mfunk64@att.net>; mkirkwood73@outlook.com <mkirkwood73@outlook.com>; naacpdek@comcast.net <naacpdek@comcast.net>; nahwash4ms@aol.com <nahwash4ms@aol.com>; NettieJackson@me.com <NettieJackson@me.com>; norfley@yahoo.com <norfley@yahoo.com>; parkviewcivicclub@gmail.com <parkviewcivicclub@gmail.com>; pat.lawrencecraig@gmail.com <pat.lawrencecraig@gmail.com>; phthompson3@msn.com <phthompson3@msn.com>; ppculp@att.net <ppculp@att.net>; president@naacpdekalb.org <president@naacpdekalb.org>; rachelbarber4@gmail.com <rachelbarber4@gmail.com>; rbarrow@comcast.net <rbarrow@comcast.net>; regeniariobertson@gmail.com <regeniariobertson@gmail.com>; rigel.cable@gmail.com <rigel.cable@gmail.com>; roboark@allsouthwarehouse.com <roboark@allsouthwarehouse.com>; samandbettysmith@bellsouth.net <samandbettysmith@bellsouth.net>; sbhouston@bellsouth.net <sbhouston@bellsouth.net>; sls1289@gmail.com <sls1289@gmail.com>; tolip209@gmail.com <tolip209@gmail.com>; tommyt4dekalb@gmail.com <tommyt4dekalb@gmail.com>; wazulamor@aol.com <wazulamor@aol.com>; wmtoliver7@gmail.com <wmtoliver7@gmail.com>; jackson.gloria1@gmail.com <jackson.gloria1@gmail.com>; loue738@gmail.com <loue738@gmail.com>; info@destinedevents.com <info@destinedevents.com>

 1 attachments (177 KB)

Bouldercrest: Cedar Grove Community Meeting.pdf;

Good Evening,

Hope that this email finds you well. We would like to cordially invite you to join us at our community meeting. This meeting is to discuss the Special Land Use Application to allow for the development of fee simple single-family townhouses. The meeting will take place on zoom and we would greatly appreciate if you would register for the meeting. Please see the attached document for additional information. If you have any questions feel free to contact us.

Permits

404.840.2494

Permits@morgandesignstudios.com

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Erica Morgan <permits@morgandesignstudios.com>

Fri 2/2/2024 9:00 PM

To: Erica Morgan <permits@morgandesignstudios.com>

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Permits

404.840.2494

Permits@morgandesignstudios.com



## CONCEPT SITE PLAN



Regenia Roberts

- 11.07 Acres
- 88 Proposed Units

### Neighborhood Characteristics

*Walking trail*

*Dog Park*

*Courtyard & Greenspace*

*Gated Community*

*Guest Parking*

**Letter of Intent**

Bouldercrest Cedar Grove Development Project

On behalf of Sherry Ann Homes and Bouldercrest Holdings, LLC, this Letter of Intent is for a proposed site located at 2098 & 2124 Cedar Grove Road. The proposed zoning classification for this site is RSM (Small Lot Residential). The reason for the request for special use is because the Bouldercrest Tier III overlay allows for townhomes in any residential zoning district with a Special Land Use Permit. Some details of the proposed townhomes are that they will have a total square footage of approximately 1500 sf, a 25 foot building height and include 1-2 car garages which will be accessed from the rear of the townhomes. There will be a total of 88 proposed units, with neighborhood characteristics such as a courtyard, dog park, walking trail, and guest parking. During the community meeting, we discussed their concerns regarding current and future traffic, connectivity, commerci and the overall impact of the proposed project. Our intent is to bring more middle housing options to the neighborhood, while still being inclusive and providing physical and visible connectivity between Cedar Grove Road and Bouldercrest Road.

## DEPARTMENT OF PLANNING & SUSTAINABILITY

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### IMPACT ANALYSIS

Criteria: Sec 27-7.4.6 The following criteria shall be considered by the Department of Planning and Sustainability, the Planning Commission and the Board of Commissioners in evaluating and deciding any application for a special land use permit. No application for a special land use permit shall be granted by the Board of Commissioners unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application, and unless the application is in compliance with all applicable regulations in Article 4.

- A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, transitional buffer zones, and all other applicable requirements of the zoning district in which the use is proposed to be located.
- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district, and whether the proposed use will create adverse impacts upon any adjoining land use by reason of traffic volume/congestion, noise, smoke, odor, dust, or vibration generated by the proposed use.
- C. Adequacy of public services, public (or private) facilities, and utilities to serve the proposed use.
- D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area.
- E. Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency.
- F. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner and hours of operation of the proposed use.
- G. Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.
- H. Whether the proposed use is consistent with, advances, conflicts, or detracts from the policies of the comprehensive plan.
- I. Whether there is adequate provision of refuse and service areas.
- J. Whether the length of time for which the special land use permit is granted should be limited in duration.
- K. Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings; and whether the proposed use will create any shadow impact on any adjoining lot or building as a result of the proposed building height.
- L. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.
- M. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.
- N. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, as expressed and evidenced during the review process.

## Impact Analysis

- A. The site is the adequate size for the proposed use and other requirements.
- B. The proposed townhome community is compatible with the adjacent properties, single family homes, and land use, subdivision, in the district.
- C. The adequacy of the public services, facilities, streets, and utilities will be met.
- D. The adequacy of the public street where the proposed site is located and the concern for sufficient traffic capacity will be taken into consideration.
- E. There will be adequate ingress and egress to the property and all proposed buildings, structures and uses in reference to pedestrian and automotive safety and convenience, and traffic flow.
- F. The proposed use will not create adverse impacts upon any adjoining land use.
- G. The proposed use is consistent with the requirements of the zoning district classification.
- H. The proposed use is consistent with the policies of the comprehensive plan.
- I. There is adequate provision of refuse and service areas.
- J. Yes, the length of time for which the special land use permit is granted will be limited in duration.
- K. Yes, the size, scale and massing of proposed buildings on the property are appropriate in relation to the size, scale and massing of the adjacent and nearby lots and buildings, and the proposed use will not create a shadow impact on any adjoining lot or building.
- L. The proposed plan will not adversely affect historic buildings, sites, districts, or archaeological resources.
- M. Yes, the proposed use satisfies the requirements contained within the Supplemental Regulations for special land use permit.
- N. Yes, the proposed use would be consistent with the needs of the neighborhood or the community.

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

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

Date: 2/23/2024

TO WHOM IT MAY CONCERN:

(I), (WE) Bouldercrest Holdings, LLC  
Name of owners(s) (If more than one owner, attach a separate sheet)

Being (owner) (owners) of the subject property described below or attached hereby delegate authority to:

Erica Morgan

Name of Agent or Representative

to file an application on (my), (our) behalf.

Kimberly Holmes

NOTARY PUBLIC

Fulton County, GEORGIA

My Commission Expires 11/07/2027

Kimberly Holmes

Notary Public

[Signature], manager

Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

## DEPARTMENT OF PLANNING & SUSTAINABILITY

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### FILING FEES

At the time of submittal, a filing fee shall accompany each Special Land Use Permit application as follows:

**SPECIAL LAND USE PERMIT \$400.00**

Applications for non-contiguous property (separated by a street) must be filed separately. A separate fee will be charged for each application. Applications deferred “full cycle” do not require additional fees. An application that is withdrawn and later re-filed will be treated as a new case and will require a new fee.

### ADDITIONAL CRITERIA FOR SPECIFIED USES

No application for a special land use permit for the uses specified below shall be granted by the board of commissioners unless it is determined that, in addition to meeting the requirements contained within the zoning district in which such property is located and the criteria contained in section 7.4.6 and complying with applicable regulations in Article 4, satisfactory provisions and arrangements have been made concerning each of the following criteria:

- A. *Telecommunications towers and antennas.* In determining whether to authorize a special land use permit for a telecommunication tower or antenna, the board of commissioners shall comply with and apply the requirements of section 4.2.57.
- B. *Mine, mining operation, gravel pit, quarry, or sand pit.* In determining whether to authorize a special land use permit for a mine, mining operation, gravel pit, quarry, or sand pit, the board of commissioners shall also consider each of the following criteria:
  - 1. Whether the type and volume of traffic associated with such use will cause congestion in the streets and will create noise and vibration along streets used for residential purposes or adjacent to activity centers.
  - 2. Whether the applicant has provided a soil erosion control plan and a reuse or reclamation plan which meets the requirements of DeKalb County and of the Georgia Surface Mining Act, O.C.G.A. § 12-4-70, et seq., as amended, and the Rules of Department of Natural Resources, Chapter 391- 3-3, as amended.
  - 3. Whether or not the applicant meets the requirements of the county’s noise ordinance.
- C. *Child day care facility.* In determining whether to authorize a special land use permit for a child day care facility, the board of commissioners shall also consider each of the following criteria:

## DEPARTMENT OF PLANNING & SUSTAINABILITY

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1. Whether the proposed off-street parking areas and the proposed outdoor play areas can be adequately screened from adjoining properties so as not to adversely impact any adjoining land use.
  2. Whether there is an adequate and safe location for the dropping off and picking up of children at the child day care facility.
  3. Whether the character of the exterior of the proposed structure will be compatible with the residential character of the buildings in the zoning district in which the child day care facility is proposed to be located, if proposed for a residential zoned district.
- D. Biomedical waste disposal facilities, disposal facilities, landfills, county solid waste disposal facilities, county solid waste landfills, private industry solid waste disposal facilities, solid waste handling facilities, solid waste thermal treatment technology facilities, and disposal facilities for hazardous and/or toxic materials including radioactive materials.
1. In determining whether to authorize a special land use permit for a biomedical waste disposal facility, disposal facility, landfill, county solid waste disposal facility, county solid waste landfill, private industry solid waste disposal facility, solid waste handling facility, solid waste thermal treatment technology facility, or disposal facility for hazardous and/or toxic materials including radioactive materials, the board of commissioners shall also consider each of the following criteria:
    - a. Whether the proposed use does not pose any potential negative impact resulting from air pollution, degradation of soil and/or water quality, noise, odor, or other negative environmental effects.
    - b. Whether the proposed use will not have a significant deleterious effect on use of land and value of existing housing in adjacent and nearby neighborhoods.
    - c. Whether the proposed use will not create a negative traffic impact on any adjacent or nearby residential street(s) resulting from truck and other vehicular traffic associated with the facility.
    - d. Whether the proposed use does not represent an over-concentration of such uses in the area.
  2. An assessment shall be prepared by the DeKalb County sanitation division regarding item 1.d above.

## LATE NIGHT ESTABLISHMENT OR NIGHTCLUB CHECK LIST

1. Is the requested SLUP for a new business or an existing business? (Please check only one) New Business \_\_\_\_\_ Existing Business \_\_\_\_\_. If the SLUP is for an existing business, please answer question Nos. 2 - 5.
2. Does this Business have a current Business License? Yes \_\_\_\_\_ No \_\_\_\_\_ If yes, provide a copy of current business license.
3. Has this business ever been operated without a Business License? Yes \_\_\_\_\_ No \_\_\_\_\_  
If yes, how long did the business operate without a business license? \_\_\_\_\_
4. Has this business received a citation for any of the following:
  - a. Life safety violations such as pyrotechnics, overcrowding, inadequate ingress/egress operating beyond the permitted hours of operation.
  - b. Construction (major/minor renovation, alteration and addition) without a valid DeKalb County permit.
  - c. Business closure and renovation without surrendering license to State and County as required by State law.
  - d. Change of business name, ownership, or use without DeKalb County approval.
  - e. No valid Certificate of Occupancy issued by DeKalb County
  - f. Violation of operating hours of the Zoning ordinance or Alcohol Ordinance.
  - g. Lack of proof of residency under DeKalb County. Any person who holds a liquor license in DeKalb County is required under DeKalb County law to be a resident of DeKalb County.
5. If one or more of the citations mentioned in No. 4 have been issued, please provide copies of summons and citations and summary of court decision or resolution.

**Submittal of a fraudulent application is a violation of DeKalb County and State law.**

## DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

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

Yes \_\_\_\_\_ No \_\_\_\_\_\*

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

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

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

\_\_\_\_\_  
Notary

\_\_\_\_\_  
Signature of Applicant /Date

Check one: Owner \_\_\_\_\_ Agent \_\_\_\_\_

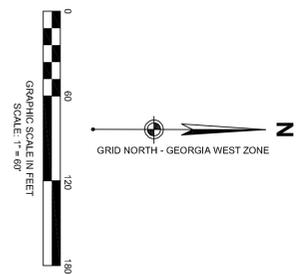
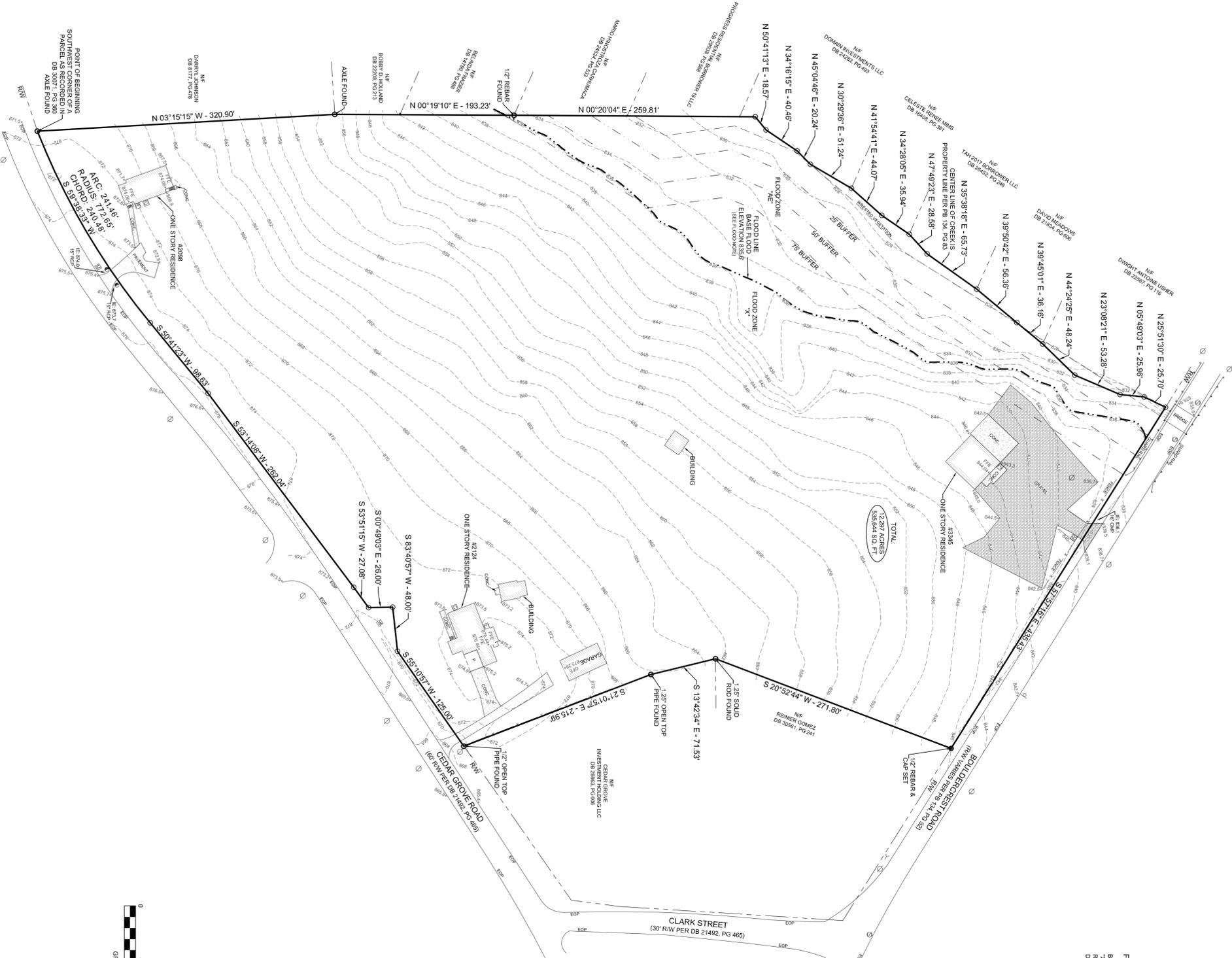
\_\_\_\_\_  
Expiration Date/ Seal

\*Notary seal not needed if answer is "no".

- LEGEND:**
- PROPERTY CORNER FOUND (AS NOTED)
  - 1/2" REBAR WITH CAP
  - SET 1/2" x 28" POINT
  - SET 1/2" x 28" POINT
  - ▲ WATER METER
  - ▲ WATER METER
  - ▲ WATER VALVE
  - IRRIGATION VALVE
  - UTILITY POLE
  - POWER METER
  - TRANSFORMER
  - AIR CONDITIONING UNIT
  - POOL EQUIPMENT
  - MAIL BOX
  - LIGHT POLE
  - TELEPHONE POLE
  - MANHOLE
  - CLEAN OUT
  - GAS METER
  - CABLE BOX
  - BOLLARD
  - CABLE BOX
  - TELEPHONE BOX
  - SIGN
  - X — FENCE LINE
  - BSL BUILDING SETBACK LINE
  - CB CATCH BASIN
  - CL CENTERLINE
  - CLM CENTERLINE
  - CP CONCRETE PAD
  - DB DEED BOOK
  - IE INVERT ELEVATION
  - OH BUILDING OVERHANG
  - NIF NOW OR FORMERLY
  - P POUGH
  - PF PAUL BOOK
  - PF PAUL BOOK
  - RF RIGHT-OF-WAY
  - S STEPS
  - SO FT SQUARE FEET
  - SW CONCRETE WALKWAY
  - BE BASEMENT FLOOR ELEVATION
  - GE GARAGE FLOOR ELEVATION
  - GF GARAGE FLOOR ELEVATION
  - BW BOTTOM WALL
  - TW TOP OF WALL

**SURVEY NOTES:**

1. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A REGENERATION BY THE SURVEYOR NAMING SAID PERSON.
2. © COPYRIGHT 2023, ON POINT SURVEYING & MAPPING, INC.
3. THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.
4. TOTAL AREA = 12.287 ACRES / 535,644 SQUARE FEET.
5. BOUNDARY REFERENCES: DEED BOOK 30071, PAGES 360, 363 AND 369 AND DEED BOOK 30961, PAGE 241 PLAT BOOK 134, PAGE 133.
6. LAST DATE OF FIELD WORK PERFORMED ON: 10/07/2023.
7. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
8. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 41,566 FEET AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
9. THE SURVEY WORK COMPLETED WAS PERFORMED WITH A GEO MAX ZOOM 80 ROBOTIC TOTAL STATION.
10. THIS SURVEY WAS PERFORMED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYS IN GEORGIA AS SET FORTH IN THE SURVEYING AND MAPPING ACT OF 2008 (O.C.G.A. § 43-42-1) AND THE PROFESSIONAL SURVEYING AND MAPPING REGULATIONS AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. § 43-42-7.
11. ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD83 DATUM USING GEODATUM2011 HORIZONTAL DATUM IS BASED UPON NAD83, 2011 ADJUSTMENT, GEORGIA STATE PLANE COORDINATE SYSTEM, NAD 83 ZONE.
12. BUFFERS SHOWN HEREON IF ANY AS MEASURED FROM THE CREEKS WRESTED VEGETATION, THE EXISTENCE, SIZE AND LOCATION OF SAID BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL MUNICIPALITY.



**FLOOD INFORMATION:**  
 BY CREATING THIS FLOOD MAP, THE SURVEYOR IS LOCATED IN ZONES XE2 & XE3 WITH A BASE FLOOD ELEVATION OF 857 FEET. THE FLOOD DAMAGE RATE MAP COMMUNITY PANEL NO. 13088C0141, WHICH BEARS AN EFFECTIVE DATE OF MAY 16, 2013 AND IS IN A SPECIAL FLOOD HAZARD AREA.

**ON POINT SURVEYING AND MAPPING, INC.**  
 LAND SURVEYORS & PLANNERS

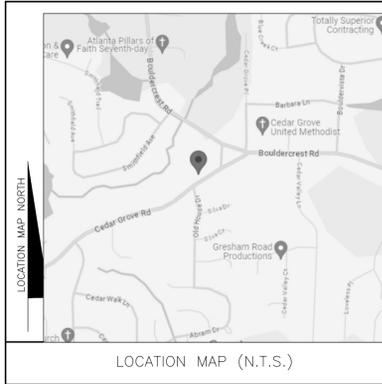
3372 PEACHTREE ROAD,  
 STE. #115, ATLANTA, GA 30326  
 TELEPHONE: 678-541-5650  
 www.onpoint-surveying.com

**BOUNDARY & TOPOGRAPHICAL SURVEY**  
 PREPARED FOR: KBD DEVELOPMENT  
 SITE ADDRESSES: 2098 & 2124 CEDAR GROVE ROAD,  
 3345 BOULDERCREST ROAD, ELLENWOOD, GA 30294  
 LAND LOT 21, 15TH DISTRICT,  
 DEKALB COUNTY, GEORGIA

PROJECT NO.	NO.	REVISION	DATE
23-698			
DATE			
03/09/2023			
DRAWING NO.			
23-698-02			
DWG.	JOT		
CHK:	DWV		

FOR THE FIRM  
 ON POINT SURVEYING  
 AND MAPPING, INC.  
 NOT VALID WITHOUT  
 ORIGINAL SIGNATURE

03/09/2023



SITE TO MEET THE DEKALB COUNTY STREETSCAPE, TREE AND LANDSCAPE ORDINANCE AND SITE IMPROVEMENT REQUIREMENTS PER ARTICLE 5.

SITE DATA: (11.1 ACRES);

ZONING:

EXISTING :R100 SINGLE FAMILY DETACHED  
 EXISTING OVERLAY: TIER 3-BOLDERCREST OVERLAY DISTRICT  
 PROPOSED ZONING: RSM (SMALL RESIDENTIAL MX)

USE CALCULATIONS:

PROPOSED 20X40 REAR LOAD TOWN HOMES 88 UNITS @ 1,500 SF EACH  
 TOTAL PROPOSED DENSITY 8/ACRE

SETBACK REQUIREMENTS:

FRONT RESIDENTIAL SETBACK: MIN 5', MAX 15'  
 FRONT SETBACK (TIER3) 0' W/ON STREET PARKING  
 SIDE SETBACK 20'(IF PROPERTY LINE IS ADJACENT  
 AN EX. BLDG W/WINDOWS.  
 REAR SETBACK 10'  
 TOWNHOME FRONT YARD MIN 8'; MAX 15' FROM THE BACK OF S/W  
 REQUIRED BUFFERS 20' ADJACENT TO R-DISTRICT

DEVELOPMENT STANDARDS:

MIN LOT AREA 1,000 SF  
 MIN LOT WIDTH 25'  
 MAX LOT COVERAGE 70% PER LOT OR TOTAL PROJECT ACREAGE  
 MIN HEATED SF/UNIT 1,500 SF  
 MAX BUILDING HEIGHT 3 STORIES OR 40'  
 MIN STREETSCAPE MIN L/S STRIP 5'; MIN S/W WITH 8'

OPEN SPACE CALCULATIONS:

OPEN SPACE REQUIRED 20% OF TOTAL LAND AREA (2.22 AC)  
 OPEN SPACE PROPOSED 3.8 ACRES

PARKING REQUIREMENTS:

TOTAL PARKING REQUIRED: MIN 2 SPACES PER SINGLE FAMILY UNIT  
 PROPOSED RESIDENT PARKING 2 SPACES/GARAGE  
 PROPOSED GUEST PARKING 33 SPACES  
 TOTAL FOR RESIDENTIAL 209 SPACES



**DAWSON ENGINEERING CONSULTANTS, LLC**  
 3487 CARLELE COURT, SE  
 CONTERS, GEORGIA 30013  
 PH: 678-485-9610  
 EMAIL: tony@dawsonec.com

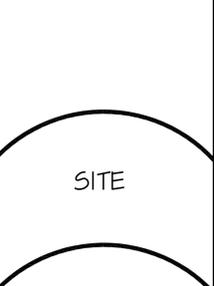
DRAWN BY: TLD	CHECKED BY: TLD
APPROVED:	



DATE	NO.	REVISIONS	BY

DATE: 1-27-24  
 JOB NO. 24105 PSP  
 SCALE: 1" = 50'

**PRELIMINARY SITE PLAN**  
 FOR  
**TOWNHOMES**  
 LOCATED AT  
 LL 21 15TH DISTRICT  
 2124 CEDAR GROVE ROAD & 3345 BOLDERCREST  
 CONLEY, GA 30286  
 DEKALB COUNTY





3D RENDERINGS



**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: Erica Morgan phone: 404-840-2494 Property Address: 2098 & 2124 Cedar Grove Road

Tax Parcel ID: 15 021 01 016, 015 Comm. District(s): 3 & 6 Acreage: 11 acres

Existing Use: Single-family structures Proposed Use: Townhomes

Supplemental Regs: NO DRI: NA

Rezoning: Yes  No

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

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

Land Use Plan Amendment: Yes  No

Existing Land Use: SUB Proposed Land Use: NA Consistent  Inconsistent

Special Land Use Permit: Yes  No

Major Modification: NA

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

Condition(s) to be modified:

Proposed townhomes  
\_\_\_\_\_  
\_\_\_\_\_

**WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION**

DEPARTMENT OF PLANNING & SUSTAINABILITY

Pre-submittal Community Meeting:  Review Calendar Dates: \_\_\_\_\_ PC: 05/02/24\*\* \_\_\_\_\_ BOC:  
\_05/23/24\*\* \_\_\_\_\_ Letter of Intent:  Impact Analysis:  Owner Authorization(s): \_\_\_\_\_  
Campaign Disclosure:  Zoning Conditions:  Community Council Meeting:  
\_04/08/24\* \_\_\_\_\_ Public Notice, Signs:  Tree Survey, Conservation:  Land  
Disturbance Permit (LDP): \_\_\_\_\_ Sketch Plat: \_\_\_\_\_ Bldg. Permits:  Fire Inspection:  
 Business License:  State License: \_\_\_\_\_ Lighting Plan: \_\_\_\_\_ Tent Permit:  
\_\_\_\_\_ Submittal Format: NO STAPLES, NO BINDERS PLEASE

**\*Deadline for hosting pre-community meeting with 15 days notice for May 2024 agenda cycle would be 02/19/24**

**\*\*Filing Deadline for application is 02/26/24**

**Review of Site Plan—NO SITE PLAN SUBMITTED**

Density: \_\_\_\_\_ Density Bonuses: \_\_\_\_\_ Mix of Uses: \_\_\_\_\_ Open Space: \_\_\_\_\_ Enhanced  
Open Space: \_\_\_\_\_ Setbacks: front  sides  side corner  rear \_\_\_\_\_ Lot Size:  
 Frontage:  Street Widths:  Landscape Strips:   
Buffers: \_\_\_\_\_ Parking Lot Landscaping: \_\_\_\_\_ Parking - Auto:  Parking - Bicycle:  
\_\_\_\_\_ Screening:  Streetscapes:  Sidewalks:  Fencing/Walls: \_\_\_\_\_  
Bldg. Height:  Bldg. Orientation:  Bldg. Separation:  Bldg. Materials: \_\_\_\_\_ Roofs:  
\_\_\_\_\_ Fenestration:  Façade Design: \_\_\_\_\_ Garages: \_\_\_\_\_ Pedestrian Plan: \_\_\_\_\_ Perimeter  
Landscape Strip: \_\_\_\_\_  
Possible Variances: \_

Comments: \_

The proposed single-family attached townhomes will require a Special Land Use Permit since properties fall within Tier 3 of the Bouldercrest Overlay District (BOD) and about single-family. Because Tier 3 allows townhomes as a permit use, no rezoning is required. However, since the underlying zoning is single-family detached R-100, the applicant will need to indicate on the submitted plan as well as the SLUP application what underlying zoning they are using to determine proposed lot sizes, building setbacks, density, etc. The applicant will first need to show compliance with the Bouldercrest Overlay District requirements, and where the BOD is silent, the applicant will need to show what zoning district they are using to determine their proposed lot sizes.

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

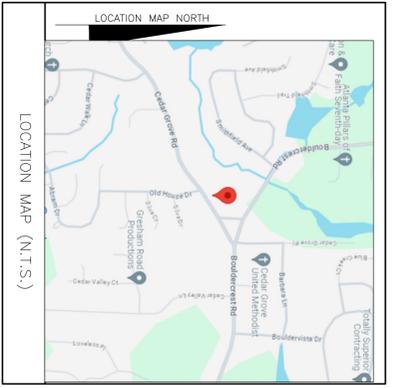
The maximum base density will be determined by the underlying district chosen (for example, if RSM is chosen maximum base density is 4 units per acre) Anything above the base density of the zoning district will require density bonuses as illustrated as Article 2 of the Zoning Ordinance. **The maximum base density allowed in suburban character area is 8 dwelling units per acre.** To qualify for density bonuses there must be at least two fee simple lots. Additionally, the BOD has a maximum FAR, I believe it is 1.00 but please confirm. Applicant will need to show compliance with zoning ordinance and Bouldercrest overlay requirements including but not limited to building material requirements, maximum building height and transitional height plane requirements, parking, parking lot landscaping, street trees, sidewalks, and landscape strips along Cedar Grove Rd and Bouldercrest Rd, and a transitional buffer where site abuts single-family R-100 residential zoning. While not a zoning issue, there appears to be a stream on the northwest side of the property which could impact buildability due to stream buffer/floodplain issues. Other requirements per Art 2 and 5 of zoning ordinance. It appears that a portion of the property falls within the Soapstone Historic Overlay District which has additional requirements. Please contact Paige Jennings for more information.

**This only a preliminary review and is not a complete list of zoning requirements, a final and complete review will be done upon official submission of a Rezoning or Special Land Use Permit (SLUP) application and concept plan.** If the application were to be approved, the applicant would have to submit and obtain a certificate of occupancy for the proposed buildings as well as county business licenses.

Planner: John Reid Date 01/30/24

Filing Fees

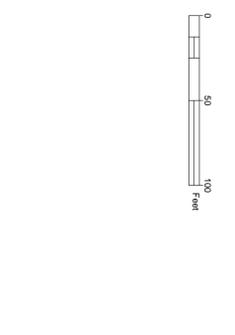
<b>REZONING:</b>	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
	RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
	OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
<b>LAND USE MAP AMENDMENT</b>		\$500.00
<b>SPECIAL LAND USE PERMIT</b>		\$400.00



SITE TO MEET THE DEKALB COUNTY STREETSCAPE, TREE AND LANDSCAPE ORDINANCE AND SITE IMPROVEMENT REQUIREMENTS PER ARTICLE 5.  
 ALL COMPLY WITH ALL FLOODPLAIN REQUIREMENTS.  
 WILL COMPLY WITH ALL STORMWATER REQUIREMENTS.



SITE DATA: (11.1 ACRES);  
 ZONING:  
 EXISTING: R100 SINGLE FAMILY DETACHED  
 EXISTING OVERLAY: TIER 3-BOULDERCREST OVERLAY DISTRICT  
 PROPOSED ZONING: RSM (SMALL RESIDENTIAL MIX)  
 USE CALCULATIONS:  
 PROPOSED 20X40 REAR LOAD FEE SIMPLE TOWN HOMES 82 UNITS @ 1,500 SF EACH  
 TOTAL PROPOSED DENSITY  
 FAR: 123,000 SF / 483,516 SF = 0.254  
 SETBACK REQUIREMENTS:  
 FRONT RESIDENTIAL SETBACK:  
 FRONT SETBACK (TIER3)  
 SIDE SETBACK  
 REAR SETBACK  
 TOWNSHIP FRONT YARD  
 REQUIRED BUFFERS  
 DEVELOPMENT STANDARDS  
 MIN LOT AREA  
 MIN LOT WIDTH  
 MAX LOT COVERAGE  
 MIN HEATED SF/UNIT  
 MAX BUILDING HEIGHT  
 MIN STREETSCAPE  
 OPEN SPACE CALCULATIONS:  
 OPEN SPACE REQUIRED  
 OPEN SPACE PROPOSED  
 PARKING REQUIREMENTS:  
 TOTAL PARKING REQUIRED:  
 PROPOSED RESIDENT PARKING  
 PROPOSED GUEST PARKING  
 TOTAL FOR RESIDENTIAL



**PRELIMINARY SITE PLAN**  
 FOR  
**TOWNHOMES**  
 LOCATED AT  
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 2124 CEDAR GROVE ROAD & 3345 BOULDERCREST  
 CONLEY, GA 30288  
 DEKALB COUNTY

DATE	NO.	REVISIONS	BY
8-5-24	2	STAFF RECOMMENDATIONS	TLD
4-30-24	1	STAFF RECOMMENDATIONS	TLD

SCALE: 1" = 50'  
 JOB No: 24105 PSP  
 DATE: 1-27-24



DRAWN BY: TLD  
 CHECKED BY: TLD  
 APPROVED:

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SITE

