

**Public Hearing:** YES ☒ NO ☐

**Department:** Planning & Sustainability

**SUBJECT:**

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

**Application of Kyle Williams to rezone property from MU-5 (Mixed Use) zoning district to M (Light Industrial) zoning district to allow for the construction of a distillery, at 2179 Bouldercrest Road.**

**PETITION NO:** N7-2022-2257 Z-22-1246088

**PROPOSED USE:** Construction of a distillery.

**LOCATION:** 2179 Bouldercrest Road, Atlanta, Georgia 30316

**PARCEL NO. :** 15-083-01-013

**INFO. CONTACT:** Planning & Sustainability

**PHONE NUMBER:** 404-371-2155

**PURPOSE:**

Application of Kyle Williams to rezone property from MU-5 (Mixed Use) zoning district to M (Light Industrial) zoning district 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 with Conditions.

**STAFF ANALYSIS:** The proposed request is to rezone to M (Light Industrial) to allow a distillery to operate within an existing building. There is also a companion Land Use Amendment request from NC (Neighborhood Center) to LIND (Light Industrial) (see LP-22-1246085). Based on information from the Land Development Division, the subject site is not encumbered by any floodplains or tributary buffers (see attached). Based on the submitted information, the proposed M district is consistent with the strategies and policies of the LIND Character Area calling for manufacturing, warehousing, and light industrial uses in areas with compatible soils, drainage, and other environmental characteristics (LIND policies, *Environmental Compatibility*, page 7.) The proposed M district is consistent with the surrounding M (Light Industrial) zoning pattern to the north, west, and south and is appropriate along a major arterial Road (Bouldercrest Road). With recommended conditions, it appears the request would be compatible with surrounding uses. Therefore, it is the recommendation of the Planning & Sustainability Department that the request be “Approved with the attached conditions”.

**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.

**Z-22-1246088 (2022-2257)**  
**Recommended Conditions Nov. 2022**  
**2179 Bouldercrest Road**

1. Use limited to distillery (Alcohol Manufacturing) and *accessory* uses including tasting room, office, and retail uses. All accessory uses must comply with minimum parking requirements of the Zoning Ordinance. No Late-Night Establishment or Nightclub use allowed.
2. Use shall be limited to the existing building.
3. All parking shall be paved and striped. Expansion of the parking lot is prohibited.
4. Compliance with all county, state and federal regulations relating to Alcohol Manufacturing.
5. Provide 6-foot-wide sidewalk and 10-foot-wide landscape strip along Bouldercrest Road with street trees every 50 feet on center prior to the issuance of any certificates of occupancy.



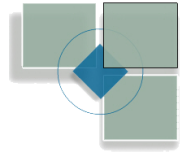
Michael Thurmond  
Chief Executive Officer

## **DeKalb County Department of Planning & Sustainability**

**178 Sams Street Suite 3600**

**Decatur, GA 30030**

**(404) 371-2155 / [www.dekalbcountyga.gov/planning](http://www.dekalbcountyga.gov/planning)**



**Planning Commission Hearing Date: November 1, 2022**

**Board of Commissioners Hearing Date: November 17, 2022**

### **STAFF ANALYSIS**

<b>Case No.:</b>	Z-22-1246088	<b>Agenda #:</b> N7
<b>Location/ Address:</b>	The west side of Bouldercrest Road at 2179 Bouldercrest Road in Atlanta, Georgia.	Commission District: 3 Super District: 6
<b>Parcel ID:</b>	15-083-01-013	
<b>Request:</b>	To rezone property from MU-5 (Mixed Use 5) District to M (Light Industrial) district to allow for a distillery to operate within an existing building.	
<b>Property Owner:</b>	Old Fourth Group, LLC	
<b>Applicant/Agent:</b>	Kyle Williams	
<b>Acreage:</b>	2.71	
<b>Existing Land Use:</b>	Vacant building	
<b>Surrounding Properties:</b>	Vacant Land	
<b>Adjacent Zoning:</b>	<b>North:</b> M <b>South:</b> M <b>East:</b> R-75 <b>West:</b> M	
<b>Comprehensive Plan:</b>	Proposed LIND (Light Industrial)	<b>Consistent</b> <input checked="" type="checkbox"/> <b>Inconsistent</b> <input type="checkbox"/>
<b>Proposed Density:</b> NA	<b>Existing Density:</b> NA	
<b>Proposed Units/Square Ft.:</b> NA	<b>Existing Units/Square Feet:</b> Vacant Building	
<b>Proposed Lot Coverage:</b> NA	<b>Existing Lot Coverage:</b> NA	

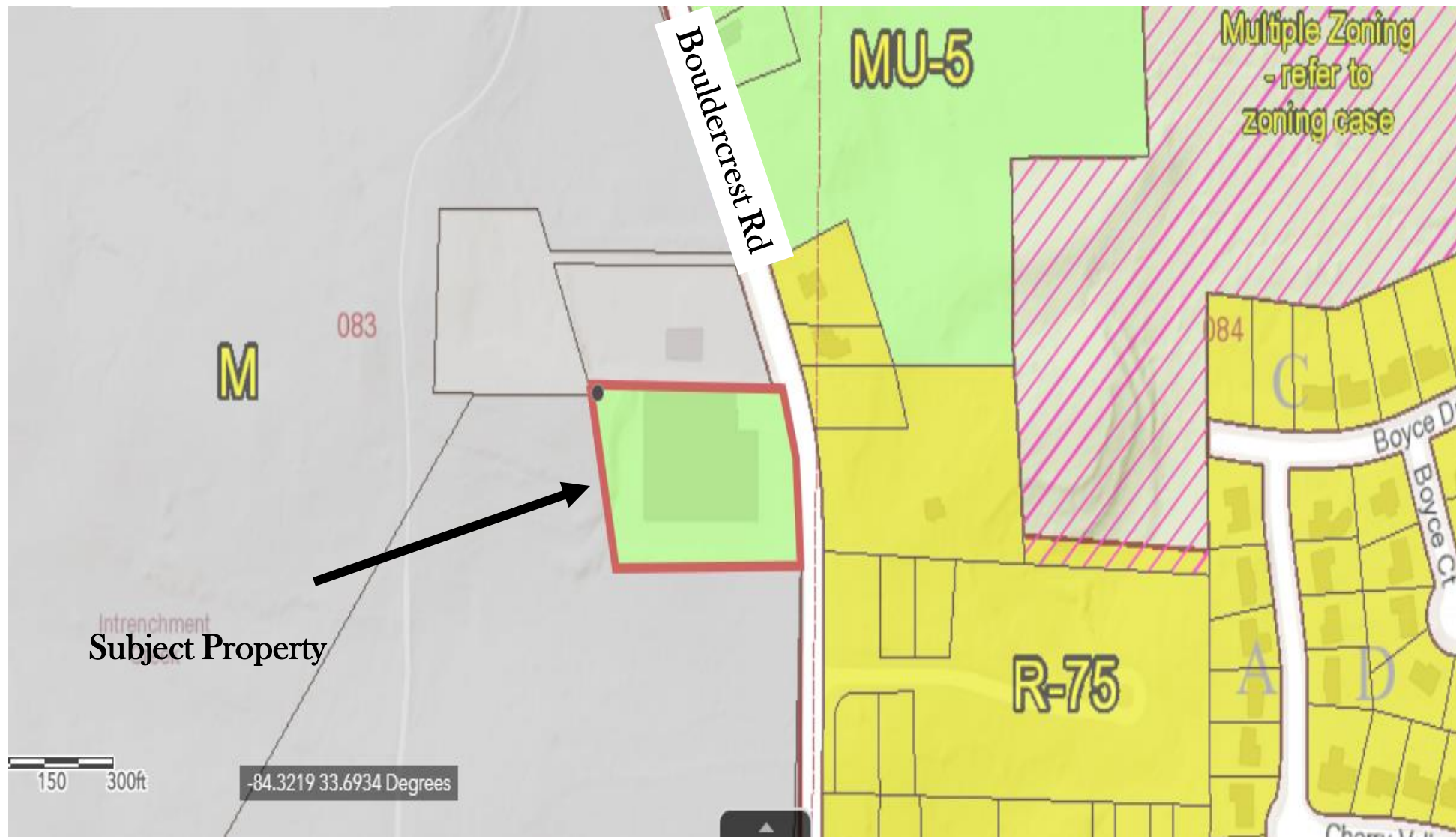
### **Staff Recommendation: APPROVAL WITH CONDITIONS**

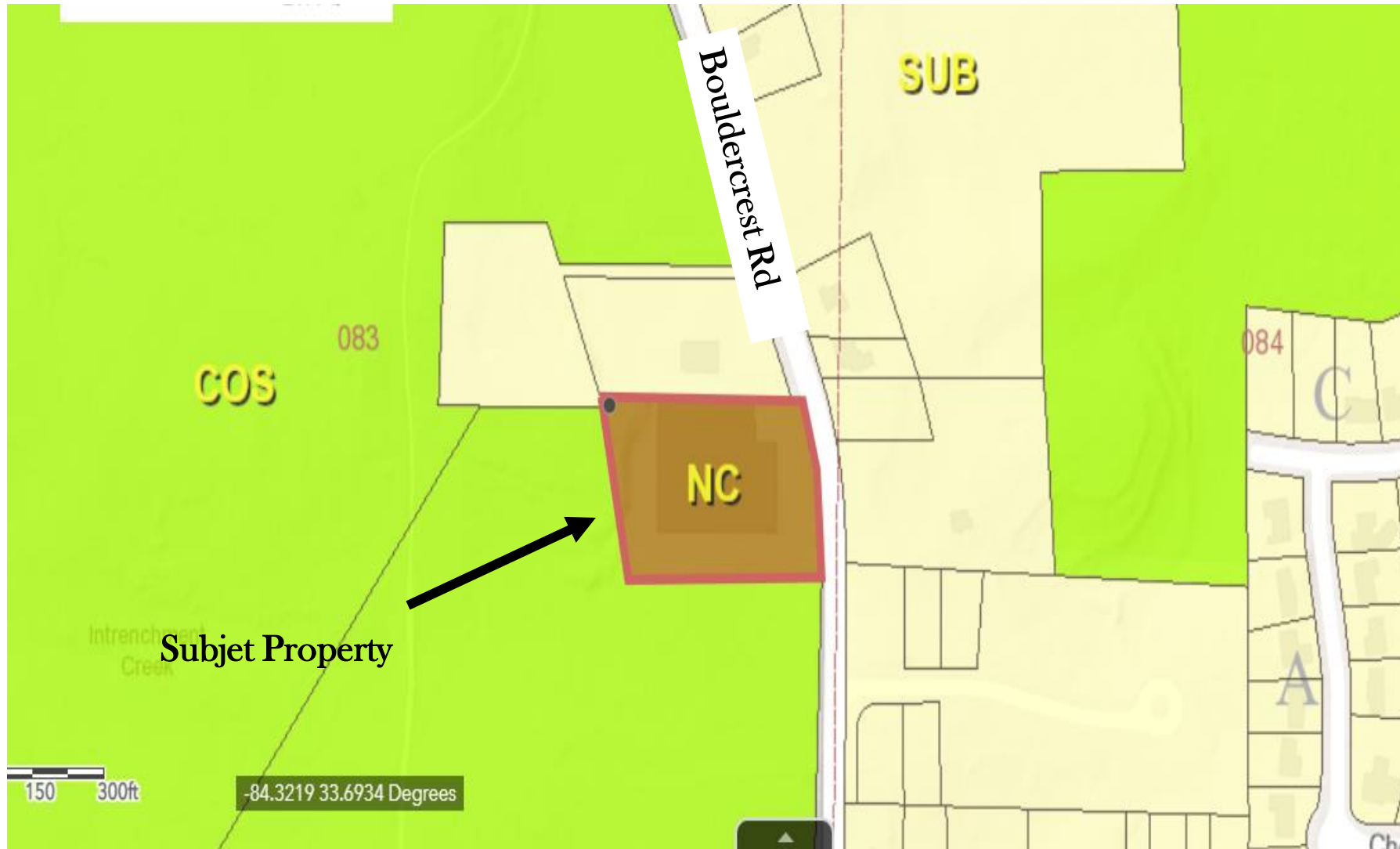
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the north, west, and south and is appropriate along a major arterial Road (Bouldercrest Road). With recommended conditions, it appears the request would be compatible with surrounding uses. Therefore, it is the recommendation of the Planning & Sustainability Department that the request be "Approved" with the following conditions.

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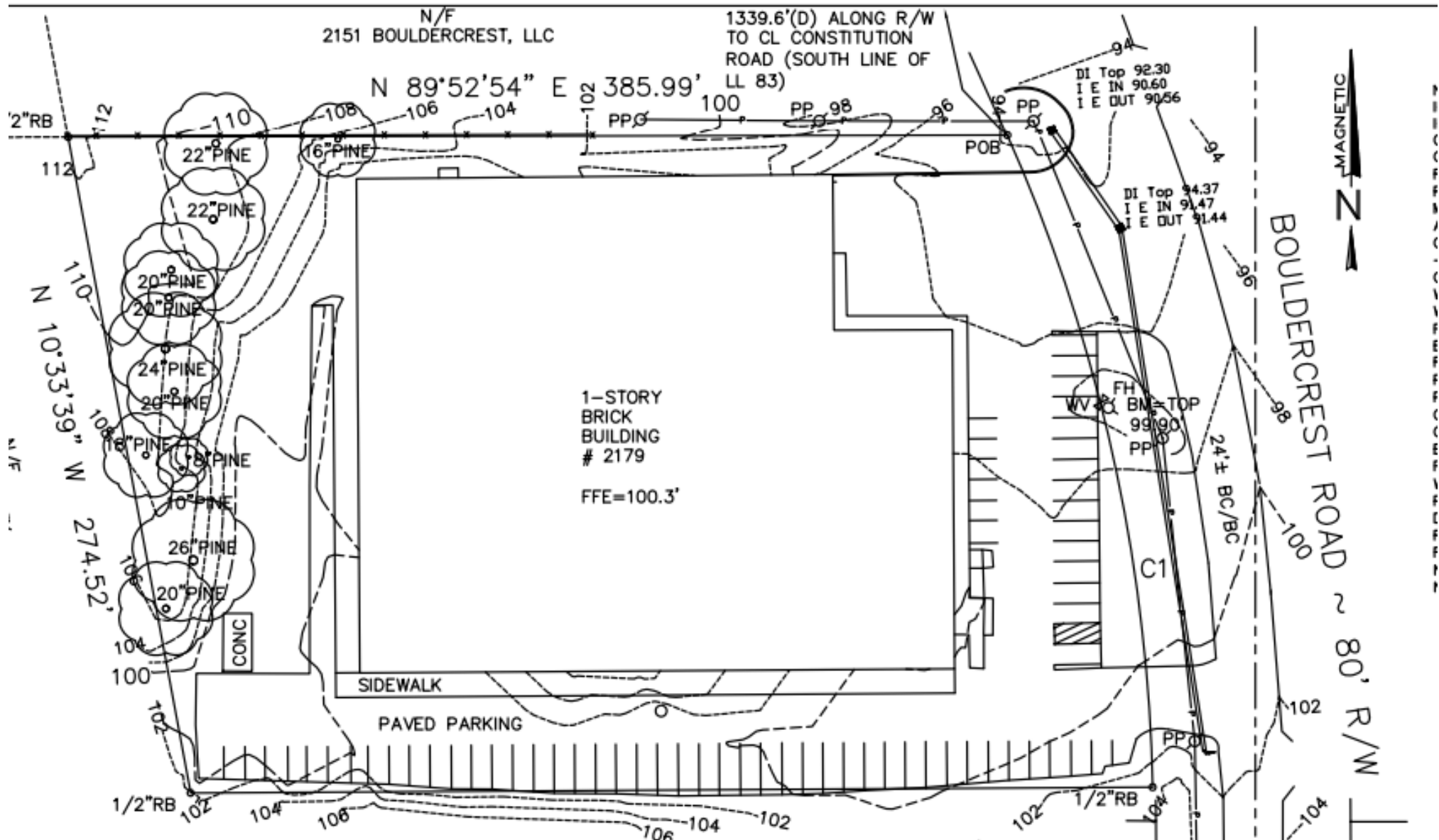














**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

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



**DEKALB COUNTY GOVERNMENT  
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[lahill@dekalbcountyga.gov](mailto: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](http://www.dekalbhealth.net)

10/17/2022

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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.

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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

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N7 2022-2257

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

2179 Bouldercrest Road, Atlanta, GA 30316

☐ Amendment

- Please review general comments.

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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-7

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[lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)

COMMENTS FORM:  
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: Z-22-1246088 Parcel I.D. #: 15-083 01-013  
Address: 2179 Bouldercrest Road  
Atlanta, Ga. 30316

Adjacent Roadway (s):

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

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

Capacity (TPD) \_\_\_\_\_  
Latest Count (TPD) \_\_\_\_\_  
Hourly Capacity (VPH) \_\_\_\_\_  
Peak Hour Volume (VPH) \_\_\_\_\_  
Existing number of traffic lanes \_\_\_\_\_  
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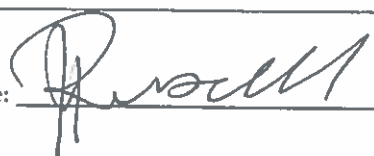
Please provide additional information relating to the following statement.

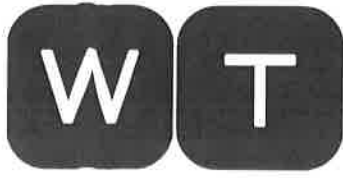
According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7<sup>TH</sup> Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula,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

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

COMMENTS:

No traffic engineering concerns at this time.

Signature: 



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 20<sup>th</sup>, 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 11<sup>th</sup> 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

---

**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

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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

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## DEPARTMENT OF PLANNING & SUSTAINABILITY

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### 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.

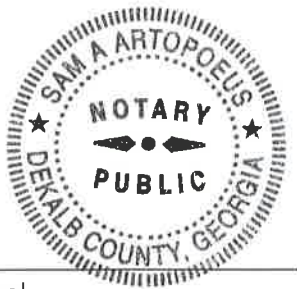
The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

  
\_\_\_\_\_  
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:

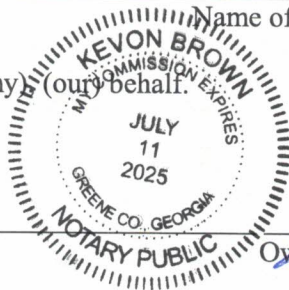
(I), (WE), Old Fourth Group, LLC  
Name of Owner(s)

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

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### FILING FEES

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

<b><u>Rezoning</u></b>	<b><u>FEE</u></b>
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

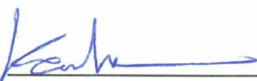
I, Craig Moore, Managing Member of Old Fourth Group, LLC ("Old Fourth"), swear and affirm that Old Fourth is the owner of the property located at 2179 Bouldercrest Road, Atlanta, DeKalb County, Georgia 30033 (Tax Parcel ID No. 15 083 01 013) as shown in the records of DeKalb County, Georgia, which is 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](mailto: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:

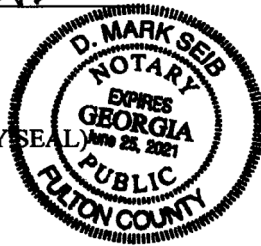
**EAST ATLANTA LOFTS, LLC**

  
\_\_\_\_\_  
Witness

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

  
\_\_\_\_\_  
Notary Public  
My Commission Expires:

(NOTARY SEAL)



## 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".

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**FOR USE BY COMMISSION OFFICE/CLERK ONLY**

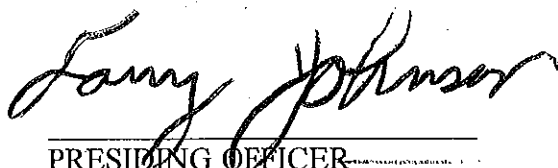
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**ACTION :** 2012-09-25 N 5 Henry Finkbeiner Z-12-18049

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.

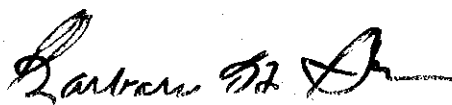
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ADOPTED: SEP 25 2012  
(DATE)



PRESIDING OFFICER  
DEKALB COUNTY BOARD OF  
COMMISSIONERS

CERTIFIED: SEP 25 2012  
(DATE)



CLERK,  
DEKALB COUNTY BOARD  
OF COMMISSIONERS

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**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.

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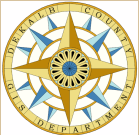
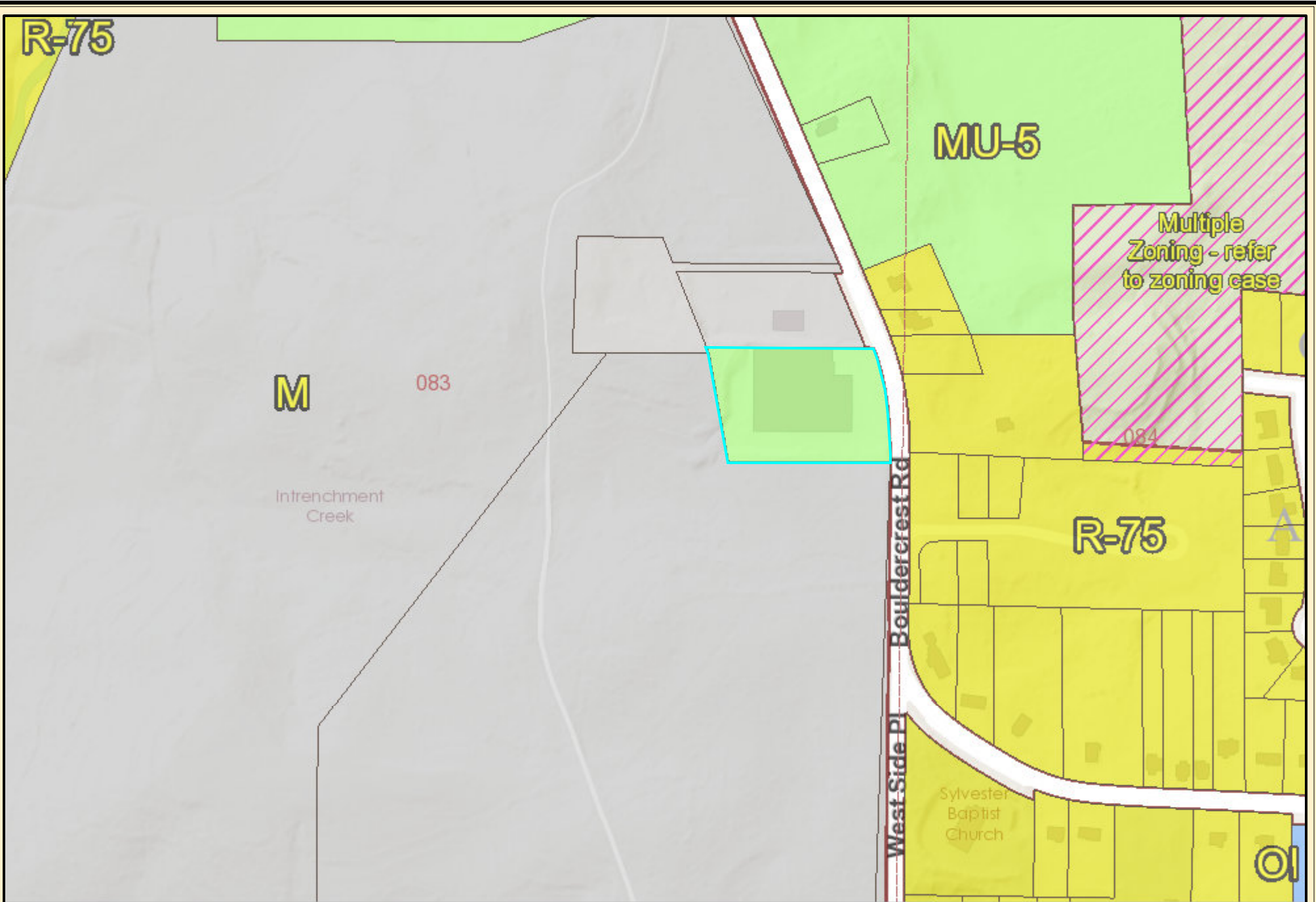
**COMMUNITY COUNCIL VOTE/RECOMMENDATION:**

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

0 0.0175 0.035 0.07 0.105 0.14 mi

Date Printed: 6/1/2022



### DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.

INS

SUB

COS

083

NC

084

Intrinchment  
Creek

Bouldercrest Rd  
West Side Pl

Sylvester  
Baptist  
Church



## DeKalb Future Land Use Map

0 0.0175 0.035 0.07 0.105 0.14  
mi

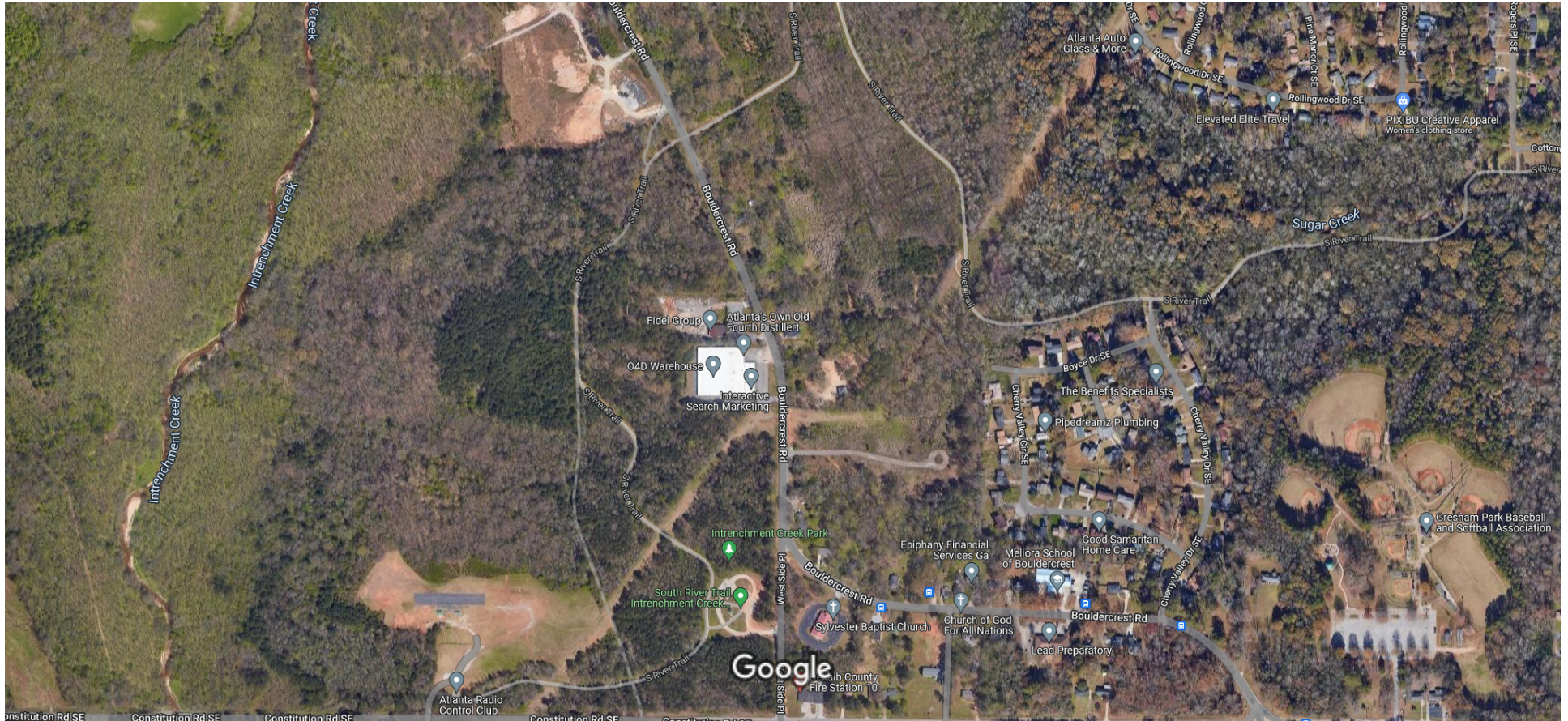
Date Printed: 6/1/2022



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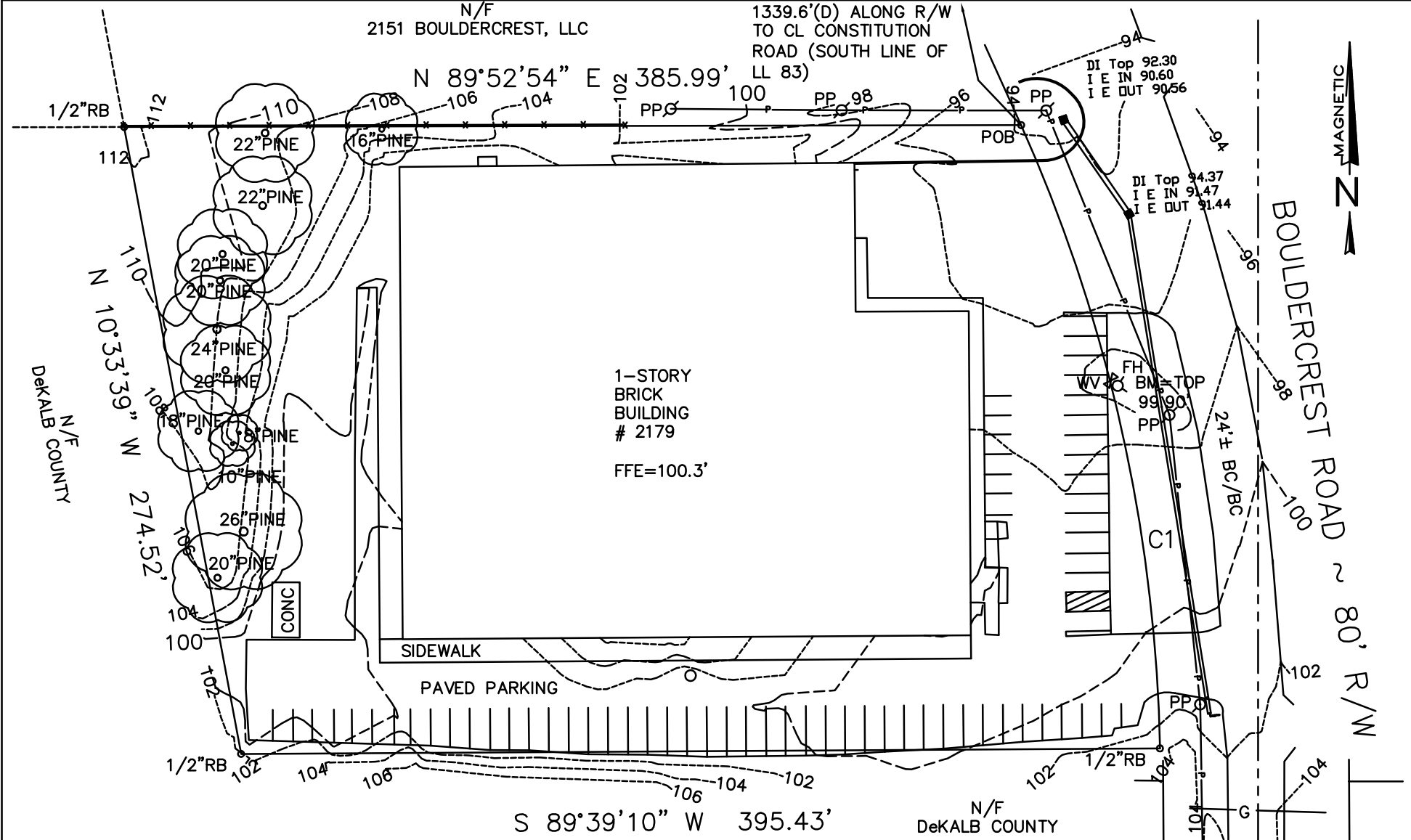




Imagery ©2022 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2022 200 ft







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		

GEORGIA

REGISTERED

Charles W. Loveless

No 3030

LAND SURVEYOR

CHARLES W. LOVELESS

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.

SURVEY SYSTEMS & ASSOC., INC.

PHONE (770)558-7895

FAX (404)760-0011

INFO@SURVEYSYSTEMSATLANTA.COM

JOB 2179 BOULDERCREST ROAD

PO BOX 3058

TUCKER, GA 30085

\* 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

PROPERTY ADDRESS:  
2179 BOULDERCREST ROAD  
ATLANTA, GA

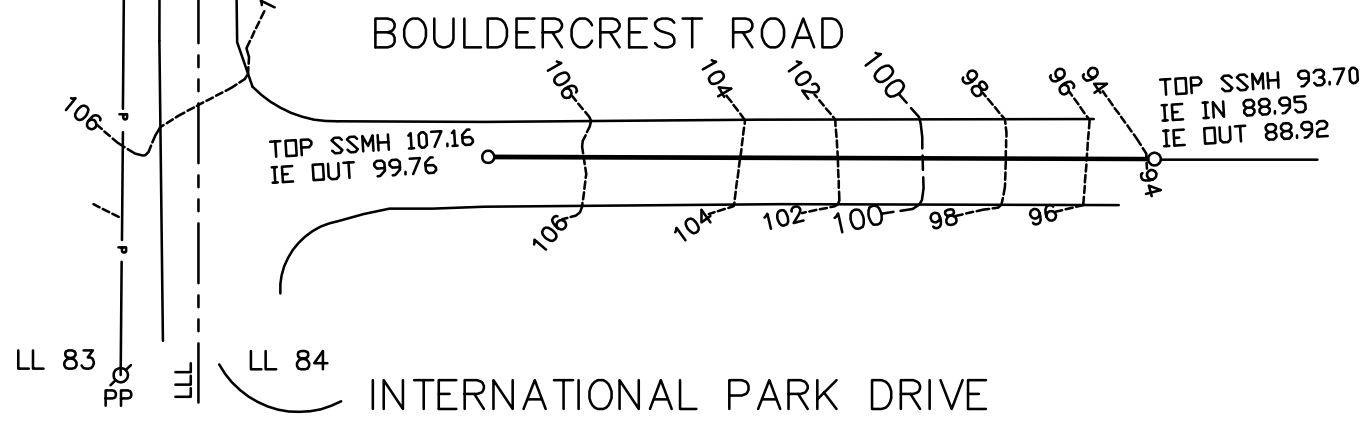
LAND AREA:  
107736 SF  
2.473 AC

0 60  
SCALE 1" = 60'

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.







October 26<sup>th</sup>, 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: LP-22-2256-1246085  
Z-22-2256-1246088**

**2179 Bouldercrest Road, Atlanta, DeKalb County, Georgia 30316  
Tax Parcel Id NO. 15 083 01 013**

**SUPPORT OF METRO SOUTH COMMUNITY IMPROVEMENT  
DISTRICT**

Dear Director Baker:

I am the Executive Director of Metro South Community Improvement District. The property at issue in these applications at 2179 Bouldercrest Road is within and central to our district. The property serves as a gateway link between the residential, commercial, and industrial components of our district.

For over a year, our community has worked directly with property owner Craig Moore with Old Fourth Group, LLC on our shared vision for neighborhood and community-centered commercial and business uses at the Property. Mr. Moore is committed to our community. The location of his business Old Fourth Distillery at the Property will further connect the mixed-use future of our community lead by Shadow Box Studios (formerly Blackhall Studios) with its manufacturing and industrial past that includes some of the largest logistics and transportation companies in the metro area.

The requested rezoning and land use change will allow redevelopment of the existing manufacturing and industrial building at the Property into an outward and community facing neighborhood commercial and business development that provides a distillery and tasting room,



indoor and outdoor amenities and gathering spaces, event and community facilities, neighborhood retail, food and beverage choices, and small-business offices. The rezoning and land use change are necessary to achieve these community benefits to engage the street front of the Property and integrate these neighborhood and community-centered commercial and business uses that will provide much needed services, businesses, and employment opportunities for the community.

The requested rezoning and land use change are in conformity with the policy and intent of the comprehensive plan for our community and the mission of Metro South CID. The proposed use of the Property as Old Fourth Distillery is suitable in view of the use and development of adjacent and nearby properties and serves as a transition from the residential to industrial uses within the neighborhood. The proposed use will not adversely affect the neighborhood, but will undoubtedly be a neighborhood gathering spot benefiting and providing employment opportunities to the community.

Metro South CID wholeheartedly supports the requested rezoning, land use change, and proposed redevelopment and use of the Property. We ask that you support and approve the rezoning and land use change.

Sincerely,

*Lawrence Kaiser*

Lawrence K. Kaiser, P.E.  
Executive Director

Cc: Joel Gross; Chair  
Metro South CID

MSCID Board Members