

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 03 Super District 06

Application of Kyle Williams to amend the Future Land Use Plan from Neighborhood Center (NC) character area to Light Industrial (LIND) character area to allow for the construction of a distillery, at 2179 Bouldercrest Road.

PETITION NO: N6-2022-2256 LP-22-1246085

PROPOSED USE: Construction of a distillery.

LOCATION: 2179 Bouldercrest Road, Atlanta, Georgia 30316

PARCEL NO. : 15-083-01-013

INFO. CONTACT: Brianna McCloud, Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Kyle Williams to amend the Future Land Use Plan from Neighborhood Center (NC) character area to Light Industrial (LIND) character area to allow for the construction of a distillery. The property is located on west side of Bouldercrest Road, at 2179 Bouldercrest Road in Atlanta, Georgia. The property has approximately 275 feet of frontage along Bouldercrest Road and contains 2.71 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval.

PLANNING COMMISSION: Pending.

PLANNING STAFF: Approval

STAFF ANALYSIS: The intent of the Light Industrial Character Area is identify areas appropriate for industrial type uses. The location of these areas shall preserve the appeal and appearance of residential and commercial areas from the prospective intrusion of light industrial land uses. These areas consist of areas used in low intensity manufacturing, including wholesale trade, and distribution activities that do not generate excessive noise, vibration, air pollution or other nuisance characteristics. Infrastructure- Provide appropriate infrastructure support for industrial development in designated industrial areas. Buffer- Protect surrounding areas from the negative impacts of noise and light pollutants. Residential Protection- Prohibit the encroachment of industrial uses into established residential areas. Environmental Compatibility- Direct development to industrial districts located in areas with compatible soils drainage and other environmental characteristics. Zoning Compatibility- Protect existing and zoned undeveloped industrial land from unnecessary intrusion by conflicting land uses. Re-zoning- Minimize the rezoning of light industrial properties to residential uses. Future Designations- Designate specific areas through the use of zoning and other land use tools for industrial development. Retrofit- Develop or, where possible, retrofit property planned industrial parks with adequate water, sewer, stormwater, and transportation infrastructure for all component uses at build -out. Location of Centers- Locate industrial centers in areas with good access to highways. Landscaping- Incorporate landscaping and site design to soften or shield views of buildings and parking lots, loading docks, etc. Regulations Compatibility- Create and implement zoning and development regulations for industrial uses. Truck Routes- Designate truck routes to reduce noise, pollutants and traffic congestion in residential areas. Access Management- Provide access controls and management standards in compliance with the DeKalb County Transportation Plan. Adaptable Reuse- Convert obsolete and empty

industrial buildings into multi - family and/or live -work establishments. Permitted Zoning: M. Companion Case: Z-22-1246088. The proposed future land use map amendment is consistent with the 2035 Comprehensive Plan. The LIND (Light Industrial) future land use designation supports the requested zoning designation. Therefore, staff's recommendation is for "Approval".

PLANNING COMMISSION VOTE: Pending.

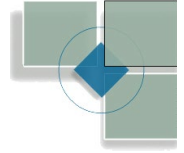
COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 6-0-0. The council recommended approval based on positive community input. Community representative indicated the area was in significant need of a community-based business that provided a gathering place to have coffee/snacks, a tasting room, and provided jobs, and that the proposed distillery and accessory uses appeared to provide these goals.



The Honorable Michael L. Thurmond
Chief Executive Officer

DeKalb County Department of Planning & Sustainability

Development Services Facility
178 Sams Street, Building 1 – A3600
Decatur, GA 30030
(404) 371-2155 / plandev@dekalbcountyga.gov



Planning Commission Hearing Date: November 1, 2022 6:00 P.M.
Board of Commissioners Hearing Date: November 17, 2022 6:00 P.M.

STAFF ANALYSIS

Case No.: LP-22-1246085		Agenda #: N.6
Location/ Address:	2179 Bouldercrest RD, Atlanta, GA 30316	Commission District:03 Super District: 06
Parcel ID:	15-083-01-013	
Request:	Amend the future land use map from Neighborhood Center (NC) to Light Industrial (LIND).	
Property Owner:	Old Fourth Group, LLC	
Applicant/Agent:	Kyle Williams	
Acreage:	2.71	
Existing Land Use:	Neighborhood Center (NC)	
Surrounding Properties:		
Adjacent Zoning:	North: M(COS) South: M(LIND) East: R-75(SUB) West: M(COS) Northeast: MU-5(SUB) Northwest: M(SUB) Southeast: R-75(SUB) Southwest: M (COS)	
Comprehensive Plan:	Consistent: X Inconsistent	

Proposed Density: N/A	Existing Density: 1 Unit
Proposed Units/Square Ft.:	Existing Units/Square Feet:
Proposed Lot Coverage	Existing Lot Coverage:

Staff Recommendation: Approval

Staff Analysis: The intent of the Light Industrial Character Area is identify areas appropriate for industrial type uses. The location of these areas shall preserve the appeal and appearance of residential and commercial areas from the prospective intrusion of light industrial land uses. These areas consist of areas used in low intensity manufacturing, including wholesale trade, and distribution activities that do not generate excessive noise, vibration, air pollution or other nuisance characteristics.

Infrastructure- Provide appropriate infrastructure support for industrial development in designated industrial areas.

Buffer- Protect surrounding areas from the negative impacts of noise and light pollutants.

Residential Protection- Prohibit the encroachment of industrial uses into established residential areas.

Environmental Compatibility- Direct development to industrial districts located in areas with compatible soils drainage and other environmental characteristics.

Zoning Compatibility- Protect existing and zoned undeveloped industrial land from unnecessary intrusion by conflicting land uses.

Re-zoning- Minimize the rezoning of light industrial properties to residential uses.

Future Designations- Designate specific areas through the use of zoning and other land use tools for industrial development.

Retrofit- Develop or, where possible, retrofit property planned industrial parks with adequate water, sewer, stormwater, and transportation infrastructure for all component uses at build -out.

Location of Centers- Locate industrial centers in areas with good access to highways.

Landscaping- Incorporate landscaping and site design to soften or shield views of buildings and parking lots, loading docks, etc.

Regulations Compatibility- Create and implement zoning and development regulations for industrial uses.

Truck Routes- Designate truck routes to reduce noise, pollutants and traffic congestion in residential areas.

Access Management- Provide access controls and management standards in compliance with the DeKalb County Transportation Plan.

Adaptable Reuse- Convert obsolete and empty industrial buildings into multi - family and/or live -work establishments.

Permitted Zoning: M

Companion Case: Z-22-1246088

The proposed future land use map amendment is consistent with the 2035 Comprehensive Plan. The LIND (Light Industrial) future land use designation supports the requested zoning designation.

Therefore, staff's recommendation is Approval.

Attachments:

1. Public Works Department Comments
 - a. Land Development Division
 - b. Traffic Engineering Division
2. Watershed Management Department Comments
3. Board of Health Comments
4. Board of Education Comments
5. Application
6. Site Plan
7. Zoning Map
8. Aerial Photograph



**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.: LP-22-1246085
Parcel I.D. #: 15-083-01-013
Address: 2179 BOULDERCREST RD
ATLANTA, GA 30316

WATER:

Size of existing water main: 8" CI (adequate/inadequate)
Distance from property to nearest main: adjacent
Size of line required, if inadequate: unknown

SEWER:

Outfall Servicing Project: Constitution Area
Is sewer adjacent to property: Yes () No (☒) If no, distance to nearest line approx. 357 feet south
Water Treatment Facility: SnapFinger ☒ adequate () inadequate
Sewage Capacity: 36 (MGPD) Current Flow: 28.2 (MGPD)

COMMENTS:

Sewer capacity required

Signature: Yola Lewis



10/17/2022

To: Ms. Madolyn Spann, Planning Manager
Mr. John Reid, Senior Planner
From: Ryan Cira, Environmental Health Manager
Cc: Alan Gaines, Technical Services Manager
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

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

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

10/17/2022

N5 2022-2255

SLUP-22-1246059 16-102-03-014

6168 Marbut Road, Lithonia, GA 30058

☐ Amendment

- Please review general comments.
- Note: This property may be on septic. Based on our records several surrounding properties have septic system installed. Our office does not have records that indicates installation.

N6 2022-2256

LP-22-1246085 15-083-001-013

2179 Bouldercrest Road, Atlanta, GA 30316

☐ Amendment

- Please review general comments.
- Note: Manufacturing Plant with septic system installed 09/30/1967. Size: 2500----800'x30" Distubution Box with 4" siphon

N7 2022-2257

Z-22-1246088 15-083-01-013

2179 Bouldercrest Road, Atlanta, GA 30316

☐ Amendment

- Please review general comments.

N8 2022-2258

SLUP-22-1246086 15-200-02-040

3507 Memorial Drive, Decatur, GA 30032

☐ Amendment

- Please review general comments.
- Note: This property may be on septic. Based on our records several surrounding properties have septic system installed. Our office does not have records that indicates installation.

Zoning Comments – October 2022

- N1.** No package to review.
- N2. 1845 Lawrenceville Hwy.** Lawrenceville Hwy is a state route. GDOT review and approval required prior to permitting. Lawrenceville Hwy is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Add ADA Ramps and a pedestrian crossing across Jordan Lane. Requires a 5-foot landscape strip with a 10 foot multi-use path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. Jordan Lane is classified as a local road. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires 12-foot travel lane from centerline with curb and gutter. Requires a 5-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. No poles may remain within the limits of the sidewalk. Driveway on Jordan Lane cannot be relocated without Transportation approval- proposed location acceptable.
- N3. 1251 Robinwood Rd.** Build 5 foot sidewalks in front of the subject property and extend to Lawrenceville Hwy within the current right of way. Robinwood Rd is classified as a local road. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires 12 foot travel lane from centerline with curb and gutter. Requires a 5 foot landscape strip with a 5 foot sidewalk on right of way. Requires pedestrian scale streetlights. Street parking within the right of way must be approved by Roads & Drainage prior to permitting. No poles may remain within the limits of the sidewalk. Interior streets/alleys must be private.
- N4. 3458 Mountain Drive.** Mountain Drive is a state route and requires GDOT review and approval prior to permitting. Requires traffic study to determine required number of lanes and queue lengths at entrances. The study will also determine the need for left turn lanes into the development. Mountain Drive is classified as a collector road. Requires a right of way dedication of 35 from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with a 10 foot multi-use path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. Speed Limit is 45 mph (per plans). Watch minimum driveway separation spacing in Sec 14-200(6). Speed Limits between 36 to 45mph requires 245 feet of separation between driveways. Developments with 151-300 residential units require 3 access points (Land development Code Sec 14-200(5).) Suggest that if you are seeking a variance that you do it within the zoning process. Interior street must be private.
- N5. 6168 Marbut Rd.** No parking allowed on Marbut Road.
- N6/N7. 2179 Bouldercrest Road.** Bouldercrest Road is classified as a major arterial. Requires a right of way dedication of 50 from centerline OR such that all public infrastructure is within right of way, whichever greater. Replace curbing along property frontage. Requires a 5 foot landscape strip with a 10 foot mulituse path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. No Parking allowed within the right of way.
- N8. 3507 Memorial Drive.** Memorial Drive is a state route. GDOT review and approval required prior to permitting. No comment. Based on the plan, this site it interior to the property and not adjacent to a right of way.

- N9. 311 South Howard St.** (They have the wrong address on the application. It is 211 South Howard Street.) Memorial Drive is a state route within the City of Atlanta. Both agencies will have to review and approve the requirements prior to permitting. For DeKalb: Memorial Drive requires a right of way dedication of 50 foot from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with a 10 foot mulituse path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. DeKalb Transportation will defer to the City of Atlanta comments for right of way improvements. South Howard St is classified as a collector street. South Howard Street requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with a 10 foot mulituse path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. Access point must remain at the southern property line on South Howard St. Interior private alley (instead of a shared drive for permitting) must be private. Shared drives not allowed for 6 lots, private alley in this case is allowed.
- N10. 1347 Bermuda Road.** By Code- shared driveways can only be for 2 lots. A variance will be necessary to have 6 lots on a shared driveway. Suggestion: widen to 24 feet and make it a private road. Bermuda Road is classified as a collector road. requires a right of way dedication of 35 from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with a 10 foot mulituse path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. Watch minimum separation of drives/roads in section 14-200(6) based on the speed limit of the road.
- N11. 8067 Rockbridge Road.** No Access on The Trace. Rockbridge Road is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with a 10 foot mulituse path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. The Trace is classified as a local road. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with a 5 foot sidewalk path. No poles may remain within the limits of the sidewalk. Requires pedestrian scale streetlights. This property is within the interior of a curve. Intersection sight distance exiting the property (based on AASHTO guidance and sealed by a professional engineer) must be met prior to permitting. Guardrail resign must also take place by a professional engineer along the Rockbridge frontage.
- N12. 1065 Fayetteville Rd.** Fayetteville Road is classified as a collector road. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with a 10 foot mulituse path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. Graham Circle is classified as a local road. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 12 foot travel lane from centerline of road. Requires a 5 foot landscape strip with a 5 foot sidewalk path. No poles may remain within the limits of the sidewalk. Requires pedestrian scale streetlights. Interior streets are shown on site plan as private. If they become public: Requires a right of way dedication of 55 feet. Requires a 5 foot landscape strip with a 6 foot sidewalk. No poles may remain within the limits of the sidewalk. Requires pedestrian scale streetlights.
- N13. 2255, 3375, 3395 Northeast Expressway.** All access is from GDOT right of way. GDOT review and permits required. Further discussions required around the Peachtree Greenway Trail connection. All public infrastructure must be on right of way.
- N14. 1602 Scott Blvd.** Scott Blvd is a state route. GDOT review and approval required prior to permitting. Scott Blvd is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with a 10 foot mulituse path. Extend Path to and along Blackmon Drive frontage. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. All interior streets to be private. No access allowed on Blackmon Drive Right in right out only allowed on Scott Blvd- with proper design to prohibit restricted movements.
- N15. 2739 Craigie Ave.** No comment.
- N16. 1259 Sheppard Ct.** No comment.

N17/N18. Not in package to review.

N19. No comment.



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 not** 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 not** 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.



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DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

N-6

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. LP-22-12410085 Parcel I.D. #: 15-083 01-013
Address: 2179 Bouldercrest Road
Atlanta, Ga. 30316

Adjacent Roadway (s):

(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:

Did not see any traffic engineering concerns at this time.

Signature: [Signature]

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

Date Received: _____ Application No: _____

Applicant Name: R. Kyle Williams

Applicant E-Mail Address: kwilliams@williamsteusink.com

Applicant Mailing Address: 309 Sycamore Street, Decatur, Georgia 30030

Applicant Daytime Phone: 404-373-9351 Fax: 404-378-6049

Owner Name: Old Fourth Group, LLC

If more than one owner, attach list of owners.

Owner Mailing Address: 487 Edgewood Avenue SE, Atlanta, Georgia 30312

Owner Daytime Phone: 404-821-0067

Address of Subject Property: 2179 Bouldercrest Road, Atlanta, DeKalb County, GA 30316

Parcel ID#: 15 083 01 013

Acreage: 2.71 Commission District: 3

Present Zoning District(s): MU-5

Proposed Zoning District: M

Present Land Use Designation: NC

Proposed Land Use Designation (if applicable): LIND

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: Williams Teusink, LLC Phone: (404) 373-9590 Email: kwilliams@williamsteusink.com

Property Address: 2179 Bouldercrest Road, Atlanta, DeKalb County, Georgia 30316

Tax Parcel ID: 15 083 01 013 Comm. District(s): 3 and 6 Acreage: 2.71

Existing Use: General Business Office

Proposed Use: Alcohol or Alcoholic Beverage Manufacturing, Warehousing or Storage, Catering Establishment, Restaurant (Non-Drive Thru)

Supplemental Regs: Yes Overlay District: NA DRI: NA

Rezoning: Yes X No

Existing Zoning: MU-5 Proposed Zoning: M Square Footage/Number of Units: ± 47,308 sq ft (existing)

Rezoning Request: Rezone from MU-5 to M to allow for renovation of existing industrial warehouse building for use and occupation by Old Fourth Group, LLC dba Old Fourth Distillery for operation of distillery manufacturing and distribution, tasting room, and public facing event, retail, and food-service eatery

Land Use Plan Amendment: Yes X No

Existing Land Use: NC Proposed Land Use: ??? Consistent Inconsistent

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

Special Land Use Request(s)

Major Modification:

Existing Case Number(s): NA

Condition(s) to be modified: NA

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: ☒ Review Calendar Dates: ☒ PC: _____ BOC: _____
Letter of Intent: ☒ Impact Analysis: ☒ Owner Authorization(s): ☒ Campaign Disclosure:
☒ Zoning Conditions: ☐ Community Council Meeting: ☐ Public Notice,
Signs: ☒ Tree Survey, Conservation: _____ Land Disturbance Permit (LDP): _____ Sketch
Plat: _____ Bldg. Permits: ☒ Fire Inspection: ☒ Business License: ☒ State
License: _____ Lighting Plan: _____ Tent Permit: _____ Submittal Format: NO STAPLES, NO
BINDERS PLEASE

***Deadline for hosting pre-community meeting with 15 days notice for March 2022 agenda cycle would be 12/30/21 or as adopted by Board of Commissioners**

****Filing Deadline for application is 12/31/21 or as adopted by Board of Commissioners**

*****Estimated date--Comm Council 3 meeting is contingent on the Board of Commissioners adopting the 2022 zoning calendar**

Review of Site Plan—No site plan submitted

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: _____

Comments: ____ No concept plan submitted. A rezoning to M Light Industrial will require a Land Use Amendment to *Light Industrial* Character Area as the current NC designation does not allow industrial zoning. Research will need to be done to verify that the proposed land uses are allowed in M zoning. Additionally, currently there are no abutting and surrounding properties that fall within a Light Industrial Character area designation on the Future Land Use Plan; Applicant will need to address this compatibility issue in their land use amendment application. There are several zoning requirements that may apply upon application for rezoning which include but not limited to transitional buffers, minimum parking requirements, streetscape

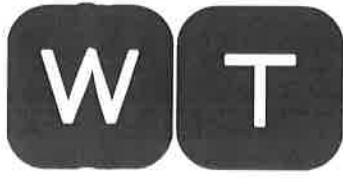
DEPARTMENT OF PLANNING & SUSTAINABILITY

requirements, sidewalks, etc. Applicant should also verify with Business License Department that the proposed alcohol related uses are consistent with the Alcohol Ordinance.

Planner: John Reid Date 11/30/21

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



WILLIAMS
TEUSINK

R. KYLE WILLIAMS
ATTORNEY AT LAW

404.373.9351 DIRECT DIAL
KWILLIAMS@WILLIAMSTEUSINK.COM

June 23, 2022

via Electric Submission and Filing

Andrew Baker, Director
DeKalb County, Georgia
Department of Planning and Sustainability
330 West Ponce de Leon Avenue,
Decatur, Georgia 30030

Re: **APPLICATION TO AMEND OFFICIAL ZONING MAP FROM MU-5
(MIXED-USE VERY HIGH DENSITY) TO LIGHT INDUSTRIAL (M)**

2179 Bouldercrest Road, Atlanta, DeKalb County, Georgia 30316
Tax Parcel ID No. 15 083 01 013

Dear Director Baker:

I represent Old Fourth Group, LLC ("Applicant"). Old Fourth Group, LLC owns that certain real property located at and known as 2179 Bouldercrest Road, Atlanta, DeKalb County, Georgia 30316 (Tax Parcel Id No. 15 083 01 013) (the "Property").

The Property consists of 2.71 acres with 276.67' frontage along Bouldercrest Road to the south of the intersection of Bouldercrest Road with Constitution Road. The property currently consists of a single-story brick building.

The Property is zoned MU-5 (Mixed-Use Very High Density) District with an Existing Land Use classification as Neighborhood Center (NC) based upon the 2021 Comprehensive Plan 5 Year Update (the "Comprehensive Land Use Map"). The Property is not within any Overlay District. The adjacent and adjoining properties on and along Bouldercrest Road to the north, south and west are currently zoned as M (Light Industrial) District. The parcels to the south and west are designated as COS (Conservation/Open Space). Parcels to the north are a mix of Suburban (SUB) and COS. Parcels to the east, across Bouldercrest Road are zoned OI (Office-Institutional) District. Parcels to the east have a future land use designation of SUB. However, the properties to the south and west designated as COS are the parcels recently subject to the Land Swap with Backhall Studios, and will be developed as a studio complex.

Applicant is fee simple owner of the property.

A. SUMMARY OF PROPOSED REZONING

Applicant requests rezoning of the Property from MU-5 to M to allow for development and use of the Property as a commercial distillery open to the public, with suites created and subdivided to allow for tenants, as detailed and conditioned upon the plans submitted in support of this Application. There is a companion application to change the land use classification of the Property from Neighborhood Center (NC) to Light Industrial (LIND).

A pre-application community meeting was held and facilitated by John Reid on November 11, 2021. Applicant and I will continue to work with the greater community and have requested additional community meetings to review the proposed rezoning and development.

B. DOCUMENTED IMPACT ANALYSIS UNDER SEC. 27-7.3.5

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

The Property has an Existing Land Use classification as Neighborhood Center (NC) based upon the Comprehensive Land Use Map. M (Light Industrial) District is not a Permitted Zoning in the Land Use classification of Neighborhood Center (NC). The proposed rezoning and development does require an amendment to the Comprehensive Land Use Map classification from Neighborhood Center (NC) to Light Industrial (LIND).

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

The proposed rezoning of the Property will permit development of a commercial business that is suitable in view of the use and development of adjacent and nearby properties.

The Property is less than one mile from the commercial developments and uses at the intersection of Interstate 285 and Bouldercrest Road and within the Bouldercrest Cluster identified within the Comprehensive Land Use Map. Surrounding properties beyond the commercial and industrial districts at the intersection of Interstate 285 and Bouldercrest Road is traditional single family, with a mix of R-75 (Residential Medium Lot-75), R-100 (Residential Medium Lot-100) and RSM (Small Lot Residential Mix) properties.

The proposed zoning and development allow for the commercial development and use of the existing building on the Property that has been under utilized following the previous rezoning.

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

The property as currently zoned is an outlier, originally sought rezoning in in 2012 as PC-2 (Pedestrian Community) District. In the Countywide rezoning implemented in 2014

Pedestrian Community was retired as a zoning category and the property was converted to the current MU-5 zoning. The property is underdeveloped as MU-5, with the structure on site still being designed for industrial use as the property was zoned prior to 2012.

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

As detailed in Sections A and B above, the proposed rezoning is consistent with and will not adversely affect the existing use or usability of adjacent and nearby properties. The proposed zoning and development of the Property presents an opportunity to provide a community hub for an established and growing business in line with the DeKalb County Comprehensive Plan 2035's stated strategic plan to develop and revitalize commercial corridors like the Bouldercrest Cluster identified in the Comprehensive Land Use Map.

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

The Property is improved with a warehouse on the property suitable for Industrial Zoning. Additionally, the Property is located within the Bouldercrest Cluster identified in the Comprehensive Land Use Map that seeks to focus on logistics and manufacturing. While a component of the distillery is open to the public, the overall goal is for the Owner to utilize the space for manufacturing of product.

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

The proposed rezoning will not adversely affect historic buildings, sites, districts, or archaeological resources. The proposed rezoning will instead return the property to its historical zoning category consistent with surrounding properties and uses.

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.

The proposed rezoning will not result in excessive or burdensome use of exiting streets, transportation facilities, utilities, or schools. The Property is well served by existing streets, transportation facilities, and utilities within the immediate surrounding areas located at the intersection of Interstate 285 and Bouldercrest Road. The existing infrastructure is more than sufficient to support the proposed development.

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

The proposed rezoning will not adversely impact the environment or surrounding natural resources. Instead, the proposed development is placed ideally between Entrenchment Creek to the east and Sugar Creek to the west while lying outside the stream buffer of both.

C. ADDITIONAL SUPPORTING DOCUMENTATION

Applicant includes as additional support for its Application the following:

1. Application to Amend Official Zoning Map;
2. Rezone Application Authorization;
3. Notarized Authorization by Property Owner for Representation;
4. Limited Warranty Deed, dated May 20th, 2020;
5. Legal Descriptions of the Property;
6. CZ-12-18049, dated September 25, 2012;
7. Zoning Map of the Property;
8. Future Land Use Map of the Property;
9. Aerial Photograph of the Property and Surrounding Area;
10. Streetscape Photograph of the Property; and
11. Plat of Property prepared by Survey Systems & Associates, Inc.. dated June 11th 2012.

I appreciate consideration of this Application. Please do not hesitate to contact me with any questions or requests for additional information or documentation.

Sincerely,


R. Kyle Williams

Encl.

RKW/saa

DEPARTMENT OF PLANNING & SUSTAINABILITY

IMPACT ANALYSIS

(Please respond to the following standards and factors on a separate sheet.)

Section 27-7.3.5. The following standards and factors are found to be relevant to the exercise of the county's zoning powers and shall govern the review of all proposed amendments to the Official Zoning Map:

- A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.
- B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.
- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
- D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby properties.
- E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.
- F. Whether the zoning proposal will adversely affect historic building, sites, districts, or archaeological resources.
- G. Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
- H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.

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 X 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

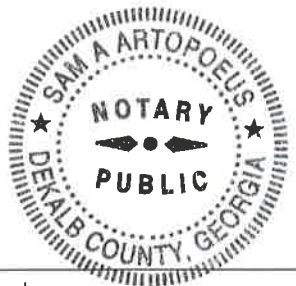


Signature of Applicant /Date

Check one: Owner Agent X

1/21/23

Expiration Date/ Seal



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

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: 11/23/21

TO WHOM IT MAY CONCERN:

(I), (WE), Old Fourth Group, LLC
Name of Owner(s)

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

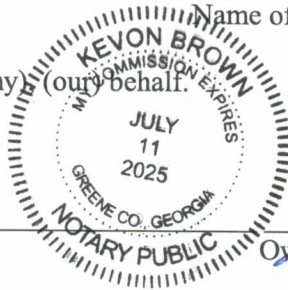
R. Kyle Williams

Name of Applicant 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

FILING FEES

At the time of submittal, a filing fee shall accompany each application as follows:

<u>Rezoning</u>	<u>FEE</u>
RE, RLG, R-100, R-85, R-75, R-60 MHP, RNC, RSM, MR-1. M-2	\$500.00
HR-1, HR-2, HR-3 MU-1, MU-2, MU-3, MU-4, MU-5 O-L, OD, OIT, NS, C-1, C-2, M. M-2	\$750.00

If the application is a request to rezone to more than one zoning district, the higher fee will apply.

Applications for non-contiguous property (separated by a street) must be filed separately. A separate fee will be charged for each application. Applications deferred “full cycle” do not require additional fees. An application that is withdrawn and later re- filed will be treated as a new case and will require a new fee.

**NOTARIZED AUTHORIZATION BY PROPERTY OWNER
FOR REPRESENTATION**

2179 Bouldercrest Road, Atlanta, DeKalb County, Georgia 30033
Tax Parcel ID No. 15 083 01 013

I, Craig Moore, Managing Member of Old Fourth Group, LLC ("Old Fourth"), swear and affirm that Old Fourth is the owner of the property located at 2179 Bouldercrest Road, Atlanta, DeKalb County, Georgia 30033 (Tax Parcel ID No. 15 083 01 013) as shown in the records of DeKalb County, Georgia, which is the subject matter of the attached Application. I authorize the person and firm named below to act as Applicant and my representative in pursuit of this Application.

Name of Applicant: R. Kyle Williams

Name of Firm: WILLIAMS TEUSINK, LLC

Address: The High House
309 Sycamore Street
Decatur, Georgia 30030

Telephone No.: (404) 373-9590

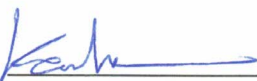
Email: kwilliams@williamsteusink.com

OLD FOURTH GROUP, LLC



Craig Moore, Managing Member

Sworn and subscribed
Before me this 23 day of October, 2021.



Notary Public

Commission Expiration Date: 7/11/2025



2020078946 DEED BOOK 28345 Pg 372
Filed and Recorded: 5/27/2020 4:22:00 PM
Recording Fee: \$25.00
Real Estate Transfer Tax: \$1,500.00
Prepared By:
7006579064
7067927936

Return to:

GANEK PC

D. Mark Seib, Esq.
197 Fourteenth Street, NW
Suite 300
Atlanta, Georgia 30318
Phone: (404) 892-7300
Fax: (404) 892-7246
File No.: MT200477

Parcel ID: 15-083-01-013

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made the 20th day of May, in the year Two Thousand Twenty (2020), between **EAST ATLANTA LOFTS, LLC, a Georgia limited liability company**, as party or parties of the first part, hereinafter called Grantor, and **OLD FOURTH GROUP, LLC, a Georgia limited liability company**, as party or parties of the second part, hereinafter called Grantee (the words, "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATION ----- (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 83 of the 15th District, DeKalb County, Georgia, being more particularly described in Exhibit "A" attached hereto and made a part hereof by reference.

This conveyance is made subject to those matters set forth in Exhibit "B" attached hereto and made a part hereof by reference.


TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons claiming by, through or under Grantor.


IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered
this 20th day of May, 2020,
in the presence of:


EAST ATLANTA LOFTS, LLC



Witness



(SEAL)
BY: HENRY L. FINKBEINER
ITS: MANAGER



Notary Public
My Commission Expires:

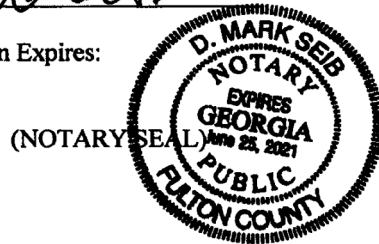


EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 83 of the 15th District, Dekalb County, Georgia, being shown on a plat of survey prepared for Architectural Image Manufactures, Inc. and William Bloodworth by East Metro Surveyors Incorporated and being more particularly described as follows:

To find the true Point of Beginning, begin at the intersection of the centerline of Constitution Road (which is the south line of Land Lot 83) with the west right of way line of West Side Place (if said right of way were projected to intersect the centerline of Constitution Road); thence north along the west right of way line of West Side Place and the west right of way line of Bouldercrest Road a distance of 1339.6 feet to an iron pin found at the Point of Beginning; thence from said true Point of Beginning, south 89 degrees 39 minutes 00 seconds west a distance of 395.46 feet to an iron pin found; thence north 10 degrees 31 minutes 17 seconds west a distance of 274.39 feet to an iron pin found; thence north 89 degrees 51 minutes 32 seconds east a distance of 385.99 feet to an iron pin found on the westerly right of way line of Bouldercrest Road; thence in a generally southerly direction along the westerly right of way line of Bouldercrest Road and following the curvature thereof an arc distance of 276.67 feet to an iron pin (said arc having a chord bearing south 12 degrees 31 minutes 02 seconds east a distance of 274.84 feet); said point being the true Point of Beginning.

Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

EXHIBIT "B"

1. Taxes and assessments for the year 2020 and subsequent years, not yet due and payable.
2. Any defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching prior to the date property acquired.
3. Any encroachments, easements, measurements, variations in area or content, party walls or other facts which a correct survey of the premises would show.
4. Right of Way Easement from Lanham Machinery Company to Georgia Power Company, undated, filed for record September 19, 1967, recorded in Deed Book 2242, page 559, DeKalb County, Georgia records.

PROPERTY DESCRIPTION

2179 Bouldercrest Road, Atlanta, DeKalb County, GA 30316

Tax Parcel ID #: 15 083 01 013

All that tract or parcel of land lying and being in Land Lot 83 of the 15th District, Dekalb County, Georgia, being shown on a plat of survey prepared for Architectural Image Manufactures, Inc. and William Bloodworth by East Metro Surveyors Incorporated and being more particularly described as follows:

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--

DEKALB COUNTY

ITEM NO. N. 5

BOARD OF COMMISSIONERS

HEARING TYPE:
PUBLIC HEARING

ZONING AGENDA / MINUTES

ACTION TYPE:
ORDINANCE

MEETING DATE: September 25, 2012

SUBJECT: Rezoning – Z-12-18049 – Henry Finkbeiner

COMMISSION DISTRICTS: 1 & 6

DEPARTMENT: Planning & Sustainability

PUBLIC HEARING: ☒ YES ☐ NO

ATTACHMENT: ☒ YES ☐ No

INFORMATION CONTACT: Marian Eisenberg, Zoning Administrator

PAGES: 23

PHONE NUMBER: (404) 371-2155

PETITION No: Z-12-18049

PROPOSED USE: Mixed Residential and Live-Work Development

LOCATION: 2179 (a.k.a. 2177) Bouldercrest Road

PARCEL No.: 15-083-01-013

PURPOSE: To rezone property from M (Industrial) to PC-2 (Pedestrian Community) to allow conversion of an existing industrial building into a mixed-use development.

RECOMMENDATIONS:

COMMUNITY COUNCIL: APPROVAL.

PLANNING COMMISSION: APPROVAL WITH CONDITIONS.

PLANNING STAFF: APPROVAL WITH CONDITIONS.

PLANNING COMMISSION MEETING (9/6/12): On September 6, 2012, the Planning Commission recommended "Approval With Conditions" as recommended by Staff.

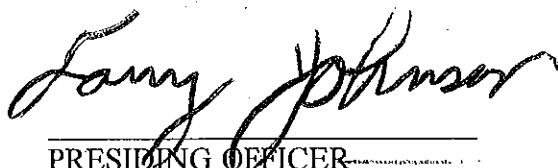
PLANNING STAFF ANALYSIS: As a redevelopment project that will offer live work spaces and loft-type residential units in a vacant, formerly industrial building, the zoning proposal is consistent with the following policies of the 2025 Comprehensive Plan: "Identify and encourage the development of priority areas for new infill or redevelopment" (LUP1); "Locate development in areas with direct access to existing infrastructure." (LUS1); and "Encourage a variety of home styles, densities and price ranges in locations that are accessible to jobs and services to ensure housing for individuals and families of all incomes and age groups." (LUS12). The applicant has requested, pursuant to LP-12-18050, a land use map amendment from SUB (Suburban) to (NC) Neighborhood Commercial, which is consistent with the PC-2 classification. The proposed development will be compatible with adjoining and nearby land uses and would add vitality and security to the edge of a residential neighborhood that is located to the southeast. There has been no indication that street capacity, the public infrastructure, or public services would be insufficient to serve the proposed development. Therefore, the Department of Planning & Sustainability recommends "Approval With Conditions".

FOR USE BY COMMISSION OFFICE/CLERK ONLY

ACTION : 2012-09-25 N 5 Henry Finkbeiner Z-12-18049

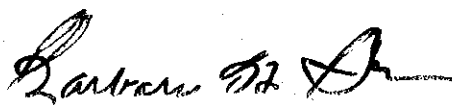
MOTION was made by Larry Johnson, seconded by Sharon Barnes Sutton and passed 5-1-0-1 to approve with staff's conditions, the rezoning -Z-12-18049-Henry Finkbeiner. Commissioner Gannon opposed and Commissioner Boyer was absent and not voting.

ADOPTED: SEP 25 2012
(DATE)



PRESIDING OFFICER
DEKALB COUNTY BOARD OF
COMMISSIONERS

CERTIFIED: SEP 25 2012
(DATE)



CLERK,
DEKALB COUNTY BOARD
OF COMMISSIONERS

MINUTES:

Allen Hoss, 1383 Spring Street, Atlanta, Ga. 30309, Hal Felds, 2610 Candace Lane, Atlanta, Georgia 30316, spoke in support of the application.

No one spoke in opposition.

FOR : Jeff Rader, Larry Johnson, Sharon Barnes Sutton, Lee May, Stan Watson

AGAINST : Kathie Gannon

ABSTAIN : None

ABSENT : Elaine Boyer

September 18, 2012

PLANNING COMMISSION VOTE:

Approval 5-0-0. T. Snipes moved and J. West seconded for approval with conditions as recommended by Staff.
The motion passed unanimously.

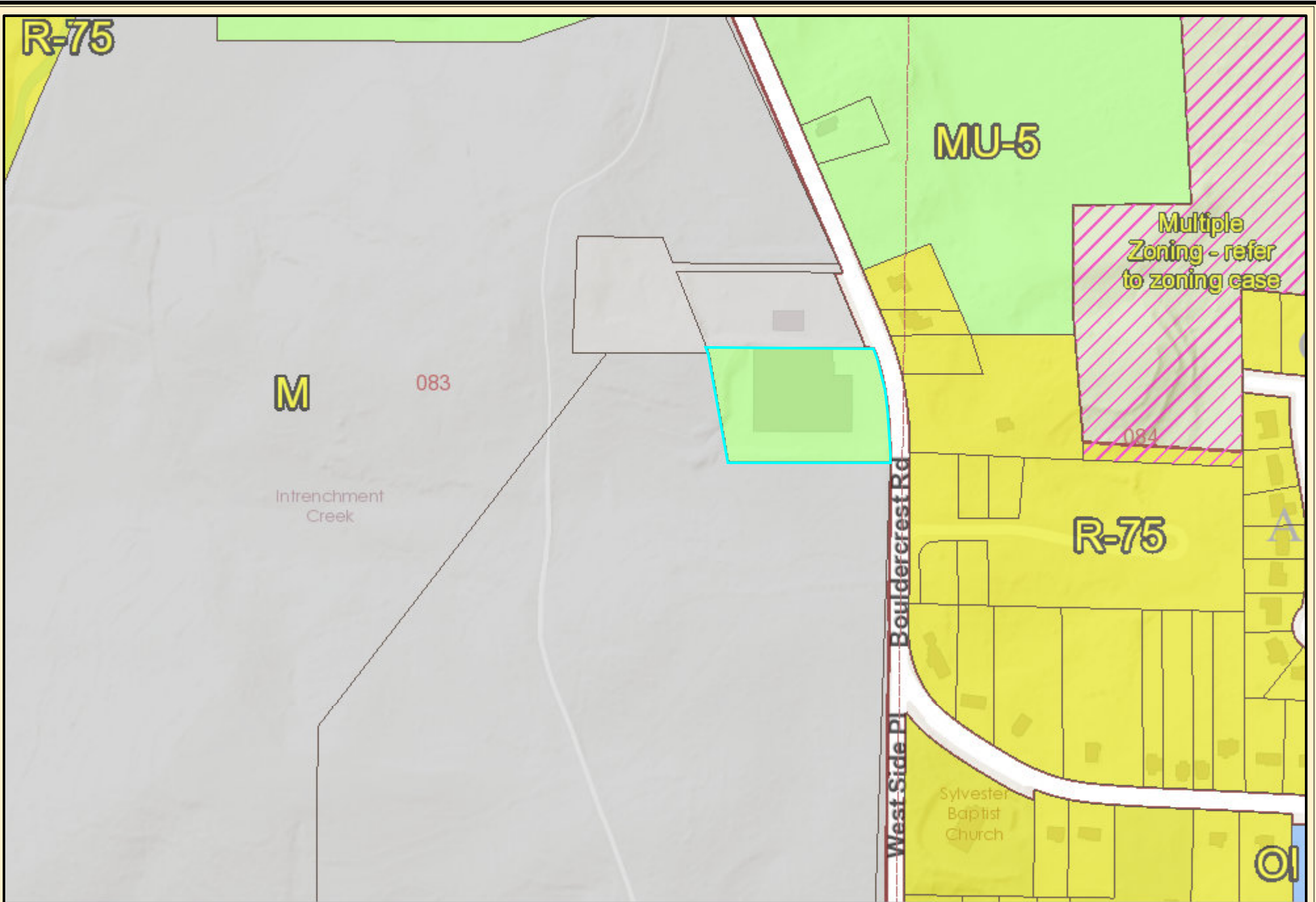
COMMUNITY COUNCIL VOTE/RECOMMENDATION:

Approval 6-0-0. The development is appropriate and will be an asset to the area.

RECOMMENDED CONDITIONS

PC-2

1. A minimum 5-foot wide sidewalk shall be constructed along the Bouldercrest Road street frontage.
2. Commercial and live-work units shall operate from 8:30 A.M. to 6:00 P.M. to avoid unnecessary night traffic.
3. Upon leasing the live-work units, the property manager shall provide tenants with the zoning regulations contained in Section 27-649.15(b)(7), which regulate the use, hours of operation, maximum number of employees, and square footage of such units.



DeKalb County Parcel Map

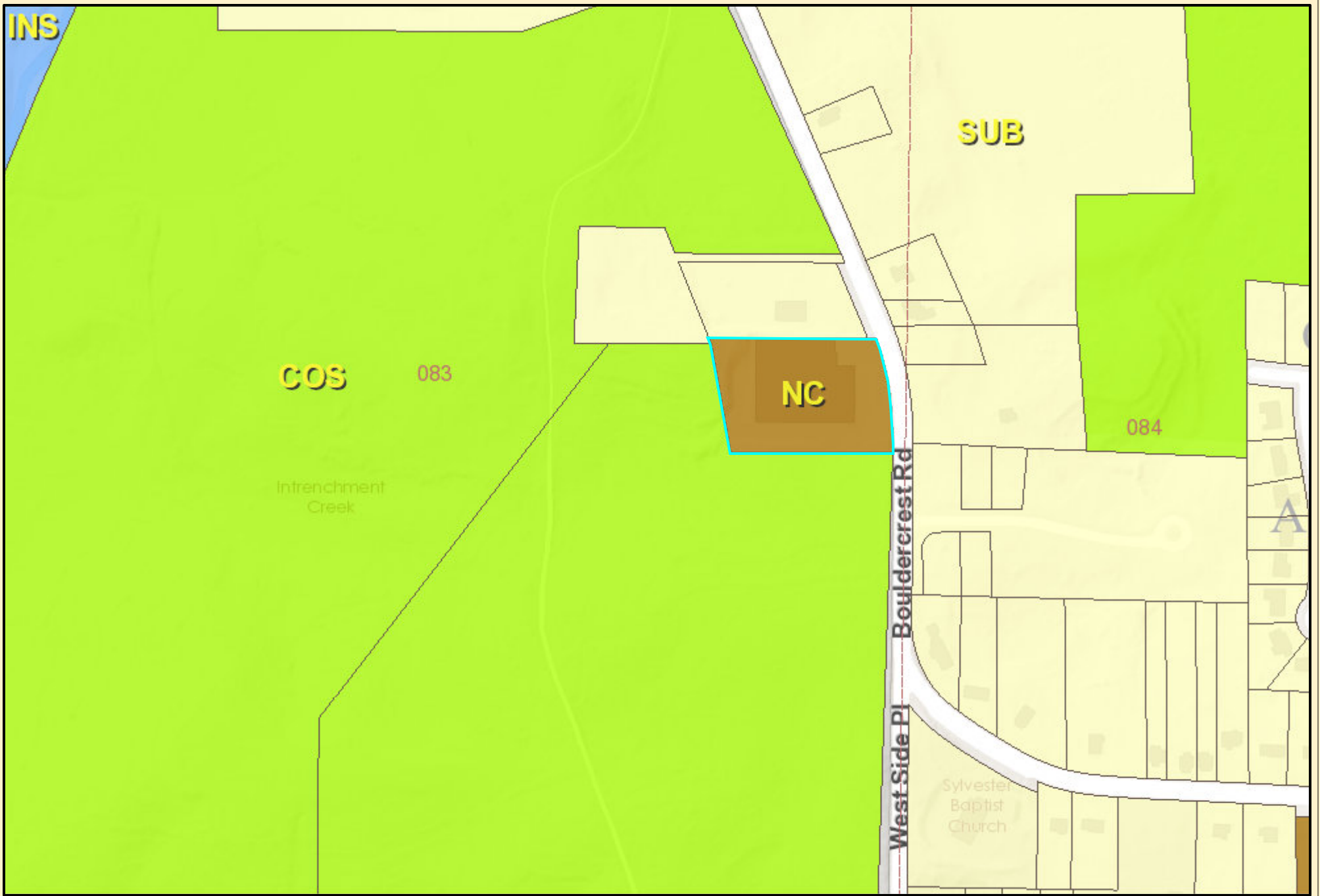
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Date Printed: 6/1/2022



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INS

SUB

COS 083

NC

084

A

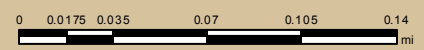
Intrachment Creek

Bouldercrest Rd
West Side Pl

Sylvester Baptist Church



DeKalb Future Land Use Map

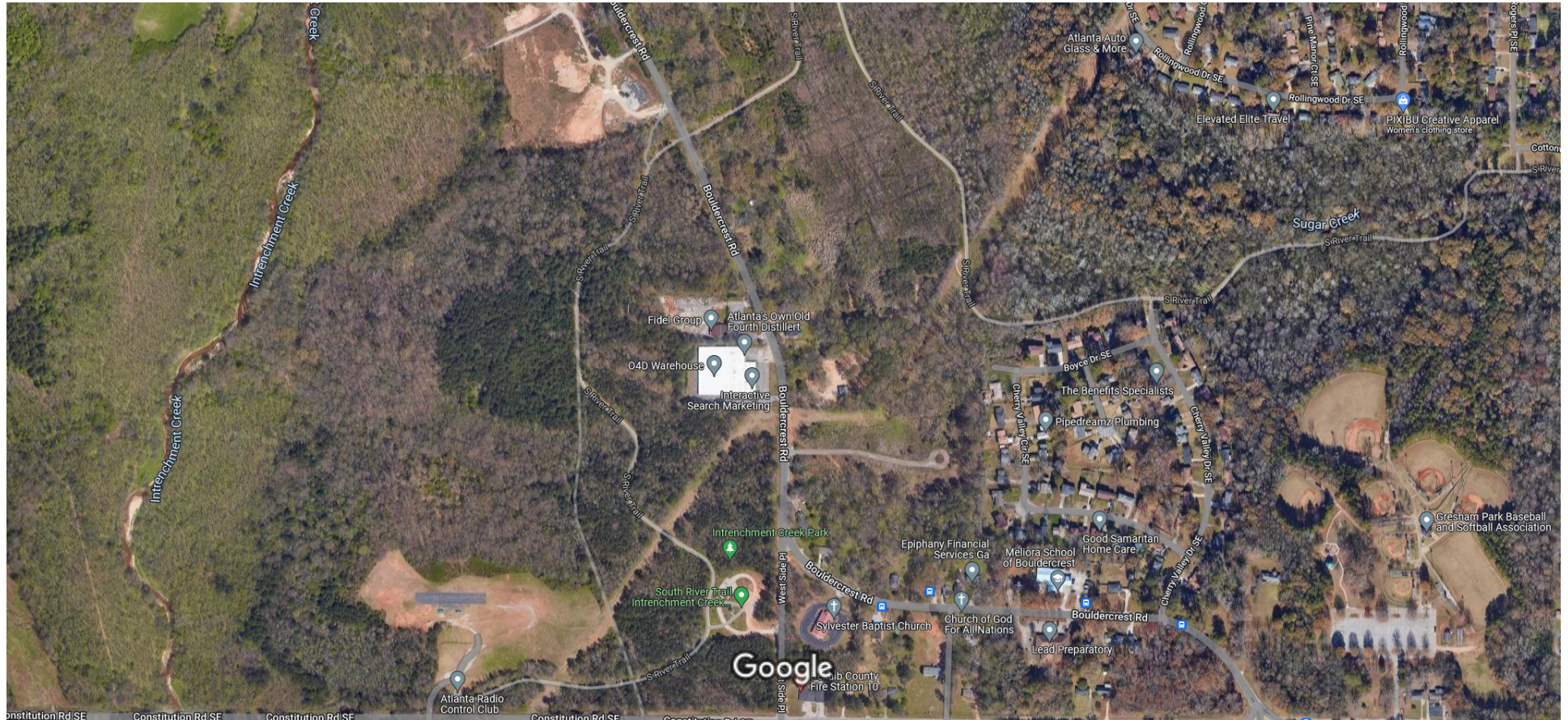


Date Printed: 6/1/2022



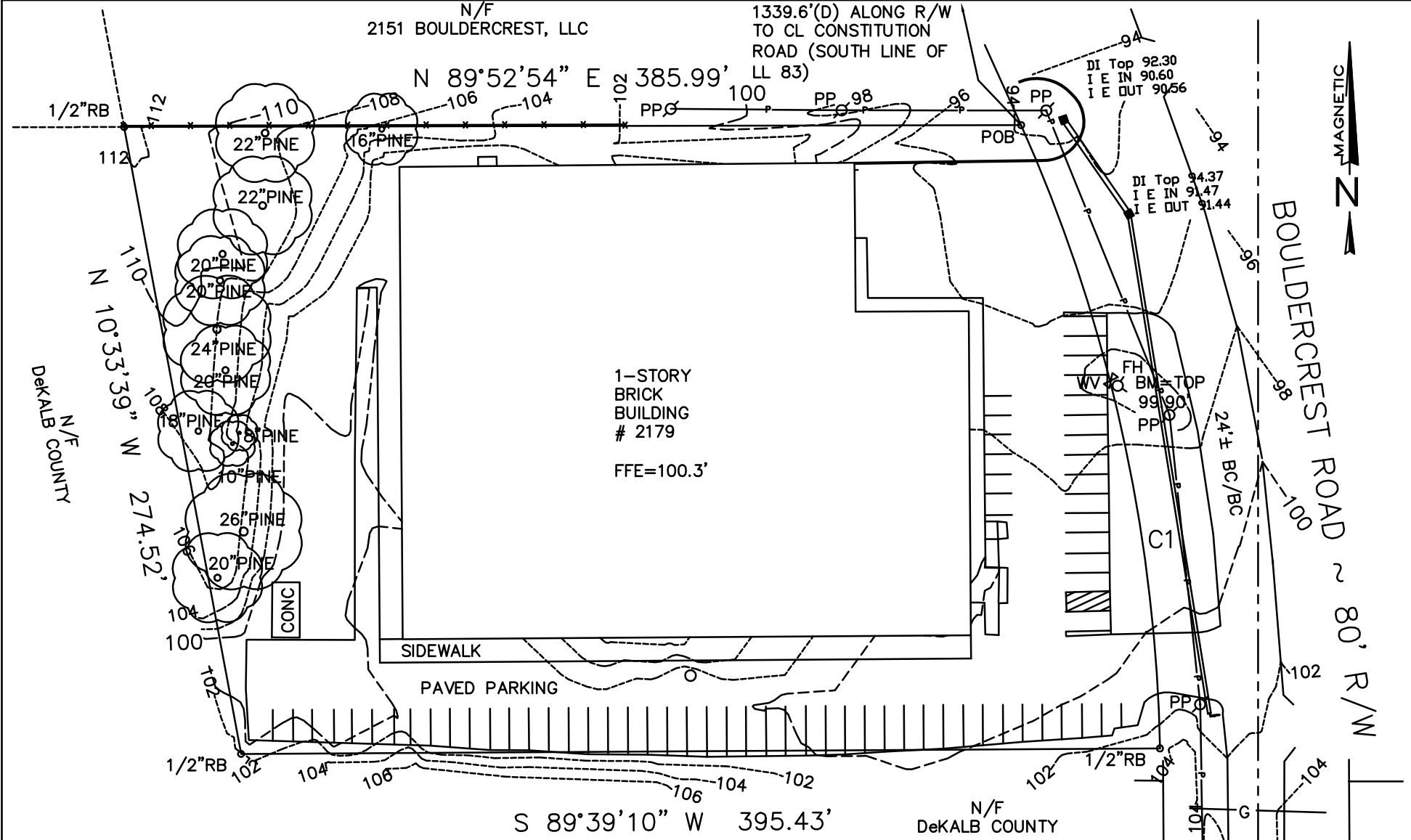
DeKalb County GIS Disclaimer

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Imagery ©2022 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2022 200 ft



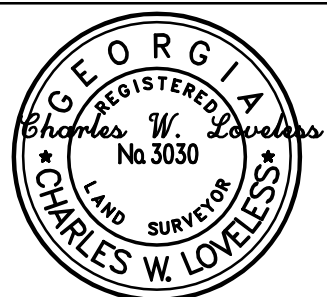


CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C1	694.018'	276.67'	274.84'	S12°31'02"E

PLAT PREPARED FOR:			
CRM CENTRAL PROPERTIES, LLC			
LOT	BLOCK	UNIT	SUBDIVISION
LAND LOT 83	15th DISTRICT		SECTION
DeKALB COUNTY, GEORGIA		FIELD DATE 06/06/2012	
CREW RD DRAWN RD & CL CHKD NB		DRAWN DATE 06/11/2012	
PLAT BOOK	PAGE	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	
DEED BOOK 22236	PAGE 99		

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

SURVEY SYSTEMS & ASSOC., INC.		PHONE (770)558-7895
PO BOX 3058		FAX (404)760-0011
TUCKER, GA 30085		INFO@SURVEYSYSTEMSATLANTA.COM
JOB 2179 BOULDERCREST ROAD		



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

- * LEGEND *
- NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
- | | | | |
|------|-----------------------|-----|--------------------------|
| IP | IRON PIN FOUND | POB | POINT OF BEGINNING |
| IPS | IRON PIN SET | LLL | LAND LOT LINE |
| OTP | OPEN TOP PIPE FOUND | MH | MAN HOLE |
| CTP | CRIMP TOP PIPE FOUND | -S- | SANITARY SEWER LINE |
| RB | REINFORCING BAR FOUND | CB | CATCH BASIN |
| RBS | REINFORCING BAR SET | JB | JUNCTION BOX |
| MAG | MAGNETIC READING IP | DI | DRAINAGE INLET |
| AI | ANGLE IRON FOUND | YI | YARD INLET |
| CP | CALCULATED POINT | HW | HEAD WALL |
| -X-X | FENCE | PP | POWER POLE |
| CLF | CHAIN LINK FENCE | PW | POWER LINE |
| WDF | WOOD FENCE | SSE | SANITARY SEWER EASEMENT |
| WRF | WIRE FENCE | DE | DRAINAGE EASEMENT |
| FC | FENCE CORNER | UE | UTILITY EASEMENT |
| BL | BUILDING LINE | AE | ACCESS EASEMENT |
| R/W | RIGHT-OF-WAY | TB | TOP OF BANK |
| PL | PROPERTY LINE | CMP | CORRUGATED METAL PIPE |
| PC | PROPERTY CORNER | RCP | REINFORCED CONCRETE PIPE |
| CL | CENTER LINE | APP | AS PER PLAT |
| CPT | CARPORT | APD | AS PER DEED |
| BR | BRICK | APR | AS PER RECORD |
| FR | FRAME | APF | AS PER FIELD |
| WD | WOOD | BC | BACK OF CURB |
| P | PLAT | EP | EDGE OF PAVEMENT |
| D | DEED | EB | ELECTRIC POWER BOX |
| R | RECORD | -G- | GAS LINE |
| F | FIELD | WM | WATER METER |
| N | NEIGHBOR'S | OH | OVERHANG |
| N/F | NOW OR FORMERLY | OU | OWNERSHIP UNCLEAR |

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS PUBLIC OR PRIVATE.

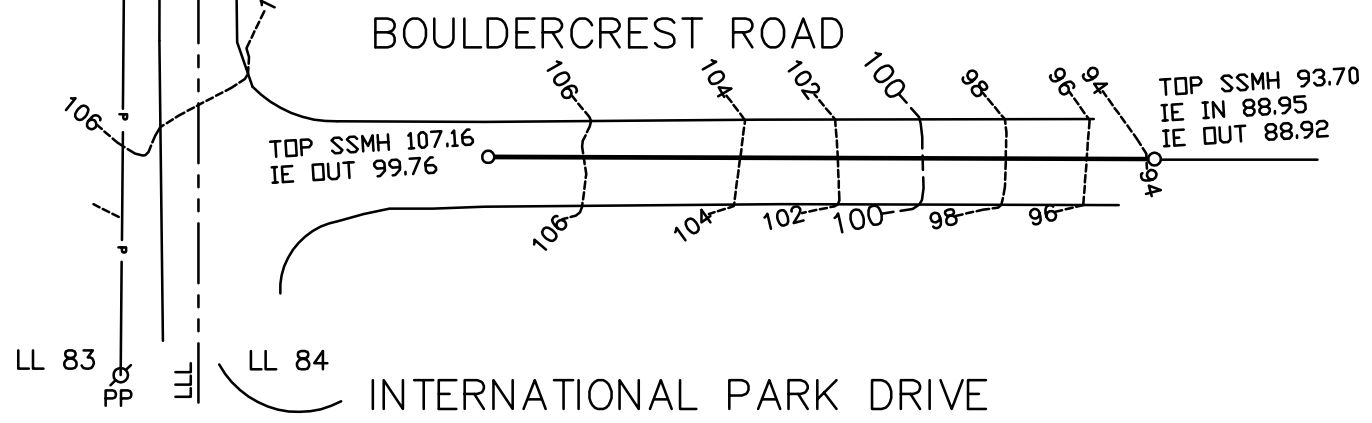
NOTE: PROPERTY LINES SHOWN ON THIS SURVEY/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

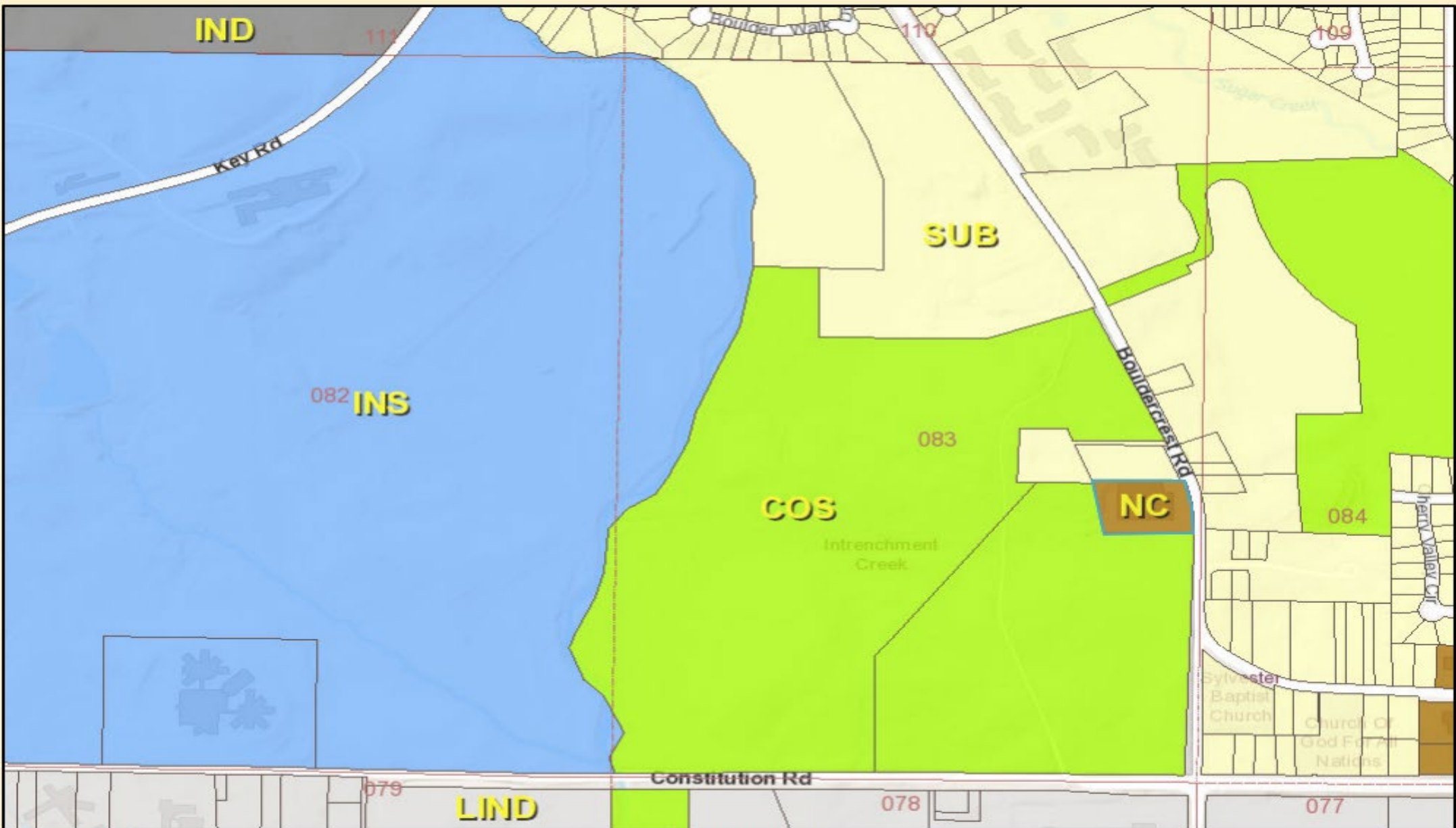
THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS SURVEY IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

PROPERTY ADDRESS:
2179 BOULDERCREST ROAD
ATLANTA, GA

LAND AREA:
107736 SF
2.473 AC

0 60
SCALE 1" = 60'





LP-22-1246085 Land Use

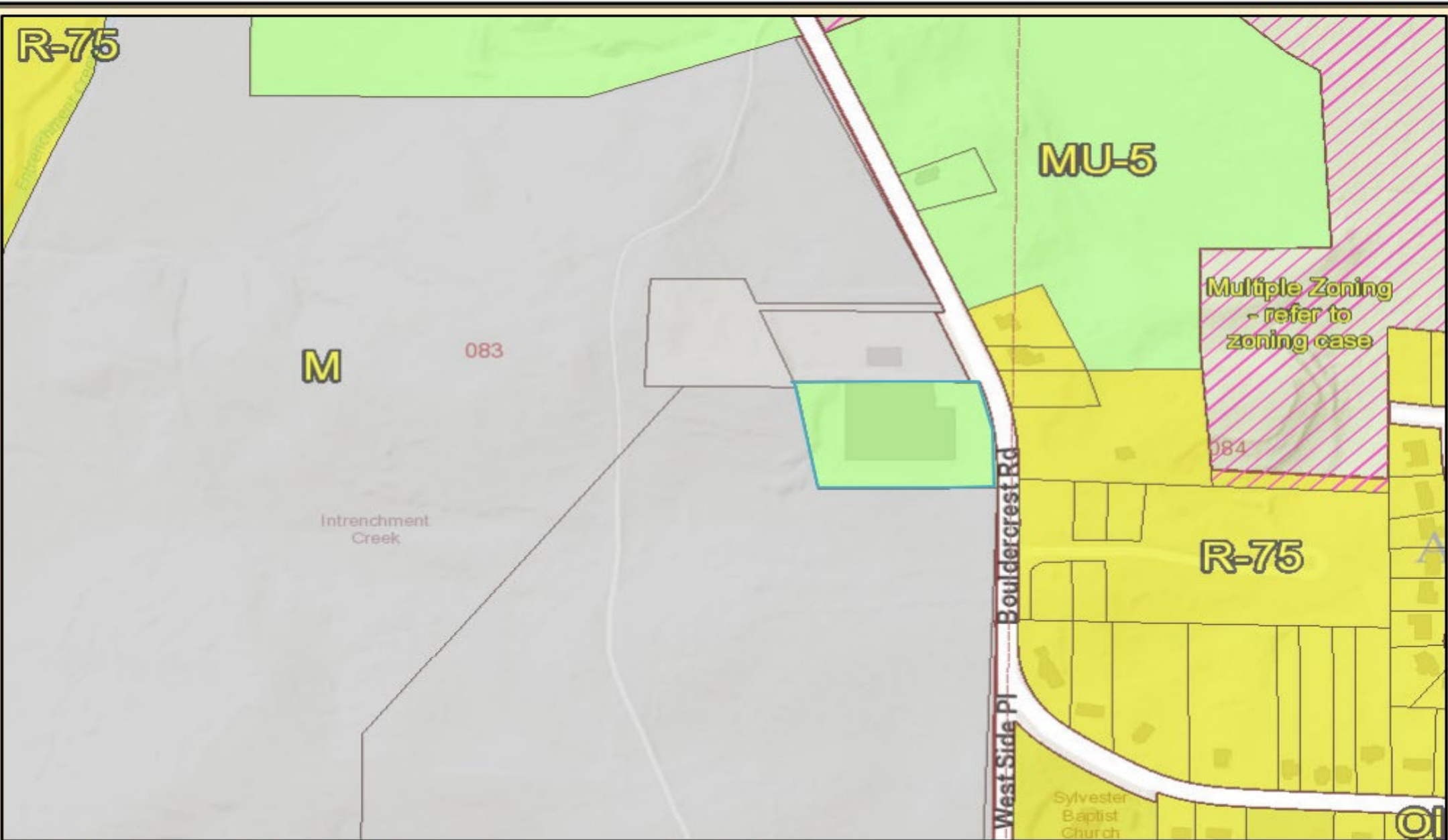
0 0.0375 0.075 0.15 0.225 0.3
ms

Date Printed: 10/7/2022



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LP-22-1246085 Zoning

0 0.0175 0.035 0.07 0.105 0.14 mi

Date Printed: 10/7/2022



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LP-22-1246085 Aerial

0 0.0175 0.035 0.07 0.105 0.14
mi

Date Printed: 10/7/2022



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