

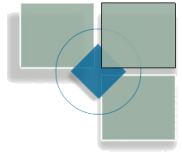


DeKalb County Department of Planning & Sustainability

178 Sams Street Suite 3600

Decatur, GA 30030

(404) 371-2155 / www.dekalbcountyga.gov/planning



Michael Thurmond
Chief Executive Officer

Planning Commission Hearing Date: November 1, 2022

Board of Commissioners Hearing Date: November 17, 2022

STAFF ANALYSIS

| | | |
|-----------------------------------|---|---|
| Case No.: | Z-22-1245544 | Agenda #: D1 |
| Location/ Address: | The west side of Bouldercrest Road, approximately 360 feet south of Boulder Springs Point at 4401 Bouldercrest Road in Ellenwood, Georgia. | Commission District: 3 Super District: 6 |
| Parcel ID: | 15-010-01-004 | |
| Request: | To rezone property from Bouldercrest-Cedar Grove-Moreland Overlay District Tier 5-Corridor 1/R-100 (Residential Medium Lot-100) to RSM (Small Lot Residential Mix) district to allow for single-family, detached homes and single-family, attached townhomes. | |
| Property Owner: | JPG Trans Company | |
| Applicant/Agent: | PMZ Developers LLC c/o Battle Law PC | |
| Acreage: | 22.14 | |
| Existing Land Use: | Vacant land | |
| Surrounding Properties: | Single-family homes | |
| Adjacent Zoning: | North: R-100 & RSM South: R-100 East: R-100 West: NS | |
| Comprehensive Plan: | SUB (Suburban) Consistent <input type="checkbox"/> | Inconsistent <input checked="" type="checkbox"/> |
| Proposed Density: | 4.5 units per acre | Existing Density: NA |
| Proposed Units/Square Ft.: | 42 single-family attached townhomes and 58 single-family detached homes | Existing Units/Square Feet: Vacant land |
| Proposed Lot Coverage: | NA | Existing Lot Coverage: NA |

Staff Recommendation: FULL CYCLE DEFERRAL

The Applicant submitted a request to amend their rezoning application and site plan from RSM (Residential Small Lot Mix) to RNC (Residential Neighborhood Conservation) on October 18, 2022 (see attached) after the publication of the November legal ad.

Since a change to the zoning classification is considered a major modification, it must be deferred full cycle based on Section 7.2.2.B (3-5) of the Zoning Ordinance as follows:

3. No major change to an application may be accepted later than the required deadline for advertising in the legal organ or a newspaper of general circulation within the county. There shall be no refund of application fees after the planning department has accepted an application.

4. The following shall constitute a major change to an application that shall result in deferral and/or re-advertising of the application:

- a. The movement of any building or structure adjacent to an exterior boundary line, closer to the boundary line of the property;*
- b. Any increase in the number of dwelling units or any increase in the total amount of floor space of any nonresidential building;*
- c. Any decrease in the size of residential units;*
- d. Any increase in the number of curb cuts;*
- e. Any decrease in the buffer requirements;*
- f. Any increase in the height of any building or structure;*
- g. Any change in the proportion of floor space devoted to different authorized uses;*
- h. Any change in the zoning classification requested; or*
- i. Any change in the land use plan classification that increases the density of the proposed use.*

5. A change to a site plan or proposed condition of zoning associated with an application, which change has been accepted and allowed to be part of the application, may be deferred by the board of commissioners for a full-cycle review if the board of commissioners determines such review is reasonably necessary as a result of the change. The amended application shall be treated as if it were a new application, for the purposes of publication, review, notice and hearings, as required under this article, including review by the community council and planning commission. An amendment to an application shall not change the original filing date of that application. An amended application shall not require a new application fee. However, in the case of a deferral requested by the applicant, the applicant shall pay a required re-advertising fee.

Therefore, it is the recommendation of the Planning & Sustainability Department that the major modification proposal that was received after the November legal ad publication be “*Deferred, Full Cycle*”.



Battle Law

10/18/2022

VIA: EMAIL

Bouldercrest Proposed Rezoning

ATTN: Brandon White (blwhite@dekalbcountyga.gov)

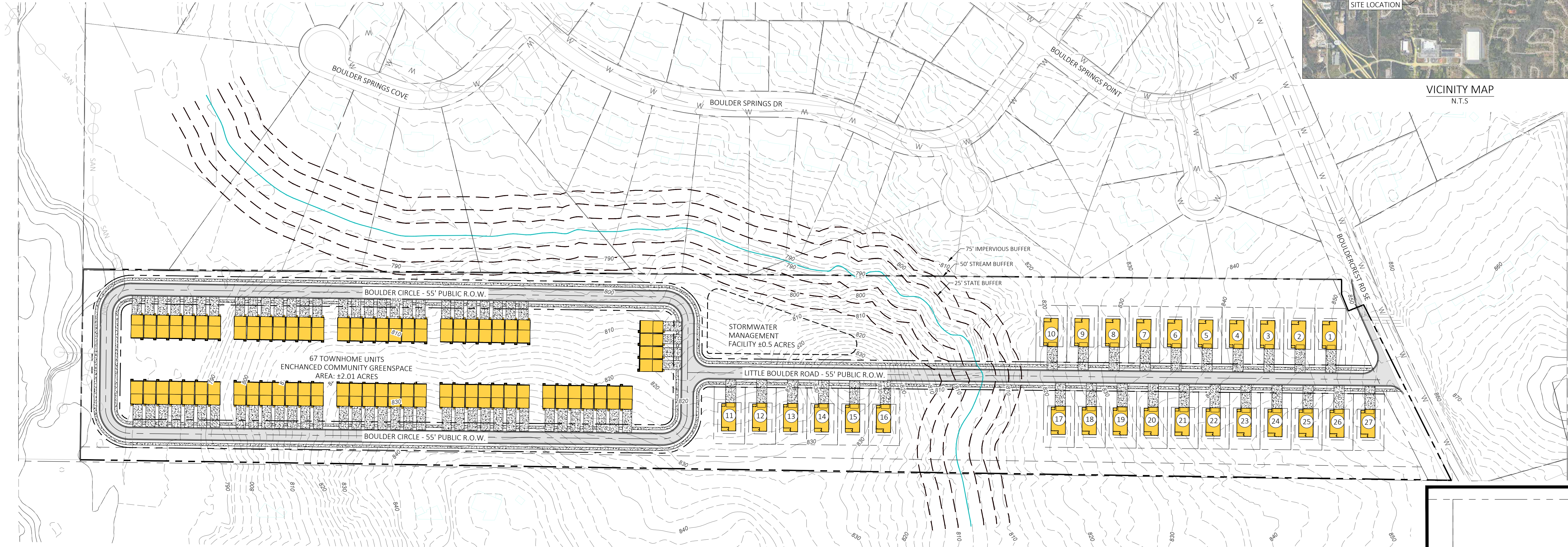
Planning and Zoning Manager White:

On behalf of the Applicant for the proposed Rezoning for property located at 4101 Bouldercrest Road and being tax parcel number 15 010 01 004, I respectfully request to amend the application to with the attached updated site plan and to change the rezoning request to seek RNC rather than RSM.

Prepared By:

Joshua Mahoney

For Battle Law, P.C.



VICINITY MAP
N.T.S.

GENERAL SITE NOTES

1. TOPOGRAPHIC AND BOUNDARY SURVEY FROM DEKALB COUNTY GIS
2. FLOODPLAIN IS PRESENT ON SITE AS DEPICTED BY FEMA FIRM PANEL NUMBER 13063C0043F DATED 06/07/2017
3. OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSIDE WORK, INCLUDING STORM DRAINAGE, UTILITY CONNECTIONS, SIDEWALK, CURB & GUTTER AND PAVEMENT TIE-INS AND GRADING
4. TRAFFIC SHALL BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION OF THIS PROJECT. ALL BARRICADES AND SIGNS SHALL BE FURNISHED AND USED BY THE CONTRACTOR IN ACCORDANCE WITH THE LOCAL STATE AND CURRENT SPECIFICATIONS
5. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE SCHEMATIC IN NATURE. SEE ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONS.

SITE DATA SUMMARY

| | |
|----------------------|---|
| ADDRESS | 4101 BOULDERCREST ROAD, ELLENWOOD, GA 30294 |
| TOTAL PROPERTY AREA: | 22.14± AC (964418± S.F.) |
| DISTURBED AREA: | TBD± AC (###± S.F.) |
| IMPERVIOUS AREA: | 6.275± AC (273339± S.F.) |
| PERVIOUS AREA: | 15.865± AC (691079± S.F.) |

ZONING CLASSIFICATION

| | |
|------------------|---|
| EXISTING ZONING: | R-100 |
| PROPOSED ZONING: | RNC (RESIDENTIAL NEIGHBORHOOD CONVERSATION) |
| ADJACENT ZONING: | R-100 |
| JURISDICTION: | DEKALB COUNTY |

BUILDING SUMMARY

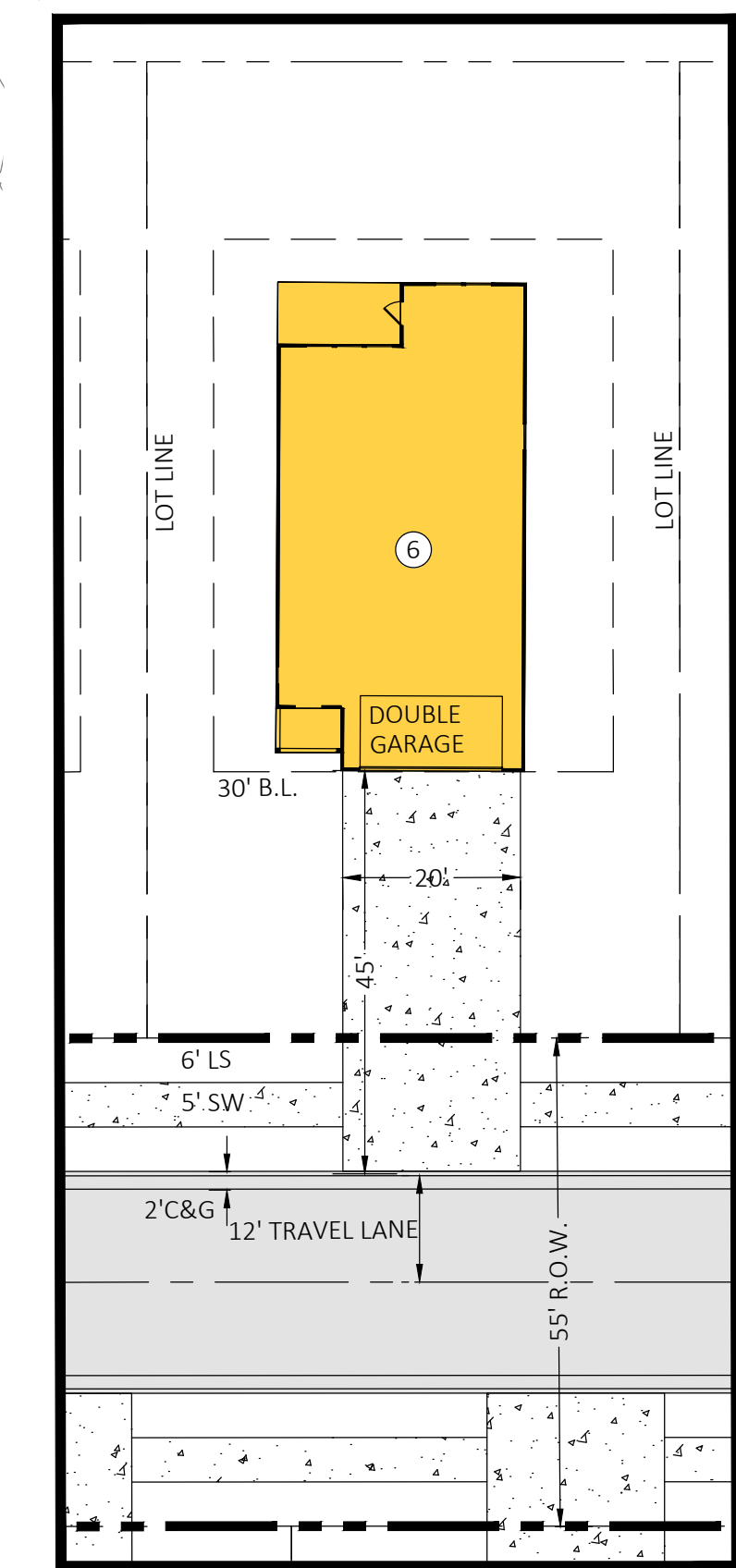
| | |
|-------------------------|---|
| PROPOSED BUILDING AREA: | TOTAL BUILDING SF: 102,970 SF (56 TOWNHOMES AND 27 SINGLE-FAMILY) |
| BUILDING AREA LIMIT: | TH: 50% OF LOT AREA SF: 70% OF LOT AREA |
| BUILDING HEIGHT LIMIT: | 35' |
| FRONT SETBACK: | 30' |
| SIDE SETBACK: | 7.5' |
| REAR SETBACK: | 20' |

PARKING SUMMARY

| | |
|-------------------------|---------------|
| PARKING REQUIREMENTS: | 2 SPACES/UNIT |
| TOTAL PARKING REQUIRED: | 166 SPACES |
| TOTAL PARKING PROVIDED: | 332 SPACES |

LANDSCAPE REQUIREMENTS

FRONT LANDSCAPE BUFFER: 5'-6' LANDSCAPE STRIP, SEE TYPICAL LOT LAYOUTS ON THIS SHEET



TYPICAL SINGLE-FAMILY LAYOUT
N.T.S.

24 HOUR CONTACT:
FELIPE CASTELLANOS:
404-707-7775

PMZ DEVELOPERS/IPD TRANS
133 JOHNSON FERRY RD, SUITE 500
MARIETTA, GA 30068

PREPARED BY:
LOWE ENGINEERS
990 HAMMOND DRIVE, SUITE 900
ATLANTA, GA 30328
770.857.8400

PRELIMINARY
NOT FOR
CONSTRUCTION

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CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR ANY OTHER PERSON.

CONCEPTUAL SITE PLAN
SINGLE FAMILY SUBDIVISION
4101 BOULDERCREST RD
ELLENWOOD, GA 30294

ZONING:
TAX DISTRICT:
TAX PARCEL ID:

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |

SCALE: 1" = 100'
DATE: 04/25/2022
DRAWN BY: CQ
CHECKED BY: CQ
PROJECT MANAGER: CLEMENTE QUINONES, PE
PROJECT #: 21-220041

SHEET
EX-1



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MICHELLE ALEXANDER mmalexander@dekalbcountyga.gov AND/OR LASONDRA HILL
lahill@dekalbcountyga.gov**

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

Case No.: Z-22-1245544

Parcel I.D. #: 15-010-01-004

Address: 4401 Bouldercrest Road

Ellenwood, Georgia

WATER:

Size of existing water main: 8" CI adequacy unknown (adequate/inadequate)

Distance from property to nearest main: Across street

Size of line required, if inadequate: unknown

SEWER:

Outfall Servicing Project: Conley Creek

Is sewer adjacent to property: Yes () No () If no, distance to nearest line: ~140 ft.

Water Treatment Facility: Snapinger () adequate () inadequate

Sewage Capacity: 36 (MGPD) Current Flow: 28.3 (MGPD)

COMMENTS:

| |
|--|
| Sewer capacity approval required, and a sewer extension may be needed. |
| |
| |
| |
| |
| |
| |

Signature: _____

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

4/13/2022

N.1

Z-22-1245447 2022-1469 18-108-07-001, 18-109-03-017

1493 LaVista Road, Atlanta, GA 30324

Amendment

- Please review general comments.
- Septic system on several surrounding properties.

N.2

SLUP-22-1245538 2022-1470 18-111-06-006, 18-111-06-007, 18-111-06-014

1252 Merry Lane, Atlanta, GA 30329

Amendment

- Please review general comments for details.

N.3

Z-22-1245544 2022-1471 15-010-01-004

4101 Bouldercrest Road, Ellenwood, GA 30294

Amendment

- Please review general comments.
- Note: Several properties in the surrounding area utilize septic system.

N.4

Z-22-1245545 2022-1472 18-103-03-017, 18-103-03-018

1799 Clairmont Road, Decatur, GA 30033

Amendment

- Please review general comments.
- Note: Several properties in the area operate on septic system.

ZONING COMMENTS – APRIL 2022

- N1.** LaVista Road is SR 236. GDOT review and approval required prior to land development permit. (GDOT District 7 Contact: Mwilson@dot.ga.gov). LaVista Road is classified as a minor arterial. Please see Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure improvements. Required right of way dedication of 40 feet from centerline or such that all public infrastructure is within right of way, whichever greater. Required: 6-foot sidewalk and 4-foot bike lane OR a 10-foot multiuse path (preferred), curb and gutter raised to current standards, 10 foot landscape strip (see Zoning 5.4.3 for options), pedestrian scale street lighting (contact: hefowler@dekalbcountyga.gov). Only one access point allowed on LaVista Road. I cannot read the site plan, but I would have the Fire Marshall take a look at your interior street widths. All interior streets must be private. No poles can remain within the limits of the sidewalk or multiuse path. Intersection and stopping sight distance must be met for all access points based on AASHTO.
- N2.** No Comment
- N3.** Bouldercrest overlay District Tier Corr 1. Infrastructure requirements of the overlay district trump the zoning and land development code. Overlay trumps Zoning trumps Land Development. When silent, the next code on the list applies. Overlay code requirements should be verified with the appropriate planning staff assigned to that overlay district. Bouldercrest Road is classified as a major arterial. Please see Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure improvements. Required right of way dedication of 50 feet from centerline or such that all public infrastructure is within right of way, whichever greater. Required: 6-foot sidewalk and 4-foot bike lane OR a 10-foot multiuse path (preferred), curb and gutter raised to current standards, 10-foot landscape strip (see Zoning 5.4.3 for options), pedestrian scale street lighting (contact: hefowler@dekalbcountyga.gov). No poles can remain within the limits of the sidewalk or multiuse path. Intersection and stopping sight distance must be met for all access points based on AASHTO.
- N4-5.** Clairmont Road is SR 155. GDOT review and approval required prior to land development permit. (GDOT District 7 Contact: Mwilson@dot.ga.gov). Clairmont Road is classified as a major arterial. Required right of way dedication of 50 feet from centerline or such that all public infrastructure is within right of way, whichever greater. Required: 6-foot sidewalk and 4-foot bike lane OR a 10-foot multiuse path (preferred), curb and gutter raised to current standards, 10-foot landscape strip (see Zoning 5.4.3 for options), pedestrian scale street lighting (contact: hefowler@dekalbcountyga.gov). Only one access point allowed at the traffic signal. Northern driveway ties to the existing traffic signal. Signal will need to be fully upgraded to accommodate the new vehicular phase and pedestrian phases. Developer responsible for all GDOT required traffic studies, plans and permits. No poles can remain within the limits of the sidewalk or multiuse path. Intersection and stopping sight distance must be met for all access points based on AASHTO.
- N6.** No comment.
- N7.** Second Avenue is classified as a collector road. Please see Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure improvements. Required right of way dedication of 35 feet from centerline or such that all public infrastructure is within right of way, whichever greater. Required: 6-foot sidewalk and 4-foot bike lane OR a 10-foot multiuse path (preferred), curb and gutter raised to current standards, 10-foot landscape strip (see Zoning 5.4.3 for options), pedestrian scale street lighting (contact: hefowler@dekalbcountyga.gov). Traffic study required. Developer needs to watch access management requirements in Land Development Code Section 14-200 (6). No poles can remain within the limits of the sidewalk or multiuse path. Intersection and stopping sight distance must be met for all access points based on AASHTO. Make functional pedestrian and bicycle connections between the property destinations and the public right of way.
- N8.** North DeKalb Mall DRI. Lawrenceville Hwy is SR 8. GDOT review and approval required prior to land development permits. Both Lawrenceville Hwy and North Druid Hills are classified as major arterials. Please see Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure improvements. Required right of way dedication of 40 feet from centerline or such that all public infrastructure is within right of way, whichever greater. Required: 6-foot sidewalk and 4-foot bike lane OR a 10-foot multiuse path (preferred), curb and gutter raised to current standards, 10-foot landscape strip (see Zoning 5.4.3 for options), pedestrian scale street lighting (contact: hefowler@dekalbcountyga.gov). Contribute \$500,000 towards a future project to add a left turn lane at the

**DeKalb County School District
Development Review Comments**

Analysis Date: 4/15/2022

Submitted to: DeKalb County

Case #: Z-22-1245544
Parcel #: 15-010-01-004

Name of Development: 4101 Bouldercrest Rd
Location: West side of Bouldercrest Road at Clayton County line

Description: Rezoning request to allow for development of 100 unit single-family community with 42 attached and 58 detached.

Impact of Development: When fully constructed, this development would be expected to generate 56 students: 13 at Cedar Grove Elementary School, 10 at Cedar Grove Middle School, 15 at Cedar Grove High School, 17 at other DCSD schools, and 1 at private school. All three neighborhood schools have capacity for additional students.

| Current Condition of Schools | Cedar Grove | | | | | Total |
|--------------------------------------|--------------------------|----------------------------------|--------------------------------|---------------------------|------------------------|--------------|
| | Elementary School | Cedar Grove Middle School | Cedar Grove High School | Other DCSD Schools | Private Schools | |
| Capacity | 672 | 1,290 | 1,271 | | | |
| Portables | 0 | 0 | 0 | | | |
| Enrollment (Oct. 2021) | 529 | 776 | 1,169 | | | |
| Seats Available | 143 | 514 | 102 | | | |
| Utilization (%) | 78.7% | 60.2% | 92.0% | | | |
| New students from development | 13 | 10 | 15 | 17 | 1 | 56 |

| | | | |
|---------------------|-------|-------|-------|
| New Enrollment | 542 | 786 | 1,184 |
| New Seats Available | 130 | 504 | 87 |
| New Utilization | 80.7% | 60.9% | 93.2% |

| Yield Rates | Attend Home School | Attend other DCSD School | Private School | Total |
|-----------------------------|-------------------------------|---------------------------------|-----------------------|---------------|
| | Elementary | 0.1280 | 0.0883 | 0.0050 |
| Middle | 0.1027 | 0.0383 | 0.0038 | 0.1449 |
| High | 0.1504 | 0.0433 | 0.0022 | 0.1959 |
| Total | 0.3811 | 0.1699 | 0.0111 | 0.5621 |
| Student Calculations | | | | |
| Proposed Units | 100 | | | |
| Unit Type | Mixed | | | |
| Cluster | Cedar Grove High School | | | |
| Units x Yield | Attend Home School | Attend other DCSD School | Private School | Total |
| | Elementary | 12.80 | 8.83 | 0.50 |
| Middle | 10.27 | 3.83 | 0.38 | 14.48 |
| High | 15.04 | 4.33 | 0.22 | 19.59 |
| Total | 38.11 | 16.99 | 1.10 | 56.20 |
| Anticipated Students | Attend Home School | Attend other DCSD School | Private School | Total |
| | Cedar Grove Elementary School | 13 | 9 | 1 |
| Cedar Grove Middle School | 10 | 4 | 0 | 14 |
| Cedar Grove High School | 15 | 4 | 0 | 19 |
| Total | 38 | 17 | 1 | 56 |



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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

DEVELOPMENT ANALYSIS:

- **Storm Water Management**

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control **(sections have been amended recently; please request the amended chapter)**, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site. Recommend Low Impact Development features/ Green Infrastructure be included in the proposed site design to protect as much as practicable the statewaters and special flood hazard areas.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area **was** indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. **Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations**

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 and are subject to approval from the County Arborist.

- **Tributary Buffer**

State water buffer **was** reflected in the G.I.S. records for the site. **Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.**



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

N-3

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MICHELLE ALEXANDER mmalexander@dekalbcountyga.gov AND/OR LASONDRA HILL
lahill@dekalbcountyga.gov

COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: Z-22-1245544 Parcel I.D. #: 15-010 01-004
Address: 4101 Bouldercrest Road
Ellenwood, Ga. 30076

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) 6/7TH 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:

No traffic engineering concerns at this time.

Signature: Jennifer Purcell

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

Date Received: _____ Application No: _____

Applicant Name: PMZ Developers, LLC c/o Battle Law, P.C.

Applicant E-Mail Address: mlb@battlelawpc.com

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

Applicant Daytime Phone: 404-601-7616 Fax: _____

Owner Name: JPG Trans Company Inc

If more than one owner, attach list of owners.

Owner Mailing Address: P.O. Box 767308, Roswell, Georgia 30076

Owner Daytime Phone: _____

Address of Subject Property: 4101 Bouldercrest Road, Ellenwood, Georgia 30294

Parcel ID#: 15 010 01 004

Acreage: 22.14 Commission District: District 3, Super District 6

Present Zoning District(s): R-100

Proposed Zoning District: RSM

Present Land Use Designation: SUB

Proposed Land Use Designation (if applicable): _____

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

PRE-APPLICATION FORM
REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE
(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: PMZ Developers Phone: 678.361.8074 Email: clemente.quinones@loweengineers.com

Property Address: 4101 Bouldercrest Road

Tax Parcel ID: 15 010 01 004 Comm. District(s): 3 & 6 Acreage: 22.14

Existing Use: Vacant Proposed Use Single-family detached units and townhomes totaling 100 units at 4.5 units per acre

Supplemental Regs: NA Overlay District: Tier 5 Corridor 1 DRI:
NA

Rezoning: Yes No

Existing Zoning: Tier 5, Corridor 1 Bouldercrest Overlay District with R-100 District underlying
Proposed Zoning: Tier 5, Corridor 1 Bouldercrest Overlay District with RSM District underlying Square
Footage/Number of Units: 100

Rezoning Request: to construct 100 residential units at 4.5 units per acre with density bonuses.

Land Use Plan Amendment: Yes No

Existing Land Use: SUB Proposed Land Use: NA Consistent
Inconsistent

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

Special Land Use Request(s)

Major Modification:

Existing Case Number(s): NA

Condition(s) to be modified:

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: Review Calendar Dates: PC: 05/03/22* _____
BOC: 05/26/22** _____ Letter of Intent: Impact Analysis: Owner Authorization(s):
Campaign Disclosure: Zoning Conditions: Community Council Meeting:
04/13/22 _____ Public Notice, Signs: (**Applicant must pick up and post**) _____ Tree Survey,
Conservation: _____ Land Disturbance Permit (LDP): Sketch Plat: Bldg.
Permits: Fire Inspection: Business License: State License: _____
Lighting Plan: _____ Tent Permit: _____ Submittal Format: NO STAPLES, NO BINDERS PLEASE

***Deadline for hosting pre-community meeting with 15 days notice for May 2022 agenda cycle would be 02/23/22**

****Filing Deadline for application is 02/24/22**

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: _____

DEPARTMENT OF PLANNING & SUSTAINABILITY

Comments: __. __Applicant will need to justify RSM zoning in area abutting and surrounded by R-100 zoning. Applicant will need to comply with RSM requirements, including min. lot size of 5,000 sf for single-family detached conventional lots, and min. 2,000 square feet for single-family cottage lots. Single-family cottage lots must be oriented to a courtyard at least 2000 sf in size with max. height of 1.5 stories and max floor area of 1,200 sf and max building footprint of 800 sf. Applicant must also show compliance with Bouldercrest Overlay District and Article 5 requirements including building materials, open space (20%), transitional buffers (20 ft wide buffer along north and west property line); streetscape requirements (sidewalk/street trees/street lights), max. building height, fence/wall requirements, min. of 3 trees per lot, must also provide density bonuses for densities above 4 units per acre (max density of 8 units per acre with bonuses). If providing enhanced open space as a density bonus, must comply with enhanced open space criteria in Article 5 relating to type of open space, size of open space, and open space amenities.

Also street facing-garage setback and size requirements, building material requirements. Please note Tier 5 of the BOD controls the front, rear, and side-yard requirements. Please note for Corridor 1 of Tier 5 there are specific setback and design requirements including the following: “New residential developments along Corridor 1 (Bouldercrest Road) must not have any vertical improvements (buildings, walls over 3 ft., etc.) within 100 feet of the corridor right-of-way or setbacks of existing adjacent homes—whichever is less. The building facing the corridor must be articulated like the building's front, including continuation of the same materials. All homes must carry the design and materials of the front to all sides visible from the street. b. Sidewalks (8 ft. width minimum) must be installed with an 8 ft. wide landscape strip. Landscape strip must be planted with grass and groundcovers. Street trees must also be planted, but varieties and spacing must reflect existing conditions—use similar species and place trees to continue existing appearance (do not introduce formal structure into an informal area, etc.)”_The applicant is encouraged to discuss possible transportation improvements that may be required (if the rezoning is approved by the Board of Commissioners) with the county Transportation Department, may want to verify if comply with minimum number of access drives to Bouldercrest Road based on proposed 100 units. The applicant is encourage to contact Land Development Division of Public Works regarding required stormwater management, floodplain, and stream buffer issues. This property also falls within the Soapstone Historic District, please contact David Cullison, Historic Preservation Planner, to ascertain requirements of this Historic Overlay District.

Article 5.7.6 prefers for townhomes to be accessed from the rear with front facades facing courtyard, and by providing rear access to the units or designing an alternative location for pedestrian paths or sidewalks. Please review 5.7.5 and 5.7.6 regarding building materials, garage widths and setbacks, fenestration, etc. Please clarify if townhomes are fee-simple lots or condo ownership. Also the entire project must comply with Article 5 streetscape requiriements regarding sidewalk width, number of street trees, and landscape width as well as

DEPARTMENT OF PLANNING & SUSTAINABILITY

street lights.

This only a preliminary review and is not a complete list of zoning requirements, a final and complete review will be done upon official submission of a rezoning application and concept plan.

Planner: John Reid _____ Date 01/04/22 _____

Filing Fees

| | | |
|--------------------------------|---|----------|
| REZONING: | RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1 | \$500.00 |
| | RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5 | \$750.00 |
| | OI, OD, OIT, NS, C1, C2, M, M2 | \$750.00 |
| LAND USE MAP AMENDMENT | | \$500.00 |
| SPECIAL LAND USE PERMIT | | \$400.00 |

STATEMENT OF INTENT

and

Other Material Required by
DeKalb County Zoning Ordinance
For
A Rezoning Application Pursuant to
DeKalb County Zoning Ordinance

of

**PMZ Developers, LLC.
c/o Battle Law, P.C.**

for

22.14± Acres of Land located at 4101 Bouldercrest Road
Being Tax Parcel No. 15 010 01 004
Ellenwood, DeKalb County, Georgia 30294

Submitted for Applicant by:

Michèle L. Battle, Esq.
Battle Law, P.C.
3562 Habersham at Northlake
Building J, Suite 100
Tucker, GA 30084
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com

I. STATEMENT OF INTENT

The Applicant, PMZ Developers, LLC., is seeking to rezone +/- 22.14 acres of land located at 4101 Bouldercrest Road, Ellenwood, Georgia (the “Subject Property”). The Applicant is seeking to rezone the Subject Property from R-100 to RSM to allow a fee simple development consisting of 42 townhomes and 58 single family-detached homes. The proposal is consistent with the Subject Property’s Suburban future land use designation. The Subject Property is located both within the Bouldercrest Overlay District and the Soapstone Historic District and the proposal is in conformity with the requirements of each.

| SITE DATA SUMMARY | |
|------------------------------|---|
| ADDRESS | 4101 BOULDERCREST ROAD, ELLENWOOD, GA 30294 |
| TOTAL PROPERTY AREA: | 22.14± AC (964418± S.F.) |
| DISTURBED AREA | TBD± AC (###± S.F.) |
| IMPERVIOUS AREA: | 7.72± AC (336283± S.F.) |
| PERVIOUS AREA: | 14.28± AC (622037± S.F.) |
| ZONING CLASSIFICATION | |
| EXISTING ZONING: | R-100 |
| PROPOSED ZONING: | RSM (SMALL LOT RESIDENTIAL MIX) |
| ADJACENT ZONING: | R-100 |
| JURISDICTION: | DEKALB COUNTY |
| BUILDING SUMMARY | |
| PROPOSED BUILDING AREA: | TOTAL BUILDING SF: 134,225 SF TOWNHOME UNITS: 1100 SF/UNIT x 43 UNITS = 47,300 SF SINGLE-FAMILY UNITS: 1525 SF/UNITS x 57 UNITS = 86,925 SF |
| BUILDING AREA LIMIT: | TH: 50% OF LOT AREA SF: 70% OF LOT AREA |
| BUILDING HEIGHT LIMIT: | 35' |
| FRONT SETBACK: | 20' |
| SIDE SETBACK: | 10' |
| REAR SETBACK: | 10' |
| PARKING SUMMARY | |
| PARKING REQUIREMENTS: | 2 SPACES/UNIT |
| TOTAL PARKING REQUIRED: | 200 SPACES |
| TOTAL PARKING PROVIDED: | 400 SPACES (4 SPACES/UNIT) |

This document is submitted both as a Statement of Intent and Impact Analysis with regard to this Application, a preservation of the Applicant’s constitutional rights, and the Impact Analysis.

A surveyed plat and conceptual site plan of the Subject Property controlled by the Applicant has been filed contemporaneously with the Application, along with other required materials.

II. IMPACT ANALYSIS

(a) *The existing land uses and zoning classification of nearby property;*

The Subject Property is located on Bouldercrest Road and is currently zoned R-100, with a land use designation of SUB. Zoning classifications of surrounding properties include M-1, R-75, RSM, and R-100. Land uses of surrounding properties include COS and SUB.

(b) *The effect on adjacent properties;*

The proposed mixed-use building is suitable for the area and will not adversely affect adjacent properties. The proposed project will be an asset to the greater community by adding a mixture of dwelling units.

(c) *Whether the subject property has a reasonable economic use as currently zoned;*

The Subject Property does not have a reasonable economic use as currently zoned. The parcel is quite long and narrow and is to be established as an infill development.

(d) *Whether the proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property;*

The proposed RSM zoning will be a use that is suitable in view of the use and development of adjacent and nearby property. The proposal is consistent with the Suburban future land use designation, as well as with the overwhelmingly residential nature of the surrounding properties.

(e) *Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property;*

The proposed zoning will not negatively impact the existing use or usability of adjacent or nearby property. The proposed 100 homes will increase housing options in the area, and therefore will be an asset to the greater community.

- (f) *Whether the zoning proposal is in conformity with the policies and intent of the land use plan;*

The proposed live/work/retail building is in conformity with the policies and intent of the Suburban future land use.

- (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*

To the Applicant's knowledge, the proposed use will not cause any excessive or burdensome use on the existing streets, transportation facilities, utilities, or schools in the area.

- (h) *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.*

To the Applicant's knowledge, there are no 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.

III. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Rezoning Application at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of DeKalb County so that such recommendations or input might be incorporated as conditions of approval of this Application. Please note that the Applicant's Notice of Constitutional Allegations and Preservation of Constitutional Rights has been submitted with this Application and are attached hereto and by this reference incorporated herein.

This 21st day of February 2022.

Respectfully submitted,

Michèle Battle /DLB

Michèle L. Battle, Esq.
Attorney For Applicant

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 grant the Special Land Use Permit as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any granting of the Special Land Use Permit 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 grant the Special Land Use Permit in question would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to approve the 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 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 zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of DeKalb County demanding just and adequate compensation under Georgia law for the taking of the 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.



Battle Law

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

Zoom Instructions:

Go to <https://www.battlelawpc.com> . On the Home page, please click on “Projects”, then choose “DeKalb County”. Scroll down to the correct “Project Title” and click on “Join Meeting” under the correct meeting date. To join by phone, please dial (646) 558-8656 and enter the Meeting ID and Passcode provided on the website.

We encourage you to come out and participate!

*****Please Note: This meeting is hosted solely by Battle Law, P.C.*****

For More Information Contact
Brittney Butler at:
Phone: 404-601-7616 ext. 7
Fax: 404-745-0045
Email: btb@battlelawpc.com

REZONING TO ALLOW FOR THE DEVELOPMENT OF TOWNHOMES AND SINGLE- FAMILY DETACHED HOMES

You are invited to a Zoom meeting.

Project Title: 4101 Bouldercrest Road

When: Wednesday, February 23, 2022

Time: 7:30 PM Eastern (US and Canada)

Register in advance for this meeting:

<https://www.battlelawpc.com>



PROPOSED LOCATION(S):

**4101 Bouldercrest Road,
Ellenwood, Georgia 30294
Parcel Number 15 010 01 004**



Battle Law

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

PLEASE
PLACE
STAMP
HERE

«Name»

«Address»

«City», «State» «Zip»

Community Meeting Mailing List

| Owner 1 | Owner 2 | Owner Address | Owner City | Owner State | Owner Zip |
|-------------------------------|----------------------------|--------------------------------|---------------|-------------|------------|
| Kenny Grimes | | 4424 Boulder Springs Cv | Ellenwood | GA | 30294-1769 |
| Robert Desmond Hood | | 113 James Ridge Dr | Stockbridge | GA | 30281-1478 |
| Amanda H Foster | | 4432 Boulder Springs Ct | Ellenwood | GA | 30294-1700 |
| Gloria P Johnson | | 4433 Boulder Springs Ct | Ellenwood | GA | 30294-1700 |
| Fredrick Ellison | | 4440 Boulder Springs Ct | Ellenwood | GA | 30294-1700 |
| Willie G Prince | | 4441 Boulder Springs Ct | Ellenwood | GA | 30294-1700 |
| Michael W Stephens | Synella Jean Stephens | 4410 Boulder Springs Cv | Ellenwood | GA | 30294-1769 |
| Louise V Austin | | 4418 Boulder Springs Cv | Ellenwood | GA | 30294-1769 |
| Gloria M Jordan | | 4424 Boulder Springs Cv | Ellenwood | GA | 30294-1769 |
| Kimberlee Woods | | 4425 Boulder Springs Cv | Ellenwood | GA | 30294-1770 |
| Jeffrie Marie Brown | Willie J Brown | 4432 Boulder Springs Cv | Ellenwood | GA | 30294-1769 |
| Karren Denegall | | 4437 Boulder Springs Cv | Ellenwood | GA | 30294-1770 |
| Darryl Brian Baldwin | | 4438 Boulder Springs Cv | Ellenwood | GA | 30294-1769 |
| Bernard Wesley Satchell Jr | | 4443 Boulder Springs Cv | Ellenwood | GA | 30294-1770 |
| Linda Loper | | 4444 Boulder Springs Cv | Ellenwood | GA | 30294-1769 |
| Sunstar Property Holdings LLC | | 2133 Lawrenceville Suwanee Rd | Suwanee | GA | 30024-2648 |
| Artis Daniel Jr | Beverly F Daniel | 2184 Boulder Springs Dr | Ellenwood | GA | 30294-1756 |
| Clevis E McCormick | | 2187 Boulder Springs Dr | Ellenwood | GA | 30294-1757 |
| Olympus Borrower LLC | | Po Box 4090 | Scottsdale | AZ | 85261-4090 |
| Ralph Weaver | Carrie Weaver | 16701 Eagle Harbor Rd | Aquasco | MD | 20608-9559 |
| Divvy Homes Warehouse II LLC | | 530 Howard St | San Francisco | CA | 94105-3007 |
| Wanda J Turner | | 2199 Boulder Springs Dr | Ellenwood | GA | 30294-1757 |
| Nellie Ponder | | 2206 Boulder Springs Dr | Ellenwood | GA | 30294-1758 |
| Barron Corron | Diane Barron | 2207 Boulder Springs Dr | Ellenwood | GA | 30294-1759 |
| James M McKnight | James E McKnight | 2212 Boulder Springs Dr | Ellenwood | GA | 30294-1758 |
| Christopher A Miller | | 2213 Boulder Springs Dr | Ellenwood | GA | 30294-1759 |
| Samuel Arnold Jr | Charlotte Arnold | 2220 Boulder Springs Dr | Ellenwood | GA | 30294-1758 |
| Stephanie M Lipscomb | | 2223 Boulder Springs Dr | Ellenwood | GA | 30294-1759 |
| Toya Kemp | | 2226 Boulder Springs Dr | Ellenwood | GA | 30294-1758 |
| Michael Baldwin | | 2232 Boulder Springs Dr | Ellenwood | GA | 30294-1758 |
| Ruby N Lane | | 2233 Boulder Springs Dr | Ellenwood | GA | 30294-1759 |
| Yusador Gaye | | 6617 Speight Cir | Raleigh | NC | 27616-8943 |
| Herschel W Shepherd | Donna L Frasier-Shepherd | 2245 Boulder Springs Dr | Ellenwood | GA | 30294-1759 |
| Natashia Willis | | 2248 Boulder Springs Dr | Ellenwood | GA | 30294-1758 |
| Michelle D Price | | 2253 Boulder Springs Dr | Ellenwood | GA | 30294-1759 |
| Jerry Caldwell | Julia Caldwell | 2254 Boulder Springs Dr | Ellenwood | GA | 30294-1758 |
| Anita L Davis | | 2260 Boulder Springs Dr | Ellenwood | GA | 30294-1758 |
| Charles Lee White | Patricia D White | 2268 Boulder Springs Dr | Ellenwood | GA | 30294-1758 |
| Theodore R Stovall | Geraldine B Stovall | 2271 Boulder Springs Dr | Ellenwood | GA | 30294-1759 |
| 2018 3 lh Borrower Lp | | 1717 Main St | Dallas | TX | 75201-4612 |
| Marchia L Mickens | | 2299 Boulder Springs Dr | Ellenwood | GA | 30294-1761 |
| Cedric U Daniel | Yvette Y Daniel | 2300 Boulder Springs Dr | Ellenwood | GA | 30294-1773 |
| Home Sfr Borrower LLC | | 3505 Koger Blvd | Duluth | GA | 30096-8977 |
| Tanya Latoya Thomas | | 2311 Boulder Springs Dr | Ellenwood | GA | 30294-1774 |
| Roderick Fitzhugh | | 2316 Boulder Springs Dr | Ellenwood | GA | 30294-1773 |
| Vanira Peek Millines | | 2317 Boulder Springs Dr | Ellenwood | GA | 30294-1774 |
| Kevin D Jackson | | 2323 Boulder Springs Dr | Ellenwood | GA | 30294-1774 |
| Cornelius S Huff | | 2324 Boulder Springs Dr | Ellenwood | GA | 30294-1773 |
| Donovan P Holtzclaw | Shawn M Holtzclaw | 2331 Boulder Springs Dr | Ellenwood | GA | 30294-1774 |
| Jesse L Harris | | 2332 Boulder Springs Dr | Ellenwood | GA | 30294-1773 |
| Ethel Jean Tenney | | 2339 Boulder Springs Dr | Ellenwood | GA | 30294-1774 |
| Derwin Gay | | 2340 Boulder Springs Dr | Ellenwood | GA | 30294-1773 |
| Edward Foxworth | | 2346 Boulder Springs Dr | Ellenwood | GA | 30294-1773 |
| Deborah Y Anderson | | 2347 Boulder Springs Dr | Ellenwood | GA | 30294-1774 |
| Correll Johnson | | 2352 Boulder Springs Dr | Ellenwood | GA | 30294-1773 |
| Sylvester Boyd | Carolyn Boyd | 2355 Boulder Springs Dr | Ellenwood | GA | 30294-1774 |
| Ronald Morgan | | 2365 Boulder Springs Dr | Ellenwood | GA | 30294-1774 |
| Rodney Morgan | | 2372 Boulder Springs Dr | Ellenwood | GA | 30294-1773 |
| Mary Ethel Ragland | | 2373 Boulder Springs Dr | Ellenwood | GA | 30294-1774 |
| Johnson Minnitee III | Julia Inez M Minnitee | 2378 Boulder Springs Dr | Ellenwood | GA | 30294-1773 |
| Georgenette Lofton | | 2379 Boulder Springs Dr | Ellenwood | GA | 30294-1774 |
| Tiger Paw Properties LLC | | 3455 Peachtree Industrial Blvd | Duluth | GA | 30096-6501 |
| Barry C Stephens | Cynthia A Stephens | 2387 Boulder Springs Dr | Ellenwood | GA | 30294-1774 |
| Robert Lee Wilson Jr | Johnnie Mae Wilson | 2392 Boulder Springs Dr | Ellenwood | GA | 30294-1773 |
| Eloise M Abernathy | | 2397 Boulder Springs Dr | Ellenwood | GA | 30294-1774 |
| Dewanna T Cobbs | | 2398 Boulder Springs Dr | Ellenwood | GA | 30294-1773 |
| Tina Anglin | | 2407 Boulder Springs Dr | Ellenwood | GA | 30294-1776 |
| Alto Asset Co 2 LLC | | 5001 Plaza On The Lk Ste 200 | Austin | TX | 78746-1053 |
| Selvyn G Corniffe | Olga M Corniffe | 2416 Boulder Springs Dr | Ellenwood | GA | 30294-1775 |
| Cyril D Gresham | Elizabeth V Nealey Gresham | 2423 Boulder Springs Dr | Ellenwood | GA | 30294-1776 |
| Montgomery Street Homes LLC | | 300 Montgomery St Ste 1200 | San Francisco | CA | 94104-1914 |
| Derrick O Todd | Lari A Todd | 2435 Boulder Springs Dr | Ellenwood | GA | 30294-1776 |
| Robin Mackie | | 2436 Boulder Springs Dr | Ellenwood | GA | 30294-1775 |
| Julius Armstrong II | Shenelle Smith | 2460 Boulder Springs Pt | Ellenwood | GA | 30294-1762 |
| Beverly L Sewell | | 2465 Boulder Springs Pt | Ellenwood | GA | 30294-1763 |

Community Meeting Mailing List

| | | | | | |
|-------------------------------------|------------------------|----------------------------|----------------|----|------------|
| Pamela R Walker | Willard J Walker | 4481 Buckingham Cir | Decatur | GA | 30035-2109 |
| Cpi Amherst Sfr Program Owner LLC | | 5001 Plaza On The Lk | Austin | TX | 78746-1070 |
| Dale L Froman | | 2472 Boulder Springs Pt | Ellenwood | GA | 30294-1762 |
| Scotia L Taylor | | 2475 Boulder Springs Pt | Ellenwood | GA | 30294-1763 |
| Moyce Choates | Deborah Cason | 2481 Boulder Springs Pt | Ellenwood | GA | 30294-1763 |
| Bernard Rolax | Tina D Head | 2482 Boulder Springs Pt | Ellenwood | GA | 30294-1762 |
| Turner Virginia Grizzle | Michael L Turner | 2489 Boulder Springs Pt | Ellenwood | GA | 30294-1763 |
| Sivan LLC | | 9455 Collins Ave | Surfside | FL | 33154-2670 |
| Lin Sun | Jenny Hsu | 5720 Buford Hwy | Norcross | GA | 30071-2577 |
| Patlyn O Gamble | | 2500 Boulder Springs Pt | Ellenwood | GA | 30294-1764 |
| Kibwe Haley | | 2507 Boulder Springs Pt | Ellenwood | GA | 30294-1765 |
| Vertis Lee Turnipseed Jr | Rinda C Turnipseed | 2510 Boulder Springs Pt | Ellenwood | GA | 30294-1764 |
| Ih4 Property Georgia Lp | | 1717 Main St | Dallas | TX | 75201-4612 |
| Mirian Cuffie | | 2518 Boulder Springs Pt | Ellenwood | GA | 30294-1764 |
| Louise Estrada | Sherwyn Moochoon | 2523 Boulder Springs Pt | Ellenwood | GA | 30294-1765 |
| Alexis Hull | | 2524 Boulder Springs Pt | Ellenwood | GA | 30294-1764 |
| Shandra Jones | | 2530 Boulder Springs Pt | Ellenwood | GA | 30294-1764 |
| Irene Exom | | 1559 Ashford Ct | Conley | GA | 30288-1958 |
| Marvin L Head | Hattie P Head | 2536 Boulder Springs Pt | Ellenwood | GA | 30294-1764 |
| Doretha R Davis | | 2543 Boulder Springs Pt | Ellenwood | GA | 30294-1765 |
| Justin C McBean | | 2544 Boulder Springs Pt | Ellenwood | GA | 30294-1764 |
| Leonard Chapple Sr | Shelia A Chapple | 2567 Boulder Springs Pt | Ellenwood | GA | 30294-1767 |
| Waymon A Shannon | Nellie C Shannon | 2575 Boulder Springs Pt | Ellenwood | GA | 30294-1767 |
| Ella Owens | | 2580 Boulder Springs Pt | Ellenwood | GA | 30294-1766 |
| Mazie Tinsley | Maurice D Tinsley | 2594 Boulder Springs Pt | Ellenwood | GA | 30294-1766 |
| Dawu Smith | | 4430 Boulder Springs Run | Ellenwood | GA | 30294-1771 |
| Stephanie Ladson Lewis | Curtis L Lewis | 4434 Boulder Springs Run | Ellenwood | GA | 30294-1771 |
| Jessa Euraine Carswell | | 4435 Boulder Springs Run | Ellenwood | GA | 30294-1772 |
| Glanville Janice Henry | | 4440 Boulder Springs Run | Ellenwood | GA | 30294-1771 |
| Clayton County Land Bank | | 118 S Main St | Jonesboro | GA | 30236-3530 |
| Josephine Paulina Mares | | 4203 Thurmond Rd | Forest Park | GA | 30297-3672 |
| Colby Marshall | | 4000 Bouldercrest Rd | Ellenwood | GA | 30294-1751 |
| Rita D Benike | | 4001 Bouldercrest Rd | Ellenwood | GA | 30294-1701 |
| Lachelsia Thompson | | 4005 Bouldercrest Rd | Ellenwood | GA | 30294-1701 |
| Betty Jean Walker | | 764 Park Villa Way | Jonesboro | GA | 30238-4353 |
| Breanda J White | | 4030 Bouldercrest Rd | Ellenwood | GA | 30294-1750 |
| June Pernica Reynolds | | 4679 Browns Mill Ferry Rd | Lithonia | GA | 30038-4532 |
| Anna S Watkins | | 223 2nd Ave | Decatur | GA | 30030-3551 |
| Clifford A Hamilton | Hamilton Carla M Grant | 4054 Bouldercrest Rd | Ellenwood | GA | 30294-1750 |
| Equity Trust Co Custodian Fbo | | 4062 Bouldercrest Rd | Ellenwood | GA | 30294-1750 |
| Jeroline Whitehead | Willie Whitehead | 4068 Bouldercrest Rd | Ellenwood | GA | 30294-1750 |
| Hands Of Faith Deliverance Center | | 8512 N Pond Dr | Riverdale | GA | 30274-4137 |
| Cerberus Sfr Holdings L P | | 1850 Parkway Pl SE | Marietta | GA | 30067-4439 |
| Jpg Trans Co Inc | | Po Box 767308 | Roswell | GA | 30076-7308 |
| Roger C Wilbur | Edith L Wilbur | Po Box 728 | Ellenwood | GA | 30294-0728 |
| Anthony I Ison | | 3943 Caleb Ct | Ellenwood | GA | 30294-2462 |
| Kenneth L Byrd | | 3944 Caleb Ct | Ellenwood | GA | 30294-2462 |
| Cerberus Sfr Holdings Lp | | 1850 Parkway Pl SE Ste 900 | Marietta | GA | 30067-8261 |
| Sandra B Trice | | 3949 Caleb Ct | Ellenwood | GA | 30294-2462 |
| Candace L Terrell | | 3952 Caleb Ct | Ellenwood | GA | 30294-2462 |
| Gerardo Diaz Garcia | | 3957 Caleb Ct | Ellenwood | GA | 30294-2462 |
| Brenda M Dennis | | 3960 Caleb Ct | Ellenwood | GA | 30294-2462 |
| Babil Ventures LLC | | 91 W Wieuca Rd NE | Atlanta | GA | 30342-3248 |
| Ricky Crockett | | 3968 Caleb Ct | Ellenwood | GA | 30294-2462 |
| David Morgan | Gail Morgan | 301 California Ct | Ellenwood | GA | 30294-4525 |
| Lacrece Lane Sweatmon | | 304 California Ct | Ellenwood | GA | 30294-4525 |
| Jasmine R Doe | | 305 California Ct | Ellenwood | GA | 30294-4525 |
| Antwain R Burks | | 308 California Ct | Ellenwood | GA | 30294-4525 |
| Annette Lorriane Pearsall | | 309 California Ct | Ellenwood | GA | 30294-4525 |
| Glenise Harris | | 312 California Ct | Ellenwood | GA | 30294-4525 |
| Eric Thornton | Natasha Thornton | 313 California Ct | Ellenwood | GA | 30294-4525 |
| Progress Residential Borrower 7 LLC | | Po Box 4090 | Scottsdale | AZ | 85261-4090 |
| Robert L Andrews Jr | | 2918 Coffey Dr | Ellenwood | GA | 30294-2438 |
| Betty J Lester | | 3945 Ivy Trace Ln | Ellenwood | GA | 30294-2466 |
| Deshunne H Peoples | | 3946 Ivy Trace Ln | Ellenwood | GA | 30294-2464 |
| Clayton County Land Bank Authority | | 118 S Main St | Jonesboro | GA | 30236-3530 |
| Chandler Properties Group | | 3951 Ivy Trace Ln | Ellenwood | GA | 30294-2466 |
| Audrey A Toh | Emmanuel Achoh | 3958 Ivy Trace Ln | Ellenwood | GA | 30294-2464 |
| Vorry Eelbeck | Cathy Eelbeck | 3963 Ivy Trace Ln | Ellenwood | GA | 30294-2466 |
| Charles L Horry | | 3972 Ivy Trace Ln | Ellenwood | GA | 30294-2464 |
| Vivian A Dodson | | 3973 Ivy Trace Ln | Ellenwood | GA | 30294-2467 |
| Emma Catherine Wilson | | 825 Pine Ave | Long Beach | CA | 90813-4323 |
| Cerberus Sfr Holdings II Lp | | 1850 Parkway Pl SE Ste 900 | Marietta | GA | 30067-8261 |
| David Maxion | Cheryl V Maxion | 3993 Ivy Trace Ln | Ellenwood | GA | 30294-2467 |
| Hazel A Smith | | 3994 Ivy Trace Ln | Ellenwood | GA | 30294-2464 |
| George Clark | Ronald R Clark | 6453 Rockbridge Rd | Stone Mountain | GA | 30087-4928 |

Community Meeting Mailing List

| | | | | | |
|---|---------------------------|---------------------------------|--------------|----|------------|
| Diane A Giles | Mark E Giles | 4002 Ivy Trace Ln | Ellenwood | GA | 30294-2464 |
| Elizabeth Walton | | 4007 Ivy Trace Ln | Ellenwood | GA | 30294-2467 |
| William C Vaughn | Sandra M Vaughn | 4014 Ivy Trace Ln | Ellenwood | GA | 30294-2464 |
| Darrell Dixon | Barbara L Dixon | 4019 Ivy Trace Ln | Ellenwood | GA | 30294-2467 |
| Gc Conley Creek LLC | | 20 Mansell Ct E Ste 100 | Roswell | GA | 30076-4814 |
| Katrina B Crawford | Harry J Crawford | 3036 Noahs Ln | Ellenwood | GA | 30294-2494 |
| Tah 2018-1 Borrower LLC | | 1508 Brookhollow Dr | Santa Ana | CA | 92705-5426 |
| James Shepherd | Michele Mitchell | 3040 Noahs Ln | Ellenwood | GA | 30294-2494 |
| Rosa L Thomas-Webb | | 3041 Noahs Ln | Ellenwood | GA | 30294-2494 |
| Melananie E Martin | Ronald J Williams | 3048 Noahs Ln | Ellenwood | GA | 30294-2494 |
| Denver Wilder | Angela T Wilder | 3049 Noahs Ln | Ellenwood | GA | 30294-2494 |
| Harvey Sanders | Shaquesha R Sanders | 3056 Noahs Ln | Ellenwood | GA | 30294-2494 |
| Yaritza Calderon | | 3057 Noahs Ln | Ellenwood | GA | 30294-2494 |
| Jeffrey A Bailey | | 3064 Noahs Ln | Ellenwood | GA | 30294-2494 |
| Freeman J Smith | Etta M Smith | 3065 Noahs Ln | Ellenwood | GA | 30294-2494 |
| Jacquelyn Elaine Stevenson | | 1610 Deer Crossing Pt | Jonesboro | GA | 30236-8011 |
| Andrew C Robinson | | 3073 Noahs Ln | Ellenwood | GA | 30294-2494 |
| Khalilah Karim-Rushdan | | 3081 Noahs Ln | Ellenwood | GA | 30294-2494 |
| Judith R Lanier | | 525 Emerald Lake Dr | Fayetteville | GA | 30215-5069 |
| Betty Williams | | 3101 Noahs Ln | Ellenwood | GA | 30294-2473 |
| Edwardian Robinson | | 3109 Noahs Ln | Ellenwood | GA | 30294-2473 |
| Brandon Callaway | | 3117 Noahs Ln | Ellenwood | GA | 30294-2473 |
| Gladine Blount | | 3125 Noahs Ln | Ellenwood | GA | 30294-2473 |
| Tanjee Johnson | | 3133 Noahs Ln | Ellenwood | GA | 30294-2473 |
| Blaire Barlow | | 3141 Noahs Ln | Ellenwood | GA | 30294-2473 |
| Joseph Banks | Janelle Gumbs | 3149 Noahs Ln | Ellenwood | GA | 30294-2473 |
| Felix Edwards Jr | Melinda A Edwards | 3157 Noahs Ln | Ellenwood | GA | 30294-2473 |
| Curtley Y Valentine | | 3165 Noahs Ln | Ellenwood | GA | 30294-2473 |
| Connell Cameron | | 3173 Noahs Ln | Ellenwood | GA | 30294-2473 |
| Gwendolyn Holley | | 3181 Noahs Ln | Ellenwood | GA | 30294-2473 |
| Russell Dale Respress | Pauline Woodards-Respress | 3189 Noahs Ln | Ellenwood | GA | 30294-2473 |
| Ruby Newell | | 3197 Noahs Ln | Ellenwood | GA | 30294-2473 |
| Hannes Us Properties LLC | | 950 Eagles Landing Pkwy Ste 487 | Stockbridge | GA | 30281-7343 |
| John E Trotman | | 418 Edgemont Dr NW | Huntsville | AL | 35811-1361 |
| Tracy McDowell | | 2331 Lago Dr | Jonesboro | GA | 30236-5251 |
| Amanda Diane George | | 2830 Oldfield Rd | Ellenwood | GA | 30294 |
| Ckre Investments LLC | | 3338 Peachtree Rd NE Apt 1806 | Atlanta | GA | 30326-1467 |
| Sheila V Brookins | | 2841 Old Field Rd | Ellenwood | GA | 30294-2326 |
| Gina Anesca | | 669 Overlook Ct | Jonesboro | GA | 30238-4416 |
| Spe Project Wesley LLC | | 8238 Dunellen Ln | Jonesboro | GA | 30238-2919 |
| Clayton Co Georgia | | 112 Smith St | Jonesboro | GA | 30236-3539 |
| Adolphus Norrington Jr | | 3912 Old Ivy Ct | Ellenwood | GA | 30294-2492 |
| Pagaya Smartresi F1 Fund Property Owner III LLC | | 90 Park Ave Fl 31 | New York | NY | 10016-1317 |
| Michelle A Wilkinson | | 1763 Lake Edge Cir | Conley | GA | 30288-1644 |
| Jamal Chapital | | 3936 Old Ivy Ct | Ellenwood | GA | 30294-2492 |
| Carol Johnson | | 3947 Old Ivy Ct | Ellenwood | GA | 30294-2492 |
| Debbie M Nichols | | 3948 Old Ivy Ct | Ellenwood | GA | 30294-2492 |
| Opendoor Property Trust I | | 410 N Scottsdale Rd Ste 1600 | Tempe | AZ | 85281-0976 |
| Radcliffe Bartley | | 3960 Old Ivy Ct | Ellenwood | GA | 30294-2492 |
| Sunny Valley Group LLC | | 100 Glendalough Ct Ste D2 | Tyrone | GA | 30290-2942 |
| Metone Limited Partnership | | W7297 Wild Turkey Ln | Shiocton | WI | 54170-9073 |
| Ardameh & Aguilar Holding | | 3445 Stratford Rd NE Apt 1107 | Atlanta | GA | 30326-1717 |
| Mnsf II W1 LLC | | 6836 Morrison Blvd Ste 320 | Charlotte | NC | 28211-4399 |
| Teresa M Moreland | | 3995 Old Ivy Ct | Ellenwood | GA | 30294-2492 |
| Melissa N Glass | | 4003 Old Ivy Ct | Ellenwood | GA | 30294-2493 |
| Nathaniel Wayne Williams | Diana Williams | 4013 Old Ivy Ct | Ellenwood | GA | 30294-2493 |
| Landon Johnson | | 3239 Clubside View Ct | Snellville | GA | 30039-4725 |
| Bridgette Tolbert | | 4037 Old Ivy Ct | Ellenwood | GA | 30294-2493 |
| Terry Brantley | | 404 Pacific Trce | Ellenwood | GA | 30294-4526 |
| Cubell J Bain | | 405 Pacific Trce | Ellenwood | GA | 30294-4526 |
| Eric L Motes | Latoya Motes | 408 Pacific Trce | Ellenwood | GA | 30294-4526 |
| Deborah Grandison | | 409 Pacific Trce | Ellenwood | GA | 30294-4526 |
| Jaimelle Harden | | 415 Pacific Trce | Ellenwood | GA | 30294-4526 |
| Laurian G Cuffy | | Po Box 805 | Ellenwood | GA | 30294-0805 |
| Dennis B Culver | Sabrina M Culver | 101 Palisade Point Dr | Ellenwood | GA | 30294-4528 |
| Darryl L Colbert | Cynthia E Colbert | 104 Palisade Point Dr | Ellenwood | GA | 30294-4529 |
| Lesa Vaughn | | 108 Palisade Point Dr | Ellenwood | GA | 30294-4529 |
| Verla Cook | | 109 Palisade Point Dr | Ellenwood | GA | 30294-4528 |
| Keolia Bridges | | 113 Palisade Point Dr | Ellenwood | GA | 30294-4528 |
| Laneva Cobb | Hill Karl | 117 Palisade Point Dr | Ellenwood | GA | 30294-4528 |
| Jesse J Jewel | Brenda T Jewel | 120 Palisade Point Dr | Ellenwood | GA | 30294-4529 |
| Ira Blount | | 121 Palisade Point Dr | Ellenwood | GA | 30294-4528 |
| Wilbur Forts Jr | Marsha M Forts | 125 Palisade Point Dr | Ellenwood | GA | 30294-4528 |
| Rodrick A Ward | | 129 Palisade Point Dr | Ellenwood | GA | 30294-4528 |
| Joseph Witherspoon | | 133 Palisade Point Dr | Ellenwood | GA | 30294-4528 |
| Jessica Harris | | Po Box 668 | Bay | AR | 72411-0668 |

Community Meeting Mailing List

| | | | | | |
|------------------------------|--------------------|--|---------------|----|------------|
| Felicia A Hedgebeth | | 140 Palisade Point Dr | Ellenwood | GA | 30294-4529 |
| Wilbur Little | Tameka Little | 141 Palisade Point Dr | Ellenwood | GA | 30294-4528 |
| Artavia Hodges Murray | Michael Ferguson | 145 Palisade Point Dr | Ellenwood | GA | 30294-4528 |
| Theodorus Properties LLC | | 69 Avenue | | | 33700 |
| Cleveland L Davidson | | 153 Palisade Point Dr | Ellenwood | GA | 30294-4528 |
| Tommy L Hightower | Ruth Hightower | 157 Palisade Point Dr | Ellenwood | GA | 30294-4528 |
| Maurice D Owens | | 160 Palisade Point Dr | Ellenwood | GA | 30294-4530 |
| 2018-3 Ih Borrower Lp | | 1717 Main St Ste 2000 | Dallas | TX | 75201-4657 |
| Shenna Perry | Douglas L Perry Sr | 165 Palisade Point Dr | Ellenwood | GA | 30294-4528 |
| Bryan B Edwards | | 169 Palisade Point Dr | Ellenwood | GA | 30294-4528 |
| Marvin D Johnson | Anita S Johnson | 170 Palisade Point Dr | Ellenwood | GA | 30294-4531 |
| Lisa Hubbard | | 173 Palisade Point Dr | Ellenwood | GA | 30294-4528 |
| Stephanie M Smith | | 176 Palisade Point Dr | Ellenwood | GA | 30294-4531 |
| Jimmy C Taylor | Mary R Taylor | 177 Palisade Point Dr | Ellenwood | GA | 30294-4528 |
| P Fin II F LLC | | 6300 Powers Ferry Rd Ste 600-142 | Atlanta | GA | 30339-2919 |
| Essie Walker Nelson | | 181 Palisade Point Dr | Ellenwood | GA | 30294-4528 |
| Mark McKissick | Alicia McKissick | 184 Palisade Point Dr | Ellenwood | GA | 30294-4531 |
| Evelyn Y Price | | 185 Palisade Point Dr | Ellenwood | GA | 30294-4528 |
| Quynh-Chau Ha | | 188 Palisade Point Dr | Ellenwood | GA | 30294-4531 |
| Shunda Dean | | 189 Palisade Point Dr | Ellenwood | GA | 30294-4528 |
| Robert L Walker | | 192 Palisade Point Dr | Ellenwood | GA | 30294-4531 |
| Devlin Manning | Courtney D Manning | 193 Palisade Point Dr | Ellenwood | GA | 30294-4528 |
| Errol Thame | Jacqueline Thame | 196 Palisade Point Dr | Ellenwood | GA | 30294-4531 |
| La'Toyia N Turnetine | | 197 Palisade Point Dr | Ellenwood | GA | 30294-4528 |
| Brenda A Small | | 200 Palisade Point Dr | Ellenwood | GA | 30294-4527 |
| Rodney Hubbard | | 201 Palisade Point Dr | Ellenwood | GA | 30294-4527 |
| Chuong V Nguyen | | 204 Palisade Point Dr | Ellenwood | GA | 30294-4527 |
| Wayne Shantz | Hilary Shantz | 125 Herald Ave Oakville Ontario L6k1s3 | Canada | | |
| Terry Fowler | Robin Delaughter | 208 Palisade Point Dr | Ellenwood | GA | 30294-4527 |
| Lillian Duggan | | 209 Palisade Point Dr | Ellenwood | GA | 30294-4527 |
| Bridgette M McDonald | | 212 Palisade Point Dr | Ellenwood | GA | 30294-4527 |
| Anthony D Thurman | Gloria J Thurman | 213 Palisade Point Dr | Ellenwood | GA | 30294-4527 |
| Jinnella Brown | | 216 Palisade Point Dr | Ellenwood | GA | 30294-4527 |
| Danelle X Williams | | 217 Palisade Point Dr | Ellenwood | GA | 30294-4527 |
| McH Sfr Property Owner 1 LLC | | 14355 Commerce Way | Miami Lakes | FL | 33016-1502 |
| Tonya Monique Simmons | | 3950 Tyler Ct | Ellenwood | GA | 30294-2465 |
| Marcus D Rayner | | 3953 Tyler Ct | Ellenwood | GA | 30294-2465 |
| Richard Seabrooks | | 3956 Tyler Ct | Ellenwood | GA | 30294-2465 |
| Bridgette Williams | | 3959 Tyler Ct | Ellenwood | GA | 30294-2465 |
| Peggie J Jones | | 3964 Tyler Ct | Ellenwood | GA | 30294-2465 |
| Demetria Sanders Evans | | 3967 Tyler Ct | Ellenwood | GA | 30294-2465 |
| Edward S Jefferson | | 3972 Tyler Ct | Ellenwood | GA | 30294-2465 |
| Jacqueline Williams | | 3975 Tyler Ct | Ellenwood | GA | 30294-2465 |
| Dekalb County Georgia | | 1300 Commerce Dr | Decatur | GA | 30030-3222 |
| Sil Sf LLC | | 4062 Peachtree Rd NE | Brookhaven | GA | 30319-3021 |
| Ashbrooke Home Builders Inc | | 4062 Peachtree Rd NE Ste A277 | Brookhaven | GA | 30319-3021 |
| Carl Wesley Jones III | | 2666 Windrock Ct | Ellenwood | GA | 30294-1720 |
| Cerberus Sfr Holdings Lp | | 1850 Parkway Pl SE | Marietta | GA | 30067-4439 |
| Austin B Pettis | | 2677 Windrock Ct | Ellenwood | GA | 30294-1720 |
| Anastasia Investments LLC | | No Address Available | Decatur | GA | 30031 |
| Alma C Ford | | 2688 Windrock Ct | Ellenwood | GA | 30294-1720 |
| Salina Jennings | | 2689 Windrock Ct | Ellenwood | GA | 30294-1720 |
| Leon D Mack Jr | Mistye G Momon | 2696 Windrock Ct | Ellenwood | GA | 30294-1720 |
| Barbara Crew | | 3397 Baymount Way | Lawrenceville | GA | 30043-1301 |
| Resicap Georgia Owner LLC | | 3953 Maple Ave Ste 300 | Dallas | TX | 75219-3228 |
| Rodney Green | Cheryl R Green | 2710 Windrock Ct | Ellenwood | GA | 30294-1720 |
| Mallory B Myers | Megan L Myers | 2711 Windrock Ct | Ellenwood | GA | 30294-1720 |
| Roderick Martin | | 2719 Windrock Ct | Ellenwood | GA | 30294-1720 |
| Lakendra S Fulbright | | 5132 Panola Mill Dr | Lithonia | GA | 30038-2351 |
| Lenora D Johnson | Edward D Johnson | 2727 Windrock Ct | Ellenwood | GA | 30294-1720 |
| Manuel Holston | Carrie L Holston | 2737 Windrock Ct | Ellenwood | GA | 30294-1720 |
| Randolph Jackson | | 4100 Windrock Dr | Ellenwood | GA | 30294-1719 |
| Osei K Hawkins | | 4105 Windrock Dr | Ellenwood | GA | 30294-1721 |
| Randolph Jackson | | 4110 Windrock Dr | Ellenwood | GA | 30294-1719 |
| Eddie Lue Williams | Wilbur B Lane | 4129 Windrock Dr | Ellenwood | GA | 30294-1741 |
| Chris Varveris | | 7722 5th Ave | Brooklyn | NY | 11209-3349 |
| Leroy McClammy | Mae F McClammy | 4139 Windrock Dr | Ellenwood | GA | 30294-1741 |
| James D Jones | Sonya S Jones | 4140 Windrock Dr | Ellenwood | GA | 30294-1719 |
| Crystal R Bell | | 4150 Windrock Dr | Ellenwood | GA | 30294-1719 |
| Cecil O Jackson Jr | | 996 Strawberry Dr | Ellenwood | GA | 30294-2922 |
| Willie Oglesby | Charlene Hardeman | 4170 Windrock Dr | Ellenwood | GA | 30294-1719 |
| Kalisha M George | | 4043 Woodfen Ct | Ellenwood | GA | 30294-1755 |
| Jennifer Pate | Anthony Pate | 4044 Woodfen Ct | Ellenwood | GA | 30294-1723 |
| Felicia S Reese | Kendrick Reese | 4052 Woodfen Ct | Ellenwood | GA | 30294-1723 |
| Terry D Gibbons | William K Gibbons | 3065 Highway 212 | Covington | GA | 30016-5527 |
| Albert L Irvin | | 4060 Woodfen Ct | Ellenwood | GA | 30294-1723 |

Community Meeting Mailing List

| | | | | | |
|-------------------------------------|-------------------------|-----------------------------|-------------|----|------------|
| Bernice M Thomas-Brown | | 4063 Woodfen Ct | Ellenwood | GA | 30294-1755 |
| Timothy L Teagle | Angelia D Johnson | 213 High Lea Rd | Brentwood | TN | 37027-4944 |
| Diversified Residential Homes 1 LLC | | 3495 Piedmont Rd NE Ste 300 | Atlanta | GA | 30305-1717 |
| Anthony C McQuerry | | 925 Evergreen Way | Stockbridge | GA | 30281-6234 |
| Britney N Tukes | | 2608 Woodfen Dr | Ellenwood | GA | 30294-1718 |
| Willie F Mitchell | | 2609 Woodfen Dr | Ellenwood | GA | 30294-1724 |
| Christopher A Wright | Brenda L Wright | 2616 Woodfen Dr | Ellenwood | GA | 30294-1718 |
| Sabrina Douglas | | 2617 Woodfen Dr | Ellenwood | GA | 30294-1724 |
| Johnnie F Jackson | | 2624 Woodfen Dr | Ellenwood | GA | 30294-1718 |
| Lf Essex House A LLC | | 7147 Jonesboro Rd | Morrow | GA | 30260-2954 |
| Gregory L Miller | Chelsea F Miller | 2632 Woodfen Dr | Ellenwood | GA | 30294-1718 |
| Sharon D Collier | | 2640 Woodfen Dr | Ellenwood | GA | 30294-1718 |
| William H Brown Jr | Vivian W Brown | 2641 Woodfen Dr | Ellenwood | GA | 30294-1722 |
| Matthew N Udoh | Alicia B Udoh | 2648 Woodfen Dr | Ellenwood | GA | 30294-1718 |
| Lydia J Locke | | 2649 Woodfen Dr | Ellenwood | GA | 30294-1722 |
| Stacey Armstrong | Omelia Humphries Ponder | 2658 Woodfen Dr | Ellenwood | GA | 30294-1718 |
| Kevin O Brantley | | 2659 Woodfen Dr | Ellenwood | GA | 30294-1722 |
| Sfr Atl Owner 9 Lp | | 4645 Hawthorne Ln NW | Washington | DC | 20016-3437 |
| Morningside Atlanta Properties | | 2370 Rice Blvd | Houston | TX | 77005-2652 |
| Billy Ray Weary | | 2678 Woodfen Dr | Ellenwood | GA | 30294-1718 |
| Cheryl Annette Chambers Escandon | | 2679 Woodfen Dr | Ellenwood | GA | 30294-1722 |
| Lawrence E Coleman Sr | Carolyn Coleman | 2688 Woodfen Dr | Ellenwood | GA | 30294-1718 |
| Lillie B Peek | | 2689 Woodfen Dr | Ellenwood | GA | 30294-1722 |
| Georgia Blackmon | David Blackmon | 2698 Woodfen Dr | Ellenwood | GA | 30294-1718 |
| Robert Stephens | Betty Stephens | 2699 Woodfen Dr | Ellenwood | GA | 30294-1722 |
| Owen Shakespeare | | 2708 Woodfen Dr | Ellenwood | GA | 30294-1743 |
| James R Collins | Phlonia R Collins | 2709 Woodfen Dr | Ellenwood | GA | 30294-1742 |

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: 11-29-21

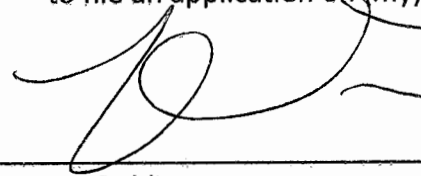
TO WHOM IT MAY CONCERN:

(I) (WE) JPG Trans Company Inc
Name of owner(s)

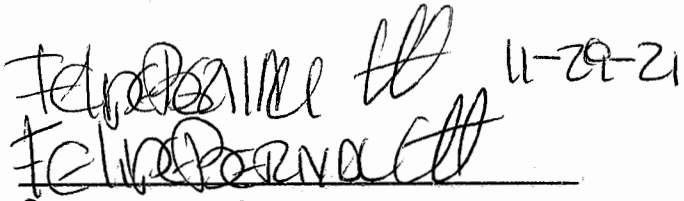
being (owner) (owners) of the subject property described below or attached hereby delegate authority to

PMZ Developers, LLC c/o 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.

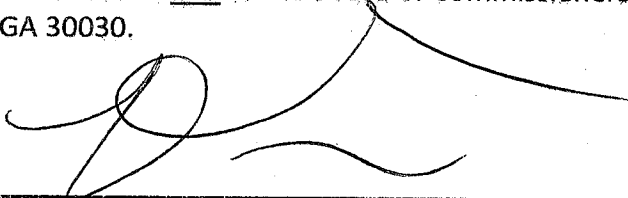
Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?

Yes _____ No *

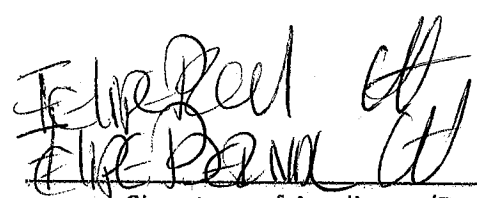

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

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.

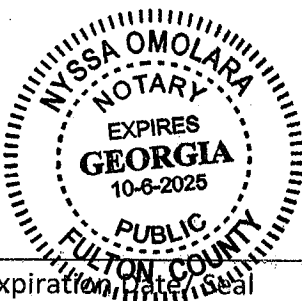
The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.



Notary

Signature of Applicant /Date



Expiration Date/Seal

Check one: Owner _____ Agent _____

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

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 *

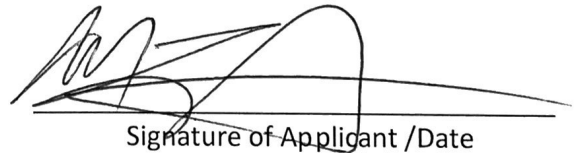
If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

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

08/18/25
Expiration Date/ Seal


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

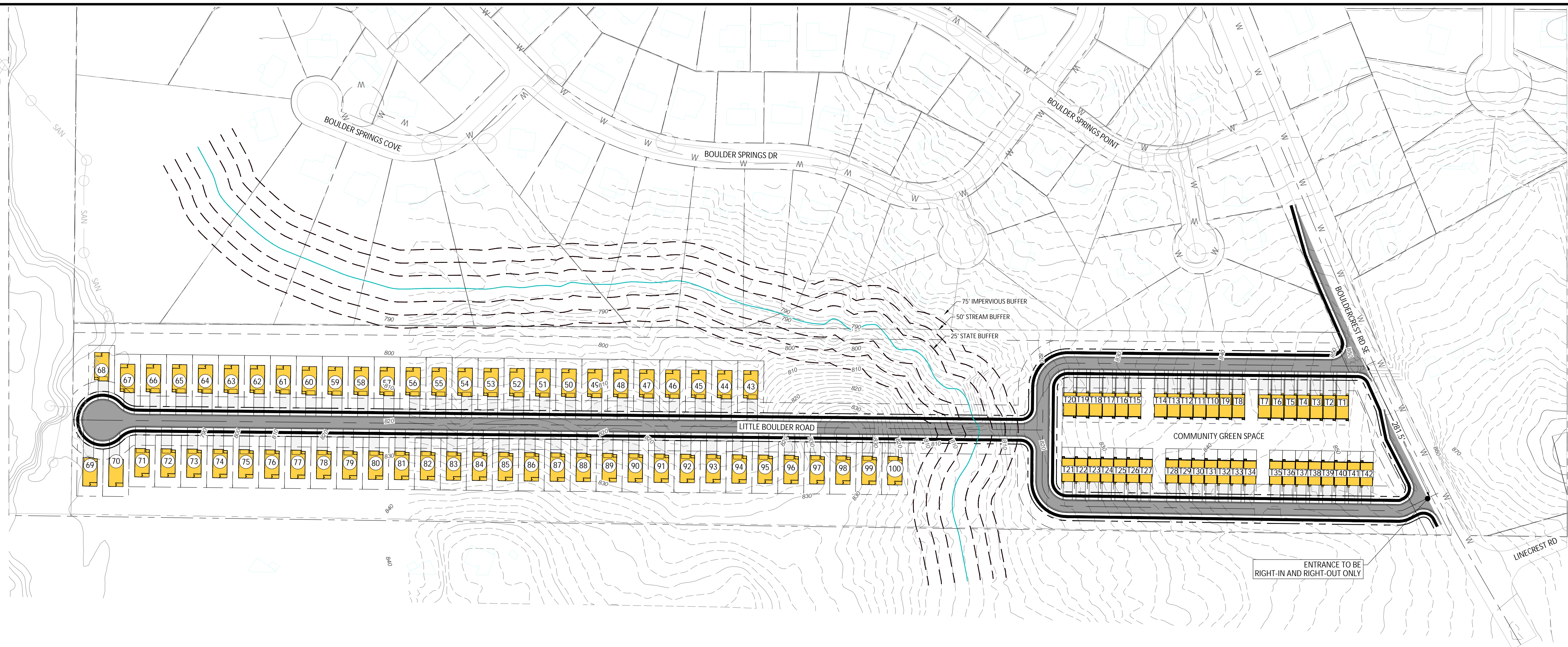
Campaign Contribution Disclosure Statements
Last Updated 2/24/2021

CAMPAIGN CONTRIBUTIONS DISCLOSURE STATEMENT

Pursuant to the provisions of 36 O.C.G.A. 67(A), please find below a list of those contributions made by Michèle L Battle or Battle Law, P.C. in the past two years, aggregating \$250.00 or more, to local government officials who will consider this application.

| NAME OF GOV'T OFFICIAL | OFFICIAL POSITION | AMOUNT OF CONTRIBUTION |
|-----------------------------------|------------------------------|-----------------------------------|
| Ted Terry | Commissioner | \$500 |
| Mereda Davis Johnson | Commissioner | \$250 |
| | | |
| | | |
| | | |
| | | |
| | | |

By: 
Printed Name: Michele L. Battle



- GENERAL SITE NOTES**
- TOPOGRAPHIC AND BOUNDARY SURVEY FROM DEKALB COUNTY GIS
 - FLOODPLAIN IS PRESENT ON SITE AS DEPICTED BY FEMA FIRM PANEL NUMBER 13063C0043F DATED 06/07/2017
 - OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSIDE WORK, INCLUDING STORM DRAINAGE, UTILITY CONNECTIONS, SIDEWALK, CURB & GUTTER AND PAVEMENT TIE-INS AND GRADING
 - TRAFFIC SHALL BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION OF THIS PROJECT. ALL BARRICADES AND SIGNS SHALL BE FURNISHED AND USED BY THE CONTRACTOR IN ACCORDANCE WITH THE LOCAL STATE AND CURRENT SPECIFICATIONS
 - BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE SCHEMATIC IN NATURE. SEE ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONS.

SITE DATA SUMMARY

ADDRESS: 4101 BOULDERCREST ROAD, ELLENWOOD, GA 30294

TOTAL PROPERTY AREA: 22.14± AC (964418± S.F.)

DISTURBED AREA: TBD± AC (###± S.F.)

IMPERVIOUS AREA: 7.72± AC (336283± S.F.)

PERVIOUS AREA: 14.28± AC (622037± S.F.)

ZONING CLASSIFICATION

EXISTING ZONING: R-100

PROPOSED ZONING: RSM (SMALL LOT RESIDENTIAL MIX)

ADJACENT ZONING: R-100

JURISDICTION: DEKALB COUNTY

BUILDING SUMMARY

PROPOSED BUILDING AREA: TOTAL BUILDING SF: 134,225 SF
TOWNHOME UNITS: 1100 SF/UNIT x 43 UNITS = 47,300 SF
SINGLE-FAMILY UNITS: 1525 SF/UNIT x 57 UNITS = 86,925 SF

BUILDING AREA LIMIT: TH: 50% OF LOT AREA
SF: 70% OF LOT AREA

BUILDING HEIGHT LIMIT: 35'

FRONT SETBACK: 20'

SIDE SETBACK: 10'

REAR SETBACK: 10'

PARKING SUMMARY

PARKING REQUIREMENTS: 2 SPACES/UNIT

TOTAL PARKING REQUIRED: 200 SPACES

TOTAL PARKING PROVIDED: 400 SPACES (4 SPACES/UNIT)

LANDSCAPE REQUIREMENTS

FRONT LANDSCAPE BUFFER: TBD

SIDE LANDSCAPE BUFFER: TBD

REAR LANDSCAPE BUFFER: TBD

PARKING ISLANDS: LANDSCAPE ISLAND WIDTH

LOT SUMMARY TABLE

| LOT # | AREA (SF) | AREA (AC) |
|-------|-----------|-----------|
| 1 | 2149.15 | 0.05 |
| 2 | 2149.16 | 0.05 |
| 3 | 2149.14 | 0.05 |
| 4 | 2149.15 | 0.05 |
| 5 | 2149.15 | 0.05 |
| 6 | 2149.15 | 0.05 |
| 7 | 2149.15 | 0.05 |
| 8 | 2149.15 | 0.05 |
| 9 | 2149.15 | 0.05 |
| 10 | 2149.15 | 0.05 |
| 11 | 2149.15 | 0.05 |
| 12 | 2149.15 | 0.05 |
| 13 | 2149.15 | 0.05 |
| 14 | 2149.15 | 0.05 |
| 15 | 2149.15 | 0.05 |
| 16 | 2149.15 | 0.05 |
| 17 | 2149.15 | 0.05 |
| 18 | 2149.15 | 0.05 |
| 19 | 2149.15 | 0.05 |
| 20 | 2143.10 | 0.05 |
| 21 | 2149.58 | 0.05 |
| 22 | 2149.58 | 0.05 |
| 23 | 2149.58 | 0.05 |

LOT SUMMARY TABLE

| LOT # | AREA (SF) | AREA (AC) |
|-------|-----------|-----------|
| 24 | 2149.58 | 0.05 |
| 25 | 2149.58 | 0.05 |
| 26 | 2149.58 | 0.05 |
| 27 | 2149.58 | 0.05 |
| 28 | 2149.58 | 0.05 |
| 29 | 2149.58 | 0.05 |
| 30 | 2149.58 | 0.05 |
| 31 | 2149.58 | 0.05 |
| 32 | 2149.58 | 0.05 |
| 33 | 2149.58 | 0.05 |
| 34 | 2149.58 | 0.05 |
| 35 | 2149.58 | 0.05 |
| 36 | 2149.58 | 0.05 |
| 37 | 2149.58 | 0.05 |
| 38 | 2149.58 | 0.05 |
| 39 | 2149.58 | 0.05 |
| 40 | 2149.58 | 0.05 |
| 41 | 2149.58 | 0.05 |
| 42 | 2149.58 | 0.05 |
| 43 | 5011.21 | 0.12 |
| 44 | 5011.21 | 0.12 |
| 45 | 5000.00 | 0.11 |
| 46 | 5000.00 | 0.11 |

LOT SUMMARY TABLE

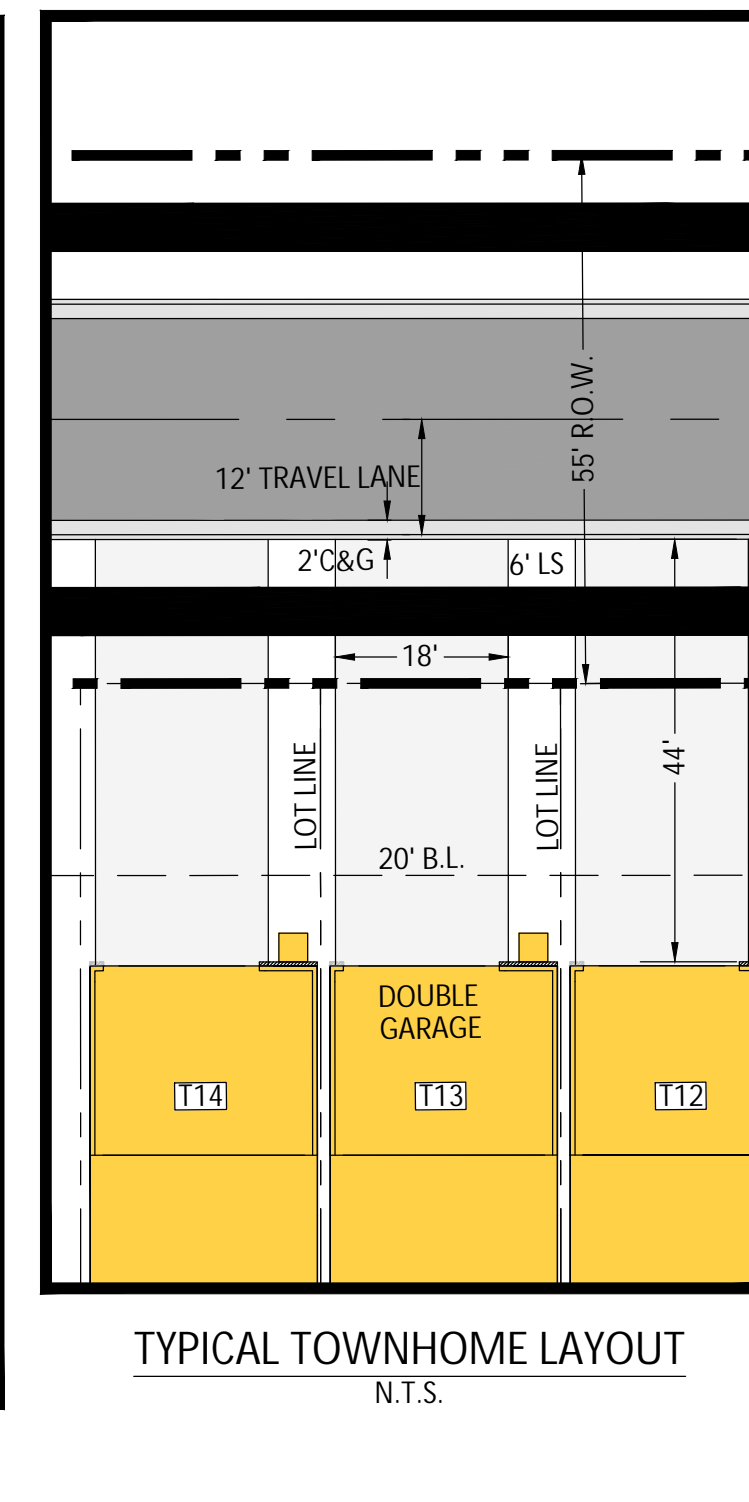
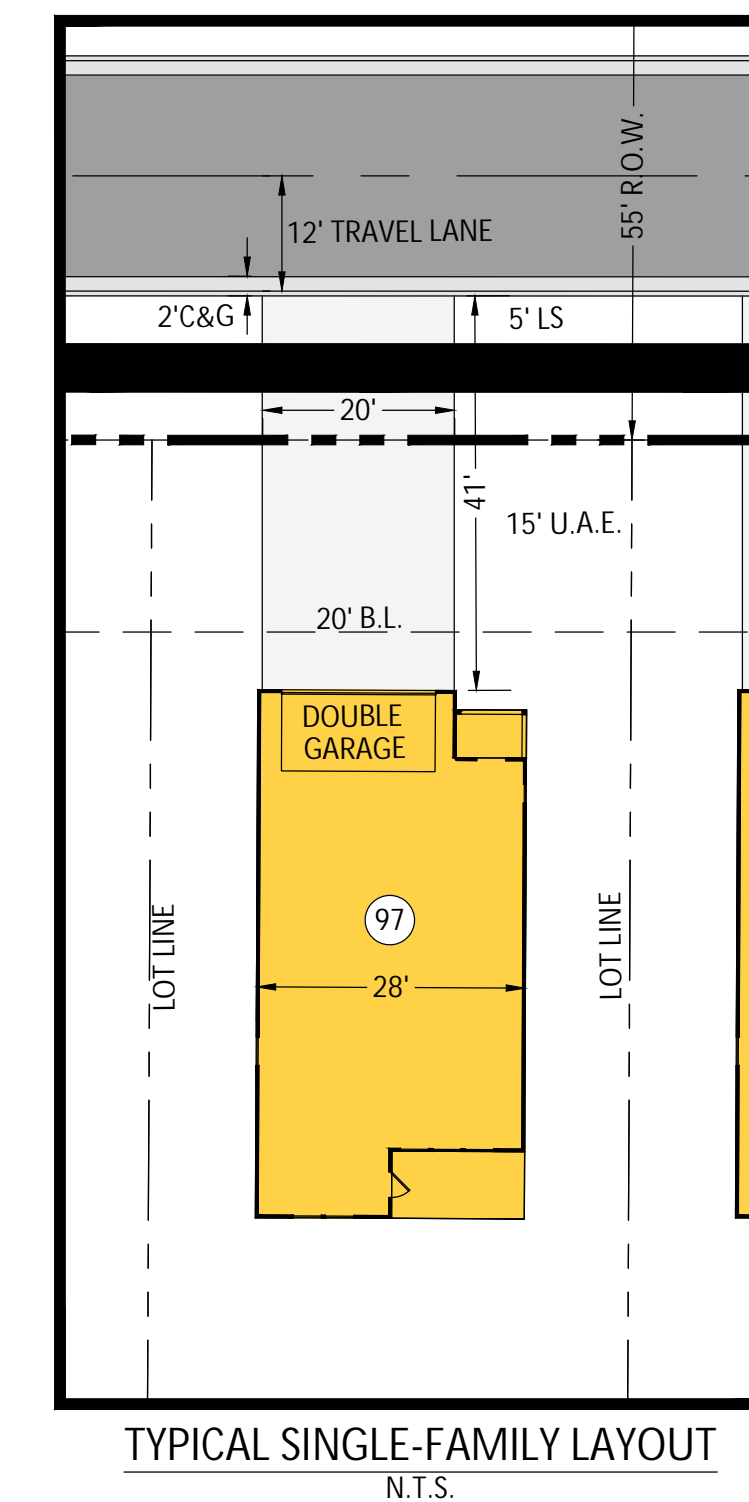
| LOT # | AREA (SF) | AREA (AC) |
|-------|-----------|-----------|
| 47 | 5000.00 | 0.11 |
| 48 | 5000.00 | 0.11 |
| 49 | 5000.00 | 0.11 |
| 50 | 5000.00 | 0.11 |
| 51 | 5000.00 | 0.11 |
| 52 | 5000.00 | 0.11 |
| 53 | 5000.00 | 0.11 |
| 54 | 5000.00 | 0.11 |
| 55 | 5000.00 | 0.11 |
| 56 | 5000.00 | 0.11 |
| 57 | 5000.00 | 0.11 |
| 58 | 5000.00 | 0.11 |
| 59 | 5000.00 | 0.11 |
| 60 | 5000.00 | 0.11 |
| 61 | 5000.00 | 0.11 |
| 62 | 5000.00 | 0.11 |
| 63 | 5000.00 | 0.11 |
| 64 | 5000.00 | 0.11 |
| 65 | 5000.00 | 0.11 |
| 66 | 5000.00 | 0.11 |
| 67 | 4590.56 | 0.11 |
| 68 | 4523.05 | 0.10 |
| 69 | 4940.99 | 0.11 |

LOT SUMMARY TABLE

| LOT # | AREA (SF) | AREA (AC) |
|-------|-----------|-----------|
| 70 | 5019.88 | 0.12 |
| 71 | 4991.10 | 0.11 |
| 72 | 5000.00 | 0.11 |
| 73 | 5000.00 | 0.11 |
| 74 | 5000.00 | 0.11 |
| 75 | 5000.00 | 0.11 |
| 76 | 5000.00 | 0.11 |
| 77 | 5000.00 | 0.11 |
| 78 | 5000.00 | 0.11 |
| 79 | 5000.00 | 0.11 |
| 80 | 5000.00 | 0.11 |
| 81 | 5000.00 | 0.11 |
| 82 | 5000.00 | 0.11 |
| 83 | 5000.00 | 0.11 |
| 84 | 5000.00 | 0.11 |
| 85 | 5000.00 | 0.11 |
| 86 | 5000.00 | 0.11 |
| 87 | 5000.00 | 0.11 |
| 88 | 5000.00 | 0.11 |
| 89 | 5000.00 | 0.11 |
| 90 | 5000.00 | 0.11 |
| 91 | 5000.00 | 0.11 |
| 92 | 5000.00 | 0.11 |

LOT SUMMARY TABLE

| LOT # | AREA (SF) | AREA (AC) |
|-------|-----------|-----------|
| 93 | 5000.00 | 0.11 |
| 94 | 5000.00 | 0.11 |
| 95 | 5000.00 | 0.11 |
| 96 | 5000.00 | 0.11 |
| 97 | 5000.00 | 0.11 |
| 98 | 5000.00 | 0.11 |
| 99 | 5000.00 | 0.11 |
| 100 | 4999.60 | 0.11 |



URBANO DEVELOPMENT LLC
133 JOHNSON FERRY RD, SUITE 500
MARIETTA, GA 30068
770.587.8400
FELIX CASTELLANOS: 404.707.7775

PREPARED BY:
LOWE ENGINEERS
990 HAMMOND DRIVE, SUITE 900
ATLANTA, GA 30328
770.587.8400

**PRELIMINARY
NOT FOR
CONSTRUCTION**

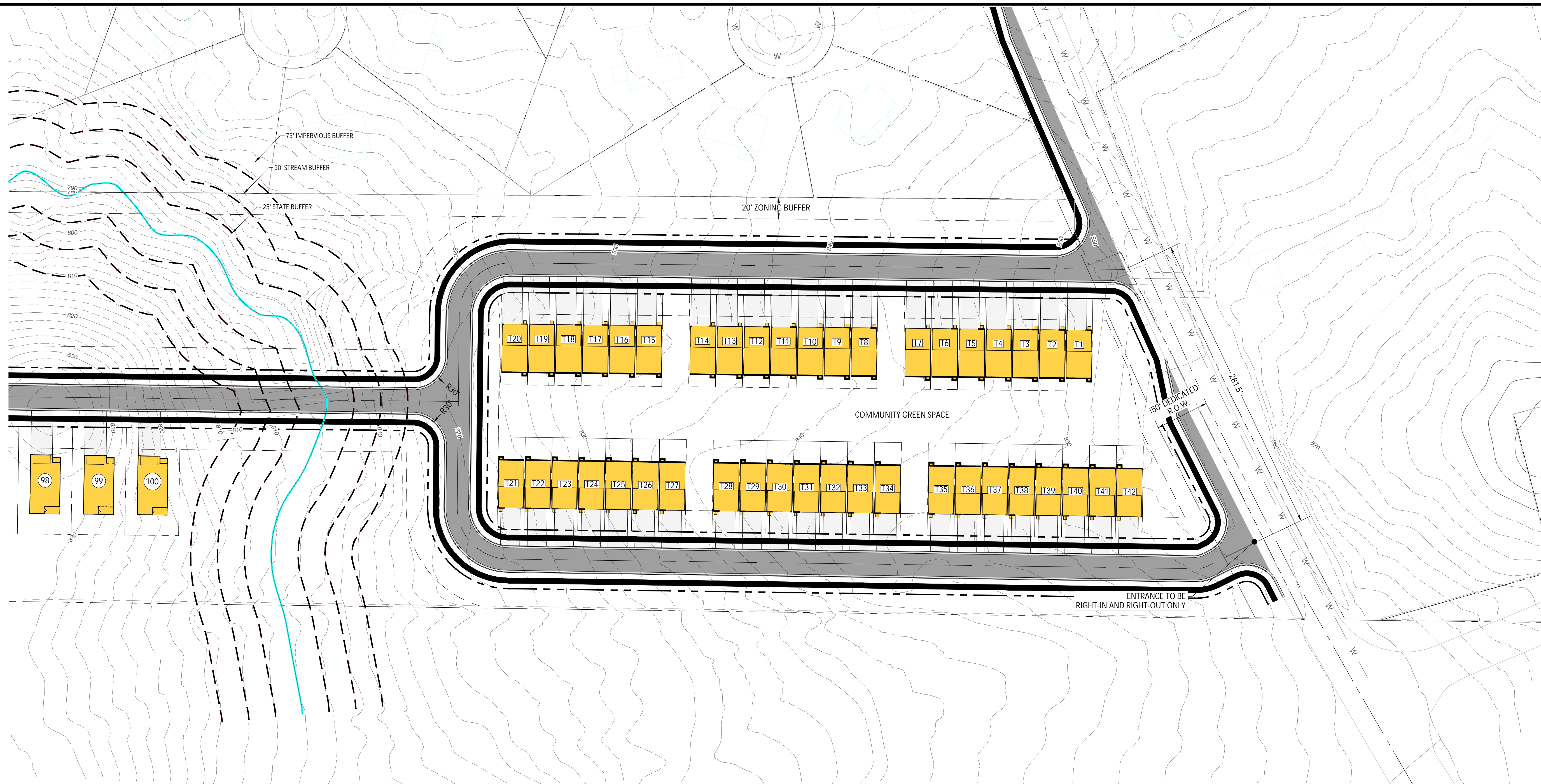
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THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT IS PROPERLY SIGNED AND SEALED.
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE OWNER AND ARCHITECT SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR ANY OTHER PERSON.

CONCEPTUAL SITE PLAN
SINGLE FAMILY SUBDIVISION
4101 BOULDERCREST RD
ELLENWOOD, GA 30294

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |

SCALE: 1" = 100'
DATE: 11/24/2021
DRAWN BY: JMS
CHECKED BY: CO
PROJECT MANAGER: CLEMENTE QUINONES, PE
PROJECT #: 21-220041
SHEET EX-1



GENERAL SITE NOTES

- TOPOGRAPHIC AND BOUNDARY SURVEY FROM DEKALB COUNTY GIS
- FLOODPLAIN IS PRESENT ON SITE AS DEPICTED BY FEMA FIRM PANEL NUMBER 13063C0043F DATED 06/07/2017
- OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSIDE WORK, INCLUDING STORM DRAINAGE, UTILITY CONNECTIONS, SIDEWALK, CURB & GUTTER AND PAVEMENT TIE-INS AND GRADING
- TRAFFIC SHALL BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION OF THIS PROJECT. ALL BARRICADES AND SIGNS SHALL BE FURNISHED AND USED BY THE CONTRACTOR IN ACCORDANCE WITH THE LOCAL STATE AND CURRENT SPECIFICATIONS
- BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE SCHEMATIC IN NATURE. SEE ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONS.

SITE DATA SUMMARY

| | |
|-------------------------------|---|
| ADDRESS | 4101 BOULDERCREST ROAD, ELLENWOOD, GA 30294 |
| TOTAL PROPERTY AREA: | 22.14± AC (964418± S.F.) |
| DISTURBED AREA | TBD± AC (###± S.F.) |
| IMPERVIOUS AREA: | 7.72± AC (336283± S.F.) |
| PERVIOUS AREA: | 14.28± AC (622037± S.F.) |
| ZONING CLASSIFICATION | |
| EXISTING ZONING: | R-100 |
| PROPOSED ZONING: | RSM (SMALL LOT RESIDENTIAL MIX) |
| ADJACENT ZONING: | R-100 |
| JURISDICTION: | DEKALB COUNTY |
| BUILDING SUMMARY | |
| PROPOSED BUILDING AREA: | TOTAL BUILDING SF: 134,225 SF TOWNHOME UNITS: 1100 SF/UNIT x 43 UNITS = 47,300 SF SINGLE-FAMILY UNITS: 1525 SF/UNITS x 57 UNITS = 86,925 SF |
| BUILDING AREA LIMIT: | TH: 50% OF LOT AREA SF: 70% OF LOT AREA |
| BUILDING HEIGHT LIMIT: | 35' |
| FRONT SETBACK: | 20' |
| SIDE SETBACK: | 10' |
| REAR SETBACK: | 10' |
| PARKING SUMMARY | |
| PARKING REQUIREMENTS: | 2 SPACES/UNIT |
| TOTAL PARKING REQUIRED: | 200 SPACES |
| TOTAL PARKING PROVIDED: | 400 SPACES (4 SPACES/UNIT) |
| LANDSCAPE REQUIREMENTS | |
| FRONT LANDSCAPE BUFFER: | TBD |
| SIDE LANDSCAPE BUFFER: | TBD |
| REAR LANDSCAPE BUFFER: | TBD |
| PARKING ISLANDS: | LANDSCAPE ISLAND WIDTH |

LOT SUMMARY TABLE

| LOT # | AREA (SF) | AREA (AC) |
|-------|-----------|-----------|
| 1 | 2149.15 | 0.05 |
| 2 | 2149.16 | 0.05 |
| 3 | 2149.14 | 0.05 |
| 4 | 2149.15 | 0.05 |
| 5 | 2149.15 | 0.05 |
| 6 | 2149.15 | 0.05 |
| 7 | 2149.15 | 0.05 |
| 8 | 2149.15 | 0.05 |
| 9 | 2149.15 | 0.05 |
| 10 | 2149.15 | 0.05 |
| 11 | 2149.15 | 0.05 |
| 12 | 2149.15 | 0.05 |
| 13 | 2149.15 | 0.05 |
| 14 | 2149.15 | 0.05 |
| 15 | 2149.15 | 0.05 |
| 16 | 2149.15 | 0.05 |
| 17 | 2149.15 | 0.05 |
| 18 | 2149.15 | 0.05 |
| 19 | 2149.15 | 0.05 |
| 20 | 2143.10 | 0.05 |
| 21 | 2149.58 | 0.05 |
| 22 | 2149.58 | 0.05 |
| 23 | 2149.58 | 0.05 |

LOT SUMMARY TABLE

| LOT # | AREA (SF) | AREA (AC) |
|-------|-----------|-----------|
| 24 | 2149.58 | 0.05 |
| 25 | 2149.58 | 0.05 |
| 26 | 2149.58 | 0.05 |
| 27 | 2149.58 | 0.05 |
| 28 | 2149.58 | 0.05 |
| 29 | 2149.58 | 0.05 |
| 30 | 2149.58 | 0.05 |
| 31 | 2149.58 | 0.05 |
| 32 | 2149.58 | 0.05 |
| 33 | 2149.58 | 0.05 |
| 34 | 2149.58 | 0.05 |
| 35 | 2149.58 | 0.05 |
| 36 | 2149.58 | 0.05 |
| 37 | 2149.58 | 0.05 |
| 38 | 2149.58 | 0.05 |
| 39 | 2149.58 | 0.05 |
| 40 | 2149.58 | 0.05 |
| 41 | 2149.58 | 0.05 |
| 42 | 2149.58 | 0.05 |
| 43 | 5011.21 | 0.12 |
| 44 | 5011.21 | 0.12 |
| 45 | 5000.00 | 0.11 |
| 46 | 5000.00 | 0.11 |

LOT SUMMARY TABLE

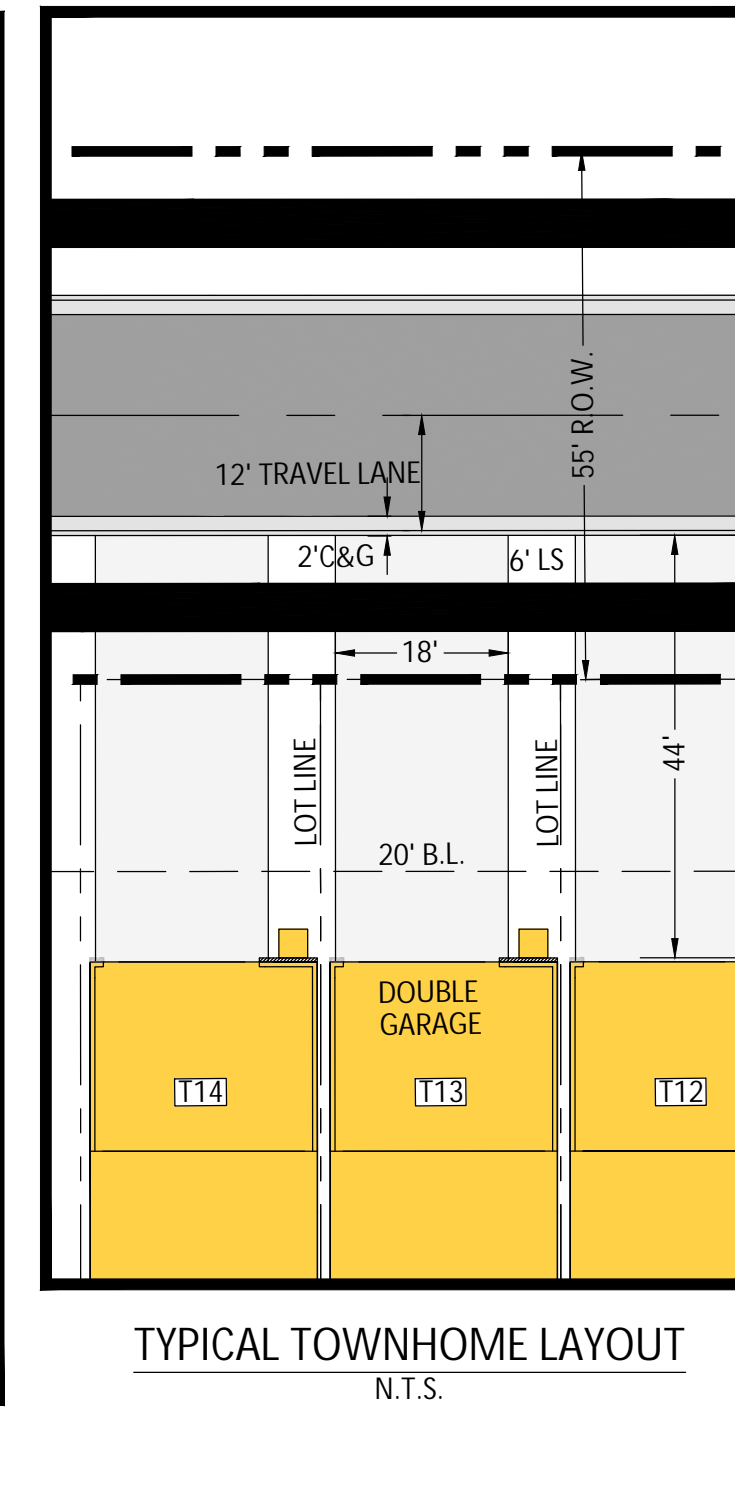
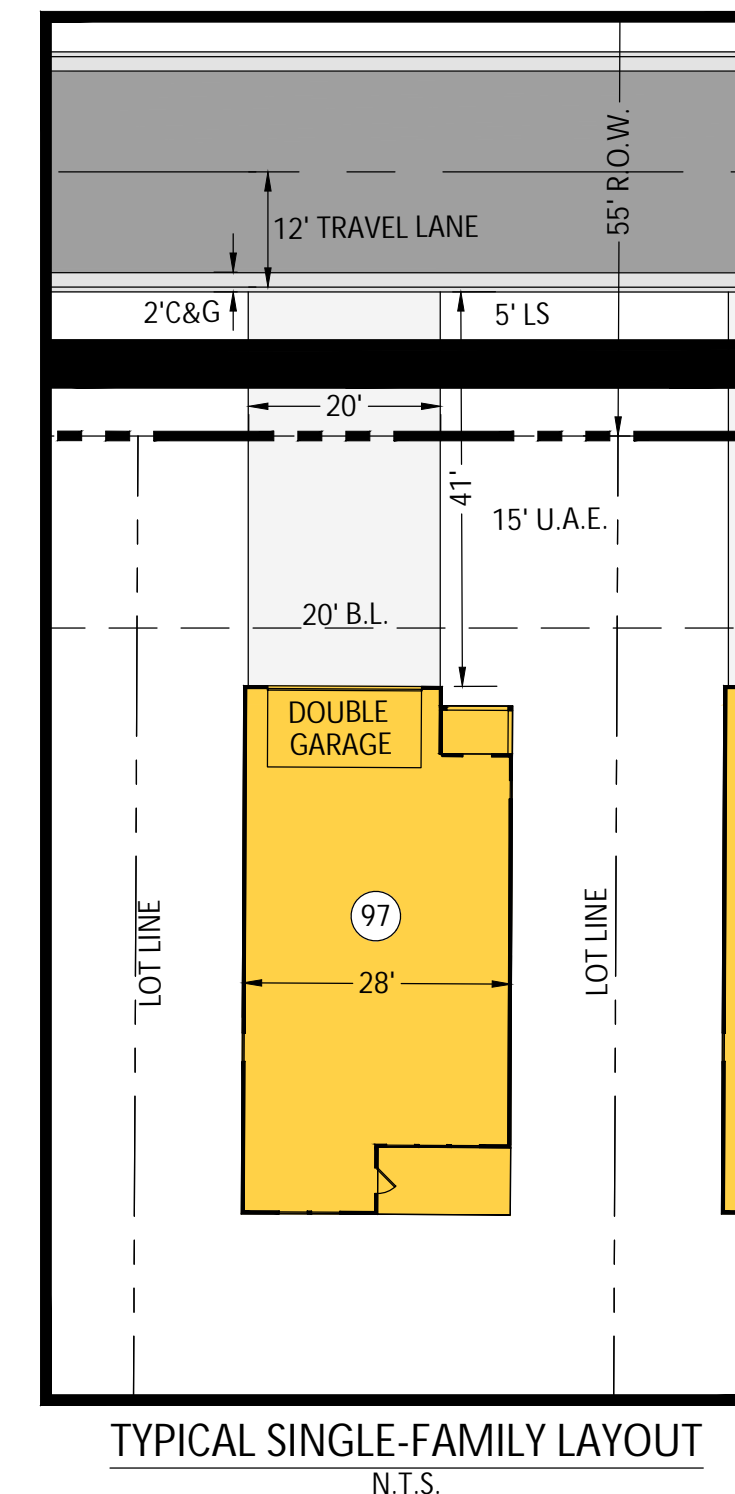
| LOT # | AREA (SF) | AREA (AC) |
|-------|-----------|-----------|
| 47 | 5000.00 | 0.11 |
| 48 | 5000.00 | 0.11 |
| 49 | 5000.00 | 0.11 |
| 50 | 5000.00 | 0.11 |
| 51 | 5000.00 | 0.11 |
| 52 | 5000.00 | 0.11 |
| 53 | 5000.00 | 0.11 |
| 54 | 5000.00 | 0.11 |
| 55 | 5000.00 | 0.11 |
| 56 | 5000.00 | 0.11 |
| 57 | 5000.00 | 0.11 |
| 58 | 5000.00 | 0.11 |
| 59 | 5000.00 | 0.11 |
| 60 | 5000.00 | 0.11 |
| 61 | 5000.00 | 0.11 |
| 62 | 5000.00 | 0.11 |
| 63 | 5000.00 | 0.11 |
| 64 | 5000.00 | 0.11 |
| 65 | 5000.00 | 0.11 |
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| 99 | 5000.00 | 0.11 |
| 100 | 4999.60 | 0.11 |



CONCEPT TOWNHOMES

SINGLE FAMILY SUBDIVISION
4101 BOULDERCREST RD
ELLENWOOD, GA 30294

ZONING: RSM
TAX DISTRICT: 7
TAX PARCEL ID:

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |

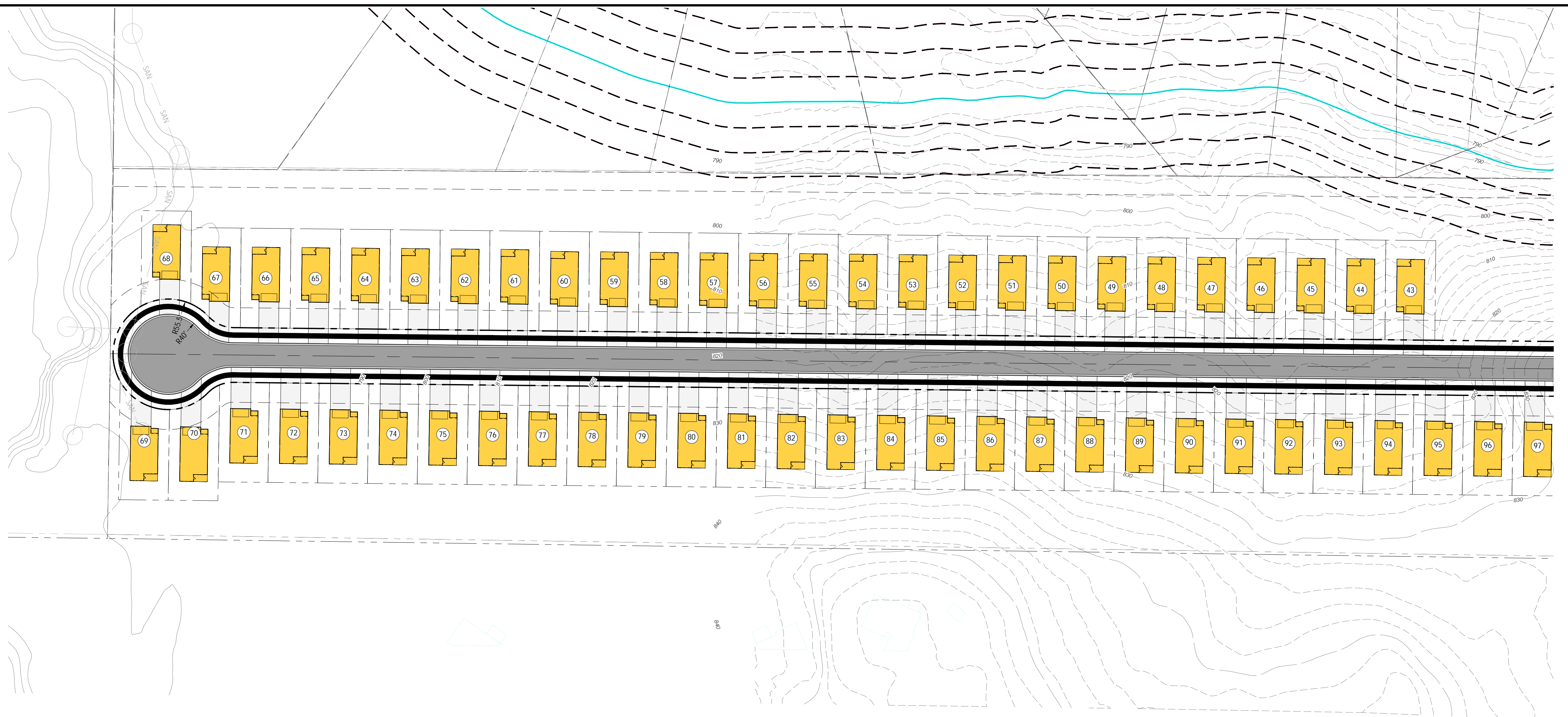
SCALE: 1" = 50'
DATE: 02/08/2022
DRAWN BY: JMS
CHECKED BY: CO
PROJECT MANAGER: CLEMENTE QUINONES, PE
PROJECT #: 21-220041

URBANO DEVELOPMENT LLC
133 JOHNSON FERRY RD, SUITE 500
MARIETTA, GA 30068
ATLANTA, GA 30328
FELIX CASTELLANOS: 404-707-7775

PREPARED BY:
LOWE ENGINEERS
990 HAMMOND DRIVE, SUITE 900
ATLANTA, GA 30328
770.657.8400

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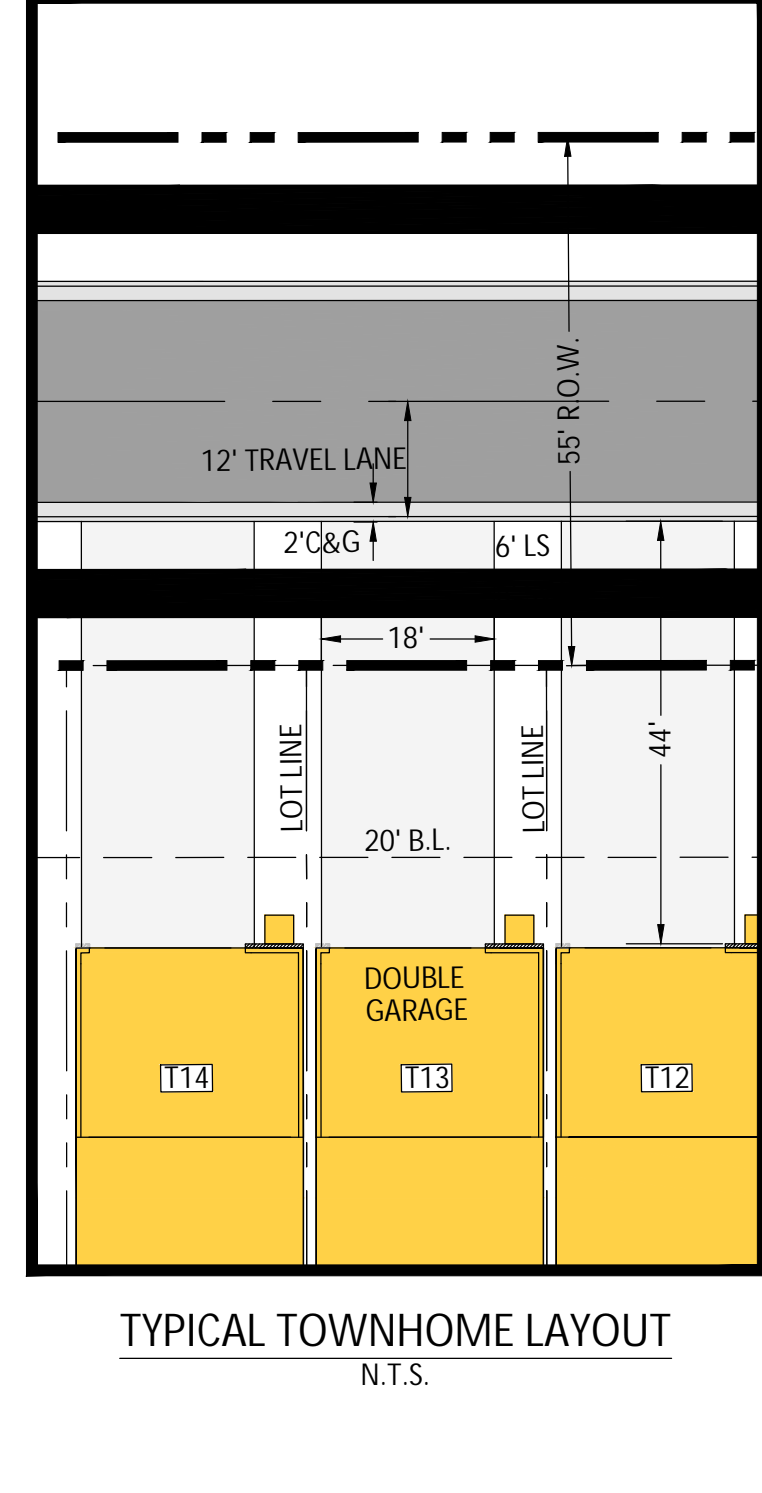
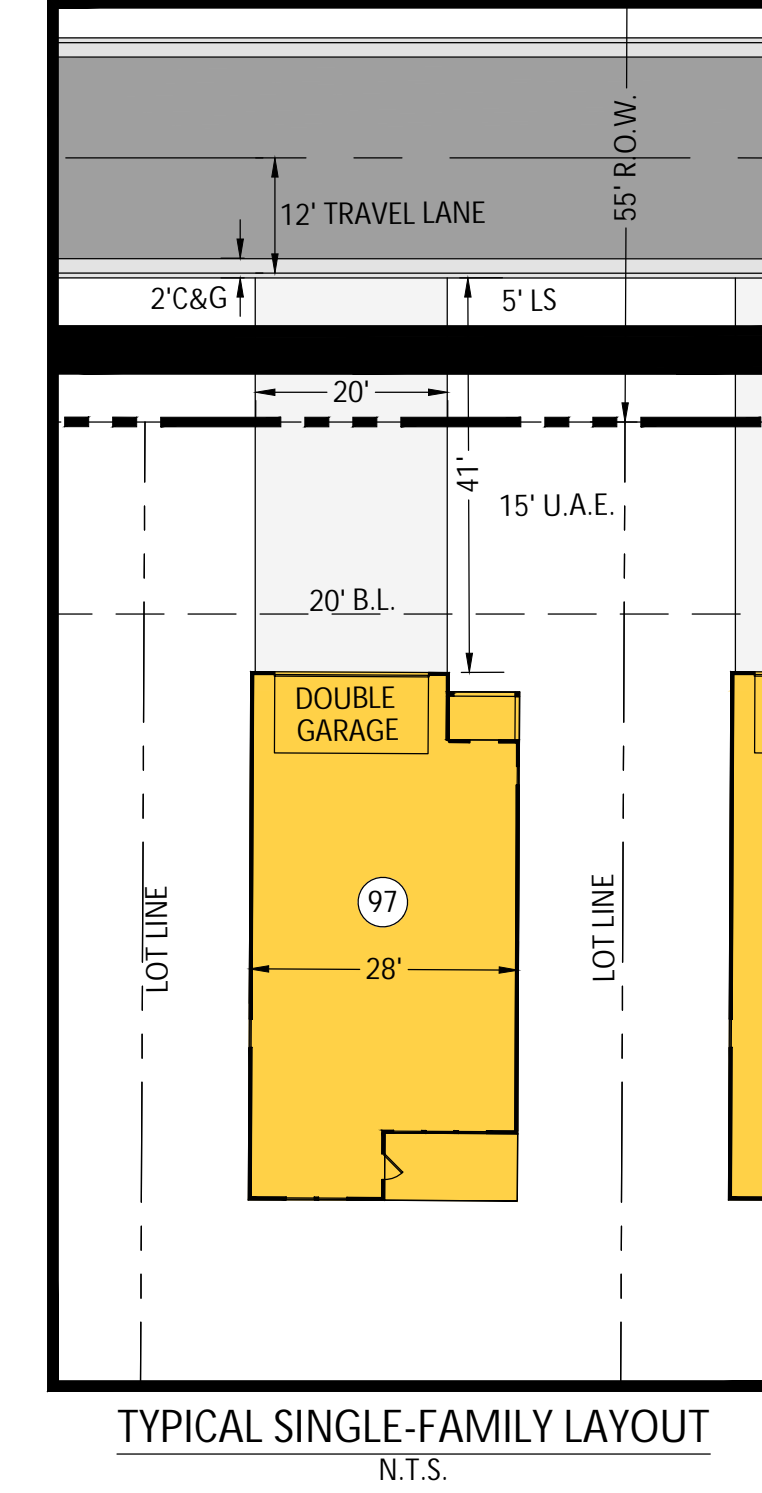
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LOT SUMMARY TABLE

| LOT # | AREA (SF) | AREA (AC) |
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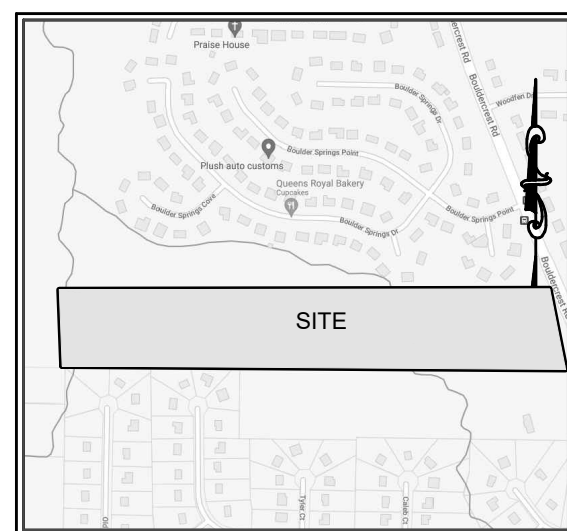
PRELIMINARY NOT FOR CONSTRUCTION

CONCEPT SINGLE FAMILY
SINGLE FAMILY SUBDIVISION
4101 BOULDERCREST RD
ELLENWOOD, GA 30294

SCALE: 1" = 50'
DATE: 02/08/2022
DRAWN BY: JMS
CHECKED BY: CO
PROJECT MANAGER: CLEMENTE QUINONES, PE
PROJECT #: 21-220041

SHEET EX-3

ALTA SURVEY PREPARED FOR:
**JPG TRANS COMPANY, INC & CHICAGO
 TITLE INSURANCE COMPANY**
 LAND LOTS 10 15TH DISTRICT
 DEKALB COUNTY, GEORGIA



VICINITY MAP
 NOT TO SCALE

LEGEND

| | |
|--------|--------------------------------|
| DB | DEED BOOK |
| PB | PLAT BOOK |
| PG | PAGE |
| LL | LAND LOT |
| OTF | OPEN TOP PIPE |
| RB | REBAR |
| IPF | IRON PIN FOUND |
| IPS | 1/2" REBAR W/ FDC 000995 |
| CTP | CRIMP TOP PIPE |
| C&G | CURB & GUTTER |
| R/W | RIGHT OF WAY |
| NF | NOW OR FORMERLY |
| -E- | OVERHEAD POWER LINE |
| sq ft | SQUARE FOOT |
| REF | REFERENCE |
| TBM | TEMPORARY BENCHMARK |
| POB | POINT OF BEGINNING |
| POC | POINT OF COMMENCEMENT |
| RCP | REINFORCED CONCRETE PIPE |
| DIP | DUCTILE IRON PIPE |
| PVC | POLYVINYL CHLORIDE PIPE |
| HDPE | HIGH DENSITY POLYETHYLENE PIPE |
| CMP | CORRUGATED METAL PIPE |
| P | PROPERTY LINE |
| C | CENTERLINE |
| ID | IDENTIFICATION |
| B.S.L. | BUILDING SETBACK LINE |
| BOC | BACK OF CURB |
| C | CURVE LABEL |
| CI | CURB INLET |
| DE | DRAINAGE EASEMENT |
| EOP | EDGE OF PAVEMENT |
| FH | FIRE HYDRANT |
| L | LINE LABEL |
| PKS | PK NAIL SET |
| SSE | SANITARY SEWER EASEMENT |
| USE | UTILITY EASEMENT |
| SWMF | STORMWATER MANAGEMENT FACILITY |
| C/O | SEWER CLEAN OUT |
| IPF | IRON PIN FOUND |
| IPF | IRON PIN SET |
| IPF | CALCULATED POINT |
| IPF | POWER POLE |
| IPF | FIRE HYDRANT |
| IPF | WATER VALVE |
| IPF | WATER METER |
| IPF | JUNCTION BOX |
| IPF | SANITARY SEWER MANHOLE |
| IPF | DROP INLET |
| IPF | R/W OR CONC. MONUMENT |
| IPF | SINGLE WING CATCH BASIN |
| IPF | DOUBLE WING CATCH BASIN |
| IPF | CURB INLET |
| IPF | HEADWALL |
| IPF | FLARED END SECTION |
| IPF | GAS METER |
| IPF | GAS VALVE |
| IPF | ELECTRIC TRANSFORMER |
| IPF | TELEPHONE PEDESTAL |
| IPF | LIGHT POST |
| IPF | ASPHALT |
| IPF | CONCRETE |

CURRENT ZONING

ZONED: R-100 (DEKALB COUNTY)
 MIN. YARD ADJACENT TO PUBLIC STREET
 FRONT YARD: 50 FEET
 SIDE YARD: 10 FEET
 REAR YARD: 40 FEET
 MAXIMUM LOT COVERAGE (%): 35%

- SURVEY NOTES**
- EQUIPMENT USED: TOPCON ROBOTIC D2 TOTAL STATION - TOPCON RTK GPS ROVER.
 - THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,000 FEET AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
 - THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
 - THIS PROPERTY IS SUBJECT TO ALL ZONING ORDINANCES, SETBACK LINES AND EASEMENTS OF RECORD LYING WITHIN.
 - AS SHOWN ON FLOOD INSURANCE RATE MAPS OF DEKALB COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13089C0143J THIS PROPERTY IS LOCATED WITHIN A 100 YEAR FLOOD ZONE.

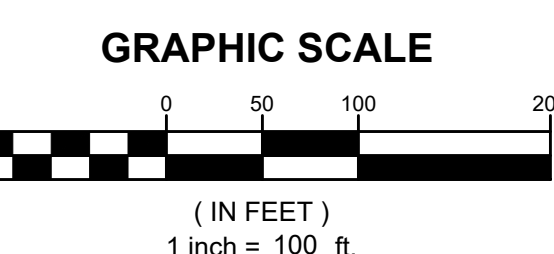
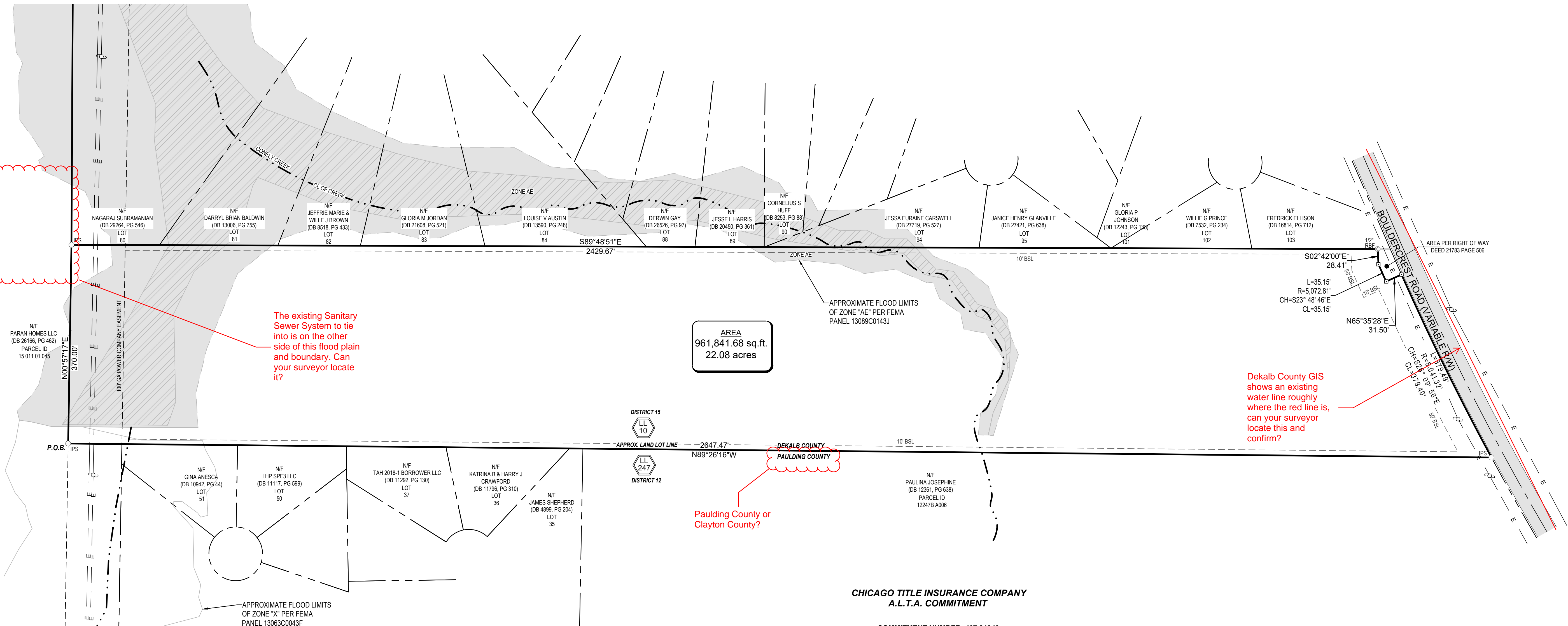
SURVEYOR'S CERTIFICATION

TO: **JPG TRANS COMPANY, INC** and **CHICAGO TITLE INSURANCE COMPANY**

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS: 1, 2, 3, 4, 13, 14 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON 8/12/2021.
 DATE OF PLAT OR MAP: 8/27/2021.

Cullen Preston Hardee
 CULLEN PRESTON HARDEE
 REGISTERED LAND SURVEYOR #3144, LSF 001321



**CHICAGO TITLE INSURANCE COMPANY
 A.L.T.A. COMMITMENT**

COMMITMENT NUMBER: 407.21243
 ISSUING OFFICE FILE NUMBER: 407.21243
 EFFECTIVE DATE: JUNE 15, 2021

SCHEDULE B - PART II - EXCEPTIONS

- RIGHT OF WAY DEED TO DEPARTMENT OF TRANSPORTATION FILED DECEMBER 21, 2009, IN DEED BOOK 21783, PAGE 506, DEKALB COUNTY, GEORGIA RECORDS. (AS SHOWN ON SURVEY)
- EASEMENT FOR RIGHT OF WAY TO GEORGIA POWER COMPANY, FILED SEPTEMBER 21, 1962, IN DEED BOOK 1700, PAGE 213, AFORESAID RECORDS. (AS SHOWN ON SURVEY)

RECORD DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 10 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RIGHT OF WAY MONUMENT FOUND AT THE COMMON SOUTHWEST CORNER OF LAND LOT 11 AND SOUTHWEST CORNER OF LAND LOT 10 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA; RUNNING THENCE NORTH 02 DEGREES 57 MINUTES 17 SECONDS EAST A DISTANCE OF 370.00 FEET TO A 1/2" REBAR SET; RUNNING THENCE NORTH 88 DEGREES 01 MINUTES 48 SECONDS EAST A DISTANCE OF 2,465.11 FEET TO A 1" REBAR FOUND AT THE EASTERLY RIGHT OF WAY LINE OF BOULDERCREST ROAD; RUNNING THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE IN SAID RIGHT OF WAY LINE, SAID CURVE HAVING A RADIUS OF 5,225.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD LINE HAVING A MAGNETIC BEARING OF SOUTH 24 DEGREES 02 MINUTES 00 SECONDS EAST AND A LENGTH OF 431.04 FEET AN ARC DISTANCE OF 431.16 FEET TO A 1/2" REBAR FOUND; RUNNING THENCE NORTH 87 DEGREES 39 MINUTES 17 SECONDS WEST A DISTANCE OF 2,657.17 FEET TO THE POINT OF BEGINNING; ACCORDING TO THAT PLAT OF SURVEY FOR "LAURIE S. JOHNS ESTATE" DATED JULY 6, 1984, SIGNED BY AND CONTAINING THE SEAL OF H. LANIER DUNN, GEORGIA REGISTERED LAND SURVEYOR NO. 2243, AND CONTAINING 22.218 ACRES ACCORDING TO SAID SURVEY.

LESS AND EXCEPT:
 THAT CERTAIN PROPERTY CONVEYED TO DEKALB COUNTY BY RIGHT OF WAY DEED DATED DECEMBER 14, 2009, RECORDED IN DEED BOOK 21783, PAGE 506, DEKALB COUNTY, GEORGIA RECORDS.

SURVEY DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 10 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RIGHT OF WAY MONUMENT FOUND AT THE COMMON SOUTHWEST CORNER OF LAND LOT 11 AND SOUTHWEST CORNER OF LAND LOT 10 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA; RUNNING THENCE NORTH 02 DEGREES 57 MINUTES 17 SECONDS EAST A DISTANCE OF 370.00 FEET TO A 1/2" REBAR SET; RUNNING THENCE SOUTH 89 DEGREES 48 MINUTES 51 SECONDS EAST A DISTANCE OF 2,429.67 FEET TO A 1/2" REBAR FOUND AT THE EASTERLY RIGHT OF WAY LINE OF BOULDERCREST ROAD; RUNNING THENCE IN A SOUTHERLY DIRECTION SOUTH 02 DEGREES 42 MINUTES 00 SECONDS EAST A DISTANCE OF 28.41 FEET TO A CONCRETE MONUMENT FOUND THENCE ALONG THE ARC OF A CURVE IN SAID RIGHT OF WAY LINE, SAID CURVE HAVING A RADIUS OF 5,041.32 FEET, SAID ARC BEING SUBTENDED BY A CHORD LINE HAVING A MAGNETIC BEARING OF SOUTH 26 DEGREES 09 MINUTES 56 SECONDS EAST AND A LENGTH OF 379.40 FEET AN ARC DISTANCE OF 379.49 FEET TO A REBAR SET; THENCE LEAVING SAID RIGHT OF WAY OF BOULDERCREST ROAD NORTH 89 DEGREES 28 MINUTES 16 SECONDS WEST A DISTANCE OF 2,647.47 FEET TO A REBAR SET AND THE POINT OF BEGINNING.

ACCORDING TO THAT PLAT OF SURVEY FOR "JPG TRANS COMPANY, INC." DATED AUGUST 27, 2021, SIGNED BY CULLEN PRESTON HARDEE A GEORGIA REGISTERED LAND SURVEYOR NO. 3144, AND CONTAINING 22.08 ACRES ACCORDING TO SAID SURVEY.

ALTA/NSPS LAND TITLE SURVEY FOR:
JPG TRANS COMPANY, INC & CHICAGO TITLE INSURANCE COMPANY

SCALE: 1" = 100' LAND LOT: 10 DISTRICT: 15TH SECTION: N/A BLOCK: N/A
 DATE: 8/27/2021 SUBDIVISION: N/A LOT: N/A
 FIELD DATE: 8/12/2021 COUNTY: DEKALB

LEGAL REFERENCES:
 DEEDS: DB 24584 PG 411
 PLATS: PB -- PG --

JOB REF: #21-712

811 UTILITIES PROTECTION CENTER

UNITED LAND SURVEYING

PHONE: 678-293-5232
 1258 CONCORD ROAD SUITE #103
 SMYRNA, GEORGIA 30080

RESIDENTIAL & COMMERCIAL
 CERTIFICATE OF AUTHORIZATION
 NO. LSF001321

REVISIONS

| | |
|----|--|
| 1. | |
| 2. | |
| 3. | |
| 4. | |

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVYOR NAMING SAID PERSON.

SHEET NUMBER:
1 OF 1

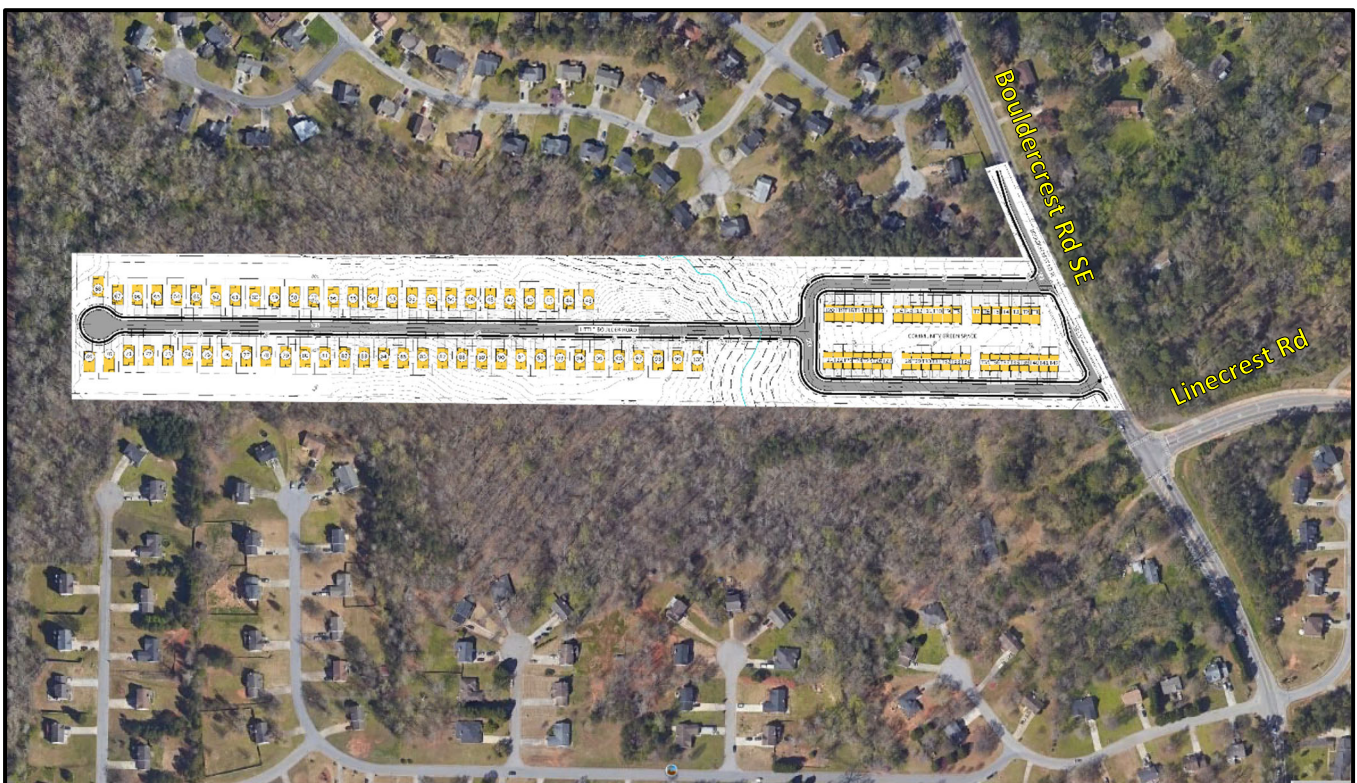


4101 Bouldercrest Road Ellenwood, GA – Trip Generation Memo February 16, 2022

Project Description

A 100-unit residential development is proposed to be built at 4101 Bouldercrest Rd in Ellenwood, GA. A trip generation analysis was requested and is provided below.

Figure 1: Site Aerial



Roadway Facilities

Bouldercrest Rd SE is a two-lane undivided roadway running primarily north to south with a posted speed limit of 45 mph. The roadway is functionally classified by GDOT as a Minor Collector.

Trip Generation and Distribution

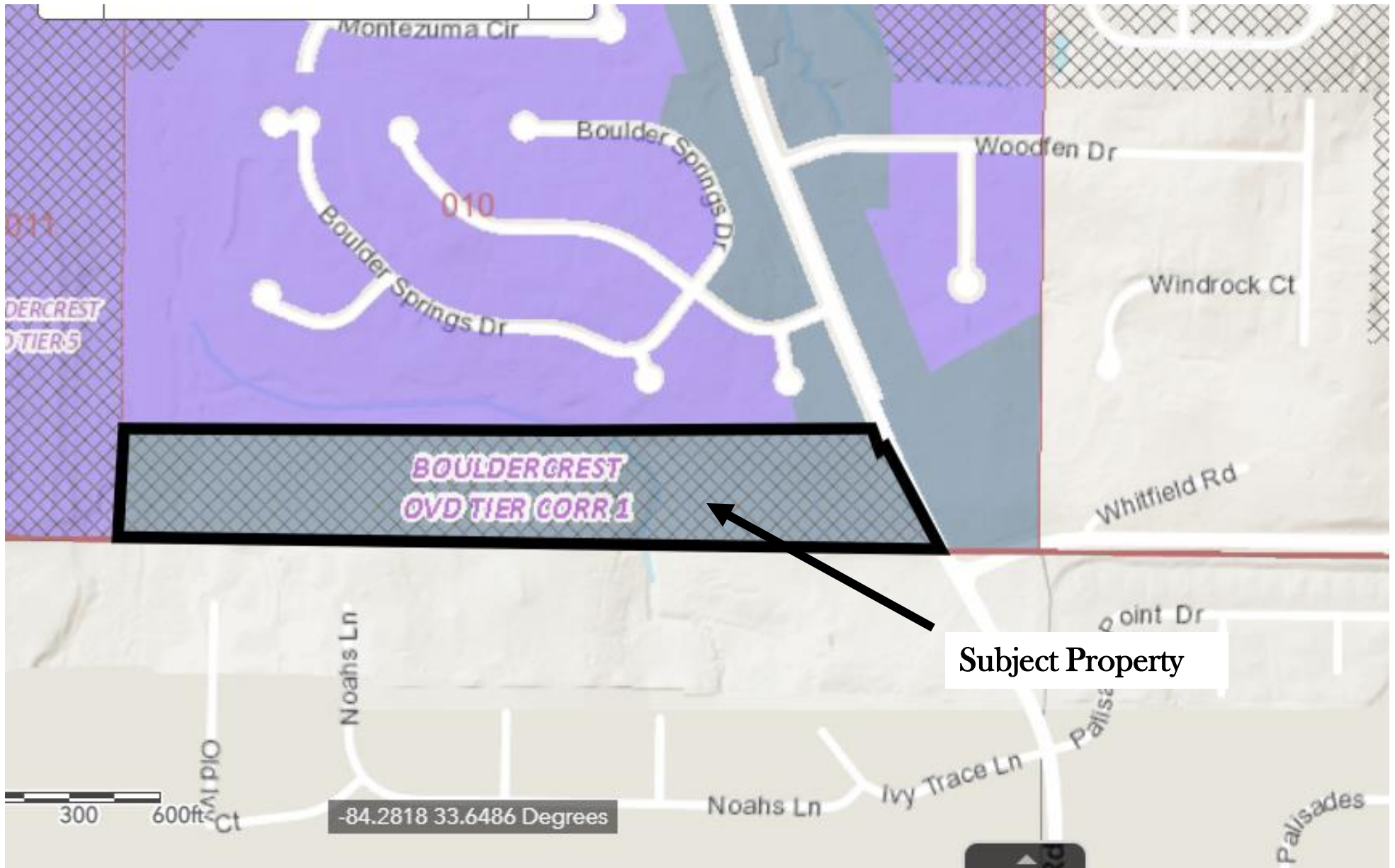
A trip generation for the proposed development was created using the Institute of Traffic Engineers (ITE) Trip Generation Manual 11th Edition, 2021. A summary of the trip generation can be found below in Table 1.

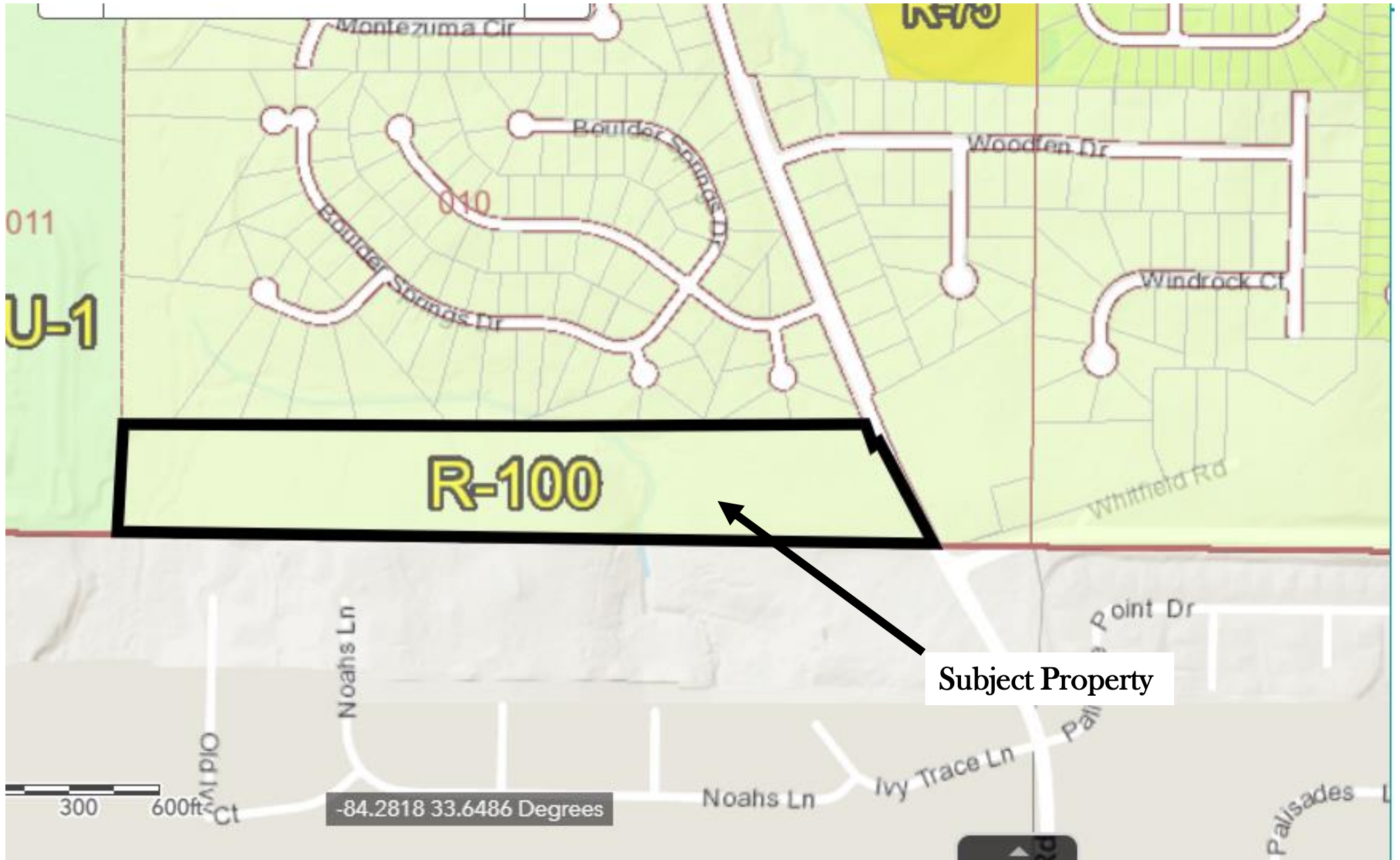
Table 1: Trip Generation Summary

| Land Use Information | Project Trips | | | Equation Used ¹ | In / Out Distribution |
|---|---------------|---------|----------|--------------------------------------|-----------------------|
| | Total | Inbound | Outbound | | |
| 210 - Single-Family Detached Housing | | | | 58 | Dwelling Unit |
| Daily | 611 | 306 | 305 | $\ln(T) = 0.92\ln(X) + 2.68$ | 50% / 50% |
| AM Peak Hour | 45 | 12 | 33 | $\ln(T) = 0.91\ln(X) + 0.12$ | 26% / 74% |
| PM Peak Hour | 60 | 38 | 22 | $\ln(T) = 0.94\ln(X) + 0.27$ | 63% / 37% |
| 215 - Single-Family Attached Housing | | | | 42 | Dwelling Unit |
| Daily | 270 | 135 | 135 | $T = 7.62(X) - 50.48$ | 50% / 50% |
| AM Peak Hour | 16 | 5 | 11 | $T = 0.52(X) - 5.70$ | 31% / 69% |
| PM Peak Hour | 21 | 12 | 9 | $T = 0.60(X) - 3.93$ | 57% / 43% |
| Total Trip Generation | | | | | |
| Daily | 881 | 441 | 440 | 210 - Single-Family Detached Housing | |
| AM Peak Hour | 61 | 17 | 44 | 215 - Single-Family Attached Housing | |
| PM Peak Hour | 81 | 50 | 31 | | |

Note: ¹ Where: T = Trips; X = Density by Variable

The proposed development is anticipated to generate 881 daily vehicle trips (441 inbound, 440 outbound) with 61 AM peak hour vehicle trips (17 inbound, 44 outbound), and 81 PM peak hour trips (50 inbound, 31 outbound).









Subject Property

300 600ft

-84.2818 33.6486 Degrees

ipt:void(0);