

To: Bragg, Rachel L. <RLBragg@dekalbcountyga.gov>

Cc: Agent Thompson Hatfield <thompson.hatfield@gmail.com>; Hill, LaSondra <lahill@dekalbcountyga.gov>; Reid, John <jreid@dekalbcountyga.gov>; Satterwhite, Robert A. <rasatter@dekalbcountyga.gov>; White, Brandon L. <BLWhite@dekalbcountyga.gov>

Subject: Re: Urgent Attention Requested: Case Z-23-1246390 @ 3345 BOULDERCREST ROAD

Hi Ms. Bragg,

Thank you for taking the time to speak with me a couple of weeks ago regarding the Dekalb County Department of Planning and Sustainability (DCDPS) rezoning application and SLUP application (case: Z-23-1246390) for the properties located at 2098 Cedar Grove Road, 2124 Cedar Grove Road, and 3345 Bouldercrest Road.

Our company has received offers from multiple developers who would like to pursue completing residential townhome development on the subject parcels, but we have not been able to finalize an agreement with any of the prospective developers. Although we had hoped to amend the current application(s) to change the applicant to the prospective buyer/developer prior to the upcoming September 12th and September 28th Planning Commission and Board of Commissioners meetings, I am submitting the following documents on behalf of the property owner (Bouldercrest Holdings, LLC):

1a. A signed letter, requesting withdrawal of the current application without prejudice of the application.

1b. Completed pages 2 and 5 of the attachment in your previous email, which states that our company no longer gives the previous applicants permission to pursue the current application and that the owner will now be the applicant.

2. A draft revised site plan, which shows the removal of the commercial parcel (3345 Bouldercrest Road) from the proposed development. The removal of this parcel from the proposed development would eliminate the requirement for rezoning of the commercial parcel and satisfy the neighborhood's preference for retaining commercial-zoned property. The revised site plan also shows the garage doors of the proposed residential units oriented based on the DCDPS Tier 3 overlay requirements.

Please let me know if any additional information is needed at this time in order for the proposed application changes to be finalized. I look forward to speaking with you soon.

Regards,

Calvin King, PhD
Managing Member, Bouldercrest Holdings, LLC
(615)417-9068