

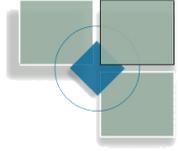


**DeKalb County Department of Planning & Sustainability**

**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, 2023**  
**Board of Commissioners Hearing Date: May 25, 2023**

**STAFF ANALYSIS**

<b>Case No.:</b>	Z-23-1246390	<b>Agenda #:</b> 2023-0340
<b>Location/Address:</b>	3345 Bouldercrest Road and 2098 and 2124 Cedar Grove Road in Ellenwood, Georgia.	Commission District: 3 Super District: 6
<b>Parcel ID:</b>	15-021-01-010, 15-021-01-015,15-021-01-016	
<b>Request:</b>	To rezone properties from Bouldercrest Overlay District Tier 3 & Soapstone Historic District with underlying zoning of R-100 (Residential Medium Lot-100) & C-1 (Local Commercial) to Bouldercrest Overlay District Tier 3 with underlying zoning district of RSM (Residential Small Lot Mix) to allow for the construction of single-family, attached townhomes.	
<b>Property Owner:</b>	Bouldercrest Holdings, LLC	
<b>Applicant/Agent:</b>	KBD Development c/o Battle Law P.C.	
<b>Acreage:</b>	12.2 acres	
<b>Existing Land Use:</b>	Vacant Land	
<b>Surrounding Properties:</b>	Commercial and Single-Family Residential	
<b>Adjacent Zoning:</b>	<b>North:</b> Bouldercrest Overlay Tier 3/R-100 <b>South:</b> Bouldercrest Overlay Tier 3/R-100 <b>East:</b> MR-2 <b>West:</b> C-1 & HR-3	
<b>Comprehensive Plan</b>	SUB (Suburban) & NC (Neighborhood Center)	<b>Consistent X</b> <b>Inconsistent</b>

**Proposed Density:** 8 du/acre  
**Proposed Units/Square Ft.:** 89 single-family attached townhomes

**Existing Density:** NA  
**Existing Units/Square Feet:** Vacant

**STAFF RECOMMENDATION: FULL CYCLE DEFERRAL**

Based on the submitted information, the RSM zoning proposal within Tier 3 of the Bouldercrest Overlay District with a density of 7.29 units per acre is *generally* consistent with the Suburban (SUB) and Neighborhood Center (NC) Character Areas calling for protection of established residential neighborhood at

densities up to eight units per acre. There is also a companion request for a Special Land Use Permit (SLUP) to allow townhomes within Tier 3 of the Bouldercrest Overlay District (see SLUP 23 1246391). The proposed townhomes appear to be an appropriate transitional land use between the commercial zoning around the Bouldercrest Rd/Cedar Grove intersection and the single-family detached subdivision (Smithfield Grove) to the north. A stream, a 20-foot undisturbed transitional buffer, and a 100-year floodplain separate the proposed townhome development from that single-family subdivision. Additionally, the plan proffers four pocket parks and two open courtyards with convenient pedestrian and vehicular connectivity throughout the project. There has been no indication from reviewing agencies and departments that the proposed development would be excessively burdensome on the existing infrastructure. The County Transportation Department has provided infrastructure requirements relating to right-of-way expansion, sidewalks, landscape strips and street lighting (see attached). Therefore, it appears that the request is compatible with surrounding uses.

While the proposed land use, transitional buffers, pocket parks, and open space appears to be compatible with the surrounding area, the conceptual plan will need to be redesigned to comply with Section 3.39.6.C.9.a of the *Zoning Ordinance* which requires that all townhome developments must be accessed from the rear via a private alley or private drive. This rear access requirement would be in addition to providing street access within the entire project site which complies with public right-of-way standards. Additionally, the following information needs to be provided to demonstrate compliance with Tier 3 BOD requirements in order 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.
2. The applicant needs to provide tabular data showing the square footage of the proposed guest parking areas and proposed driveways so that the Floor Area Ratio (FAR) of the project can be reviewed for compliance (Max FAR allowed is 1.0)
3. For units 27 – 29 verify compliance with the required 20- foot side yard setback.

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



**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

**NOTE:** PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO  
RACHEL BRAGG [RLBRAGG@DEKALBCOUNTYGA.GOV](mailto:RLBRAGG@DEKALBCOUNTYGA.GOV) OR  
JOHN REID [JREID@DEKALBCOUNTYGA.GOV](mailto:JREID@DEKALBCOUNTYGA.GOV)

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

Case No.: Z-23-1246390

Parcel I.D. #: 15-021-01-010, 15-021-01-015, 15-021-01-016

Address: 2098 & 2124 CEDAR GROVE ROAD CONLEY, GA 30288

3345 BOULDERCREST RD  
ELLENWOOD, GA 30294

**WATER:**

Size of existing water main: 6" & 8" DIP (adequate/inadequate)

Distance from property to nearest main: adacent

Size of line required, if inadequate: \_\_\_\_\_

**SEWER:**

Outfall Servicing Project: Blue Creek

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

Water Treatment Facility: Snapfinger ( ) adequate ( ) inadequate

Sewage Capacity; 36 (MGPD) Current Flow: 28 (MGPD)

**COMMENTS:**

Sewer capacity required.

Signature: Yola Lewis

## Board of Health

4/14/2023

To: Mr. John Reid, Senior Planner

From: Ryan Cira, Environmental Health Manager

Cc: Alan Gaines, Environmental Health Deputy Director

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.

  
**Board of Health**

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.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

**N1 2023-0334****SLUP 23-1246378**

16-183-02-003, 16-202-02-005

4449 Rockbridge Road, Stone Mountain, GA 30083

- Please review general comments.
- Note: There are several properties of septic in this area.

**N2 2020-0335****Z-23-1246378**

16-183-02-003, 16-202-02-005

8361 &amp; 8637 Covington Highway, Lithonia, GA 30058

- Please review general comments.

**N3 2023-0335****SLUP 23-1246382**

18-053-02-036

1500 North Decatur Road, Atlanta, GA 30306

- Please review general comments.

**N4 2023-0337****CZ 23-1246383**

18-103-03-017, 18-103-03-018

1799 &amp; 1805 Clairmont Road, Decatur, GA 30033

- Please review general comments.
- Our record indicates a septic system installed on surrounding property at 1788 Clairmont. No record in our office for 1799 or 1805 Clairmont Road. This property may have a septic system.

## Board of Health

**N5 2023-0338****Z -23-1246384**

15-053-03-001, 15-044-09-030

2001 River Road &amp; 2938 Bouldercrest Road, Ellenwood, GA 30394

- Please review general comments.
- Note: Septic system indicated on surrounding areas.

**N6 2023-0339****SLUP 23-1246386**

15-200-02-040 15-200-02-040

3507 Memorial Drive, Decatur, GA 30032

- Please review general comments.
- This establishment should contact Health Department Division of Environmental Health

**N7 2023-0340****Z 23-1246390**

15-021-01-010, 15-021-02-015, 15-021-01-016

2098 &amp; 2124 Cedar Grove Road, Conley, GA 30288

- Please review general comments.
- Note: Septic system location on this property installed on 11/08/1985.

**N8 2023-0341****SLUP 23-1246391**

15-021-01-010, 15-021--01-015, 15-021-021-01-016

2098 &amp; 2124 Cedar Grove Road, Conley, GA 30288

- Please review general comments.
- Note: Septic system location on this property installed on 11/08/1985.

**N9 2023-0342****Z-23-1246379**

15-201-01-010

1439 Conway Road, Decatur, GA 30030

- Please review general comments

### Zoning Comments – April 2023

**N1. 4449 Rockbridge Road** - Rockbridge 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 5-foot landscape strip from back of curb with a 10-foot multiuse path. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.) Only one access point allowed on Rockbridge Rd. Watch required driveway spacing in Code Section 14-200(6).

**N2. 8361 Covington Hwy/8367 Covington Hwy** - Stonecrest Overlay District Tier 1. Covington Hwy is classified as a major arterial. (This section is not a state route.) 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 5-foot landscape strip from back of curb with a 10-foot multiuse path. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.) Only one access point allowed on Rockbridge Rd. Please provide sheet C-112 (as referenced) for the ROW improvements.

**N3. 1526 North Decatur Road** - Within the Druid Hills Historic District. North Decatur Road is 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 from back of curb with a 10-foot multiuse path (dependent on Historic District Review). No poles may remain within the limits of the path. Requires pedestrian scale streetlights of the historic district street lighting standard. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov))

**N4. 1799/1805 Clairmont Road** - Clairmont Road is SR 155. DeKalb County standards apply unless more restrictive standards are required by GDOT. GDOT review and approval required prior to permitting. ([mwilson@dot.ga.gov](mailto:mwilson@dot.ga.gov)) GDOT Right of way AND Signal upgrade permits required. Upgrade pedestrian signal head/crosswalks at the signalized intersection. Clairmont 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 5-foot landscape strip from back of curb with a 10-foot multiuse path. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.)

**N5. 2001 River Road** - Project within the Bouldercrest Overlay District Tier Corr 1. Bouldercrest 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 5-foot landscape strip from back of curb with a 10-foot multiuse path. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.) River 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 from back of curb with a 10-foot multiuse path. Old Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.) Old River Road is classified as a local residential 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 from back of curb with a 5-foot sidewalk. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.)

**N6. 3507 Memorial Drive** - Memorial Drive a state route. DeKalb County standards apply unless more restrictive standards are required by GDOT. GDOT review and approval required prior to permitting. ([mwilson@dot.ga.gov](mailto:mwilson@dot.ga.gov)). Memorial Drive 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 5-foot landscape strip from back of curb with a 10-foot multiuse path. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.) Connect sidewalks in front of outparcels, as right of way allows. Coordinate with the Transportation Division.

**N7. & N8. 3345 Bouldercrest Rd/2098 Cedar Grove Road** - Bouldercrest overlay Dist. Tier 3. Soapstone Hist District (2098). Bouldercrest 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 5-foot landscape strip from back of curb with a 10-foot multiuse path. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.) 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 from back of curb with a 10-foot multiuse path. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.) Extend sidewalks to Clark Street, as right of way allows. Coordinate with the Transportation Division. Relocate guest parking away from Bouldercrest Road to reduce conflicts with entering/exiting space, driveway, and Bouldercrest Rd.

**N9. 1439 Conway Drive** - Conway Drive is classified as a local road. Extend road along property frontages. 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 from back of curb with a 5-foot sidewalk. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.)

**DeKalb County School District  
Development Review Comments**

**Analysis Date:** 4/13/2023

**Submitted to:** DeKalb County

**Case #:** Z-23-124390

**Parcel #:** 15-021-01-010/-015/-016

**Name of Development:** Bouldercrest Rd @ Cedar Grove Rd  
**Location:** 2098 & 2124 Cedar Grove Road, 3345 Bouldercrest Rd

**Description:** Three single-family parcels proposed to be redeveloped into 94 attached units.

**Impact of Development:** When the units are fully constructed, this development would be expected to generate 37 students: 8 at Cedar Grove Elementary School, 12 at Cedar Grove Middle School, 11 at Cedar Grove High School, 6 at other DCSD schools, and 0 at private school. All three neighborhood schools have capacity for additional students.

Current Condition of Schools	Cedar Grove		Cedar Grove High School	Other DCSD Schools	Private Schools	Total
	Elementary School	Middle School				
Capacity	672	1,290	1,271			
Portables	0	0	0			
Enrollment (Oct. 2022)	553	780	1,126			
Seats Available	119	510	145			
Utilization (%)	82.3%	60.5%	88.6%			
<b>New students from development</b>	8	12	11	6	0	37

New Enrollment	561	792	1,137
New Seats Available	111	498	134
New Utilization	83.5%	61.4%	89.5%

Yield Rates	Attend Home School	Attend other DCSD School	Private School	Total
	Elementary	0.0868	0.0385	0.0014
Middle	0.1309	0.0114	0.0028	0.1451
High	0.1124	0.0100	0.0014	0.1238
<b>Total</b>	<b>0.3301</b>	<b>0.0598</b>	<b>0.0057</b>	<b>0.3956</b>

Proposed Units Unit Type Cluster	Attend Home School		Attend other DCSD School		Private School	Total
	Units x Yield	Attend Home School	Attend other DCSD School	Private School		
94						
TH						
Cedar Grove High School						
Elementary	8.16	3.62	0.13	11.91		
Middle	12.30	1.07	0.27	13.64		
High	10.57	0.94	0.13	11.64		
<b>Total</b>	<b>31.03</b>	<b>5.63</b>	<b>0.53</b>	<b>37.19</b>		

Anticipated Students	Attend Home School	Attend other DCSD School	Private School	Total
	Cedar Grove Elementary School	8	4	0
Cedar Grove Middle School	12	1	0	13
Cedar Grove High School	11	1	0	12
<b>Total</b>	<b>31</b>	<b>6</b>	<b>0</b>	<b>37</b>



**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

N-7

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO  
RACHEL BRAGG [RLBRAGG@DEKALBCOUNTYGA.GOV](mailto:RLBRAGG@DEKALBCOUNTYGA.GOV) OR JOHN REID  
[JREID@DEKALBCOUNTYGA.GOV](mailto:JREID@DEKALBCOUNTYGA.GOV)**

**COMMENTS FORM:**

**PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: N-7-2023-0340      Parcel I.D. #: 15-021      01-010  
Z-23-1246390      15-021      01-013  
15-021      01-016

Address: 2098 + 2124 Cedar Grove Road  
3345 Bouldercrest Road  
Ellenwood, Ga. 30294

Adjacent Roadway (s):

\_\_\_\_\_ (classification)      \_\_\_\_\_ (classification)

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

Please provide additional information relating to the following statement.

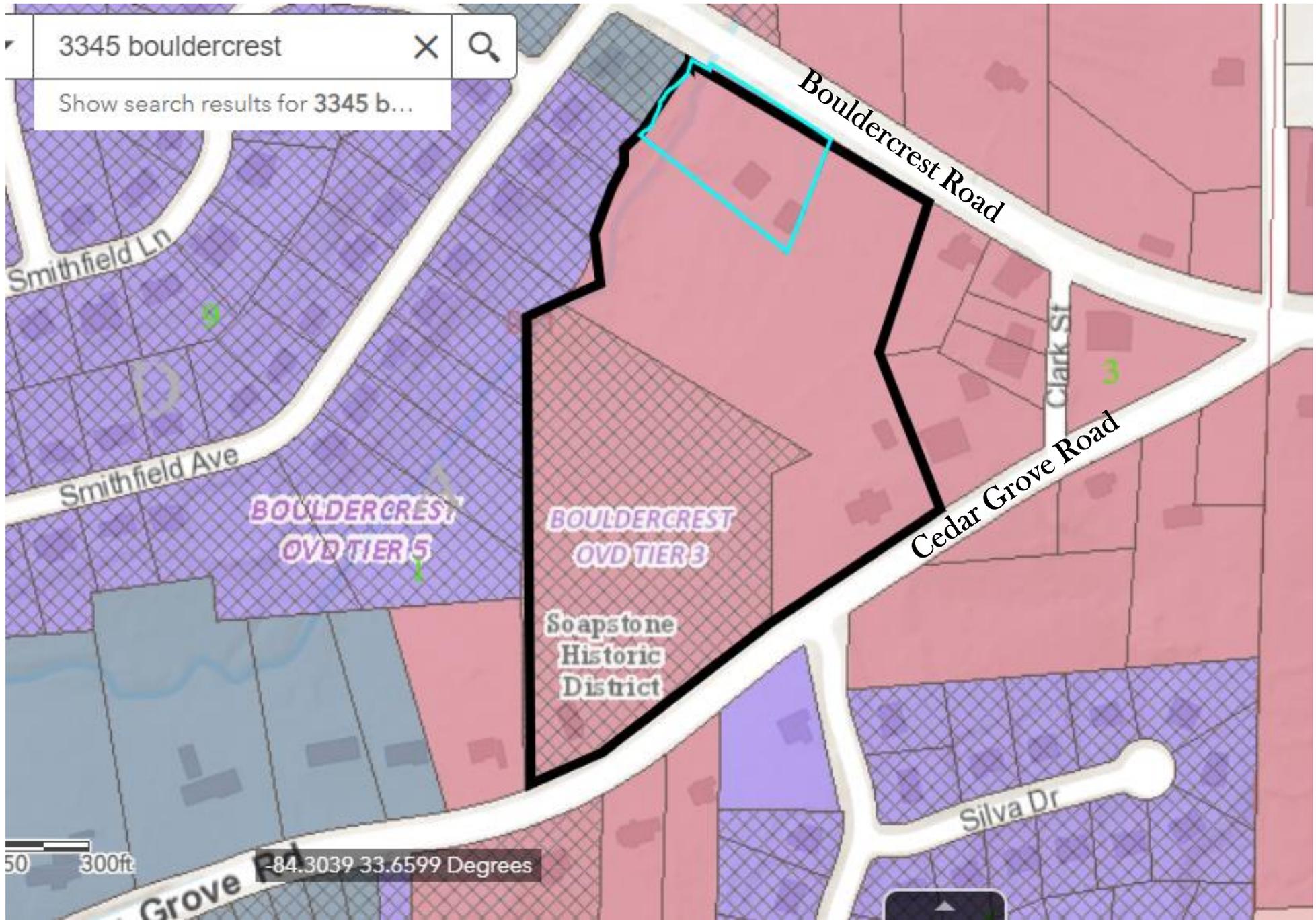
According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7<sup>TH</sup> Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula,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

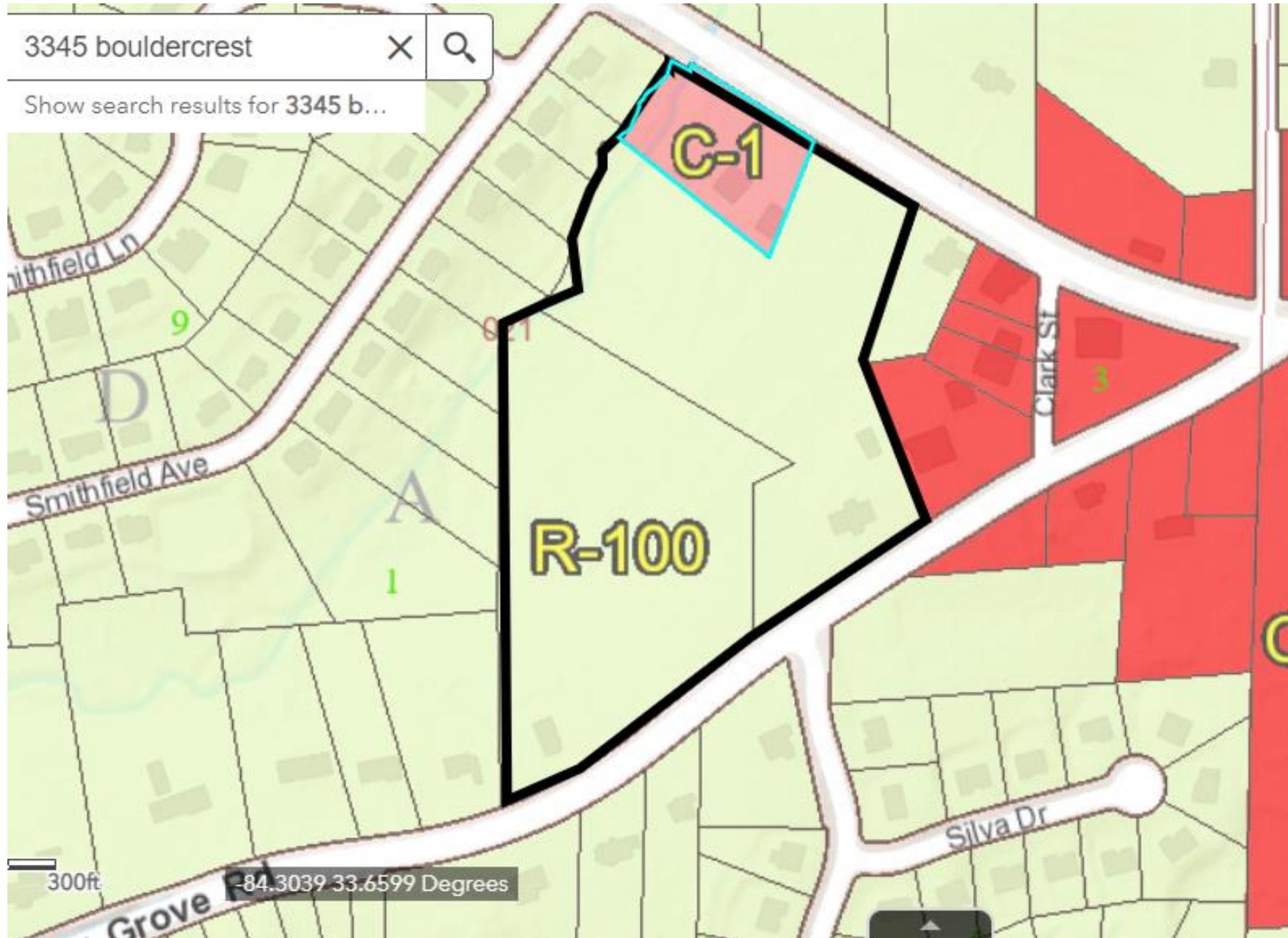
Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the \_\_\_\_\_ (Single Family Residential) District designation which allows a maximum of \_\_\_\_\_ units per acres,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

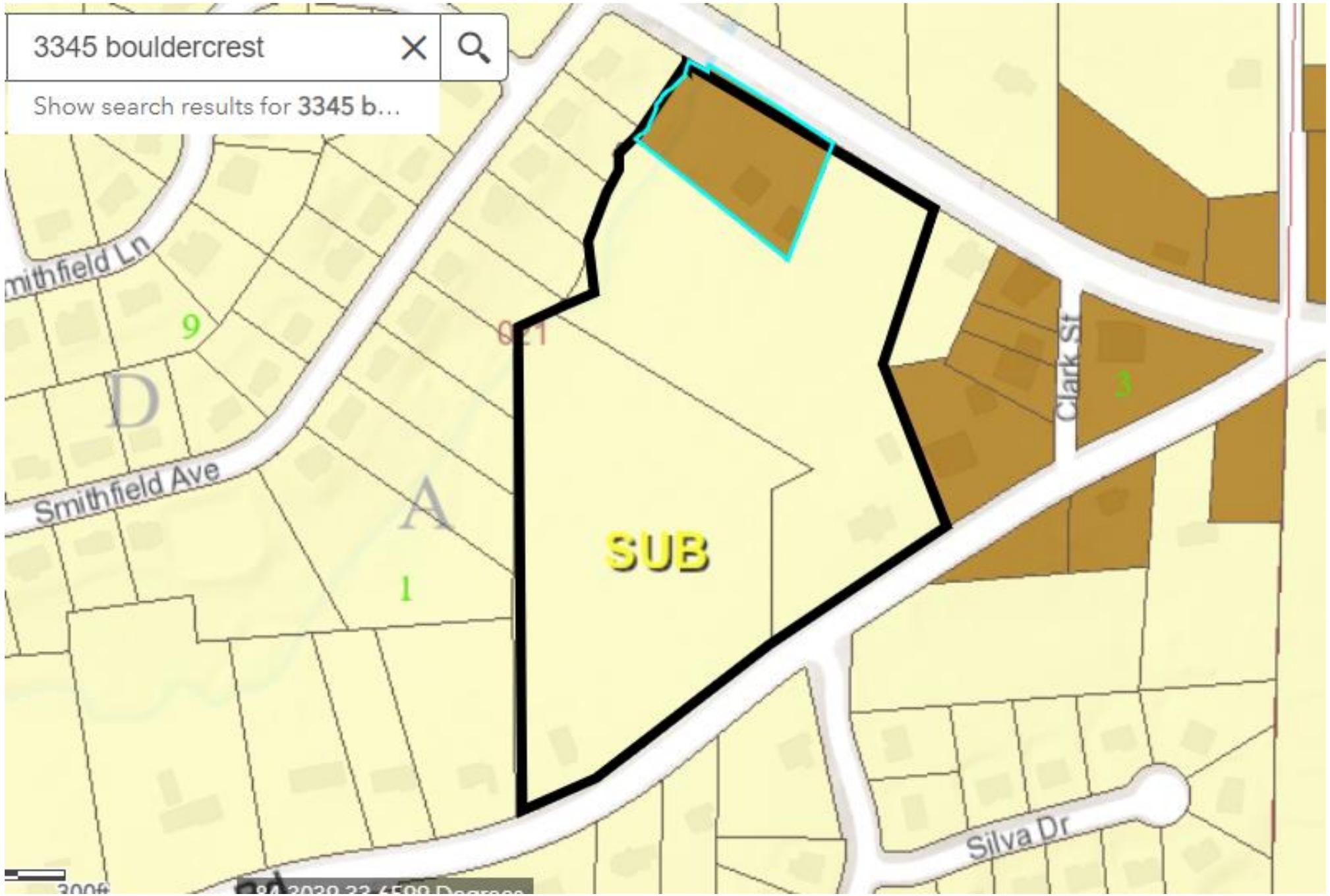
**COMMENTS:**

No Traffic Engineering concerns at this time.

Signature: *[Handwritten Signature]*











### REZONING APPLICATION CHECKLIST

Submit 4 printed, collated sets of the complete application (no staples, no binders) and a PDF version on a flash drive

\_\_\_\_\_ 1. Schedule a mandatory **Pre-Application Conference** with Planning & Sustainability staff by appointment. Obtain **Pre-Application form** (to be completed in pre-application meeting). Please call 404-371-2155 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 4 printed, collated sets and a PDF version on a 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. complete 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. Reduced Site Plan**, reduced to 8.5" x 11".

\_\_\_\_\_ **I. Written Legal Description** of metes and bounds of the subject property (can be printed on site plan or survey).

\_\_\_\_\_ **J. Building Form Information**. Elevation (line drawing or rendering), or details of proposed materials, in compliance with Article 5 of the Zoning Ordinance.

\_\_\_\_\_ **K. Completed, signed Pre-application Form** (Provided at pre-application meeting.)

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

DEPARTMENT OF PLANNING & SUSTAINABILITY

---

**Rezoning Application to Amend the Official Zoning Map of DeKalb  
County, Georgia**

Date Received: \_\_\_\_\_ Application No: \_\_\_\_\_

---

Applicant Name: KBD Development c/o Battle Law P.C.

Applicant E-Mail Address: mlb@battlelawpc.com

Applicant Mailing Address: 3562 Habersham at Northlake Tucker, Building J, Suite 100 , Georgia 30084

---

Applicant Daytime Phone: 404-601-7616 ex.8 Fax: N/A

---

Owner Name: Bouldercrest Holdings LLC

If more than one owner, attach list of owners.

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

Owner Daytime Phone: \_\_\_\_\_

---

Address of Subject Property: \* Please see attached

---

Parcel ID#: \_\_\_\_\_

Acreage: \_\_\_\_\_ Commission District: \_\_\_\_\_

Present Zoning District(s): \_\_\_\_\_

Proposed Zoning District: \_\_\_\_\_

Present Land Use Designation: \_\_\_\_\_

Proposed Land Use Designation (if applicable): \_\_\_\_\_

## Subject Properties:

3345 Bouldercrest Road, Dekalb County GA, 30294

Acreage- 1.15 acres

Parcel #-15 021 01 010

Land Lot- 21

Block-1

Parcel- 10

Commission District- 3

Current Zoning- C-1

Proposed Zoning- RSM

2098 Cedar Grove Road Conley, GA 30288

Acreage-5.57 acres

Parcel #- 15 021 01 016

Land Lot-21

Block-1

Commission District-3

Current Zoning- R-100

Proposed Zoning-RSM



## Battle Law

3562 Habersham at Northlake, Bldg. J, Ste 100  
Tucker, Georgia 30084

### Zoom Instructions:

Go to <https://otago.zoom.us/join> and Enter the Meeting ID that you have been provided with in the appropriate field and click "Join" . To join by phone, please dial (646) 558-8656. If you are unable to attend or would like to learn more about the proposed project, please call our office at the number below.

We encourage you to come out and participate!

For More Information Contact  
Jordan Battle at:  
Phone: 404-601-7616 ext. 8  
Fax: 404-745-0045  
Email: [jnb@battlelawpc.com](mailto:jnb@battlelawpc.com)

# COMMUNITY MEETING TO DISCUSS SPECIAL LAND USE APPLICATION TO ALLOW FOR THE DEVELOPMENT OF FEE SIMPLE SINGLE FAMILY ATTACHED TOWNHOMES

**Project Title: 2098 Cedar Grove Road**

**When: March 1st, 2023**

**Time: 6:00 PM Eastern (US and Canada)**

**Register in advance for this meeting:**

**<https://otago.zoom.us/join>**

**Meeting ID: 822 5867 1251**

**Password: 313760**

**PROPOSED LOCATION(S):  
2098 & 2124 CEDAR GROVE  
ROAD AND 3345 BOULDER-  
CREST ROAD**

FREDRIKSEN STEVE J JR	9300 SE 157TH PL
BOULDERCREST HOLDINGS LLC	P O BOX 20465
JORDON TWILLA J	2004 CEDAR GROVE RD
CEDAR GROVE INVESTMENT HOLDING LLC	1833 LAWRENCEVILLE HWY
TATUM YVONNE	3306 BOULDERCREST RD
SHAW MARY ANN	303 TRAIL SPRINGS CT
FORTE SHANNON M	4165 OLD HOUSE DR
BOLDEN CAMILLE KUULEI	4185 OLD HOUSE DR
JOY JUANITA T EST PERS REP AND HEIRS	325 CHESTNUT RD
CARTER LINDA JOYCE	4150 OLD HOUSE DR
JONES SHUPIER	2144 SILVA DR
RNTR 2 LLC	3495 PIEDMONT RD NE BLDG/STE 11/300
PFIN II F LLC	6300 POWERS FERRY RD STE 600 142
SMITH CHERRY L	2136 SILVA WAY
BOOKMAN KEVIN PAUL	4050 SMITHFIELD TRL
REAMS VERLINDA N	4066 SMITHFIELD TRL
ROBINSON SAMUEL	1991 SMITHFIELD AVE
MITCHELL TIFFANY C	5672 REYNARD TRL
GREEN SUSIE M	3993 SMITHFIELD LN
DENT ELLIE GLENN	3435 BOULDERCREST RD
JOHNSON DARRYL	PO BOX 144
DOMAIN INVESTMENTS LLC	950 EAGLES LANDING PKWY STE 487
AKG FUTURE INVESTMENT INC	562 CASCADE DR
DRB GROUP GEORGIA LLC	160 WHITNEY ST
BURRELL EARL GORDON	2107 CEDAR GROVE RD
DOWORG NETWORKS LLC	3046 MILLER RD
WEST ADRIANE	2150 SILVA DR
FLOWERS RICKEY	4184 OLD HOUSE DR
CARSON MARTY D	2134 SILVA CT
WILLIAMS NAAMA ROZIANE	2133 SILVA CT
NEXPOINT SFR SPE 3 LLC	8615 CLIFF CAMERON DR STE 200
GIDDENS DAMIYON	4058 SMITHFIELD TRL
THOMAS LARRY	4048 SMITHFIELD LN
GILL STEPHEN B	4077 SMITHFIELD LN
HOLNESS HA WON SHIN	1983 SMITHFIELD AVE
FLETCHER JOHN W	4069 SMITHFIELD LN
LOPEZ LIDIA ILLESCAS	4054 CEDAR GROVE PL
HARRIS ROBERT	3451 BOULDERCREST RD
WRIGHT ALEXIS	2036 CEDAR GROVE RD
LEE NAN-HSIUNG	2020 CEDAR GROVE RD
HOLLAND BOBBY D	1992 SMITHFIELD AVE
ERVIN MICHAEL LANCE	1966 SMITHFIELD AVE
LYONS ILINA	2085 CEDAR GROVE RD
ROBBINS JAMES	2097 CEDAR GROVE RD
WATTERS LINZY	4195 OLD HOUSE DR
INGS JEROME F	4221 OLD HOUSE DR
SAFARI ONE ASSET COMPANY LLC	5001 PLAZA ON THE LAKE STE 200

SMITH SAMUEL D	2132 SILVA DR
ELLIS THOMAS JR	2152 SILVA CT
SMITH TREASA L	2151 SILVA CT
JACKSON DONNIE T	4000 SMITHFIELD LN
TYNER MARLON D	4083 SMITHFIELD TRL
HENDRIX GRADY L	4064 SMITHFIELD LN
MILE HIGH BORROWER 1 VALUE LLC	PO BOX 4090
CARTER REBECCA	1959 SMITHFIELD AVE
TRUSTEES OF CEDAR GROVE UNITED	3430 BOULDERCREST RD
NICHOLSON DERRICK T	4060 CEDAR GROVE PL
THOMAS EDWARD L	P.O. BOX 963
BOULDERCREST HOLDINGS LLC	P O BOX 20465
CARHUAMACA MARIO HINOSTROZA	2008 SMITHFIELD AVE
TATUM YVONNE	3306 BOULDERCREST RD
GEORGIA CUMBERLAND ASSOCIATION OF	P.O. BOX 12000
FREEMAN ERIK	4175 OLD HOUSE DR
SIMMONS ELLIS	4698 TARA WOODS WAY
TIGER REVOCABLE TRUST	2137 SILVA DR
BEMBRY LINDA V	2124 SILVA CT
SHACK DARRELL	2147 SILVA CT
HOLLAND MARK	4042 SMITHFIELD TRL
GROSS DAVETA	4056 SMITHFIELD LN
RESICAP GEORGIA OWNER II LLC	3630 PEACHTREE RD NE
ANDREWS ANGELA A	4001 SMITHFIELD LN
JEWELL CLARA J	4047 SMITHFIELD LN
TRUSTEES OF CEDAR GROVE UNITED	3420 BOULDERCREST RD
JACKSON TERRY A	4018 CEDAR GROVE PL
RS RENTAL II LLC	31 HUDSON YARDS
PARKS ROBYN	1982 SMITHFIELD AVE
SINCLAIR DAVID A JR	1974 SMITHFIELD AVE
AKG FUTURE INVESTMENT INC	562 CASCADE DR
BLACK JAMES H	2065 CEDAR GROVE RD
DRB GROUP GEORGIA LLC	2099 GAITHER RD STE 600
TURNER DONNA U	4205 OLD HOUSE DR
HAMILTON BRITTNEY N	4215 OLD HOUSE DR
FISHER FELICIA	4160 OLD HOUSE DR
BAILEY MAURICE	2138 SILVA DR
DANIELS APRIL	2140 SILVA CT
BAF 3 LLC	5001 PLAZA ON THE LK STE 200
LOVE STACEY M	4075 SMITHFIELD TRL
A TO Z MANAGEMENT LLC	P O BOX 370189
JORDAN SHANNA D	1967 SMITHFIELD AVE
HANDS OF FAITH DELIVERANCE CENTER	8512 N POND DR
TRUSTEES OF CEDAR GROVE UNITED	3430 BOULDERCREST RD
SMITH JEANINE S	3431 BOULDERCREST RD
CARPENTER ERIC W	4034 CEDAR GROVE PL
PROGRESS RESIDENTIAL BORROWER 18 LLC	P O BOX 4090

FRAZIER BELINDA	2000 SMITHFIELD AVE
OLYMPUS BORROWER 1 LLC	P O BOX 4090
AKG FUTURE INVESTMENT INC	562 CASCADE DR
CJ SCHMIDT HOLDINGS LLC	2639 BRICKELL SQ
DRB GROUP GEORGIA LLC	2099 GAITHER RD STE 600
DRB GROUP GEORGIA LLC	160 WHITNEY ST
CURRIE ANTHONY W	2110 SILVA CT
MERCHARLES CARLO	2128 SILVA CT
TRUE NORTH PROPERTY OWNER B LLC	PO BOX 4090
SILVA COURT LLC	100 GLENDALOUGH CT D2
FIFE JOHN ERIC	4044 SMITHFIELD LN
PORTRESS ANTHONY	4052 SMITHFIELD LN
WILSON JEFFREY	1445 WOODMONT LN # 4403
SMITHFIELD LLC	200 MISTLETOE RD
SENIOR LEORA M	2171 BARBARA LN
BOULDERCREST HOLDINGS LLC	P O BOX 20465
REINIER GOMEZ	3375 BOULDERCREST RD
USHER DWIGHT ANTOINE	2058 SMITHFIELD AVE
TAH 2017 1 BORROWER LLC	1508 BROOKHOLLOW DR
WARKA INVESTMENTS LLC	3619 WALNUT CREEK WAY
AKG FUTURE INVESTMENT INC	562 CASCADE DR
BUILDERS PROFESSIONAL GROUP LLC	160 WHITNEY ST
MULLEN JIMMIE J	PO BOX 563
FERGUSON ERICA S	2131 SILVA DR
BELL WILLIE FRANK JR	2117 SILVA DR
BOOKER MARILYN V	2121 SILVA CT
COX MEOCHE	2128 SILVA WAY
NOLTON LAYONDRA EVONNE	4088 SMITHFIELD TRL
HUTCHERSON CAROL E	4036 SMITHFIELD LN
BRUNSON JACKSON SHELIA	2023 SMITHFIELD AVE
WHITE CEOLA R	2007 SMITHFIELD AVE
KING KEONKA M	4009 SMITHFIELD LN
JOHNSON DONNA	4025 SMITHFIELD LN
BANKS DEXTER B	4035 SMITHFIELD LN
ROYAL GRAHAM	4008 CEDAR GROVE PL
RUCKER RICKY	2170 BARBARA LN
OMODELE AYODELE A	4203 CLARK ST
FREDRIKSEN STEPHEN J JR	9300 SE 157TH PL
MEADOWS DAVID	2048 SMITHFIELD AVE
MIMS CELESTE RENEE	2032 SMITHFIELD AVE
AXOM ENTERPRISES LLC	PO BOX 433
THOMAS EDWARD L	P.O. BOX 963
NALL EZELL	2125 SILVA DR
HARRIS BROWN CYDRENA YVONNE	2111 SILVA DR
HARKNESS TRACY	2109 SILVA CT
CUNEGIN DONALD	2116 SILVA WAY
BESEBEDA LLC	950 EAGLES LANDING PKWY # 487

OWENS ELENTEE  
TAH MS 2 BORROWER LLC  
CERRIO DONNA  
THOMAS KERON O  
WILLIAMS GLORIA  
FKH SFR PROPCO B HLD LP

4028 SMITHFIELD LN  
1508 BROOKHOLLOW DR  
2015 SMITHFIELD AVE  
4017 SMITHFIELD LN  
4029 SMITHFIELD LN  
1850 PARKWAY PL STE 900

SUMMERFIELD FL 34491  
ATLANTA GA 30325  
CONLEY GA 30288  
DECATUR GA 30033  
ELLENWOOD GA 30294  
MCDONOUGH GA 30253  
CONLEY GA 30288  
CONLEY GA 30288  
COVINGTON GA 30016  
CONLEY GA 30288  
CONLEY GA 30288  
ATLANTA GA 30305  
ATLANTA GA 30339  
CONLEY GA 30288  
ELLENWOOD GA 30294  
ELLENWOOD GA 30294  
ELLENWOOD GA 30294  
LITHONIA GA 30038  
ELLENWOOD GA 30294  
CONLEY GA 30288  
CONLEY GA 30288  
STOCKBRIDGE GA 30281  
LILBURN GA 30047  
FAYETTEVILLE GA 30214  
ATLANTA GA 30310  
LITHONIA GA 30038  
CONLEY GA 30288  
CONLEY GA 30288  
CONLEY GA 30288  
CONLEY GA 30288  
CHARLOTTE NC 28269  
ELLENWOOD GA 30294  
CONLEY GA 30288  
CONLEY GA 30280  
CONLEY GA 30288  
ELLENWOOD GA 30294  
ELLENWOOD GA 30294  
CONLEY GA 30288  
CONLEY GA 30288  
CONLEY GA 30288  
CONLEY GA 30288  
AUSTIN TX 78746

CONLEY GA 30288  
CONLEY GA 30288  
CONLEY GA 30288  
ELLENWOOD GA 30294  
ELLENWOOD GA 30294  
ELLENWOOD GA 30294  
SCOTTSDALE AZ 85261  
ELLENWOOD GA 30294  
CONLEY GA 30288  
ELLENWOOD GA 30294  
REX GA 30273  
ATLANTA GA 30325  
ELLENWOOD GA 30294  
ELLENWOOD GA 30294  
CALHOUN GA 30703  
CONLEY GA 30288  
ELLENWOOD GA 30294  
CONLEY GA 30288  
CONLEY GA 30288  
CONLEY GA 30288  
ELLENWOOD GA 30294  
ELLENWOOD GA 30294  
ATLANTA GA 30326  
ELLENWOOD GA 30294  
ELLENWOOD GA 30294  
CONLEY GA 30288  
ELLENWOOD GA 30294  
NEW YORK NY 10001  
ELLENWOOD GA 30294  
ELLENWOOD GA 30294  
LILBURN GA 30047  
CONLEY GA 30288  
ROCKVILLE MD 20850  
CONLEY GA 30288  
AUSTIN TX 78746  
ELLENWOOD GA 30294  
DECATUR GA 30037  
ELLENWOOD GA 30294  
RIVERDALE GA 30274  
CONLEY GA 30288  
CONLEY GA 30288  
ELLENWOOD GA 30294  
SCOTTSDALE AZ 85261

ELLENWOOD GA 30294  
SCOTTSDALE AZ 85261  
LILBURN GA 30047  
ATLANTA GA 30341  
ROCKVILLE MD 20850  
FAYETTEVILLE GA 30214  
CONLEY GA 30288  
CONLEY GA 30288  
SCOTTSDALE AZ 85261  
TYRONE GA 30290  
ELLENWOOD GA 30294  
ELLENWOOD GA 30294  
ATLANTA GA 30318  
LOS GATOS CA 95032  
ELLENWOOD GA 30294  
ATLANTA GA 30325  
ELLENWOOD GA 30294  
ELLENWOOD GA 30294  
SANTA ANA CA 92705  
LITHONIA GA 30038  
LILBURN GA 30047  
FAYETTEVILLE GA 30214  
STOCKBRIDGE GA 30281  
CONLEY GA 30288  
CONLEY GA 30288  
CUMMING GA 30028  
CONLEY GA 30288  
ELLENWOOD GA 30294  
CONLEY GA 30288  
SUMMERFIELD FL 34491  
ELLENWOOD GA 30294  
ELLENWOOD GA 30294  
LITHONIA GA 30058  
REX GA 30273  
CONLEY GA 30288  
CONLEY GA 30288  
CONLEY GA 30288  
CONLEY GA 30288  
STOCKBRIDGE GA 30281

ELLENWOOD GA 30294  
SANTA ANA CA 92705  
ELLENWOOD GA 30294  
ELLENWOOD GA 30294  
ELLENWOOD GA 30294  
MARIETTA GA 30067

First Name	Last Name	Email
AW		alexis.wright@outlook.com
Verlinda	Reams	verlinda.reams@yahoo.com
R		rmariephotos@gmail.com
Delois Robinson		Delois10@yahoo.com
Calvin		cmcholdingsandinvestments@gmail.com
Mj Tatum		melissa30312@gmail.com
Chad Lambeth		clambeth@pec.plus
Michele	Battle	mlb@battlelawpc.com
Chris	Davis	chris.davis294@gmail.com
Mya king		Myacking@Gmail.com
Brandon Woods		Brandon@edgelineatl.com

2124 Cedar Grove Road Conley, GA 30288

Acreage-5.50 acres

Parcel #-15 021 01 015

Land Lot-21

Block -1

Commission District-3

Current Zoning- R-100

Proposed Zoning-RSM

2124 Cedar Grove Road Conley, GA 30288

Acreage-5.50 acres

Parcel #-15 021 01 015

Land Lot-21

Block -1

Commission District-3

Current Rezoning- R-100

Proposed Zoning-RSM



# Battle Law

## STATEMENT OF INTENT

and

Other Material Required by  
DeKalb County Zoning Ordinance  
For

A Rezoning from R-100 and C-1 to RSM and a Special Land Use Permit  
To Allow Townhomes

of

**KBD DEVELOPMENT**  
**c/o Battle Law, P.C.**

for

**+/-12.22 Acres of Land**

Being 3345 Bouldercrest Road, and 2098, 2124 Cedar Grove Road  
DeKalb County, Georgia and  
Parcel Nos. 15 021 01 016, 15 021 01 015, 15 021 01 010

Submitted for Applicant by:

Michèle L. Battle, Esq.  
Battle Law, P.C.  
Habersham at Northlake, Building J, Suite 100  
Tucker, Georgia 300384  
(404) 601-7616 Phone  
(404) 745-0045 Facsimile  
[mlb@battlelawpc.com](mailto:mlb@battlelawpc.com)



# Battle Law

## **I. LETTER OF INTENT**

KBD Development (the “Applicant”) is seeking to develop on +/- 12.22 acres of land being Tax Parcel No. 15 021 01 016, 15 021 01 015, 15 021 01 010 having frontage on 3345 Bouldercrest Road, and 2098, 2124 Cedar Grove Road (the “Subject Property”) with 94 single family attached townhomes on private right of way. The Applicant is seeking a Rezoning from R-100 and C-1 to RSM and a Special Land Use Permit of the Subject Property.

This document serves as a statement of intent, analysis of the criteria under the DeKalb County Zoning Ordinance and contains notice of constitutional allegations as a reservation of the Applicant’s rights.

## **II. REZONING CRITERIA**

*A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan;*

The zoning proposal is in conformity with the policy and intent of the comprehensive plan. The future land use map shows that the Subject Property has Suburban and Neighborhood Commercial future land use designations. Both future land use designations permit the RSM zoning district, which in turn permits the single family attached townhomes. Therefore, the zoning proposal is in conformity with the policy and intent of the comprehensive plan.

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

The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property or properties. The Subject Property is near the corner of Bouldercrest Road and Cedar Grove Road where a significant commercial node exists. The zoning proposal would allow for a transition from that commercial node into the less intense residential uses that abut the Subject Property. A transition from the commercial node to less intense residential by way of a moderately intense residential use is a common practice that helps to support the nearby businesses with additional rooftops and protect the less intense, single-family detached homes from commercial encroachment. In fact, this zoning proposal would remedy this very issue. One parcel that is part of the zoning proposal is zoned C-1 and being used as a motorcycle bar. This parcel immediately abuts property zoned R-100 that is being used for a single-family detached home. The zoning proposal would remove the motorcycle bar and buffer the existing residential subdivision from the proposed townhomes. This, in turn, would provide much needed protection for the single family homes from the existing commercial and the proposed townhomes. Therefore, the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property or properties.

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



## Battle Law

The Subject Property does not have a reasonable economic use as currently zoned.

*D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property or properties;*

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property or properties. The zoning proposal will only affect those properties included in the application. The commercial properties to the east will not be adversely affected by the townhomes. In fact, they might benefit from the additional customers that can take advantage of the nearby businesses. The single-family detached homes to the west and northwest will not be adversely affected as there will be a significant buffer between the townhomes and the existing single-family detached homes. Therefore, the zoning proposal will 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 give supporting grounds for either approval or disapproval of the zoning proposal;*

The Applicant is not aware of other existing or changing conditions affecting the use and development of the Subject Property which give supporting grounds for either approval or disapproval of the zoning proposal.

*F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources;*

The zoning proposal will not adversely affect historic buildings, sites, districts, or archaeological resources. One parcel that is part of the zoning proposal lies within the Soapstone Historic Overlay District. The Applicant will complete all due diligence required by the County to ensure that no sensitive historic artifacts are on the Subject Property. If there are, then the Applicant will satisfy all County requirements to protect those assets. Therefore, the zoning proposal will not adversely affect historic buildings, sites, districts, or archaeological resources.

*G. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools; and*

The zoning proposal will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The zoning proposal is for 94 single-family attached townhomes. So, any traffic impact will be low. Thus, there will not be an excessive or burdensome use of existing streets. Additionally, there are two bus stops nearby for residents to take advantage of. However, with the number of units proposed, there will not be an excessive or burdensome use of transportation facilities. Lastly, there will not be an excessive or burdensome use of schools.

*H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.*



## Battle Law

The zoning proposal will not adversely impact the environment or surrounding natural resources. The zoning proposal will result in some trees being cut down, but any development would require the same. While there is a stream that runs along the northwest portion of the property, along with some flood plain, the development will stay away from that area. The stream will be protected by following the County's code for streams and stream buffers. Therefore, the zoning proposal will not adversely impact the environment or surrounding natural resources.

### **III. SPECIAL LAND USE PERMIT CRITERIA**

*A. Adequacy of the size of the site for 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, and all other applicable requirements of the zoning district in which the use is proposed to be located;*

The size of the site is adequate for the proposed use. The zoning proposal will satisfy all County requirements for yards, open space, off-street parking, and all other applicable requirements of the RSM zoning district.

*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;*

The zoning proposal will permit a use that is compatible with adjacent and nearby property or properties and the zoning proposal will not create an adverse impact on any adjoining land use by reason of traffic volume/congestion, noise, smoke, odor, dust, or vibration. The Subject Property is near the corner of Bouldercrest Road and Cedar Grove Road where a significant commercial node exists. The zoning proposal would allow for a transition from that commercial node into the less intense residential uses that abut the Subject Property. A transition from the commercial node to less intense residential by way of a moderately intense residential use is a common practice that helps to support the nearby businesses with additional rooftops and protect the less intense, single-family detached homes from commercial encroachment. In fact, this zoning proposal would remedy this very issue. One parcel that is part of the zoning proposal is zoned C-1 and being used as a motorcycle bar. This parcel immediately abuts property zoned R-100 that is being used for a single-family detached home. The zoning proposal would remove the motorcycle bar and buffer the existing residential subdivision from the proposed townhomes. This, in turn, would provide much needed protection for the single family homes from the existing commercial and the proposed townhomes. Therefore, The zoning proposal will permit a use that is compatible with adjacent and nearby property or properties.

Additionally, the zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property or properties. The zoning proposal will have some, but a minimal, impact on traffic, and will not create any odor, dust, vibration, or any other issues that could adversely impact the surrounding properties.



## Battle Law

Therefore, the zoning proposal will permit a use that is compatible with adjacent and nearby property or properties and the zoning proposal will not create an adverse impact on any adjoining land use by reason of traffic volume/congestion, noise, smoke, odor, dust, or vibration.

*C. Adequacy of public services, public facilities, and utilities to serve the use contemplated;*

There are adequate public services, facilities, and utilities to serve the contemplated 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;*

The public street on which the use is proposed to be located is adequate and there is sufficient traffic carrying capacity for the use proposed. The Subject Property fronts on two arterial streets. Bouldercrest Road is classified as a Major Arterial, while Cedar Grove Road is classified as a Minor Arterial. Thus, there is plenty of carrying capacity on the abutting roadways.

*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.*

There is adequate ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon. There are two points of ingress/egress to the Subject Property. One point is off Bouldercrest Road and the other is off Cedar Grove Road. The Subject Property is laid out to allow the flow of traffic through the proposed community so that residents can enter or exit from either ingress/egress point.

*F. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use;*

The proposed use will not create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use. The proposed use is residential whereas the surrounding properties are either residential or commercial. The proposed residential use will not have any "hours of operation." Therefore, the proposed use will not create adverse impacts upon any adjoining land use by reason of the hours of operation.

*G. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use;*

The proposed use will not create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use. The use is residential. The property owners will use the land merely for residential purposes.

*H. Whether or not the proposed use is consistent with, advances, conflicts, or detracts from the policies of the Comprehensive Plan;*



## Battle Law

The proposed use is consistent with and advances the policies of the Comprehensive Plan. The future land use map shows that the Subject Property has Suburban and Neighborhood Commercial future land use designations. Both future land use designations permit the RSM zoning district, which in turn permits the single family attached townhomes.

Additionally, the zoning proposal reserves space for public pocket parks. This serves to create an open green space for the community to enjoy.

*I. Whether or not there is adequate provision of refuse and service areas;*

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;*

The length of time for which the special land use permit is granted should not be limited in duration. The Applicant intends to develop this site for property owners to purchase homes. If the Special Land Use Permit were to expire, the property would suddenly become non-conforming and the property owners would bear that burden at no fault of their own.

*K. Whether or not 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 the adjacent and nearby lots and buildings;*

The size, scale, and massing of proposed buildings is appropriate in relation to the size of the Subject Property and in relation to the size, scale, and massing of the adjacent and nearby lots and buildings.

*L. Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources;*

The zoning proposal will not adversely affect historic buildings, sites, districts, or archaeological resources. One parcel that is part of the zoning proposal lies within the Soapstone Historic Overlay District. The Applicant will complete all due diligence required by the County to ensure that no sensitive historic artifacts are on the Subject Property. If there are, then the Applicant will satisfy all County requirements to protect those assets. Therefore, the zoning proposal will not 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.*

The proposed use satisfies the requirements contained within the Supplemental Regulations for such special land use permit.



## Battle Law

*N. Whether the proposed use would be consistent with the needs of the neighborhood or of the community as a whole, as expressed and evidenced during the review process.*

The proposed use is consistent with the needs of the neighborhood or the community as a whole. The zoning proposal will allow for additional consumers to frequent the nearby businesses, it will provide a public pocket park for the community to enjoy, and the zoning proposal will provide for additional housing to combat the ongoing housing crisis.

### **IV. CONCLUSION**

For the foregoing reasons, the Applicant hereby requests that the applications for a Rezoning from R-100 and C-1 to RSM and Special Land Use Permit be approved. The Applicant welcomes any questions and feedback from the planning staff.

### **V. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS**

The portions of the DeKalb County Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its 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 Subject Property 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 amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and



## Battle Law

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 Rezoning or Special Land Use Permit 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 Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to allow the land use amendment and/or Rezoning and Special Land Use Permit in questions 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 land use amendment and/or Rezoning and Special Land Use Permit 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 Subject Property is unconstitutional as it applies to the Subject Property. 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 Fulton County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

---

Michele L. Battle, Esq.  
Attorney for the Applicant

DEPARTMENT OF PLANNING & SUSTAINABILITY

**AUTHORIZATION**

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

Date: 03/08/2023

TO WHOM IT MAY CONCERN:

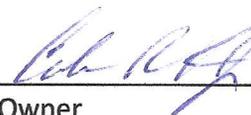
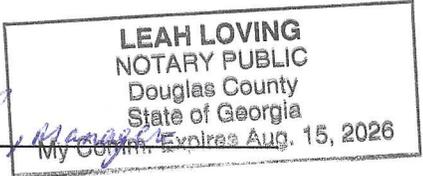
(I) (WE) Bouldercrest Holdings LLC  
Name of owner(s)

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

Battle Law P.C.  
Name of Agent or Representative

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

  
Notary Public

 Owner  


\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner

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.

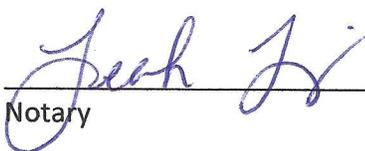
Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filling of this application?

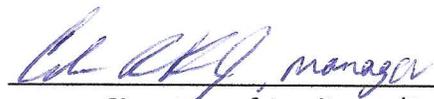
Yes \_\_\_\_\_ No  \*

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

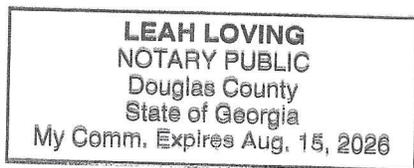
1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

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

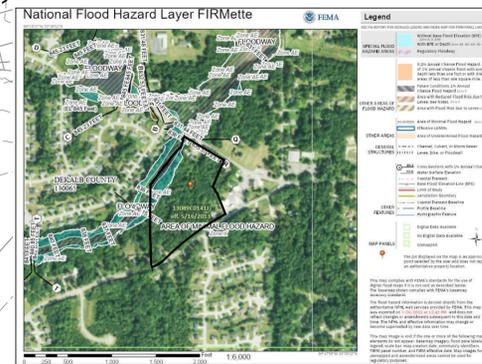
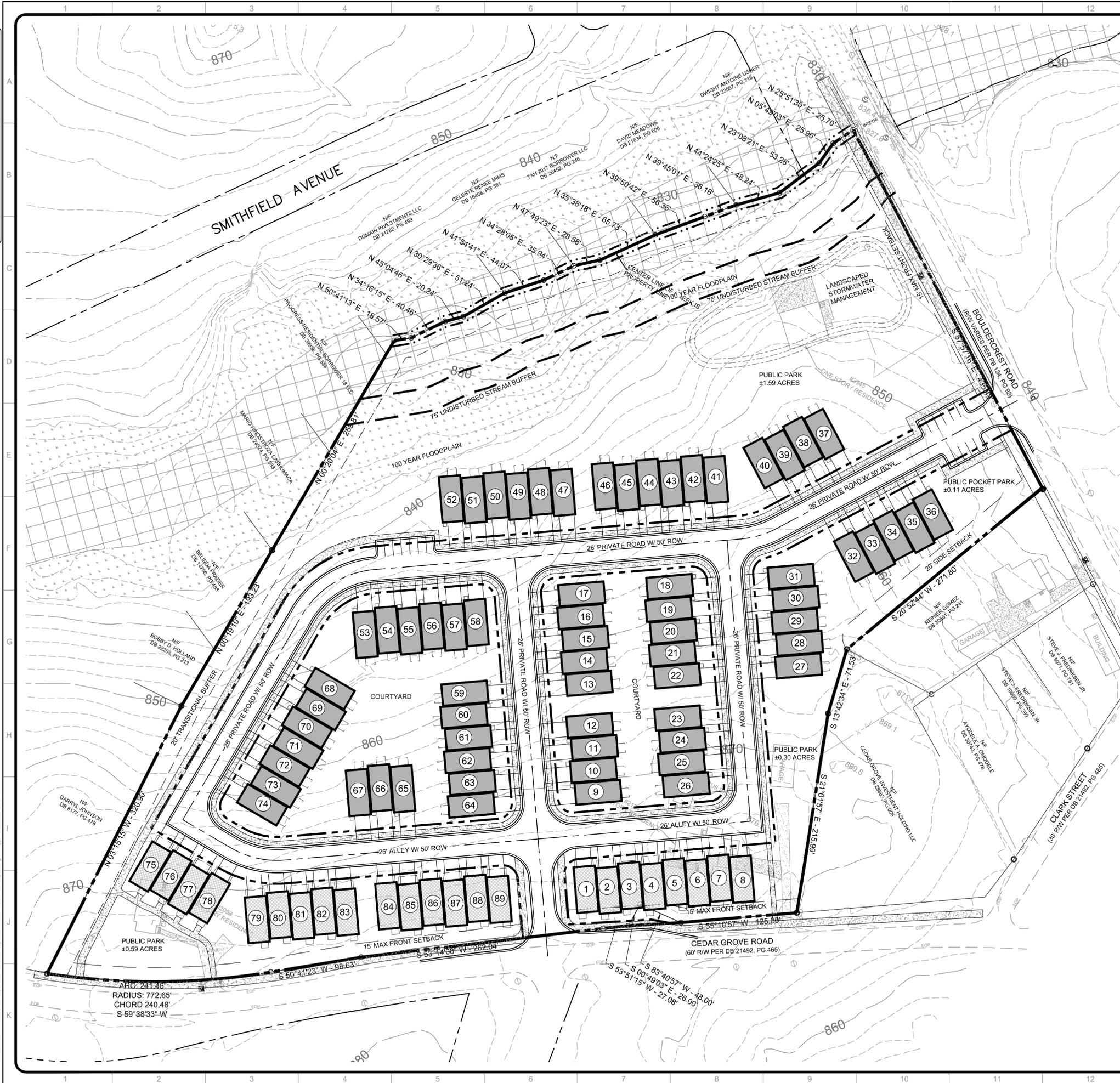
Check one: Owner  Agent \_\_\_\_\_



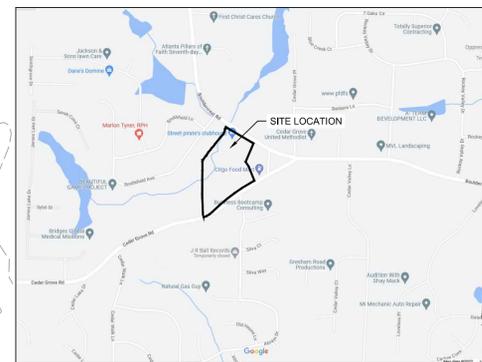
Aug. 15, 2026  
\_\_\_\_\_  
Expiration Date/ Seal

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

This drawing is the property of Planners and Engineers Collaborative+ and is to be used only for the project and site for which it was prepared. It is not to be used for any other project and is to be returned upon request. © Planners and Engineers Collaborative+



FEMA FIRMAP  
NOT TO SCALE



SITE LOCATION MAP  
NOT TO SCALE

SITE DATA:	
SITE AREA	12.297 ACRES (535,644 SF)
ZONING	R-100 (SINGLE-FAMILY DETACHED) C-1 (LOCAL COMMERCIAL)
EXISTING ZONING	R-100 (SINGLE-FAMILY DETACHED) C-1 (LOCAL COMMERCIAL)
EXISTING OVERLAY DISTRICT	TIER 3 - BOULDERCREST OVERLAY DISTRICT
EXISTING CHARACTER AREA	SUBURBAN
PROPOSED ZONING	RSM (SMALL LOT RESIDENTIAL MIX)
ZONING JURISDICTION	DEKALB COUNTY
<b>USE CALCULATIONS</b>	
MAXIMUM ALLOWABLE DENSITY	0.5 FAR
PROPOSED 24x50' REAR LOAD TOWNHOMES	23 UNITS @ 1,800 SF EACH
PROPOSED 24x50' FRONT LOAD TOWNHOMES	66 UNITS
TOTAL PROPOSED DENSITY	0.29 FAR (89 UNITS)
<b>SETBACK REQUIREMENTS</b>	
FRONT RESIDENTIAL SETBACK	MIN - 5 FEET; MAX - 15 FEET
FRONT SETBACK (BCGM - TIER3)	0 FEET W/ON STREET PARKING
SIDE SETBACK	0 FEET; 20 FEET IF PROPERTY LINE IS ADJACENT TO AN EXISTING BUILDING WITH WINDOWS FACING PROPERTY LINE
SIDE CORNER SETBACK	SAME AS FRONT SETBACK
REAR SETBACK	10 FEET
TOWNHOME FRONT YARD	MIN 8 FEET; MAX 15 FEET FROM THE BACK OF THE SIDEWALK
REQUIRED BUFFERS	20 FEET AGAINST R DISTRICT
<b>DEVELOPMENT STANDARDS</b>	
MIN LOT AREA	1,000 SF
MIN LOT WIDTH	25 FEET
MAX LOT COVERAGE	70% PER LOT OR TOTAL PROJECT ACREAGE
MIN HEATED SF PER UNIT	1,200 SF
MAX BUILDING HEIGHT	3 STORIES OR 40 FEET
MIN STREETScape	MIN LANDSCAPE STRIP - 5 FEET; MIN SIDEWALK WIDTH 6 FEET
<b>OPEN SPACE CALCULATIONS</b>	
OPEN SPACE REQUIRED	20% OF TOTAL LAND AREA (2.46 ACRES)
OPEN SPACE PROPOSED	21.1% (2.59 ACRES) NOT INCLUDING STREAM BUFFERS, FLOODPLAIN, AND BUILDING SETBACKS
<b>PARKING REQUIREMENTS</b>	
TOTAL PARKING REQUIRED	MIN 2 SPACES PER SFA UNIT
PROPOSED RESIDENT PARKING	2 SPACE / GARAGE AND 2 SPACE / DRIVEWAY
PROPOSED GUEST PARKING	18 SPACES
TOTAL PARKING PROVIDED	374 SPACES

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

WWW.PEC.PLUS



Planners & Engineers Collaborative+

LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING  
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES

350 RESEARCH COURT STE 200  
PEACHTREE CORNERS, GA 30092

PROJECT

## BOULDERCREST RD @ CEDAR GROVE RD

A MASTER PLANNED RESIDENTIAL  
DEVELOPMENT

AT

3345 BOULDERCREST RD  
2098, 2124 CEDAR GROVE RD  
ELLENWOOD GEORGIA, 30294,30288

DEKALB COUNTY JURISDICTION

FOR

KBD DEVELOPMENT, LLC

MUNICIPALITY PROJECT #

### REVISIONS

NO.	DATE	BY	DESCRIPTION

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

**PRELIMINARY**

NOT TO BE RELEASED FOR CONSTRUCTION

## CONCEPTUAL MASTER PLAN

0 25 50 100 150

SCALE: 1" = 50'  
DATE: 02/20/2023  
PROJECT: 22170.00A

24 HOUR CONTACT:  
CHRIS DAVIS



**C2**  
SHEET

J:\2022\22170\00A\DWG\Concepts & Exhibits\Concepts\22170\_00A\_Site - Concept2.dwg - MKjg - 2/23/2023 3:09 PM



DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting:  Review Calendar Dates:  PC:  BOC:   
Letter of Intent:  Impact Analysis:  Owner Authorization(s):  Campaign Disclosure:  Zoning Conditions:  Community Council Meeting:  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

**\*\*Filing Deadline for complete application to be considered for May 2023 zoning cycle is March 2, 2023. Last day to hold community meeting with 15 days notice to be considered for May 2023 cycle is March 1, 2023. If there are more than 20 cases on May 2023 agenda cycle then case would be heard in July 2023.**

Review of Site Plan

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:  See comments below.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Comments: \_\_. The proposed single-family attached townhomes will require a Special Land Use Permit (SLUP) since properties fall within Tier 3 of the BOD and abuts residential zoning/Tier 5 of BOD . **Because 3345 Bouldercrest is tied to a specific commercial land use via zoning conditions (lawn sales and repair per CZ 86187), a rezoning to RSM for all the properties in the application (if RSM is chosen as the desired zoning district) is also required in addition to the SLUP.** The maximum base density will depend on the underlying zoning district chosen (for example, if RSM is chosen maximum base density is 4 units per acre). Anything above the base density of the underlying zoning district will require density bonuses as illustrated in Article 2 of the Zoning Ordinance. **The maximum density allowed in Suburban character area is 8 units per acre with provision of density bonuses.**

Applicant will need to show compliance with zoning ordinance and bouldercrest overlay district requirements including but not limited to building material requirements, maximum building height and transitional height plane requirements of zoning ordinance, parking, parking lot landscaping, street trees and sidewalks and landscape strip along Cedar Grove Rd and Bouldercrest Rd, and a transitional buffer where site abuts 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 required stream buffers and floodplain areas. Other requirements per Article 5 and Article 2 of the Zoning Ordinance. It appears that a portion of the properties fall within the Soapstone Historic District which has additional requirements. Please contact Historic Planner for more information.

Applicant will need to provide justification as to how the proposed RSM zoning district (if chosen) is compatible with the surrounding area.

**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 SLUP & Rezone application and concept plan**

Planner: John Reid Date 01/31/23

Filing Fees

<b>REZONING:</b>	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
	RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00

---

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

---

OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
<b>LAND USE MAP AMENDMENT</b>	\$500.00
<b>SPECIAL LAND USE PERMIT</b>	\$400.00