

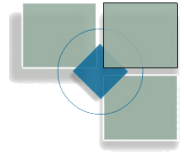


DeKalb County Department of Planning & Sustainability

178 Sams Street, Suite 3600

Decatur, GA 30030

(404) 371-2155 / plansustain@dekalbcountyga.gov



Michael Thurmond
Chief Executive Officer

Planning Commission Hearing Date: May 2, 2024
Board of Commissioners Hearing Date: May 25, 2024

STAFF ANALYSIS

| | | |
|---|--|--|
| Case No.: | SLUP-24-1246917 | Agenda #: 2024-0366 |
| Location/Address: | 2098 and 2124 Cedar Grove Road in Ellenwood, Georgia. | Commission District: 3 Super District: 6 |
| Parcel ID: | 15-021-01-015,15-021-01-016 | |
| Request: | 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. | |
| Property Owner: | Bouldercrest Holdings, LLC | |
| Applicant/Agent: | Erica Morgan | |
| Acreage: | 11.2 acres | |
| Existing Land Use: | Vacant Land | |
| Surrounding Properties: | Commercial and Single-Family Residential | |
| Adjacent Zoning: | North: Bouldercrest Overlay Tier 3/R-100 South: Bouldercrest Overlay Tier 3/R-100 East: MR-2 West: C-1 & HR-3 | |
| Comprehensive Plan: | SUB (Suburban) | X Consistent Inconsistent |
| Proposed Density: 7.8 du/acre | Existing Density: NA | |
| Proposed Units/Square Ft.: 88 single-family attached townhomes | Existing Units/Square Feet: Vacant | |

STAFF RECOMMENDATION: FULL- CYCLE DEFERRAL

Based on the submitted information, the SLUP proposal to allow townhomes within Tier 3 of the Bouldercrest Overlay District (BOD) with a density of 7.8 units per acre is *generally* consistent with the Suburban (SUB) Character Area calling for the protection of established residential areas at densities up to eight units per acre. The proposed townhomes appear to be an appropriate transitional land use between the commercial zoning around the Bouldercrest Road/Cedar Grove intersection and the single-family detached subdivision

(Smithfield Grove) to the north. A stream, a 300-foot undisturbed transitional buffer, and a 100-year floodplain separate the proposed townhome development from that single-family subdivision. Additionally, the plan proffers a walking trail and a dog park and several open courtyards with convenient pedestrian and vehicular connectivity throughout the project. The proposed project appears to comply with the requirement of the BOD to provide all townhomes with rear access from an alley or drive. Therefore, it appears that the request is compatible with surrounding uses and is consistent with the policies and strategies of the SUB Character Area to protect established single-family neighborhoods. There has been no indication from reviewing agencies and departments that the proposed development would be excessively burdensome on the existing infrastructure. The DeKalb County Transportation Department has provided infrastructure requirements for the development regarding right-of-way expansion, sidewalks, landscape strips and street lighting (see attached).

While the proposed land use, transitional buffers, parks, and open space appear to be compatible with the surrounding area, the following information needs to be provided to demonstrate compliance with Tier 3 BOD requirements to confirm that the zoning proposal is compatible with adjacent and surrounding properties:

1. The proposed units on the plan need to indicate which are fee-simple, stand-alone lots (i.e. lot lines extending beyond the building envelope) and which ones will be in a condominium ownership arrangement so that zoning compliance can be confirmed.
2. Clarify building height. The renderings indicate a two-story building height, while the tabular data on the concept plan indicates a three-story building height.
3. The applicant needs to provide tabular data showing compliance with the maximum Floor Area Ratio, maxx FAR allowed is 1.0
4. Clarify that each proposed building totals no more than 200 feet wide.
5. Show if roads are public or private. If private, must provide a minimum 22-foot-wide pavement width and a 10-foot unobstructed easement on each side of the street. Clarify on site plan if front facades of townhomes face alleys. Street trees shall be planted on both sides of the street, sixty (60) feet on center.
6. Guest parking must have one tree for every eight parking spaces All parking lots must be at least 15 feet away from property line. Tier 3 requires 15-foot-wide sidewalks with 10-foot-wide landscape strip.
7. Along northeast portion of site, there is a proposed walking trail within the required 20-foot **undisturbed** transitional buffer, please redesign to show compliance.
8. BOD requires a maximum building setback along Bouldercrest Road of 85 feet to allow for parking and landscaping. Please address compliance.
9. Eliminate the second access driveway along Cedar Grove Road that does not appear to provide any access to the townhomes project.
10. Extend alleys to fully connect to proposed roads to form a complete grid system with no dead-end alleys.
11. Extend walking trail along Cedar Grove Road behind lots #1-16, and along the west side of Lots #1 and 26 to form a complete pedestrian access grid. Show sidewalk and street trees along Bouldercrest Road frontage and along portion of Cedar Grove Road that does not show sidewalks.
12. Detention area in north part of site required to be designed as open space features with landscaping.
13. Clarify location of proposed dog park.
14. Please address Transportation Division comments in staff report packet.

Therefore, it is the recommendation of the Planning & Sustainability Department that the application be “*Deferred, Full Cycle*” to the July zoning cycle agenda to allow sufficient time to address these issues.

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) 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). 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). 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). 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). 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) 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)

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).

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). 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 or Xavier James at 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

404.508.7900 • www.dekalbhealth.net

4/1/2024

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.

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.

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.

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 AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

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

DEVELOPMENT ANALYSIS:

- Transportation/Access/Row

- Storm Water Management

- Flood Hazard Area/Wetlands

- Landscaping/Tree Preservation

- Tributary Buffer

- Fire Safety



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

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

**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLUP-24-1246917 Parcel I.D. #: 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) 6/7th 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.

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 AND/OR LASONDRA HILL 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:

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.

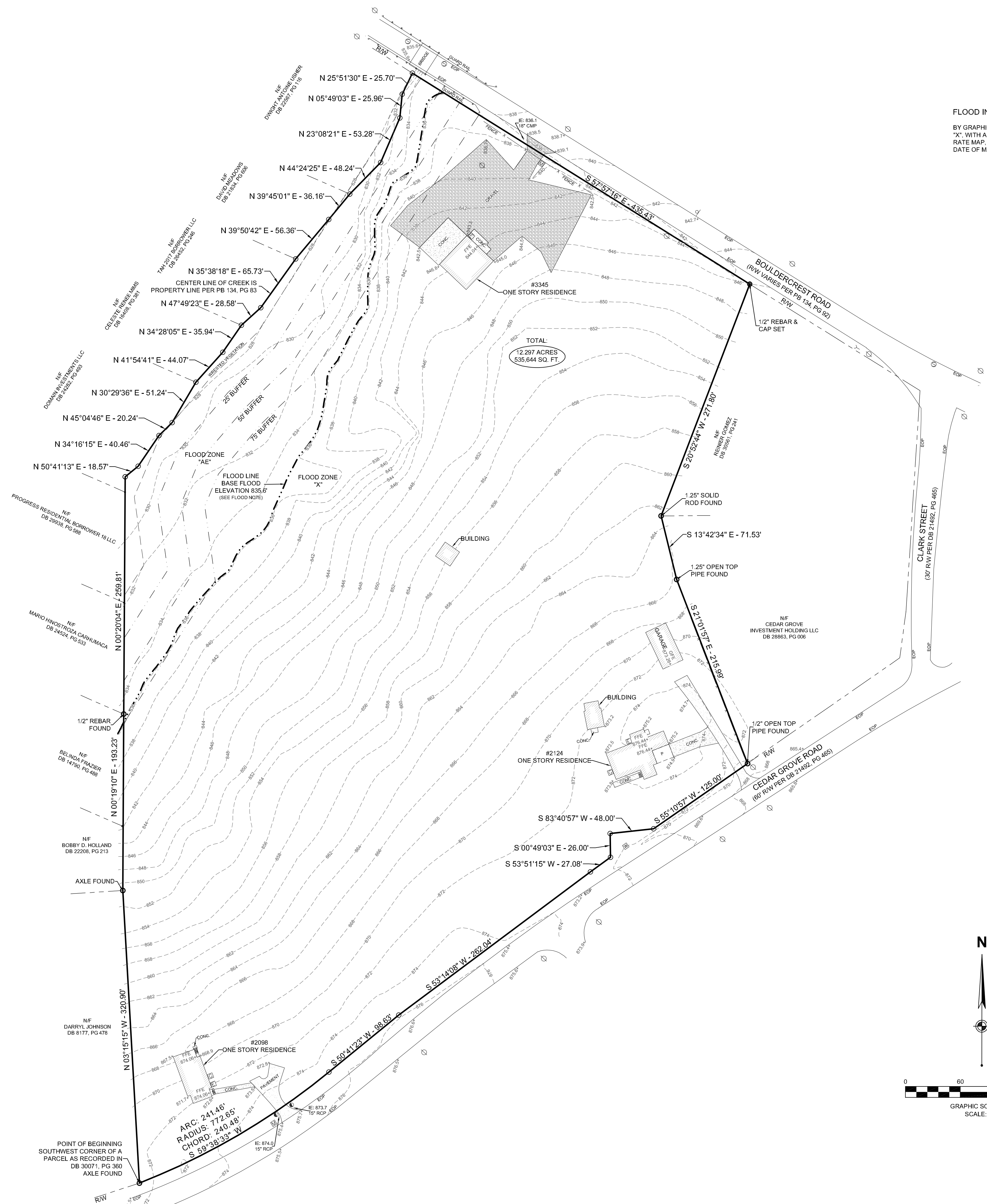
Owner: _____

Agent: X

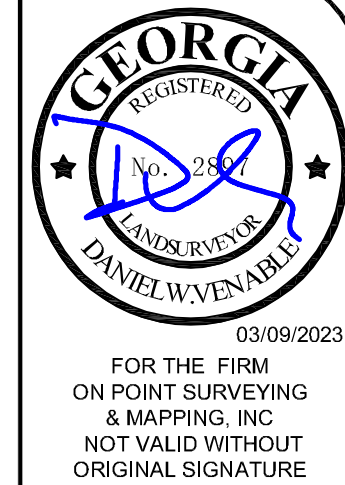
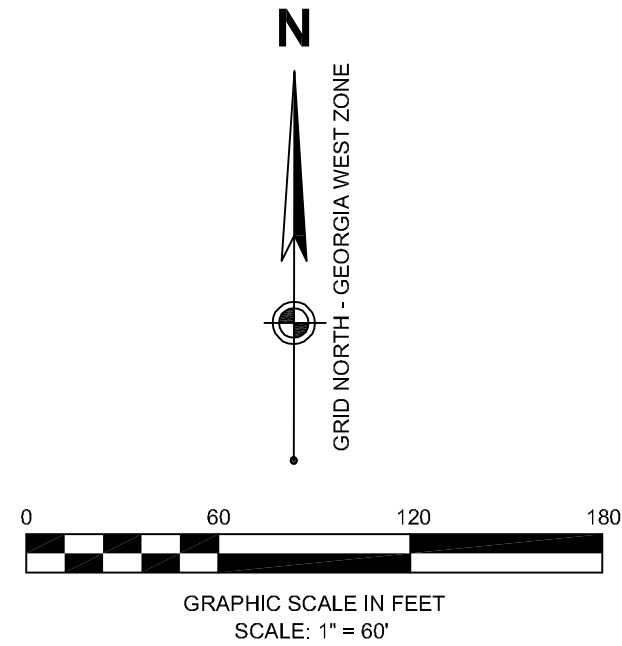
Signature of Applicant:

- LEGEND:
- PROPERTY CORNER FOUND (AS NOTED)
 - SET LSF#1249
 - CALCULATED POINT
 - ▲ FIRE HYDRANT
 - ⊠ WATER METER
 - ⊠ WATER VALVE
 - ⊠ IRRIGATION VALVE
 - ⊠ UTILITY POLE
 - GUY WIRE
 - ⊠ POWER METER
 - ⊠ TRANSFORMER
 - ⊠ AIR CONDITIONING UNIT
 - ⊠ POOL EQUIPMENT
 - ⊠ MAIL BOX
 - ⊠ LIGHT POLE
 - ⊠ UTILITY/LIGHT POLE
 - MANHOLE
 - CLEAN OUT
 - ⊠ GAS METER
 - BOLLARD
 - ⊠ CABLE BOX
 - ⊠ TELEPHONE BOX
 - ⊠ DRAIN INLET
 - ⊠ SIGN
 - X — FENCE LINE
 - BSL BUILDING SETBACK LINE
 - CB CATCH BASIN
 - CL CENTERLINE
 - CONC. CONCRETE
 - CP CONCRETE PAD
 - DB DEED BOOK
 - IE INVERT ELEVATION
 - OH BUILDING OVERHANG
 - N/F NOW OR FORMERLY
 - P PORCH
 - PB PLAT BOOK
 - PG PAGE
 - R/W RIGHT-OF-WAY
 - S STEPS
 - SQ. FT. SQUARE FEET
 - SW CONCRETE WALK WAY
 - BFE BASEMENT FLOOR ELEVATION
 - FFE FINISHED FLOOR ELEVATION
 - GFE 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 RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.
 2. © COPYRIGHT 2023 - ON POINT SURVEYING & MAPPING, INC. 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.
 3. TOTAL AREA = 12.297 ACRES / 535,644 SQUARE FEET.
 4. BOUNDARY REFERENCES: DEED BOOK 30071, PAGES 360, 363 AND 369 AND DEED BOOK 30561, PAGE 241 PLAT BOOK 134, PAGE 83.
 5. LAST DATE OF FIELD WORK PERFORMED ON: 03/07/2023.
 6. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 196,357 FEET.
 7. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 41,565 FEET, AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
 8. THE SURVEY WORK COMPLETED WAS PERFORMED WITH A GEO MAX ZOOM 90 ROBOTIC TOTAL STATION.
 9. THIS SURVEY WAS PERFORMED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.
 10. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.
 11. ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD83 DATUM, USING GEOID 2012A. HORIZONTAL DATUM IS BASED UPON NAD83, 2011 ADJUSTMENT, GEORGIA STATE PLANE COORDINATE SYSTEM, WEST 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 GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONES 'AE' & 'X', WITH A BASE FLOOD ELEVATION OF 835.6' PER THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13088C0141J, WHICH BEARS AN EFFECTIVE DATE OF MAY 16, 2013 AND IS IN A SPECIAL FLOOD HAZARD AREA.

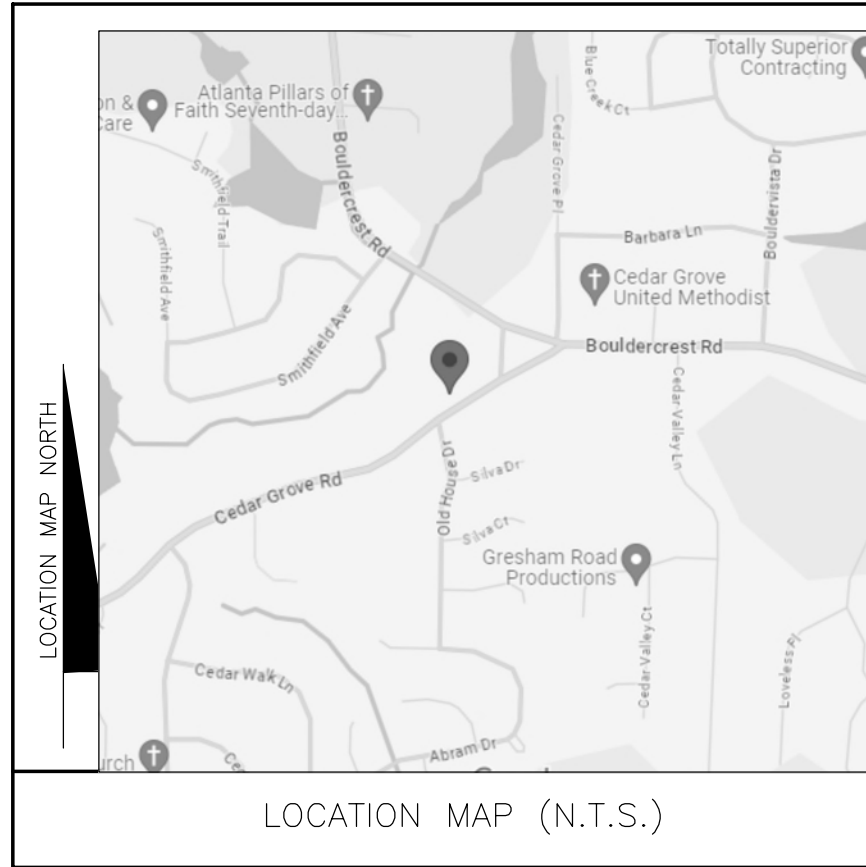


| DATE | REVISION | NO. | PROJECT NO. | DATE | DRAWING NO. | DWG. JOB | CHK. DWG. |
|------|----------|-----|-------------|------------|-------------|----------|-----------|
| | | | 23-698 | 03/09/2023 | 2588802 | | |

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

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





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

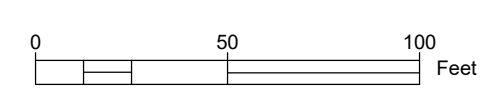
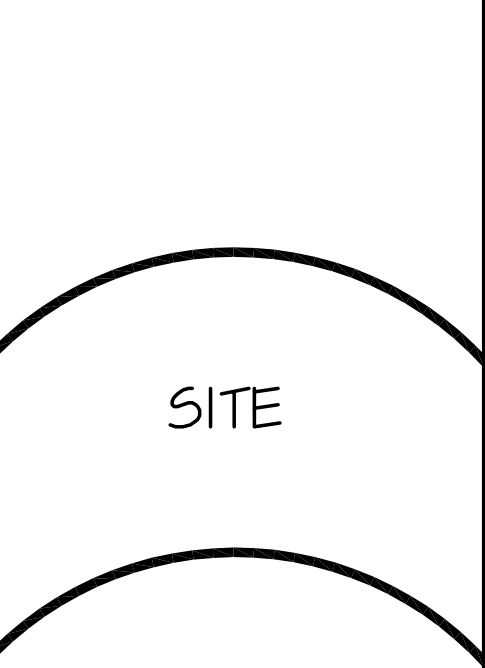
| | | |
|---------------|-----------------|-----------|
| DRAWN BY: TLD | CHECKED BY: TLD | APPROVED: |
|---------------|-----------------|-----------|



| DATE | NO. | REVISIONS | BY |
|----------|-----|-----------|----|
| 12-27-24 | | | |

SCALE: 1" = 50'
 JOB NO. 24105 PSP

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

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 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

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

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|-------------------------------------|--|
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CONLEY GA 30288

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CONLEY GA 30288

CedarGroveRd-BldrcrstRd
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CEDAR GROVE INVESTMENT HOLDING LLC
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WRIGHT ALEXIS
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CONLEY GA 30280

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

CedarGroveRd-BldrcrstRd
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CedarGroveRd-BldrcrstRd
TAH MS 2 BORROWER LLC
1508 BROOKHOLLOW DR
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CERRIO DONNA
2015 SMITHFIELD AVE
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CedarGroveRd-BldrcrstRd
CARHUAMACA MARIO HINOSTROZA
2008 SMITHFIELD AVE
ELLENWOOD GA 30294

CedarGroveRd-BldrcrstRd
FRAZIER BELINDA
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CONLEY GA 30288

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ROBINSON SAMUEL
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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
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USHER DWIGHT ANTOINE
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PARKS ROBYN
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LYONS ILINA
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BELL WILLIE FRANK JR
2117 SILVA DR
CONLEY GA 30288

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FLOWERS RICKEY
4184 OLD HOUSE DR
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4165 OLD HOUSE DR
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WATTERS LINZY
4195 OLD HOUSE DR
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SHAW MARY ANN
303 TRAIL SPRINGS CT
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| Email | Last Name | First Name | Address | City | State | Zip Code | Affiliation Name | Other |
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| | Freeman | James | | Decatur | GA | 30034 | The Summit at Chapel Lake | |
| | Frank | Leanne | 3141 Bonway Dr | Decatur | GA | 30032 | Meadow Acres Neighborhood Assoc. | |
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| | 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>; adrianez.reealty@gmail.com <adrianez.reealty@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

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>;adrianez.realty@gmail.com <adrianez.realty@gmail.com>; albertajordan@bellsouth.net <albertajordan@bellsouth.net>;barnesve@yahoo.com <barnesve@yahoo.com>; bcpace2@gmail.com <bcpace2@gmail.com>;berrylefreda227@gmail.com <berrylefreda227@gmail.com>; bethbond@bellsouth.net <bethbond@bellsouth.net>;bjavnt@gmail.com <bjavnt@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



CONCEPT SITE PLAN



Regenia Roberts

- 11.07 Acres
- 88 Proposed Units

Neighborhood Characteristics

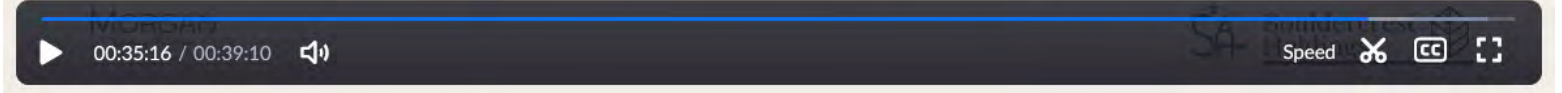
Walking trail

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

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

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

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.

DEPARTMENT OF PLANNING & SUSTAINABILITY

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”.



404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

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 in 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

| | | |
|--------------------------------|---|----------|
| REZONING: | 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 |
| LAND USE MAP AMENDMENT | | \$500.00 |
| SPECIAL LAND USE PERMIT | | \$400.00 |

