

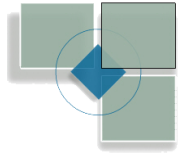


DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 500

Decatur, GA 30030

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



Michael Thurmond
Chief Executive Officer

Planning Commission Hearing Date: July 6, 2017, 6:30 P.M.

Board of Commissioners Hearing Date: July 27, 2017, 6:30 P.M.

STAFF ANALYSIS

Case No.:	Z-17-21271	Agenda #: D1
Location/ Address:	2055 Bouldercrest Road, Atlanta, Georgia	Commission District: 3 Super District: 6
Parcel ID:	15 083 01 003	
Request:	To rezone property from MU-5 (Mixed-Use 5) (conditional) to MU-5 (conditional) to allow movie production/recording, filming, and outside storage/accessory construction of movie sets.	
Property Owner:	Antrell Gales	
Applicant/Agent:	Ryan Millsap	
Acreage:	23.7	
Existing Land Use:	Vacant	
Surrounding Properties:	Single-family detached homes to the north; Apartments and vacant land to the east across Bouldercrest Road; and vacant land to the south and west.	
Adjacent Zoning:	North: R-75 South: M East: MU-5 & MR-2 West: M & R-75	
Comprehensive Plan: SUB	Consistent <input checked="" type="checkbox"/>	Inconsistent <input type="checkbox"/>

Proposed Density: NA
Proposed Units/Square Ft.: Movie studio and accessory uses
Proposed Lot Coverage: NA

Existing Density: NA
Existing Units/Square Feet: Vacant
Existing Lot Coverage: NA

ZONING HISTORY

On April 24, 2007, this property was rezoned from M (Light Industrial)(lower southern half of the property), R-75 (Single-Family Residential) and OCR (Office Commercial Residential) to PC-2 (Pedestrian Community 2) to allow for a mix of commercial, single-family detached, townhomes, office, and open space uses per Case # Z-07-7059. This PC-2 rezoning also included 27 acres of land across Bouldercrest Road to the east. With the adoption of the new Zoning Ordinance in September 2015, the PC-2 District was eliminated and converted to MU-5 (Mixed-Use 5) district.

SITE ANALYSIS

The property is currently vacant and a large portion of the site has been previously cleared and graded. The property comprises 23 acres, with approximately 50% of the property within a floodplain on the southern half of the site. The property slopes moderately downward to the southwest portion of the site, falling between 6 and 28 feet below Bouldercrest Road.

The character of the area consists of a mix of single-family detached homes to the north (Boulder Walk Subdivision), apartments and vacant land to the east across Bouldercrest Road, and vacant land to the south and west. A portion of the subject site was previously zoned Light Industrial (M) prior to 2007, and is adjacent to approximately 130 acres of vacant M-zoned property to the south. The subject property is located close to another movie studio at 1415 Constitution Road. The movie sets that are constructed on the subject property will be in association with the existing movie studio. Backlot operations are a customary accessory use to movie studios, and the topography of the subject site may help shield these operations from Bouldercrest Road.

PROJECT ANALYSIS

Since the last Board of Commissioners meeting on May 23rd, Staff has been working with the applicant on revised plans and to clarify the proposed mix of land uses including any proposed "backlot operations" relating to outdoor construction/staging/storage and/or filming uses. However, at the time of this writing, no concept plans or letters of intent have been submitted to determine if the proposed mixed-use project complies with the intent of the MU-5 (Mixed Use) district.

The subject application requests an amendment to the Official Zoning Map pursuant to Chapter 27, Article 7.3 of the DeKalb Code of Ordinances to rezone the 23.7 acre site from the MU-5 (Mixed Use Very High Density) (Conditional) District to the MU-5 (Mixed Use -5) (Conditional) District. The existing MU-5 zoning was based on a site plan, and the applicant is requesting the rezoning to amend the site plan to allow the proposed movie studio and related uses. The surrounding area is in a transition and comprises a mix of residential, multi-family, and industrial zoned land which contain single-family, multi-family, and vacant land uses. A well designed mixed-use project would be an appropriate transition from the vacant industrial M-zoned land to the south and the single-family subdivision to the north.

IMPACT ANALYSIS

Section 7.4.6 of the DeKalb County Code states that the following criteria shall be applied in evaluating and deciding any application for a Rezoning.

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

Since the proposed request will be accommodated within the existing MU-5 zoning district, there are no comprehensive land use plan issues. Since the property falls within a Suburban character area, any residential development in the MU-5 district is not allowed to exceed eight units per acre.

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

It cannot be determined if the zoning proposal will permit a suitable use since no revised plans have been submitted to show compliance with the MU-5 (Mixed Use) zoning and compatibility with the surrounding area.

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

It appears that the property may have a reasonable economic use as currently zoned MU-5 (Mixed Use 5) conditions (Case # CZ-07-7059) which allows a mixture of commercial, residential, and open space uses.

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

See "B" above.

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 surrounding area is in a transition and comprises a mix of residential, multi-family, and industrial zoned land which contain single-family, multi-family, and vacant land uses. A well designed mixed-use project would be an appropriate transition from the vacant industrial zoned land to the south and the single-family subdivision to the north.

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

Based on the submitted information, it does not appear that the zoning proposal is located in a historic district.

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:

It does not appear that the zoning proposal will result in a use which could cause a burdensome use of existing streets, transportation facilities, or schools. Since the request is for non-residential zoning, there will be no impact on schools. Bouldercrest Road is a two-lane Major Arterial road which should sufficiently accommodate commercial traffic generated by the proposal if acceleration and deceleration lanes are provided as recommended by the Traffic Engineering Division of Public Works.

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

There should be no adverse impacts to the environment or surrounding natural resources if the site plan is designed to incorporate the required 50 foot undisturbed buffers along the property lines that abut residential zoning and there is compliance with Section 14-40 of the stormwater management ordinance.

Staff Recommendation: FULL CYCLE DEFERRAL

Since the last Board of Commissioners meeting on May 23rd, Staff has not received any site plan revisions to clarify the proposed mix of land uses including any proposed "backlot operations" relating to outdoor construction/staging/storage and/or filming uses. The subject application is to rezone the 23.7 acre from the MU-5 (Mixed Use Very High Density) (Conditional) District to the MU-5 (Mixed Use -5) (Conditional) District. The surrounding area is in a transition and comprises a mix of residential, multi-family, and industrial zoned land which contain single-family, multi-family, and vacant land uses. A well designed mixed-use project would be an appropriate transition from the vacant industrial M-zoned land to the south and the single-family subdivision to the north. Staff continues to work with the applicant to obtain and review the necessary information to determine the appropriateness of this request. Therefore, it is the recommendation of the Planning & Sustainability Department that the application be "Deferred, Full Cycle" to allow the applicant additional time to submit the required information.

Attachments:

1. Departmental Comments
 - a. Land Development Division
 - b. Traffic Engineering Division
 - c. Watershed Management
 - d. Board of Health
2. Application
3. Site Plan
4. Zoning Map
5. Aerial Photograph
6. Location Photographs

NEXT STEPS: *Following an approval of this action, one or several of the following approvals or permits may be required:*

- **Land Disturbance Permit** *(Required for of new building construction on non-residential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.)*
- ✓ **Building Permit** *(New construction or renovation of a building (interior or exterior) may require full plan submittal or other documentation. zoning, site development, watershed and health department standards will be checked for compliance.)*
- ✓ **Certificate of Occupancy** *(Required prior to occupation of a commercial space and for use of property for any business type. The issuance follows the review of submitted plans if required based on the type occupancy.)*
- **Plat Approval** *(Required if any parcel is being subdivided, re-parceled, or combined. Issued “administratively”; no public hearing required.)*
- **Sketch Plat Approval** *(Required for the subdivision of property into three lots or more. Requires a public hearing by the Planning Commission.)*
- **Historic Preservation Certificate of Appropriateness** *(Required for any proposed changes to building exteriors or improvements to land when a property is located within the Druid Hills Historic District or the Soapstone Geological Historic District. Historic Preservation Committee public hearing may be required.)*
- **Variance or Special Exception** *(Required to seek relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)*
- **Major Modification** *(Required if there are any changes to zoning conditions approved by the Board of Commissioner on a prior rezoning.)*
- ✓ **Business License** *(Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations).*
- ✓ **Alcohol License** *(Required permit to sell alcohol for consumption on-site or packaged for off-site consumption. Signed and sealed distance survey is required. Background checks will be performed.)*

Each of the approvals and permits listed above require submittal



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MADOLYN SPANN MSPANN@DEKALBCOUNTYGA.GOV OR JOHN REID JREID@DEKALBCOUNTYGA.GOV**

**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: Z-17-21271 Parcel I.D. #: 15-083-01-003

Address: 2055 Bouldercrest
Road, Atlanta Ga

Adjacent Roadway (s):

(classification)	(classification)

Capacity (TPD) _____ Latest Count (TPD) _____ Hourly Capacity (VPH) _____ Peak Hour Volume (VPH) _____ Existing number of traffic lanes _____ Existing right of way width _____ Proposed number of traffic lanes _____ Proposed right of way width _____	Capacity (TPD) _____ Latest Count (TPD) _____ Hourly Capacity (VPH) _____ Peak Hour Volume (VPH) _____ Existing number of traffic lanes _____ Existing right of way width _____ Proposed number of traffic lanes _____ Proposed right of way width _____
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Please provide additional information relating to the following statement.

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

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

COMMENTS:

Did Field Inspection and we going need deceleration and acceleration lanes are needed,

Signature: George White

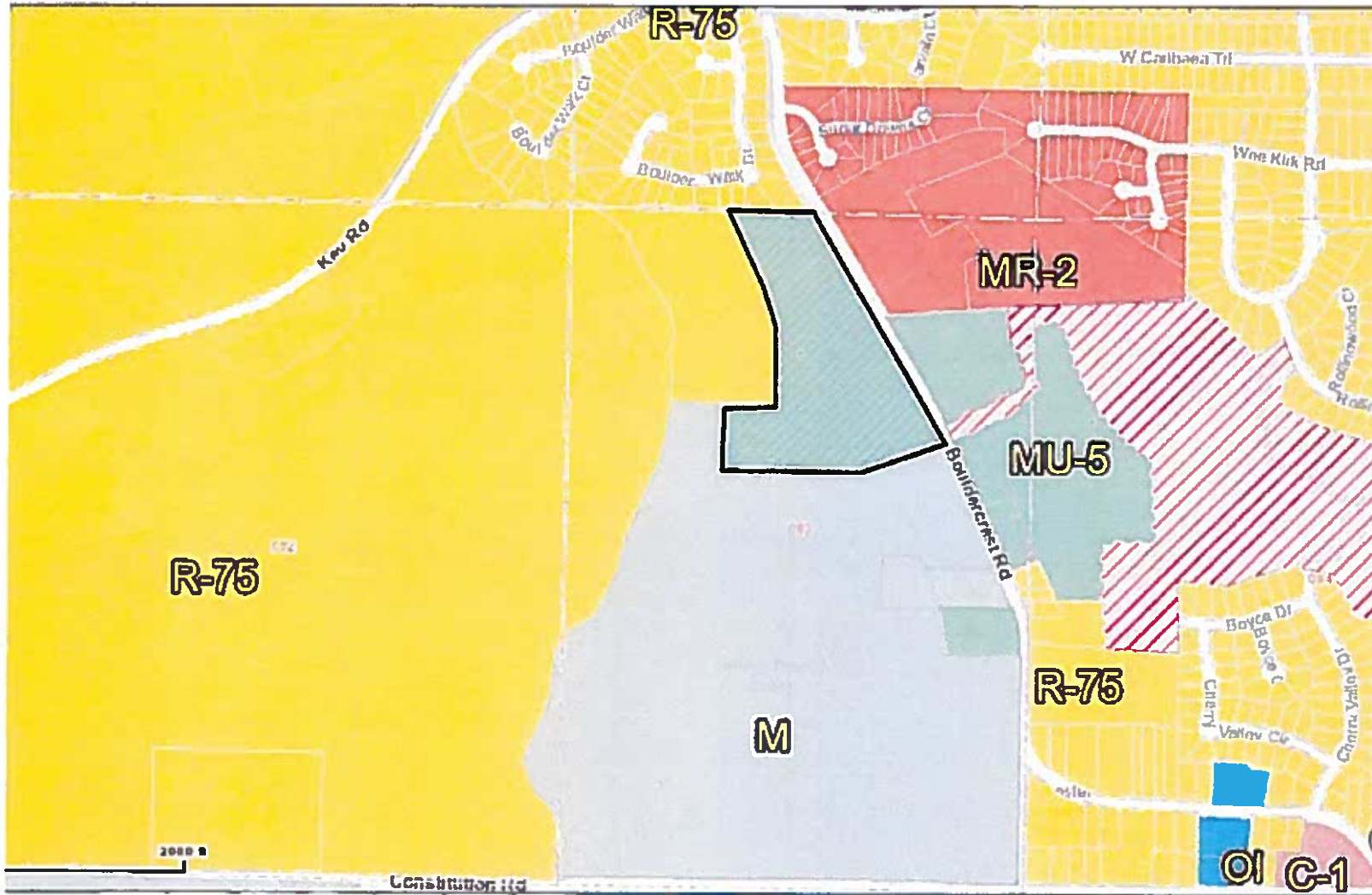
Reid, John

From: Hill, LaSondra
Sent: Friday, February 24, 2017 12:43 PM
To: Reid, John; Hill, Karen F.; Furman, Melora L.; Brewer, Brian N.; Washington, Larry
Subject: FW: Zoning Comments March 2017

From: Keeter, Patrece
Sent: Friday, February 24, 2017 12:32 PM
To: Spann, Madolyn; Hill, LaSondra
Cc: Pelton, David; Brown, Ledrous
Subject: Zoning Comments March 2017

1. N1- Flowers Rd is a collector. Require the addition of sidewalks along entire property frontage. Add pedestrian features at the signalized intersection of Flowers Rd and Mercer University Drive.
2. N2- same as N.1
3. N3- GDOT review and Permits required. Lawrenceville Hwy (SR 8) is a major arterial. Linkwood is a local road. See Section 14-190 of the land development code and Chapter 5 of the Zoning Code for required transportation infrastructure improvements, including right of way dedications which may impact set back requirements. All public infrastructure must be on right of way. On Linkwood, a professional engineer is required to verify all sight distance requirements per AASHTO for access point in curve. If requirements are not met, the access point may not be permitted or mitigation improvements will be required. Add ADA ramps with truncated domes at Linkwood, with a level landing pad beyond ramp on the southern side of intersection. 6 foot sidewalk, 5 foot planting strip require. Line driveway up with median end on Lawrenceville Hwy- subject to GDOT approval. Raise granite curb on Linkwood.
4. N4- No Comment.
5. N5- GDOT review and permits required. Lavista Road (SR 236) is a minor arterial. See Section 14-190 of the land development code and Chapter 5 of the Zoning Code for required transportation infrastructure improvements, including right of way dedications which may impact set back requirements. All public infrastructure must be on right of way. Extend curb/gutter, drainage and sidewalks to the east to Hampton Glen Apts Driveway and to the west to Nalley Circle.
6. N6- GDOT review and permits required. Right of way is within City of Atlanta- Infrastructure requirements need COA approval also. Memorial Drive is a major arterial. See Section 14-190 of the land development code and Chapter 5 of the Zoning Code for required transportation infrastructure improvements, including right of way dedications (50 feet from centerline required) which will impact set back requirements. All public infrastructure must be on right of way. All public infrastructure must be on right of way. Current access point does not meet the county code- must line up with Campbell Street or be offset based on speed limit- see County Code 14-200 (6) measured from centerline to centerline of driveway.
7. N7- Bouldercrest Road is a Major arterial. See Section 14-190 of the land development code and Chapter 5 of the Zoning Code for required transportation infrastructure improvements, including right of way dedications which may impact set back requirements. All public infrastructure must be on right of way. Provide a multiuse path connection to the existing multiuse path in lieu of sidewalk and bike lanes requirements along frontage.
8. N8- Bouldercrest Road is a Major arterial. See Section 14-190 of the land development code and Chapter 5 of the Zoning Code for required transportation infrastructure improvements, including right of way dedications which may impact set back requirements. All public infrastructure must be on right of way. Provide a multiuse path connection to the existing multiuse path in lieu of sidewalk and bike lanes requirements along frontage.
9. N9- No comment
10. N10- No comment

11. N11- Cedar Grove is a minor arterial. . This falls within the Bouldercrest Overlay District Tier 2. Follow the required infrastructure improvements within the overlay. IF SILENT- See Section 14-190 of the land development code and Chapter 5 of the Zoning Code for required transportation infrastructure improvements, including right of way dedications which may impact set back requirements. All public infrastructure must be on right of way. Only one access point will be allowed on Cedar Grove Road. Add sidewalks from the property to the west (within right of way) to connect to existing sidewalks. Bring curb/gutter and ADA up to standards.
12. N12- North Arcadia and E. Ponce are both minor arterials. See Section 14-190 of the land development code and Chapter 5 of the Zoning Code for required transportation infrastructure improvements, including right of way dedications which may impact set back requirements. All public infrastructure must be on right of way. Traffic study required to determine number of access points and road improvements necessary. Left turn lanes and deceleration lanes may be required based on study. Five full access points are too many for this development. Limit one full access point on each road with one right in/right out on each road plus the truck access on North Arcadia. Provide traffic signal warrant studies for full access points. The plan is very hard to read- do not zone to a site plan due to this. Plan assumes right of way abandonment. A professional engineer is required to verify all sight distance requirements per AASHTO for access points, especially in curves. If requirements are not met, the access point may not be permitted or mitigation improvements will be required. This property is just outside the Medline Study LCI area- but improvements should be consistent with the intent of the study. Projects falls partially within the City of Decatur. Coordination with both the City and the County is required.
13. N13- No Comment
14. N14- No Comment
15. N15- Rockbridge Road is a minor arterial. Right of way dedication of 40 feet from centerline required.
16. N16- GDOT review and permits required. No sight plan submitted for specific review. Covington Hwy is a major arterial. Porter Rd is a local road. See Section 14-190 of the land development code and Chapter 5 of the Zoning Code for required transportation infrastructure improvements, including right of way dedications which may impact set back requirements. All public infrastructure must be on right of way. Only right in/right out access on Covington Hwy due to driveway spacing requirements found in County Code 14-200 (6) measured from centerline to centerline of driveway/street.
17. N17- GDOT review and permits required. Covington Hwy (SR 12) is a major arterial. See Section 14-190 of the land development code and Chapter 5 of the Zoning Code for required transportation infrastructure improvements, including right of way dedications which may impact set back requirements. All public infrastructure must be on right of way. Extend sidewalks across 4722 to fill gap to the intersection at Lamar St.
18. N18- GDOT review and permits required. Covington Hwy (SR 12) is a major arterial. . See Section 14-190 of the land development code and Chapter 5 of the Zoning Code for required transportation infrastructure improvements, including right of way dedications which may impact set back requirements. All public infrastructure must be on right of way.
19. N19- No Comment
20. N20- No Comment. No site plan provided
21. N21- - GDOT review and permits required. Covington Hwy (SR 12) is a major arterial. . See Section 14-190 of the land development code and Chapter 5 of the Zoning Code for required transportation infrastructure improvements, including right of way dedications which may impact set back requirements. All public infrastructure must be on right of way. Transportation Division needs to review and approve the entire sight plan for driveway placement. Only two access points will be allowed on Covington Hwy for the site. It appears that three are proposed overall. Provide traffic study for the build out development. Provide traffic signal warrant study per GDOT standards for proposed traffic signal. Drive with traffic signal requires left turn lanes on both side streets and main line. If warranted, fund the construction of the traffic signal and convert the driveway between 6076 and 6056 to a right in/right out driveway. Construct the sidewalks along the frontage of 6024 Covington Hwy within the right of way with this permit. Construct sidewalks along frontages of 6144 Covington Hwy.



D1 Z-17-21271

FUTURE LAND USE MAP



D1 Z-17-21271

SITE PLAN TO BE REVISED

D1 Z-17-21271

AERIAL MAP

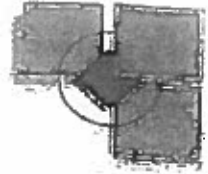




DeKalb County Department of Planning & Sustainability

Lee May
Interim Chief Executive Officer

Andrew A. Baker, AICP
Director



APPLICATION TO AMEND OFFICIAL ZONING MAP (LP-17-21270)
DEKALB COUNTY, GEORGIA
JAN 05 2017

Date Received: Application No: 2-17-21271

Applicant: Antrell Sales BY: E-Mail: agales@3aglobe.com

Applicant's Mailing Address: 1751 Bolton Rd. Atlanta, GA. 30318

Applicant's Phone No.: 404-951-1489 Fax: 404-951-1489

Owner(s): Ryan Millsap E-Mail: ryan@irinda.com
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address: 3220 West Andrews Ste. 1000 Atlanta, GA. 30305

Owner(s) Phone No.: 949-278-2810 Fax: 949-278-2810

Address/Location of Subject Property: Bouldercrest Rd Atlanta, GA, 30316

District(s): 15 Land Lot(s): 83/84 Block(s): 02 Parcel(s): 003

Acraage: Commission District(s): 3 3/6 MUF

Current Zoning Category: MU5 (mixed use) Proposed Zoning Category: MU5-Conditions

Current Land Usa Category: Vacant land Land Use Amendment Filed? Yes No

PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before the Planning Department accepts it. It must include the attachments and filing fees identified on the attachments. An application, which lacks any of the required attachments, shall be determined as incomplete and shall not be accepted. 20 collated copies must be submitted.

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following question must be answered: Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes No

- 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 the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga, 30030

Notary Signature: Kelly A. Kord
Signature of Applicant / Date: [Signature]
Check One: Owner Agent


330 West Peachtree Street, Suite 100-500 - Decatur, Georgia - 30030
(voice) 404-371-2100 (Planning Fax) (404) 371-4558 (Development Fax) (404) 371-3007
http://www.dekalbcountyga.gov/planning
Email Address: plan@anddevelopment@dekalbcountyga.gov

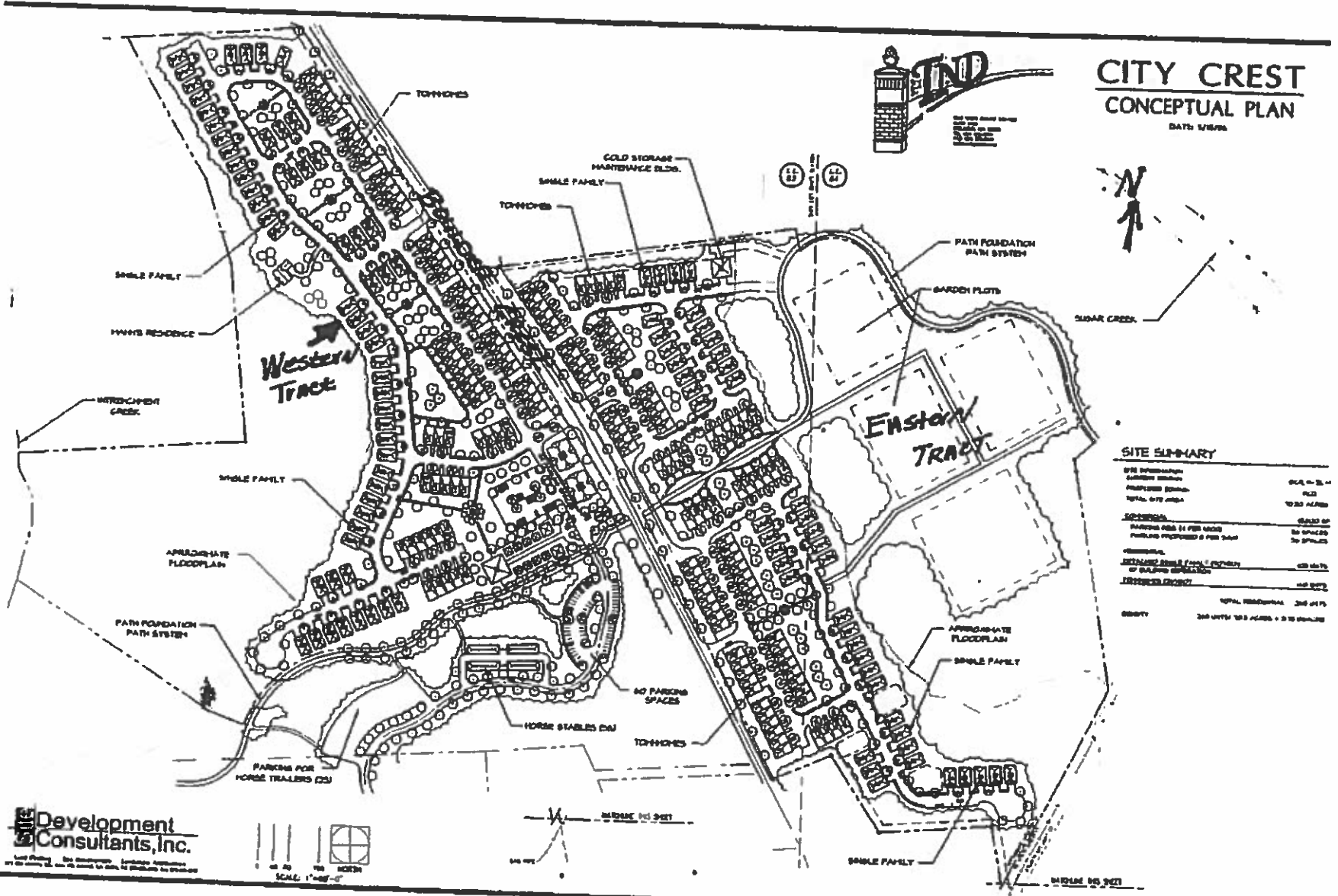
COMM. _____
ITEM NO. H-6 4/24/07
CLERK'S OFFICE Coma Poma

Application of City Crest Holdings, LLC to Rezone Property located on Bouldercrest Road from R-75 and OCR to PC-2

The proposed development is consistent with the PC-2 regulations because it supports the revitalization of an underused industrial area which will never be developed in that manner. In 2005, the County determined that a mixed use development was appropriate for the majority of the Subject Property, and this application is simply an extension of that concept to additional adjacent property. What makes this project unique is that it not only includes a mixture of residential dwelling units and commercial uses, but it also includes a community supported agriculture (CSA) garden that will feed 250 families and the PATH pedestrian and equestrian trails that will connect surrounding green space from Constitution Lake to Perimeter College and eventually to the Beltline. In order to ensure the viability of this unique project and to distinguish and support the PC-2 district, the following conditions are imposed upon the rezoning application:

1. The Subject Property shall be developed in compliance with the conceptual Site Plan prepared by Development Consultants, Inc., and shall include a maximum of 250 residential units and a maximum of 100,000 square feet of non-residential office and retail use. *Redrawn by the site plan date submitted and dated 3/20/07 and certified by a professional engineer or licensed Surveyor.*
2. All common areas, landscaping, and architectural controls shall become the responsibility of a mandatory condominium and/or homeowners association, pursuant to Georgia state law, established by the Developer for this community, and subject to restrictive covenants. The restrictive covenants shall include a provision that requires the maintenance of a restaurant on the Subject Property.
3. The exterior of each home shall consist of a minimum mixture of at least two of the following materials: brick, stacked stone, hard coat stucco, hardiplank and/or cedar shake (excluding architectural treatment of features such as gables, dormers, bay windows, fireplace chases and/or any other cantilevered areas).
4. The potential commercial uses within the proposed development shall exclude liquor stores, fast food, gas stations, and check cashing stores.
5. A total of eight (8) percent of the residential dwelling units shall be marketed as work force housing. Work force housing is defined as a home that is affordable to households whose gross income is between 102% and 120% of the county's median income or less. The sale price of the home shall follow the HUD formula of three (3) times gross income. For example, the median income of DeKalb County according to the 1999 census was \$49,117. A work force household would earn between 102% and 120% of \$49,000 or less, which is between \$50,099 and \$58,940. An affordable home for this household would cost between \$150,297 and \$176,821.

6. The developer shall have the option to build the roads within the proposed development to County Construction Standards with a Right of Way width of 25' and a 12 foot utility easement running along both sides of the public right-of-way. The Board of Commissioners has the authority pursuant to Section 14-191(e)(2)a to grant this paving waiver and the proposed rezoning will be conditioned upon that waiver. *contingent* 
7. The Developer shall pay one-half the cost of a traffic signal located at the project's principle entrance on Bouldercrest Road if it is determined by DeKalb county Department of Transportation that such a signal is warranted.
8. The single family detached dwellings shall be Earthcraft homes.
9. The development shall include an open air market where local produce can be sold as well as other appropriate retail and food products.
10. The Developer shall install sidewalks, if they are not already installed, from the northern boundary of the Subject Property on the east side of Bouldercrest Road north to the southern boundary of McNair High School so as to provide pedestrian connectivity for the students to the proposed development. This installation of sidewalks is subject to availability of County right-of-way and approval by the County's transportation department.
11. The Developer shall install pedestrian crosswalks at all intersections within the boundaries of the Subject Property to provide pedestrian connectivity across Bouldercrest Road.
12. In an effort to provide traffic calming measures, the Developer shall install two landscaped medians in Bouldercrest Road, on either side of the main entrance to the proposed development.



CITY CREST CONCEPTUAL PLAN

DATE 5/15/06

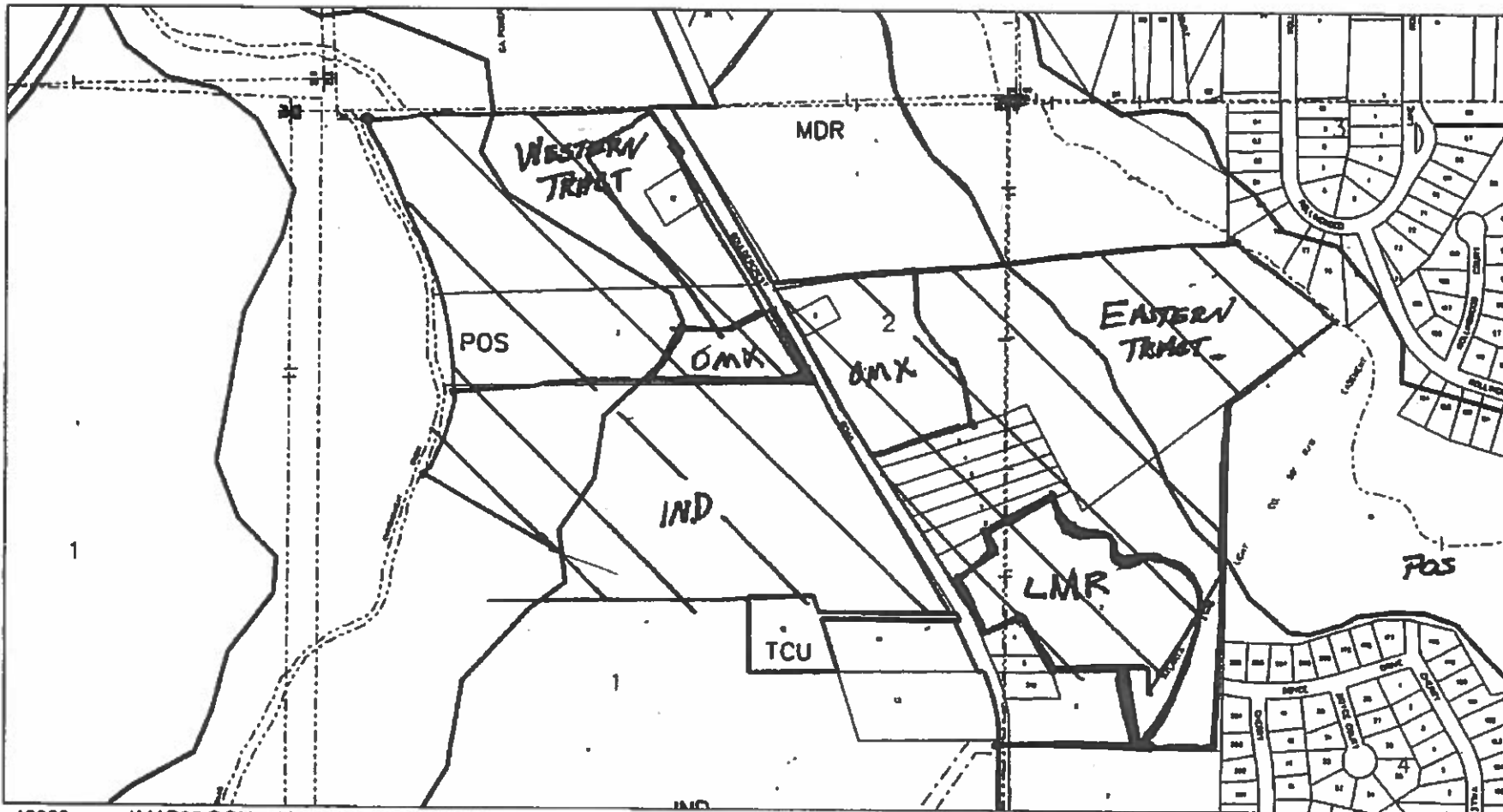
SITE SUMMARY

USE INFORMATION	DCR - S-L
CONCRETE STRUCTURE	NO
PROPOSED STRUCTURE	NO
TOTAL GRT AREA	10,500 ACRES
SPACES	
PARKING SPACES (4 PER UNIT)	NO SPACES
PARKING PROVIDED AT THIS DATE	NO SPACES
UTILITIES	
ESTIMATED WATER CONSUMPTION (GAL PER DAY)	600,000 GPD
ESTIMATED SEWERAGE (GAL PER DAY)	600,000 GPD
ESTIMATED ENERGY	
TOTAL ESTIMATED	200,000 KWH
EFFICIENCY	200,000 KWH / 10,500 ACRES = 19.05 KWH/ACRE

Development Consultants, Inc.
 1400 West 10th Street, Suite 100, Denver, CO 80202
 TEL: 303.733.1111 FAX: 303.733.1112
 WWW.DENVERDC.COM

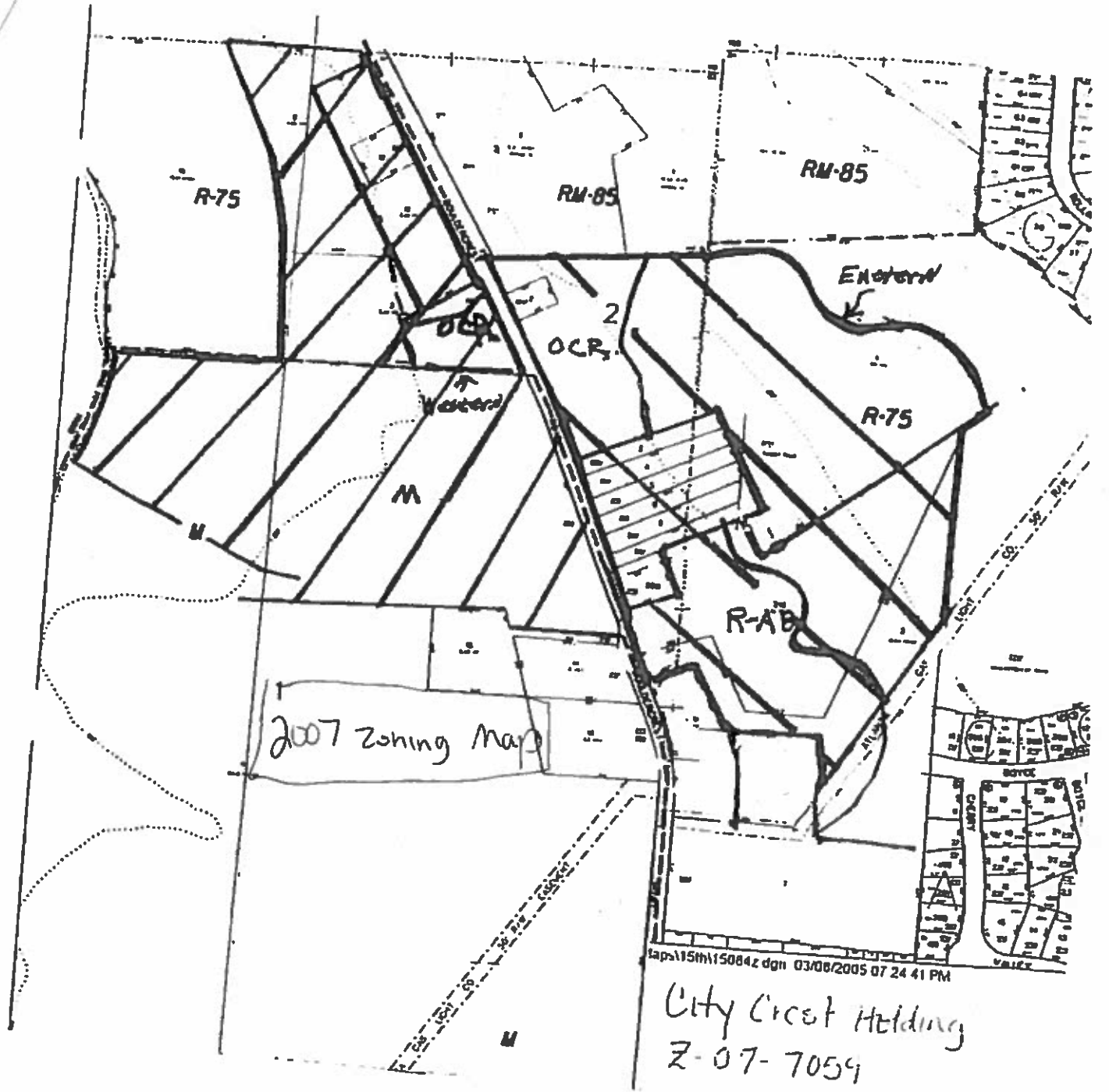


207-7059 MU-5 Plan



...12000_maps\MAP30.DGN 12/28/2006 12:46:31 PM

2-07-2007
LAND USE
MAP



32globe Consulting llc
319 Atlanta Street Marietta, Georgia 30060

08/30/16

LETTER OF ANALYSIS

TO: DeKalb Department of Planning & Sustainability

REFERENCE: Rezone property at Bouldercrest lots 83 and 84 23.7 acres

To Whom It May Concern,

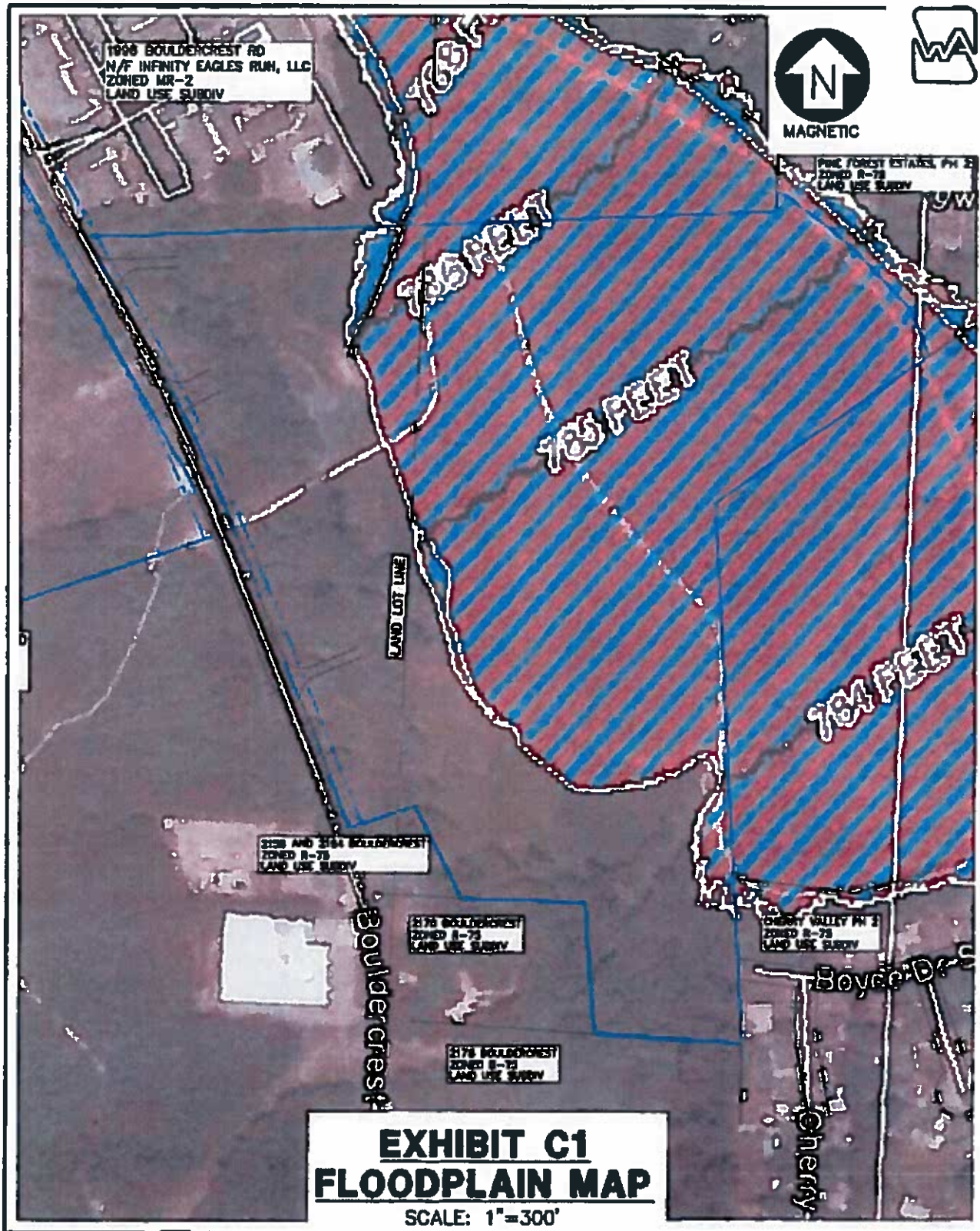
In regards to community impact studies will show that movie studios bring a huge positive impact to communities. Property values are known to increase, when movies are filmed often in a community, it can bring an iconic brand that is inviting to premier developers, and create a vibrant eclectic energy to the community.

Best Regards
Antrell Gales
404.951.1489

MEETING SIGN-IN SHEET

Project: Landcrest Project Meeting Date: 8/30/16
 Facilitator: Antrell Gales/Plaisa Lubrano Location: Chatham Library

Name	Address	Phone	E-Mail
<u>Amynah Ibrahim</u>	<u>2050 Pine Manor Ct</u>		
<u>A. Zars</u>	<u>306 Rollingwood Ln</u>	<u>404-746-66</u>	
<u>D. Wright</u>	<u>2741 Pascolone SE</u>	<u>404-763-7</u>	
<u>Mary Ellen</u>	<u>1495 Juniper Ln SE</u>	<u>4-241-7656</u>	
<u>Christina White</u>	<u>1499 Turner</u>	<u>404-243-1810</u>	
<u>JACK LOVELACE</u>	<u>1094 SARNOCK SE ATLANTA, GA 30316</u>	<u>404-241-8168</u>	
<u>Joyce Robinson</u>	<u>1945 Flintwood Dr Atl. GA 30314</u>	<u>4-243-6495</u>	
<u>Sarah Elliott</u>	<u>1667 Flintwood Dr SE A/C</u>		<u>sarahelliott@bellsouth.net</u>
<u>SIR ELISON</u>	<u>2802 Hidden Forest Ct ATLANTA GA 30316</u>	<u>404-244-8262</u>	<u>SIR.ELISON@YAHOO.COM</u>
<u>EMMA WISEMAN</u>	<u>2598 Hatfield Cir ATL GA 30316</u>	<u>404-457-7692</u>	<u>wisemane@bellsouth.net</u>
<u>JAMES WISEMAN</u>	<u>" "</u>	<u>" "</u>	<u>" "</u>
<u>Willie Hardman</u>	<u>2504 Lewfield Cir Atlanta GA 30316</u>	<u>(9) 622-1667 (9) 510-2421</u>	
<u>Wanda Nadman</u>	<u>2504 Lewfield Cir Atlanta GA 30316</u>	<u>404 510-244</u>	
<u>Joyce Kellieban</u>	<u>1965 Wexford Dr</u>		
<u>W.T. Whitehead</u>	<u>2786 Horse Shoals</u>	<u>404 549 8227</u>	
<u>Earline Wright</u>	<u>1804 Mary Lou Ln</u>	<u>404 243 5870</u>	
<u>TANYA Smith</u>	<u>1638 Sugardowns Ct</u>	<u>770-873-4769</u>	<u>topaz_twiney@yahoo.com</u>
<u>Brenda Miller</u>	<u>2747 Pasco Ln SE ATL 30316</u>	<u>404-244-1057</u>	
<u>Dorothy Whitt</u>	<u>2747 Pasco Ln SE ATL 30316</u>	<u>404-244-8326</u>	
<u>Mary Mitchell</u>	<u>" " "</u>	<u>404-492-3048</u>	<u>mary.mitchell@yahoo.com</u>



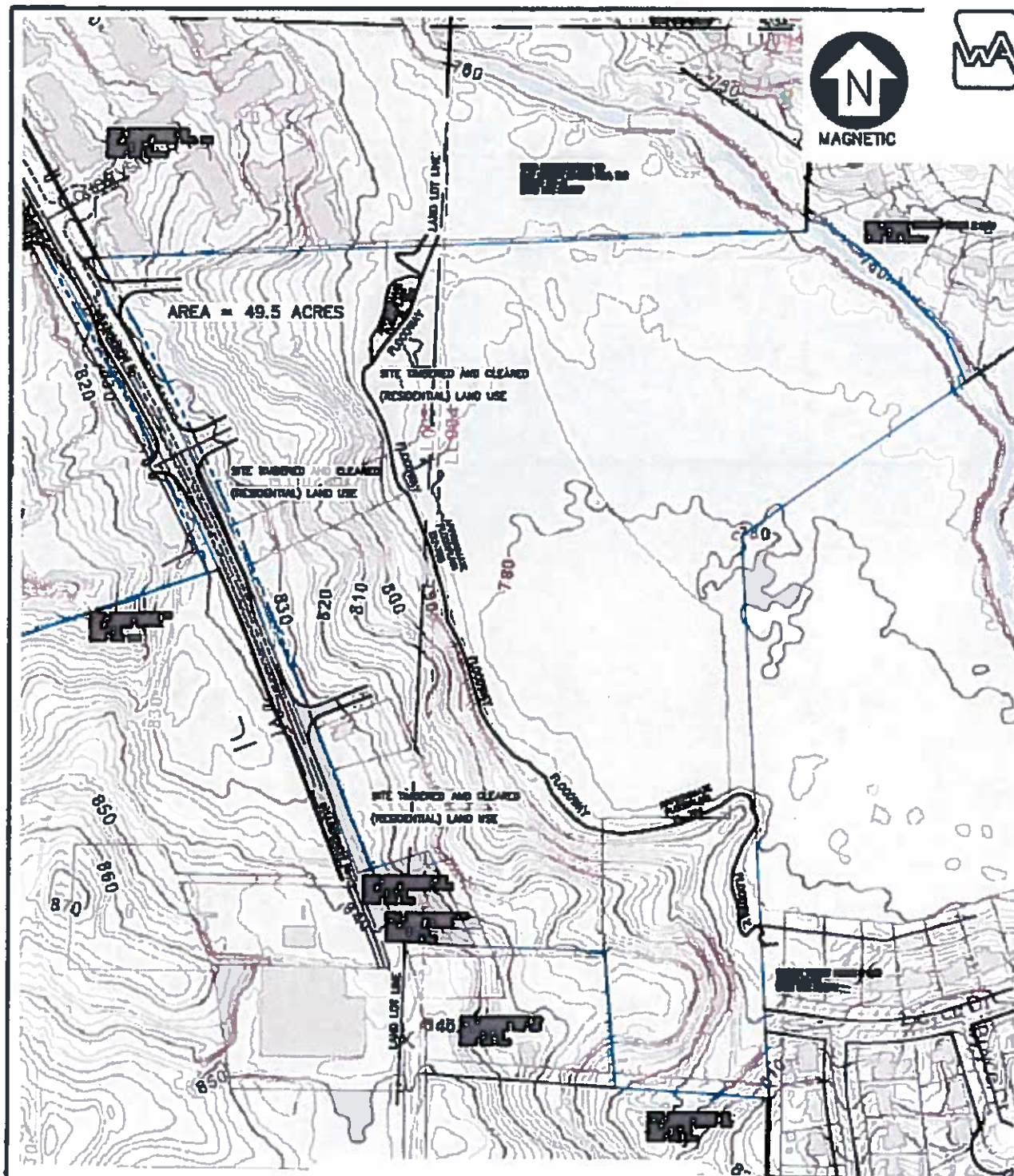
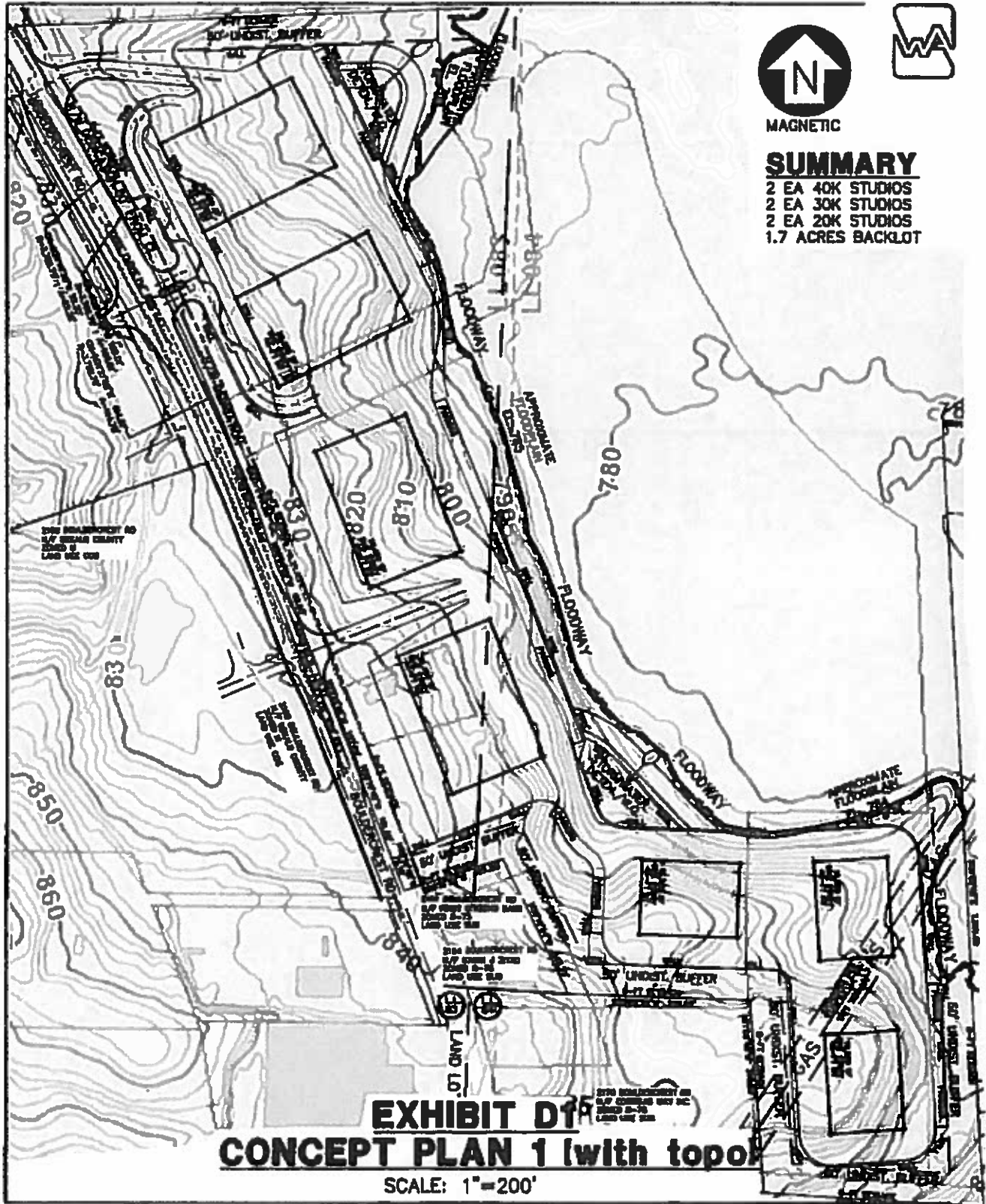


EXHIBIT C2
GIS TOPOGRAPHY 2

SCALE: 1"=300'



MAGNETIC



SUMMARY

- 2 EA 40K STUDIOS
- 2 EA 30K STUDIOS
- 2 EA 20K STUDIOS
- 1.7 ACRES BACKLOT

EXHIBIT D1

CONCEPT PLAN 1 (with topog)

SCALE: 1"=200'

Public Notice

32 Globe Consulting, LLC.
319 Atlanta Street
Marietta, Ga 30060

**Pre-Submittal Community Meeting to take place at:
Gresham Library**

Location:

2418 Gresham Road NE Atlanta Ga 30316

Date & Time: August 30, 2016 @7:00pm

Proposed Use: Rezoning from MU5 (mixed use) to M (light industrial)

at Bouldercrest Road

Contact Info: Antrell Gales Cell: 404-951-1489



DeKalb County Department of Planning & Sustainability

Les May
Interim Chief Executive Officer

Andrew A. Baker, AICP
Director



OWNER'S 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: 8-30-2016

TO WHOM IT MAY CONCERN:

(I) (WE), Ryan Millsap
Name of Owner(s) Principal of contracted entity

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

Antrell Gales
Name of Applicant or Agent

I declare this application on (my) (our) behalf

[Signature]
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires Aug. 23, 2019
Notary Public

Ryan C Millsap
Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner



DeKalb County Planning & Development Department

Lee May
Chief Executive Officer



PRE-APPLICATION FORM
REZONES, LAND USE, AND SPECIAL LAND USE PERMIT
(Pre-application appointment required prior to filing application; copy must be submitted at filing)

Property Frontage/Address: Bouldercrest Road
Parcel I.D.: 15-083-02-003 District: 3-6
Proposed Development Name: Bouldercrest Studios DRI? Yes No
Existing Development/Use: VACANT
Proposed Use: Manufacturing ^{MUSIC SETS} Proposed Density/#Units: 23.7 UNITS
Existing Zoning: MU-5 Proposed Zoning: M (Light Industrial)
SLUP Request: _____ Art. 27: _____
Land Use Amendment: Yes No
Current Land Use: Suburban Proposed Land Use: Industrial
Existing Plan Designation: _____ Consistent Inconsistent
Proposed Access: _____

Contact Person: Antrell Gales Phone: 404-951-1489
Address: 219 Atlanta St Marietta, GA 30060 Email: agales@321globe.com

Reviewed Required Submittals/ Schedule/DRI Shows Boundary
Reviewed Zoning Standards/Reference Chapter 14 of Area for
Reviewed Site Plan/Checklist Usage only
Discussed Consistency with Plan and Surrounding Zoning/Uses Rezone and
SLUP Requirements/Supplemental Regs Plan the area
Process explained to applicant: used
Staff Comments: Require Land Use Plan Amend / MPA require & Lot split
to council
MMZ
on GIS
Planner: [Signature] Date: 9/2/16

