

Planning Commission Hearing Date: March 3, 2026
Board of Commissioners Hearing Date: March 26, 2026

STAFF ANALYSIS

CASE NO.:	Z- 26- 1247931	File ID #: 2026-0151
Address:	1680, 1690, & 1700 Henrico Rd, Conley, GA 30228	Commission District: 3 Super District: 6
Parcel ID(s):	15 046 01 001, 15 046 01 005, & 15 046 01 006	
Request:	To rezone property from Tier 4a of the Bouldercrest Overlay District (BOD) within the Soapstone Historic District with an underlying zoning of M (Light Industrial) district to Tier 5 of the BOD within the Soapstone Historic District with an underlying R-100 (Residential Medium Lot-100) zoning district to allow for single-family detached residential development.	
Property Owner(s):	7 Stone Capital LLC	
Applicant/Agent:	Tracy Swearington	
Acreage:	36.77 acre	
Existing Land Use:	Vacant Land	
Surrounding Properties:	North: Interstate 285; South: Truck Parking East: Single-family detached subdivision; West: Interstate 675	
Adjacent Zoning:	North: Interstate 285 South: Tier 4a BOD/M; East: Tier 5 BOD/R-100 ; West: Interstate 675	
Comprehensive Plan:	PROPOSED SUB (Suburban) <u> X </u> Consistent <u> </u> Inconsistent	

STAFF RECOMMENDATION: TWO CYCLE DEFERRAL

The request is to rezone three properties from Tier 4a of the Bouldercrest Overlay District (BOD) with an underlying zoning of M (Light Industrial) district to Tier 5 of the BOD with an underlying R-100 (Residential Medium Lot-100) zoning district to allow for single-family detached residential development. One of the three subject properties currently falls within a land use designation of SUB, while the other two properties are located in a LIND Character Area. There is also a companion land use amendment to change the other two parcels from Light Industrial (LIND) Character Area to Suburban (SUB) Character area. The application proposes thirty-one (31) single-family lots on 36.7 acres for a density of 0.5 units per acre.

The BOD was adopted by the Board of Commissioners on March 22, 2013. The two primary industrial tiers include Tier 4 and Tier 4a. Tier 4A of the BOD is the industrial area along the east side of I-675 and west of the existing Georgia Power Overhead Utility Easement located south of I-285 and north of Cedar Grove Road. Because Tier 4A is only separated from residential neighborhoods by the utility easement, uses and standards are more stringent in this tier. Tier 4a is adjacent to Tier 5 which is a single-family residential tier to the east and , at this location, is currently developed with a single-family residential subdivision (Westside Place and Bouldercrest Phase 2). The remainder of Tier 4a appears to be developed with industrial uses including truck parking.

There are many competing goals emanating from the 2050 Comprehensive Plan and the Bouldercrest Overlay District that should be considered in the staff recommendation for this project. Given these goals and the subject properties' proximity to existing single-family neighborhoods and frontage along two interstates and a truck route, it appears that either industrial or single-family residential may be appropriate on these properties. Some additional considerations regarding the application are as follows:

Goals or determinations in support of this project:

1. The proposed single-family project is consistent with the 2050 Comprehensive Plan's goal of encouraging "*new and diverse housing types to help the county meet market demand and support continued growth*" (Page 14, 2050 Comprehensive Plan Housing Opportunities)
2. The single-family residential subdivisions built circa 2005/2006 abutting the subject properties to the east (Westside Place and Bouldercrest Phase 2) appear to be a stable neighborhood, in good condition since the adoption of the BOD in 2013.
3. New construction of single-family homes is consistent with the purposes and intent of the BOD to "*improve the visual appearance and increase property values in the BOD community*" (Sec 3.39.1.A.6, Statement of Purpose and Intent, Bouldercrest Overlay District).
4. The proposed new residential development is consistent with the purpose and intent of the BOD to "*enhance the long term viability of the district by encouraging new commercial, industrial, and residential developments that increase the tax base and provide employment opportunities for the citizens of DeKalb County*".(Page Sec 3.39.1.A.7, State of Purpose and Intent, Bouldercrest Overlay District)
5. No industrial development has occurred on the subject properties since the BOD was originally established in 2013 calling into question the viability of industrial uses at this location.
6. Since the subject properties fall at the northern edge of Tier 4a and most of the remaining Tier 4a areas to the south are developed with industrial uses/truck parking uses, it does not appear that changing to a residential Tier 5 will adversely impact the viability of the remaining Tier 4a or the BOD.

Goals or determinations in opposition to this project: Typically, properties located along a truck route (Henrico Road) with frontage along two interstates (I-675 and I-285) are more suited for commercial or industrial uses. However, the subject properties do not have direct access to these interstates. There is already a strong zoning boundary line of demarcation between Tier 4a Industrial and Tier 5 Residential that extends to the south, almost to Cedar Grove Road. LIND Character areas encourage "locating industrial centers in areas with good access to interstates and truck routes, and to direct industrial development to existing industrial districts, especially sites with limited negative environmental impacts" (Page 51, LIND Character Area Goals).

1. The encroachment of residential into industrial zoned lands could set a precedent for similar future encroachments, however it appears that most of the Tier 4a lands have already been developed so this risk may be overstated.
2. The LIND Character area calls for "*conducting small area plans and freight cluster studies to better define industrial areas and address transitions and traffic impacts*" (Page 51, LIND Character Area Goals, 2050 Comprehensive Plan). A Small Area Plan (SAP) is currently underway which includes the subject properties, but that SAP is not anticipated to be adopted until late 2026.
3. The properties fronting Henrico Road abutting the east and west side of one of the subject properties (1680 Henrico Road) currently contain truck parking. If approved, residents of the new single-family project will be accessing a heavy truck route and may encounter potential visual, traffic, and noise impacts from adjacent industrial uses. However, the exiting neighborhood would have similar or more intense impacts in the future if these parcels were developed as currently entitled.

Notwithstanding the competing issues and goals, an over-arching goal of the 2050 Comprehensive Plan is to provide new and affordable housing in the county. However, if the subject properties were to be rezoned to Tier 5 residential, there would be two remnant industrial-zoned truck parking lots on either side of the subject property fronting on Henrico Road. Therefore, the proposed rezoning as currently submitted might result in adverse visual and noise impacts to the proposed new single-family lots being sandwiched between truck parking. In order for single-family residential to be supported in this Tier 4a area on the north side of Henrico Road, Staff believes that the Board of Commissioners would need to consider rezoning all the Tier 4a industrial zoned properties (which include both truck parking lots). Rezoning all industrial properties in this area would eliminate any potential land use conflicts between residential and industrial uses and would also allow the opportunity for the existing non-conforming truck lots to one day convert to single-family residential which would further minimize land use conflicts between industrial and residential uses.

Notwithstanding the above, there are design issues that need to be addressed on the applicant's conceptual plan, which may require a decrease in the number of lots, including but not limited to the following:

1. Provide compliance with Section 5.2.3 of the Zoning Ordinance requiring the proposed single-family subdivision to be compatible with the abutting single-family lots to the east relating to lot size and lot width.
2. Remove any proposed access out of the Georgia Power Easement.
3. Stub-out streets are not allowed, and the proposed round-a-bouts may not be allowed.
4. Lot #1 need to show compliance with minimum front setback of 35 feet from Henrico Road.
5. Provision of underground utilities is encouraged.
6. Show FAR calculations as max FAR in Tier 5 is 1.
7. A portion of Lot 8's building footprint needs to be removed out of the Georgia Power Easement.
8. Show compliance with buffer requirements along Henrico Road relating to Section 5.4.7.B of the Zoning Ordinance.
9. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Prefer internal streets to be private. If public, the internal streets require a right of way dedication of 55 feet (total) OR such that all public infrastructure is within right of way, whichever greater. Requires 24 feet of pavement with curb and gutter. Requires 6-foot landscape strip with a 5-foot sidewalk. Requires streetlights. (hefowler@dekalbcountyga.gov). Internal roundabout must be one-lane, one direction. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot landscape strip with a 10-foot multi-use path. At least 5 feet of the landscape strip must lie between the back of curb and the multi-use path or sidewalk. All intersections must meet AASHTO sight distance requirements based on speed limits. Concerned about entrance location based on horizontal and vertical curves along the site. All poles and other obstructions must be relocated out of the multi-use path
10. 1700 Henrico has state water going through the middle of the property. The 25 and 75-foot stream buffers will apply.

Therefore, it is the recommendation of the Planning & Sustainability Department that the rezone application be **“Deferred, Two Cycles”** to the July 2026 zoning agenda to allow the Board of Commissioners time to consider rezoning all the Tier 4a properties north of Henrico Road, and to allow the applicant appropriate time to address the design issues.

**Rezoning Application to Amend the Official Zoning Map
of DeKalb County, Georgia**Applicant Name: Tracy SwearingenApplicant Email Address: eisenhowerSVCS@gmail.comApplicant Mailing Address: P.O. Box 871183Stone Mountain, GA 30087Applicant Phone Number: [REDACTED]Owner Name: 7 Stone Capital L.L.C. (Jan Smith / Member)

(If more than one owner, attach list of owners.)

Owner Email Address: 7stonecapital@gmail.comOwner Mailing Address: 6655 Jenkins RoadFairburn, GA 30213Owner Phone Number: [REDACTED]Subject Property Address: 1680 + 1700 Henrico Rd.Conley, GA 30288Parcel ID Number(s): 15 046 01 001 and 15 046 01 005Acreage: 20.1/5.85 Commission District(s): 3 Super District: 6Existing Zoning District(s): Tier 4a and M Proposed Zoning District(s): Tier 5 w/R-100 underlyingExisting Land Use Designation(s): LIND Proposed Land Use Designation(s): SUB (if applicable)

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

Owner: _____ Agent: [Signature]Signature of Applicant: [Signature]

Eisenhower Services, Inc.



Notice of: *Proposed Rezoning (from M to R100); and Land Use Map Amendment Application Community Meeting*

To: Homeowner / Community Stakeholder

We are planning to apply for a Dekalb County Proposed Rezoning (from M to R100) Application, and a Land Use Map Amendment Application for both 1680 & 1700 Henrico Road, Conley, GA 30288. Our client, 7 Stone Capital L.L.C. is seeking to change conditions for the property from M (Light Industrial Zoning) to R100 (Residential Single Family), and to amend the Land Use Map for the affected areas to reflect Suburban Future Land Use vs. Light Industrial. Find out more about the project, ask questions, and voice your opinion at the following community meeting:

Date: December 8, 2025

Time: 6:30 pm – 7:30 pm

Location: Zoom meeting ID

Invite Link -

<https://us06web.zoom.us/j/88147476959?pwd=bPfEm0rOacEUYdn\nxGM9kthkFyAUlf.1>

Meeting ID - 881 4747 6959

Passcode - 567455

If you have any questions about the meeting, please call 678-357-6238 or e-mail me at eisenhowersvcs@gmail.com. We look forward to seeing you there!

Sincerely,

Tracy

Tracy T. Swearingen, Sr., J.D.

President

Eisenhower Services, Inc.

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:



9590 9402 9843 5266 5691 77

2. Article Number (Transfer from service label)

9589 0710 5270 3071 6828 75

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ Agent
☐ Addressee

B. Received by (Printed Name)

EDITH J. HARRIS

C. Date of Delivery

12-5-25

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

DEC 05 2025

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☒ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Mail Restricted Delivery | |

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

9589 0710 5270 3071 6828 75
 Return Receipt \$4.40
 Tracking #: 9590 9402 4676 8323 2831 41
 Total \$10.48

Grand Total: \$938.36

Credit Card Remit \$938.36

Card Name: VISA
 Account #: XXXXXXXXXXXX1242
 Approval #: 110326
 Transaction #: 255
 AID: A0000000980840 Contactless
 AL: US DEBIT

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 Refunds for guaranteed services only.
 Thank you for your business.

Customer Service
 1-800-ASK-USPS
 (1-800-275-8777)

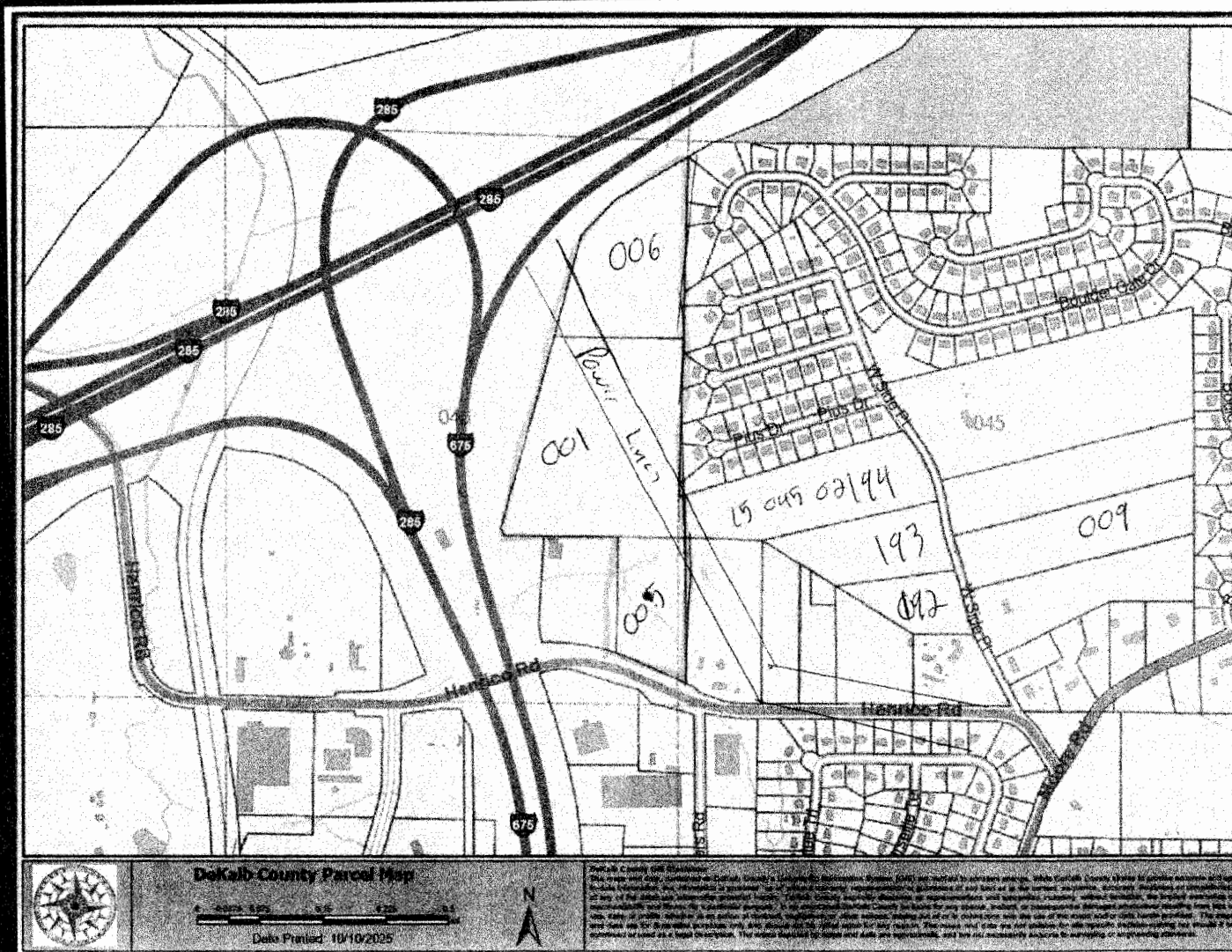
Agents do not have any additional information other than what is provided on USPS.com.

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An older version of this document is available. Received from Ian on 10/10/25

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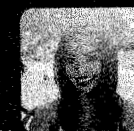
Tracy T. Swearingen, Sr., J.D.

CC3 Board - Wayne P...

CC3 Board - Wayne Powell

1

Danielle



Sita Smith

PHOBDY

PHOBDY

LETTER OF APPLICATION

Please identify the following details such as:

- The proposed zoning classification? *Tier 5 with R-100 underlying for single-family.*
- The reason for the rezoning request? *The 2 lots currently (1680 + 1700) abut other currently zoned residential and light commercial properties and owner owns other parcels of residential that abut.*
- The existing and proposed use of the property? *Existing use is in "light commercial and proposed is R-100 single family."*
- Detail 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)? *Between 1680 + 1700 Henrico Rd. along with owners other abutting properties that are already zoned R-100 (1690 Henrico Rd. + 3917/3891/3893 West Side Place) are to be jointly (all 6 parcels) used for a proposed 2 phase approximately 243 total single family residences. Each proposed home would likely be on a .25 acre lot with a 2 story 2400-3000 sq. ft. home (single-family).*

Eisenhower Services, Inc.
P.O. Box 871183
Stone Mountain, GA 30087
(678) 357-6238
eisenhowersvcs@gmail.com

**DEKALB COUNTY IMPACT ANALYSIS FOR 1680 & 1700 HENRICO ROAD,
CONLEY, GA 30288**

A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan?

The 2 Subject Properties have a current future land use designation of Light Commercial; however, the 2 Subject Properties also landlock an additional property (1690 Henrico Rd.) that is also owned by "7 Stone Capital L.L.C."; 1690 has a future land use of Suburban meaning the intent of 1690's current zoning is to preserve single family residences. "7 Stone Capital L.L.C." also owns 3917/3891/3893 West Side Place abutting properties that also have a future land use of Suburban. The Suburban land use designation promotes housing choice and income diversity without sacrificing traditional neighborhood layouts.

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

The nearby area is predominantly residential and / or zoned residential R-100; thus, the rezoning of the 2 Subject Properties would place them in conformity with the abutting properties and their zoned use of residential single-family use. This would also justify a Comprehensive Plan Amendment for the 2 Subject Properties from Light Commercial to Suburban. This proposed residential development would be in alignment with the residential character of the area by adding additional single family detached housing and conserving a substantial amount of open space for the community.

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

The 2 Subject Properties do not have a reasonable economic use as currently zoned. The existing Tier 4a and M designation present since 2013 with amendment in 2021 have greatly restricted the light industrial uses of the 2 Subject Properties; for example, the property immediately to the left of 1700 Henrico Rd. and immediately below a significant portion of 1680 Henrico Rd. (i.e., 1670 Henrico Rd.) is currently used as commercial truck parking while

1700 & 1680 Henrico Rd. are restricted from the same type of light industrial usage as 1670 Henrico Rd. is afforded due to the afore mentioned 2013 designation and the 2021 more restrictive amendments, thus, creating no viable light industrial use for the 2 Subject Properties. A rezoning to Tier 5 with R-100 underlying for single-family residential development would provide a reasonable economic use for the 2 Subject Properties.

- D. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby properties?

The proposed modification would not adversely affect the existing use or usability of adjacent or nearby properties.

- E. Whether there are other existing or changing conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the zoning proposal?

The Applicant is not aware of any other existing or changing conditions that give grounds for the approval or disapproval of the zoning proposal.

- F. Whether the Applicant's zoning proposal will adversely affect historic building, sites, districts, or archaeological resources?

The Applicant is not aware of any adverse affect the Applicant's zoning proposal would have on historic building, sites, districts, or archaeological resources on the 2 Subject Properties.

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

The Applicant is not aware of any potential or actual excessive or burdensome use of existing streets, transportation, facilities, utilities, or schools that would likely result from the zoning proposal.

CONCLUSION

For the foregoing reasons, the Applicant hereby requests that the application for a Modification of Zoning Conditions for the 2 Subject Properties from Tier 4a and M to Tier 5 and R-100 be approved. The Applicant welcomes any questions and / or feedback from the planning staff.

NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The portions of the DeKalb County Zoning Ordinance, facially and as applied to the 2 Subject Properties, which restrict or classify or may restrict or classify the 2 Subject Properties so as to prohibit their development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate, and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation

of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the DeKalb County Zoning Ordinance to the 2 Subject Properties which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null, and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

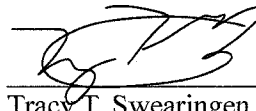
A refusal by the DeKalb County Board of Commissioners to grant the modification of zoning conditions as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State

of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any major modification of zoning conditions of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the 2 Subject Properties to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth herein above.

A refusal to allow the modification of zoning conditions in question would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the modification of zoning conditions in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing land use designation and/or zoning classification on the 2 Subject Properties is unconstitutional as it applies to the 2 Subject Properties . This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of DeKalb County demanding just and adequate compensation under Georgia law for the taking of the 2 Subject Properties , diminution of value of the 2 Subject Properties, attorney's fees, and other damages arising out of the unlawful deprivation of the Applicant's property rights.

A handwritten signature in black ink, appearing to read 'Tracy T. Swearingen, Sr.', is positioned above a horizontal line.

Tracy T. Swearingen, Sr., J.D.
President, Eisenhower Services, Inc.
Agent for the Applicant



DeKalb County
GEORGIA

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: 12-11-2025

TO WHOM IT MAY CONCERN:

I/WE: 7 Stone Capital LLC (Ian Smith / Member)
Name of Owner(s)

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

Tracy T. Swearingen President, Eisenhower Services, Inc.
Name of Agent or Representative

to file an application on my/our behalf.

[Signature]

Notary Public Coram Expires 8/12/27

[Signature]

Owner Ian Smith / 7 Stone Capital LLC

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: X *

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.

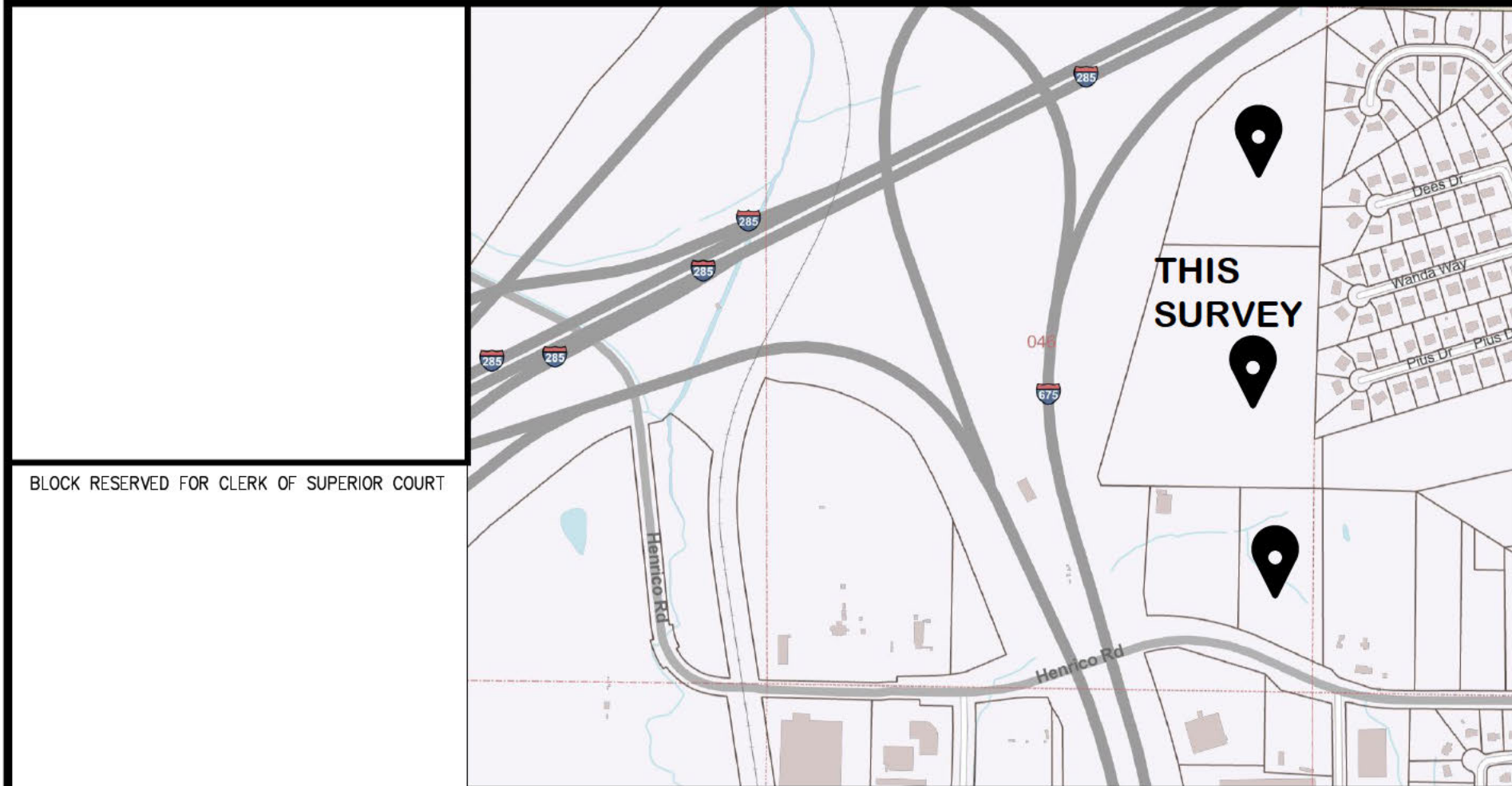
Notary

TJP 12-12-2025
Signature of Applicant /Date

Check one: Owner _____ Agent X

Expiration Date/ Seal

***Notary seal not needed if answer is "No".**



LEGAL DESCRIPTION (AS SURVEYED)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 46 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT FORMED BY THE SHARED CORNER OF LAND LOTS 45, 46, 51, & 52, SAID COUNTY AND DISTRICT, AS DEPICTED ON THAT CERTAIN PLAT OF SURVEY KNOWN AS "FINAL PLAT FOR BOULDER FOREST, PHASE 2" AS RECORDED AT PLAT BOOK 139, PAGE 87 OF THE PUBLIC RECORDS OF DEKALB COUNTY, GEORGIA;

THENCE ALONG SHARED LAND LOT LINE OF LAND LOTS 45 AND 46, SAID DISTRICT AND COUNTY, S01°09'33"W A DISTANCE OF 80.85 FEET TO A FOUND 1/2" REBAR ON THE SOUTHERLY R/W OF THE INTERSTATE 675 NORTHBOUND EXIT TO INTERSTATE 285 AND THE POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTHERLY R/W AND FOLLOWING THE EAST LINE OF THAT CERTAIN PLAT OF SURVEY KNOWN AS "FINAL PLAT FOR BOULDER FOREST, PHASE 2" S01°54'03"W A DISTANCE OF 715.08 FEET TO A FOUND 1" OPEN-TO-PIPE;

THENCE FOLLOWING THE EAST LINE OF THAT CERTAIN PLAT OF SURVEY KNOWN AS "FINAL PLAT FOR WEST SIDE PLACE," AS IT IS RECORDED AT PLAT BOOK 159, PAGE 38, OF THE PUBLIC RECORDS OF DEKALB COUNTY, GEORGIA, S01°14'13"W A DISTANCE OF 72.92 FEET TO A FOUND 1/2" REBAR;

THENCE S01°54'04"W A DISTANCE OF 253.31 FEET TO A FOUND 1/2" REBAR;

THENCE S01°54'30"W A DISTANCE OF 187.02 FEET TO A FOUND 1/2" REBAR;

THENCE S01°50'17"W A DISTANCE OF 286.93 FEET TO A FOUND 1/2" REBAR;

THENCE S01°51'30"W A DISTANCE OF 526.40 FEET TO A FOUND 1/2" REBAR;

THENCE S01°52'04"W A DISTANCE OF 728.64 FEET TO A CALCULATED POINT TO BE SET ON THE NORTHERLY R/W OF HENRICO ROAD (VARIABLE R/W PER GEORGIA DEPARTMENT OF TRANSPORTATION PLAN AND PROFILE OF PROPOSED SOUTH ATLANTA FREEWAY, PROJECT ID: I-675-1(137), P.I. NUMBER 710982);

THENCE ALONG SAID NORTHERLY R/W OF HENRICO ROAD N65°16'33"W A DISTANCE OF 237.54 FEET TO A CALCULATED POINT TO BE SET;

THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 72.02 FEET, WITH A RADIUS OF 581.81 FEET, BEING SUBTENDED BY A CHORD BEARING OF N68°49'20"W, WITH A CHORD LENGTH OF 71.98 FEET, TO A CALCULATED POINT TO BE SET;

THENCE DEPARTING SAID NORTHERLY R/W OF HENRICO ROAD N01°15'04"W A DISTANCE OF 610.99 FEET TO A FOUND 1" OPEN-TO-PIPE;

THENCE N84°34'49"W A DISTANCE OF 416.61 FEET TO A CALCULATED POINT TO BE SET;

THENCE S89°25'50"W A DISTANCE OF 200.61 FEET TO A CALCULATED POINT TO BE SET ON THE WESTERLY R/W OF INTERSTATE 675 RAMP "NE" PER AFORESAID GEORGIA DEPARTMENT OF TRANSPORTATION PLANS;

THENCE ALONG THE WESTERLY R/W OF INTERSTATE 675 RAMP "NE" PER AFORESAID GEORGIA DEPARTMENT OF TRANSPORTATION PLANS N15°34'49"W A DISTANCE OF 33.14 FEET TO A FOUND CONCRETE R/W MONUMENT;

THENCE N13°47'50"E A DISTANCE OF 900.01 FEET TO A FOUND CONCRETE R/W MONUMENT;

THENCE N18°17'38"E A DISTANCE OF 707.27 FEET TO A FOUND CONCRETE R/W MONUMENT;

THENCE N44°15'25"E A DISTANCE OF 279.77 FEET TO A FOUND CONCRETE R/W MONUMENT;

THENCE N60°08'33"E A DISTANCE OF 436.87 FEET TO A FOUND 1/2" REBAR, WHICH IS THE POINT OF BEGINNING;

SAID LAND HAVING AN AREA OF 1,575,306 SQUARE FEET, OR 36.164 ACRES, MORE OR LESS.

LOCATION MAP

NOT TO SCALE

LEGEND

A = ARC LENGTH
B/L = BUILDING SETBACK LINE
C/L = CENTER LINE
C&G = CURB & GUTTER
CHB = CHORD BEARING
CHL = CHORD LENGTH
CIP = CONCRETE POWER POLE
CTP = CRIMPED TOP PIPE
D = DELTA ANGLE
DB = DEED BOOK
FH = FIRE HYDRANT
IPC = IRON PIN CALCULATED
IPF = IRON PIN FOUND
PP = IRON PIN PLACED
L.L. = APPARENT LAND LOT L.N.E.
LL = LAND LOT
LP = LIGHT POLE
NIF = NOW OR FORMERLY
OHW = OVERHEAD WIRE
OTP = OPEN TOP P.P.E.
PC = PROPERTY CORNER
P/L = PROPERTY LINE
PB = PLAT BOOK
PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PP = POWER POLE
R = RADIUS
R/W = RIGHT OF WAY
RB = REBAR
RBC = REBAR & CAP
SMH = SANITARY SEWER MANHOLE
SQFT = SQUARE FEET
TT = TRANSMISSION TOWER
WM = WATER METER
WV = WATER VALVE

SYMBOL LEGEND

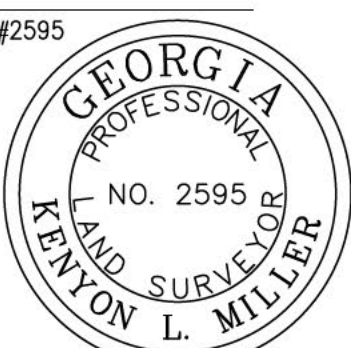
CONCRETE
ASPHALT PAVEMENT
BUILDING OUTLINE
IRON P.N. FOUND
IRON P.N. PLACED (1/2" REBAR)
BOUNDARY P.O. NT
IPF CONCRETE MONUMENT
IRON PIN CALCULATED

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, IT IS MY OPINION THAT THIS PROPERTY IS OUTSIDE OF THE 100 YEAR FLOOD HAZARD AREA.
PANEL #13089C0137J
EFFECTIVE DATE: 05/16/2013

THIS SURVEY IS AN EXHIBIT FOR THE PROPOSED REZONING OF SUBJECT PROPERTY FROM DEKALB COUNTY ZONE M TO DEKALB COUNTY ZONE R-100. IT IS BASED ON A RETRACEMENT SURVEY DONE BY THIS FIRM BEARING THE SAME JOB NUMBER AND DATE WHICH APPEARS IN THIS SURVEY'S TITLE BLOCK.

KENYON L. MILLER, P.L.S. #2595

12/15/2025
DATE



SHEET NO. 1 OF 1



PRELIMINARY REZONING EXHIBIT

FOR TRACY SWEARINGEN

IN LAND LOT 46, DISTRICT 15, DEKALB COUNTY, GEORGIA



NO.	JOB NO.	DESCRIPTION OF REVISION	DATE

GRID NORTH
NAD83/GA WEST



THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMENT, THEREFORE, ALL EASEMENTS AND MATTERS OF RECORD MAY NOT BE SHOWN HEREIN.

THIS MAP OR PLAN HAS BEEN PREPARED BY THE SURVEYOR AND IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE SURVEYOR HAS MADE A REASONABLE INVESTIGATION OF THE FACTS AND HAS FOUND THE INFORMATION TO BE ACCURATE AND SUFFICIENT FOR THE PURPOSES OF THE SURVEY. THE SURVEYOR HAS NOT CONDUCTED A TITLE SEARCH AND IS NOT PROVIDING ANY OPINION ON THE MATTER.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMENT, THEREFORE, ALL EASEMENTS AND MATTERS OF RECORD MAY NOT BE SHOWN HEREIN.

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DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

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(s) Name: Tracy Swearingen

Phone: [REDACTED] Email: [REDACTED]

Property Address: 1680 & 1700 Henrico Road, Conley 30288

Tax Parcel ID: 15 046 01 001 & 15 046 01 005 Comm. District(s): 3 & 6 Acreage: Approx

Existing Use: Vacant Proposed Use: Single-Family Residential

Supplemental Regs: _____ Overlay District: Bouldercrest OVD, Tier 4

Rezoning: Yes ☒ No ☐ Existing Zoning: Tier 4a Proposed Zoning: Tier 5

DRI: NA Square Footage/Number of Units: _____

Rezoning Request: Rezone both properties to Tier 5 with R-100 underlying for single-family residential development; along with 5 other

Land Use Plan Amendment: Yes ☒ No ☐ Existing Land Use: LIND

Proposed Land Use: SUB Consistent _____ Inconsistent _____

Special Land Use Permit: Yes ☐ No ☒ Article Number(s) 27- _____

Special Land Use Request(s): NA

Major Modification: Yes ☐ No ☒ Existing Zoning Conditions: None

Major Modification Request: n/a

Condition(s) to be modified: n/a

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: 12/8/25 w 15 days notice Calendar Dates: CC: 02/11/26

PC: 03/03/26 BOC: 03/26/26

Letter of Intent: X Impact Analysis: X Owner Authorization(s): X Campaign Disclosure: X

Public Notice, Signs: X Tree Survey, Conservation (if applicable):

Submittal Format:

ONE (1) COMBINED, PDF DOCUMENT UPLOAD via OUR ONLINE PORTAL.

Site Plan Checklist, if applicable:

- | | | |
|---|---|------------------------|
| * Density | * Frontage | * Sidewalks |
| * Density Bonuses | * Street Width | * Fencing/Walls |
| * Mix of Uses | * Landscape Strips | * Building Height |
| * Open Space | * Parking - Auto | * Building Separation |
| * Enhanced Open Space | * Parking – Bicycle | * Building Orientation |
| * Pedestrian Plan | * Screening | * Streetscapes |
| * Lot Size | * Perimeter Landscapes | * Garages |
| * Setbacks: front, sides, side corner, rear | * Bldg Materials: Roof, Fenestration, Façade Design | |

Possible Variances:

Comments: Calendar dates are tentative until adoption by BOC on 11.20.2025.

Applicant will need to apply for a Land Use Amendment from LIND to SUB, and a rezoning application from Tier 4a and M to Tier 5 and R-100. Applicant to show how proposed use is compatible with surrounding area. Applicant to show how proposal complies with Tier 5 Bouldercrest Overlay and the DeKalb County zoning ordinance regarding minimum building setbacks, max building height, minimum parking, sidewalks, street trees, etc. Applicant will need to show address impact of land use amendment on properties to remain in Tier 4a/M. This is not a complete review. A complete review will occur upon official submission of rezone and land use amendment application

Planner: John Reid, Sr. Planner

Date: November 13, 2025

LP-26-1247932 & Z-26-1247931 Email re: Rezoning 01.16.2026:

From: Eisenhower Services, Inc <eisenhowersvcs@gmail.com>
Sent: Friday, January 16, 2026 12:15 PM
To: Reid, John <jreid@dekalbcountyga.gov>
Cc: Eisenhower Services, Inc <eisenhowersvcs@gmail.com>
Subject: Re: henrico road rezoning--question

John,

Per our telephone conversation on yesterday I am requesting that 1690 Henrico Rd. be proposed as part of our rezoning application to "Specifically" change its from Tier 4-A overlay to Tier 5 (i.e., from light industrial to residential land use).

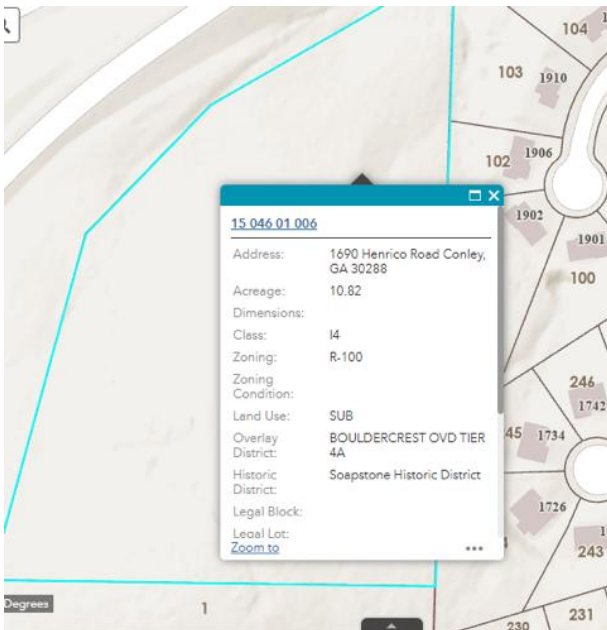
If there are any questions or concerns please give me a call at (678) 357-6238. Thanks and have a great day and weekend!

Tracy

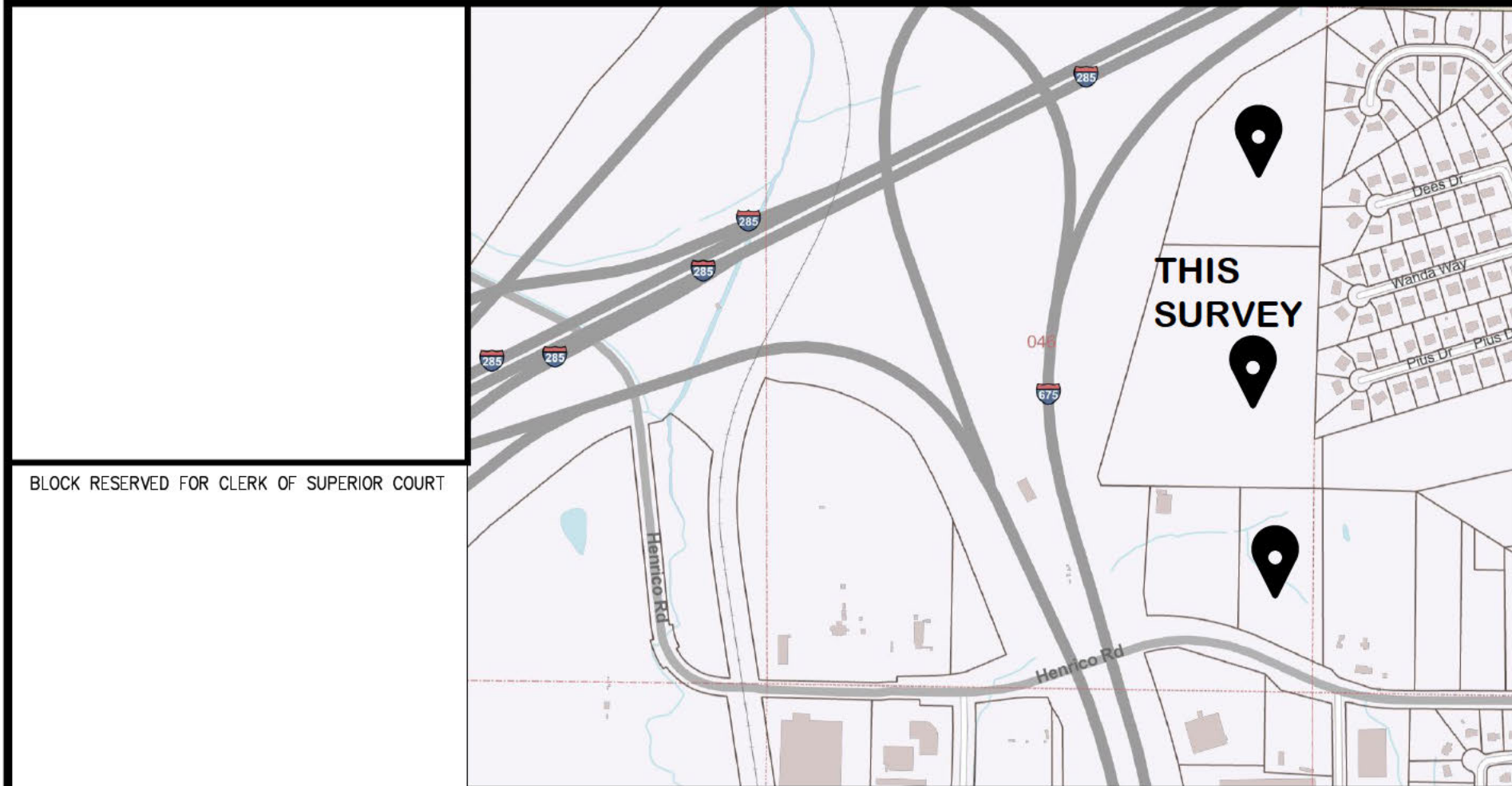
Tracy T. Swearingen, Sr.
President
Eisenhower Services, Inc
eisenhowersvcs@gmail.com
(678) 357-6238

On Jan 14, 2026, at 2:04 PM, Reid, John <jreid@dekalbcountyga.gov> wrote:

Traci—just wanted to confirm that you are NOT proposing to rezone 1690 Henrico road—see screenshot below—it is owned by someone else , but I was confused because it seemed like your site plan was showing this area as part of rezoning?



John Reid
Senior Planner, Lead Public Hearing
DeKalb County Government | Department of Planning & Sustainability



LEGAL DESCRIPTION (AS SURVEYED)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 46 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT FORMED BY THE SHARED CORNER OF LAND LOTS 45, 46, 51, & 52, SAID COUNTY AND DISTRICT, AS DEPICTED ON THAT CERTAIN PLAT OF SURVEY KNOWN AS "FINAL PLAT FOR BOULDER FOREST, PHASE 2" AS RECORDED AT PLAT BOOK 139, PAGE 87 OF THE PUBLIC RECORDS OF DEKALB COUNTY, GEORGIA;

THENCE ALONG SHARED LAND LOT LINE OF LAND LOTS 45 AND 46, SAID DISTRICT AND COUNTY, S01°09'33"W A DISTANCE OF 80.85 FEET TO A FOUND 1/2" REBAR ON THE SOUTHERLY R/W OF THE INTERSTATE 675 NORTHBOUND EXIT TO INTERSTATE 285 AND THE POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTHERLY R/W AND FOLLOWING THE EAST LINE OF THAT CERTAIN PLAT OF SURVEY KNOWN AS "FINAL PLAT FOR BOULDER FOREST, PHASE 2" S01°54'03"W A DISTANCE OF 715.08 FEET TO A FOUND 1" OPEN-TOE PIPE;

THENCE FOLLOWING THE EAST LINE OF THAT CERTAIN PLAT OF SURVEY KNOWN AS "FINAL PLAT FOR WEST SIDE PLACE," AS IT IS RECORDED AT PLAT BOOK 159, PAGE 38, OF THE PUBLIC RECORDS OF DEKALB COUNTY, GEORGIA, S01°14'13"W A DISTANCE OF 72.92 FEET TO A FOUND 1/2" REBAR;

THENCE S01°54'04"W A DISTANCE OF 253.31 FEET TO A FOUND 1/2" REBAR;

THENCE S01°54'30"W A DISTANCE OF 187.02 FEET TO A FOUND 1/2" REBAR;

THENCE S01°50'17"W A DISTANCE OF 286.93 FEET TO A FOUND 1/2" REBAR;

THENCE S01°51'30"W A DISTANCE OF 526.40 FEET TO A FOUND 1/2" REBAR;

THENCE S01°52'04"W A DISTANCE OF 728.64 FEET TO A CALCULATED POINT TO BE SET ON THE NORTHERLY R/W OF HENRICO ROAD (VARIABLE R/W PER GEORGIA DEPARTMENT OF TRANSPORTATION PLAN AND PROFILE OF PROPOSED SOUTH ATLANTA FREEWAY, PROJECT ID: I-675-1(137), P.I. NUMBER 710982);

THENCE ALONG SAID NORTHERLY R/W OF HENRICO ROAD N65°16'33"W A DISTANCE OF 237.54 FEET TO A CALCULATED POINT TO BE SET;

THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 72.02 FEET, WITH A RADIUS OF 581.81 FEET, BEING SUBTENDED BY A CHORD BEARING OF N68°49'20"W, WITH A CHORD LENGTH OF 71.98 FEET, TO A CALCULATED POINT TO BE SET;

THENCE DEPARTING SAID NORTHERLY R/W OF HENRICO ROAD N01°15'04"W A DISTANCE OF 610.99 FEET TO A FOUND 1" OPEN-TOE PIPE;

THENCE N84°34'49"W A DISTANCE OF 416.61 FEET TO A CALCULATED POINT TO BE SET;

THENCE S88°25'50"W A DISTANCE OF 200.61 FEET TO A CALCULATED POINT TO BE SET ON THE WESTERLY R/W OF INTERSTATE 675 RAMP "NE" PER AFORESAID GEORGIA DEPARTMENT OF TRANSPORTATION PLANS;

THENCE ALONG THE WESTERLY R/W OF INTERSTATE 675 RAMP "NE" PER AFORESAID GEORGIA DEPARTMENT OF TRANSPORTATION PLANS N15°34'49"W A DISTANCE OF 33.14 FEET TO A FOUND CONCRETE R/W MONUMENT;

THENCE N13°47'50"E A DISTANCE OF 900.01 FEET TO A FOUND CONCRETE R/W MONUMENT;

THENCE N18°17'38"E A DISTANCE OF 707.27 FEET TO A FOUND CONCRETE R/W MONUMENT;

THENCE N44°15'25"E A DISTANCE OF 279.77 FEET TO A FOUND CONCRETE R/W MONUMENT;

THENCE N60°08'33"E A DISTANCE OF 436.87 FEET TO A FOUND 1/2" REBAR, WHICH IS THE POINT OF BEGINNING.

SAID LAND HAVING AN AREA OF 1,575,306 SQUARE FEET, OR 36.164 ACRES, MORE OR LESS.

LOCATION MAP

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Three Tab Architectural Roof Shingles on Underlayment and with Continuous Ridge Vents



Brick Veneer

Front, Left and Right sides Brick

Rear side cement board siding and trim

Front Elevation One of Six

REZONING & LAND USE for

1680 & 1700 HENRICOROAD CONLEY, GEORGIA

1/8" = 1'-0"

Robert Jay Architect

6934 Clear Lake Court

Atlanta, Georgia 30360

770-241-5956 rjtrain312@yahoo.com

December 29, 2025

**Three Tab Architectural Roof Shingles
on Underlayment and with Continuous Ridge Vents**



**Front Side Board and Batten
Left right and rear sides cement
board siding and trim**

**Front Elevation Two of Six
REZONING & LAND USE for
1680 & 1700 HENRICOROAD CONLEY, GEORGIA
1/8" = 1'-0"**

**Robert Jay Architect
6934 Clear Lake Court
Atlanta, Georgia 30360**

770-241-5956 rjtrain312@yahoo.com

December 29, 2025

**Three Tab Architectural Roof Shingles
on Underlayment and with Continuous Ridge Vents**



**Front Side Board and Batten over Brick Veneer. Left, right
and Rear Sides Cement Board Siding and Trim**

**Front Elevation Three of Six
REZONING & LAND USE for
1680 & 1700 HENRICOROAD CONLEY, GEORGIA
1/8" = 1'-0"**

**Robert Jay Architect
6934 Clear Lake Court
Atlanta, Georgia 30360**

770-241-5956 rjtrain312@yahoo.com

December 29, 2025

**Three Tab Architectural Roof Shingles
on Underlayment and with Continuous Ridge Vents**



Four Sides Cement Board Siding and Trim

Front Elevation Four of Six

REZONING & LAND USE for

1680 & 1700 HENRICOROAD CONLEY, GEORGIA

1/8" = 1'-0"

**Robert Jay Architect
6934 Clear Lake Court
Atlanta, Georgia 30360**

770-241-5956 rjtrain312@yahoo.com

December 29, 2025

**Three Tab Architectural Roof Shingles
on Underlayment and with Continuous Ridge Vents**



**Front Side Board and Batten Siding over Stucco Finish
System with Trim. Left, right and Rear Sides Cement Board
Siding and Trim**

**Front Elevation Five of Six
REZONING & LAND USE for
1680 & 1700 HENRICOROAD CONLEY, GEORGIA
1/8" = 1'-0"**

**Robert Jay Architect
6934 Clear Lake Court
Atlanta, Georgia 30360**

**770-241-5956 rjtrain312@yahoo.com
2025**

December 29,

**Three Tab Architectural Roof Shingles
on Underlayment and with Continuous Ridge Vents**



Four Sides Cement Board Siding and Trim

**Front Elevation Six of Six
Left, right and Rear Sides Cement Board
Siding and Trim
 $1/8" = 1'-0"$**

**Robert Jay Architect
6934 Clear Lake Court
Atlanta, Georgia 30360**

**770-241-5956 rjtrain312@yahoo.com
2025**

December 29,



February 9, 2026

DeKalb County
Department of Planning & Sustainability
178 Sams Street
Decatur, GA

ATTN: John Reid; AICP
Senior Planner

RE: Rezoning Application; Z-26-1247931
1680 & 1700 Henrico Road

Dear Mr. Reid:

On behalf of the Metro South Community Improvement District (MSCID) Board of Directors, please refer to the following objections to the referenced rezoning application:

- Single-family development in that area does not make sense from a land use perspective given the active industrial property surrounding the parcels. There are industrial uses right across the street. Furthermore, the properties themselves wrap around an active industrial space. None of that seems desirable for future residents. Unlike areas such as West Midtown, this is not a transitioning area; it's still firmly industrial.
- This is some of the only remaining greenfield land available for industrial development in DeKalb County. New industrial developments have expressed interest in the area, but most have fallen through due to existing zoning requirements (overlay district) which are currently being addressed. These parcels are not in danger of being underdeveloped. In fact, all industrial lands within the Metro South CID will be in great demand upon modifications to the existing overlay district.
- Industrial real estate continues to be in demand in Atlanta despite the slight downturn in the economy.
- The MSCID board and its 240 members oppose any decrease in industrial or commercial land through residential or mixed-use re-zonings within the boundaries defined by the community improvement district and the existing overlay district.
- A single-family development here will create traffic safety issues. The current roadway; from Moreland Ave to Koppers Road/Koppers Ct, handles a large amount of truck traffic

consistent with the predominate uses around it. This traffic will still exist with a single-family development on these parcels, but personal vehicle traffic will also increase substantially and intermingle with the existing truck traffic creating a hazard

- The proximity of the industrial areas to the existing residential areas has resulted in various conflicts over the past several decades due to the mix of truck and single axle vehicles on Cedar Grove Road, Henrico Road and Moore Road. The MSCID has cooperated with the residential communities on and adjacent to these roads (east of I-675) over the past few years by funding conceptual design traffic calming plans to minimize cut-through traffic. The MSCID has also encouraged its logistic and warehouse members to avoid cut-through traffic on those residential sections of Henrico and Cedar Grove Road. This rezoning application only further complicates the truck and single axle vehicle conflicts. More significantly, this proposed residential community would be directly impacted by truck volumes that exceed over 100 per day and whose destination is the Federal Express truck parking facility and various truck maintenance facilities on Koppers Court and Koppers Road. The Federal Express facility provides space for over 500 trucks and is 100% occupied. Significant number of conflicts between single axle vehicles and multi-tandem trucks will exist if this rezoning application is approved. This conflict will be unavoidable and given the CID and the existing residential community's track record of present day conflicts, it seems obvious this fact in itself should result in a rezoning denial.

To summarize, the MSCID Board and its membership unequivocally oppose this rezoning application. Thank you

Sincerely;

Lawrence Kaiser

Larry Kaiser, PE

Executive Director

Metro South CID

larry@metrosouthcid.org

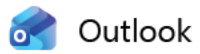
404-909-5619

Cc: Alison Clark; Community Council Board

Super District Commissioner Ted Terry

District 3 Commissioner Nicole Massiah

Metro South Community Improvement District Board



(No subject)

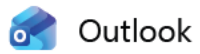
From john reid <dakiner1@yahoo.com>

Date Wed 2/18/2026 6:13 PM

To Reid, John <jreid@dekalbcountyga.gov>



[Yahoo Mail: Search, Organize, Conquer](#)



(No subject)

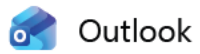
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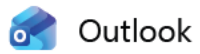
From john reid <dakiner1@yahoo.com>

Date Wed 2/18/2026 6:14 PM

To Reid, John <jreid@dekalbcountyga.gov>



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(No subject)

From john reid <dakiner1@yahoo.com>

Date Wed 2/18/2026 6:17 PM

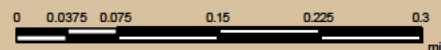
To Reid, John <jreid@dekalbcountyga.gov>



[Yahoo Mail: Search, Organize, Conquer](#)



DeKalb County Parcel Map

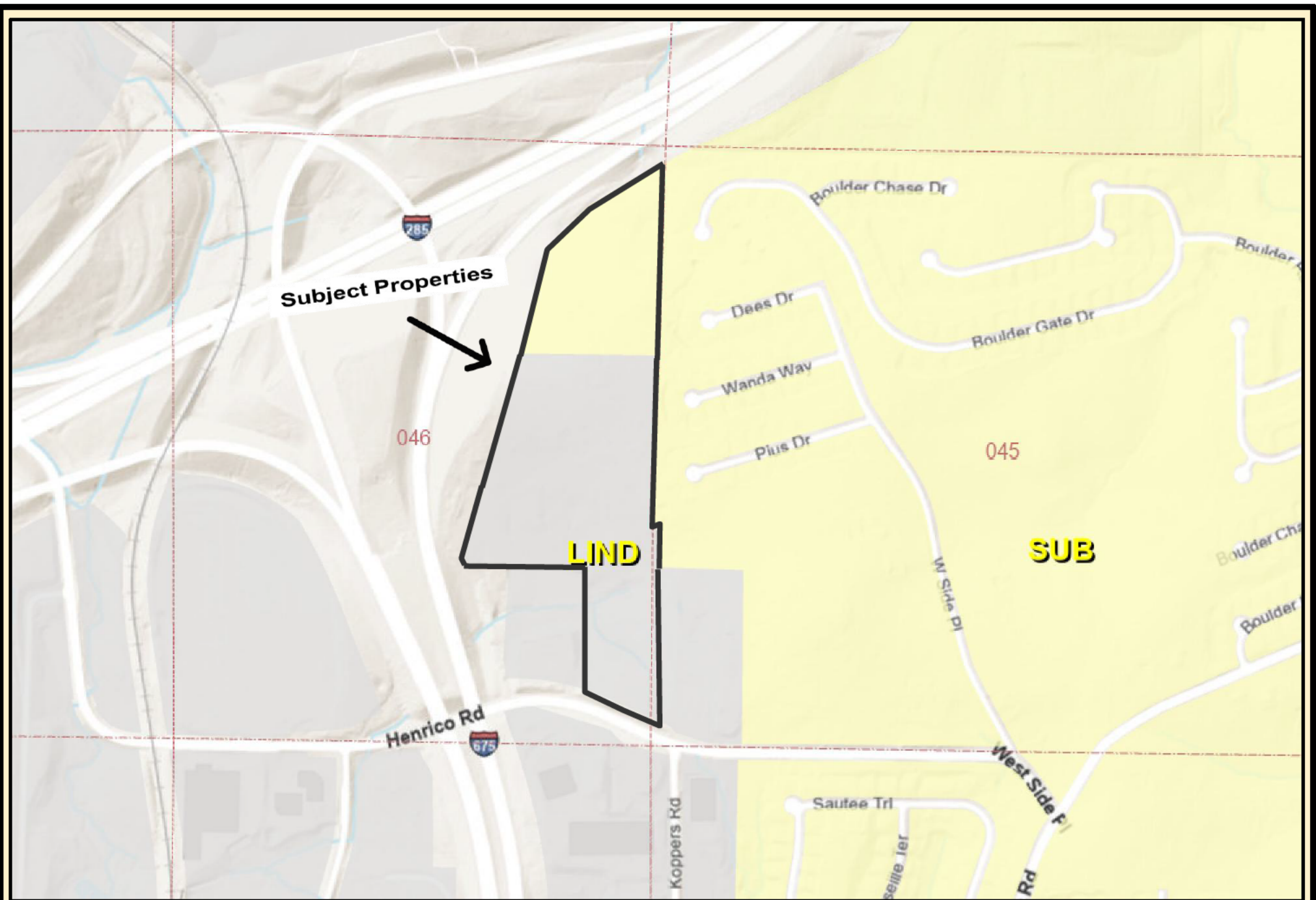


Date Printed: 2/18/2026

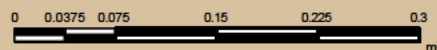


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DeKalb County Parcel Map



Date Printed: 2/18/2026



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DeKalb County Parcel Map



0 0.0375 0.075 0.15 0.225 0.3
mi

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