

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

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

Application of PMZ Developers LLC c/o Battle Law PC to rezone property from Bouldercrest Cedar Grove Moreland Overlay District Tier 5-Corridor1/R-100 (Residential Medium Lot) to RSM (Small Lot Residential Mix) district to allow for single-family detached homes and single-family attached townhomes, at 4101 Bouldercrest Road.

PETITION NO: D4-2022-1471 Z-22-1245544

PROPOSED USE: Single-family detached homes; single-family attached townhomes.

LOCATION: 4101 Bouldercrest Road, Ellenwood, Georgia 30294

PARCEL NO. : 15-010-01-004

INFO. CONTACT: John Reid, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of PMZ Developers LLC c/o Battle Law PC to rezone property from Bouldercrest Cedar Grove Moreland Overlay District Tier 5-Corridor1/R-100 (Residential Medium Lot) to RSM (Small Lot Residential Mix) district to allow for single-family detached homes and single-family attached townhomes. The property is located on the west side of Bouldercrest Road, approximately 360 feet south of Boulder Springs Point at 4401 Bouldercrest Road in Ellenwood, Georgia. The property has approximately 400 feet of frontage along Bouldercrest Road. and contains 22.14 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: (December 7, 2022) Deferral. (October 12, 2022) Deferral. (June 8, 2022) Full Cycle Deferral. (April 13, 2022) Denial.

PLANNING COMMISSION: (January 5, 2023) Full Cycle Deferral. (November 1, 2022) Full Cycle Deferral. (July 12, 2022) Two-Cycle Deferral. (May 3, 2022) Full Cycle Deferral.

PLANNING STAFF: Denial.

STAFF ANALYSIS: Since the November 17th Board of Commissioner meeting, the applicant has revised the proposed rezoning request from RSM to RNC (Residential Neighborhood Conservation District) and submitted a new site plan (see attached). Since the original plan was submitted there have been two revisions to the plan. The most recent revised plan decreased the number of units from 100 on the original plan to 80, decreased the number of single-family detached units from 27 to 10 homes, and increased the number of townhomes from 67 to 70 units (see attached). The overlay density has decreased from 4.5 units per acre to 3.6 units per acre. The proposed RNC request is not consistent with the purpose and intent of the RNC zoning district to “*encourage creative residential planning and development within the county that will preserve unique environmental features and be consistent with the comprehensive land use plan and the Green DeKalb Initiative that provides greenspace areas and preserves existing natural trees and vegetation*“ since the proposed plan does not indicate what types of trees, environmental features, and non-buildable areas of the site are proposed for preservation and no tree surveys have been submitted as required by the RNC district requirements. Additionally, no 30-foot-wide undisturbed buffer is being shown along the north property line between the proposed townhomes and the abutting single-family detached subdivision as required by the RNC district requirements. Since the request is not

consistent with the purpose and intent of RNC zoning and does not appear to comply with required transitional buffers, it is not compatible with adjacent and nearby properties (Sec 7.4.6.A). The plan also proposes several long straight-a-ways throughout the project site that may exceed the 600-foot maximum block length allowed by Section 5.1.1.B.2 of the *Zoning Ordinance* and may not comply with the intent of Section 5.1.1.A.3 of the *Zoning Ordinance*, which calls for “*vehicular circulation at safe speeds.*” Therefore, it appears that the proposed rezoning request is not consistent with the policies and strategies of the Suburban Character Area to protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns (Suburban Residential Protection Strategy, p. 115). Additionally, there has been some community opposition to the project. There are also some details that need to be provided and/or clarified to ensure that the plan is conforming to RNC zoning standards and is compatible with adjacent and surrounding properties as follows: **Tabular Data**. Additional tabular data needs to be provided to show compliance with RNC requirements including but not limited to the following: a. clarify if proposed townhomes are fee-simple or condominium; b. indicate min lot size and lot width of proposed fee-simple lots; c. verify that proposed 30% greenspace excludes undevelopable areas of the site as required by RNC district; d. show that at least 50% of greenspace is contiguous with minimum width of 50 feet; ; e. clarify building materials of single-family detached units. These issues needs to be corrected to show conformance with zoning ordinance requirements which contributes to compatibility with surrounding properties. **Stub Out**: The plan needs to provide a road stub-out at the western end of the property to provide future inter-parcel connection to future development on the abutting property to the west to show compliance with Section 6.1.C (Shared Driveways and Inter-parcel Access) of the *Zoning Ordinance*. Additionally, the approved zoning conditions for the adjacent MU-1 zoned property to the west required that this stub-out be provided to the subject property to allow for vehicular access to a major arterial road (Bouldercrest Road) (see condition # 1 of CZ-18-21828). However, the proposed plan does not provide the required inter-parcel access. The Applicant indicates that due to the extraordinary cost involved with building a bridge over the floodplain they are not able to build the required stub-out, Therefore, the Planning & Sustainability Department recommends, respectfully, “Denial”.

PLANNING COMMISSION VOTE: (January 5, 2023) Full Cycle Deferral 9-0-0. Jana Johnson moved, Vivian Moore seconded for a Full Cycle Deferral to the March 2023 zoning agenda. **(November 1, 2022) Full Cycle Deferral 7-0-0.** Vivian Moore moved, Jon West seconded for a full cycle deferral to the January 2023 zoning agenda, per Staff recommendation. **(July 12, 2022) Two-cycle deferral 7-0-0.** Vivian Moore moved, LaSonya Osler seconded for a two-cycle deferral to the November 2022 zoning agenda, per Staff recommendation. **(May 3, 2022) Full Cycle Deferral 7-0-0.** Vivian Moore moved, LaSonya Osler seconded for a Full Cycle Deferral to the July 2022 zoning agenda, per Staff recommendation.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (Dec. 7, 2023) Full Cycle Deferral 9-0-0. To allow the applicant to hold a community meeting on December 20th so that the community can weigh in on the revised plan that was submitted at the December 7th Community Council meeting. **(October 2022) Full Cycle Deferral 5-1-0.** Applicant indicated they would be submitting an amended application to the RNC (Residential Neighborhood Conservation) district. The Council recommended Full Cycle Deferral to allow the applicant time to redesign the plan to address the following: 1. Potential School Overcrowding; 2. Traffic impacts; 3. Potential street racing issues along the proposed long narrow road connecting the single-family detached and townhome portions of the project; 4. Potential flooding impacts.; 5. Conceptual elevations of the proposed single-family detached units; 6. Emergency vehicle access; and, 7. Provide open space and parks where children can play. **(June 2022) Full Cycle Deferral 7-0-0.** Recommendation for full-cycle deferral is in response to applicant request for deferral to re-think the proposal and revise the site plan. **(April 2022) Denial 7-1-0.** CC-3 Board members thought that there would be negative storm water drainage within the site; that the density allowed by RSM would be too high and would generate negative impacts on the public infrastructure; and that the development would displace deer and other wildlife that would invade existing developed properties.

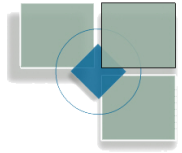


DeKalb County Department of Planning & Sustainability

178 Sams Street Suite 3600

Decatur, GA 30030

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



Michael Thurmond
Chief Executive Officer

Planning Commission Hearing Date: January 5, 2022

Board of Commissioners Hearing Date: January 26, 2022

STAFF ANALYSIS

Case No.: Z-22-1245544 **Agenda #:** D4

Location/Address: The west side of Bouldercrest Road, approximately 360 feet south of Boulder Springs Point at 4401 Bouldercrest Road in Ellenwood, Georgia. **Commission District:** 3 **Super District:** 6

Parcel ID: 15-010-01-004

Request: To rezone property from Bouldercrest-Cedar Grove-Moreland Overlay District Tier 5-Corridor 1/R-100 (Residential Medium Lot-100) to RNC (Residential Neighborhood Conservation District) to allow for single-family, detached homes and single-family, attached townhomes.

Property Owner: JPG Trans Company

Applicant/Agent: PMZ Developers LLC c/o Battle Law PC

Acreage: 22.14

Existing Land Use: Vacant land

Surrounding Properties: Single-family homes

Adjacent Zoning: **North:** R-100 & RSM **South:** R-100 **East:** R-100 **West:** NS

Comprehensive Plan: SUB (Suburban) **Consistent** **Inconsistent**

Proposed Density: 3.6 units per acre **Existing Density:** NA

Proposed Units/Square Ft.: 70 single-family attached townhomes and 10 single-family detached homes **Existing Units/Square Feet:** Vacant land

Proposed Lot Coverage: NA **Existing Lot Coverage:** NA

Staff Recommendation: DENIAL

Since the November 17th Board of Commissioner meeting, the applicant has revised the proposed rezoning request from RSM to RNC (Residential Neighborhood Conservation District) and submitted a new site plan (see attached). Since the original plan was submitted there have been two revisions to the plan. The most recent revised plan decreased the number of units from 100 on the original plan to 80, decreased the number of single-family detached units from 27 to 10 homes, and increased the number of townhomes from 67 to 70 units (see attached). The overlay density has decreased from 4.5 units per acre to 3.6 units per acre. The proposed RNC request is not consistent with the purpose and intent of the RNC zoning district to “*encourage creative residential planning and development within the county that will preserve unique environmental features and be consistent with the comprehensive land use plan and the Green DeKalb Initiative that provides greenspace areas and preserves existing natural trees and vegetation*” since the proposed plan does not indicate what types of trees, environmental features, and non-buildable areas of the site are proposed for preservation and no tree surveys have been submitted as required by the RNC district requirements. Additionally no 30- foot wide undisturbed buffer is being shown along the north property line between the proposed townhomes and the abutting single-family detached subdivision as required by the RNC district requirements. Since the request is not consistent with the purpose and intent of RNC zoning and does not appear to comply with required transitional buffers, it is not compatible with adjacent and nearby properties (Sec 7.4.6.A). The plan also proposes several long straight-a- ways throughout the project site that may exceed the 600-foot maximum block length allowed by Section 5.1.1.B.2 of the *Zoning Ordinance* and may not comply with the intent of Section 5.1.1.A.3 of the *Zoning Ordinance*, which calls for “*vehicular circulation at safe speeds.*” Therefore, it appears that the proposed rezoning request is not consistent with the policies and strategies of the Suburban Character Area to protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns (Suburban Residential Protection Strategy, p. 115). Additionally there has been some community opposition to the project.

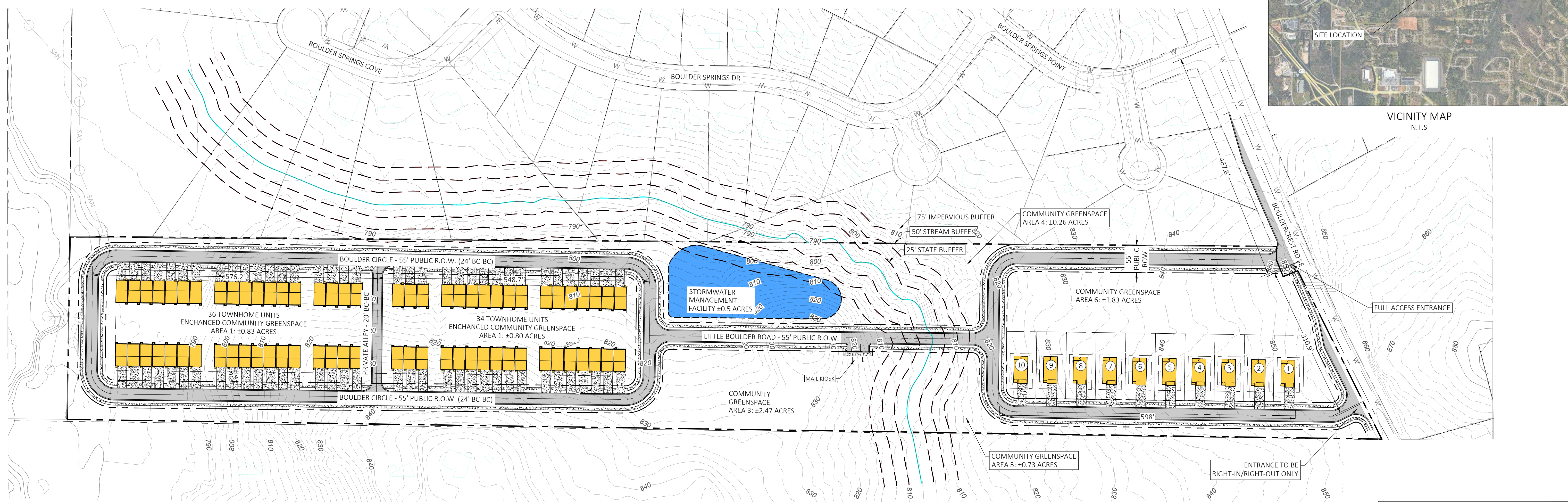
There are also some details that need to be provided and/or clarified to ensure that the plan is conforming to RNC zoning standards and is compatible with adjacent and surrounding properties as follows:

1. **Tabular Data**. Additional tabular data needs to be provided to show compliance with RNC requirements including but not limited to the following: a. clarify if proposed townhomes are fee-simple or condominium; b. indicate min lot size and lot width of proposed fee-simple lots; c. verify that proposed 30% greenspace excludes undevelopable areas of the site as required by RNC district; d. show that at least 50% of greenspace is contiguous with minimum width of 50 feet; ; e. clarify building materials of single-family detached units. These issues needs to be corrected to show conformance with zoning ordinance requirements which contributes to compatibility with surrounding properties.
2. **Stub Out**: The plan needs to provide a road stub-out at the western end of the property to provide future inter-parcel connection to future development on the abutting property to the west to show compliance with Section 6.1.C (Shared Driveways and Interparcel Access) of the *Zoning Ordinance*. Additionally, the approved zoning conditions for the adjacent MU-1 zoned property to the west required that this stub-out be provided to the subject property to allow for vehicular access to a major arterial road (Bouldercrest Road) (see condition # 1 of CZ 18 21828). However the proposed plan does not provide the required inter-parcel access. The Applicant indicates that due to the extraordinary cost involved with building a bridge over the floodplain they are not able to build the required stub-out,

Therefore, the Planning & Sustainability Department recommends, respectfully, “*Denial*”.

Planning and Sustainability Department Recommendation: DENIAL

FILE NAME: Z:\21-220041 Bouldercrest Road\DWG\CONCEPTS\CONCEPT SITE PLAN.dwg LAST SAVED BY: CQUINONES 12/06/22 AT 3:25 PM PLOTTED BY: CQUINONES 12/06/22 AT 3:25 PM PAPER SIZE: ARCH FULL BLEED (36" X 24" INCHES) DEVICE: DWG TO PDF.PCS PLOT STYLE: CIVIL SITE.CTB



VICINITY MAP
N.T.S.

GENERAL SITE NOTES

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

SITE DATA SUMMARY

ADDRESS	4101 BOULDERCREST ROAD, ELLENWOOD, GA 30294
TOTAL PROPERTY AREA	22.14± AC (964138± S.F.)
DISTURBED AREA	TBD± AC (###± S.F.)
IMPERVIOUS AREA	7.66± AC (333670± S.F.)
PERVIOUS AREA	14.48± AC (630749± S.F.)
REQUIRED GREENSPACE	6.64 ACRES (30% OF SITE)
PROVIDED GREENSPACE	6.66 ACRE (30% OF SITE) VIA COMMUNITY GREENSPACE AREAS

ZONING CLASSIFICATION

EXISTING ZONING:	R-100
PROPOSED ZONING:	RNC (RESIDENTIAL NEIGHBORHOOD CONVERSATION)
ADJACENT ZONING:	R-100
2035 FUTURE LAND USE MAP	SUBURBAN
JURISDICTION:	DEKALB COUNTY

BUILDING SUMMARY

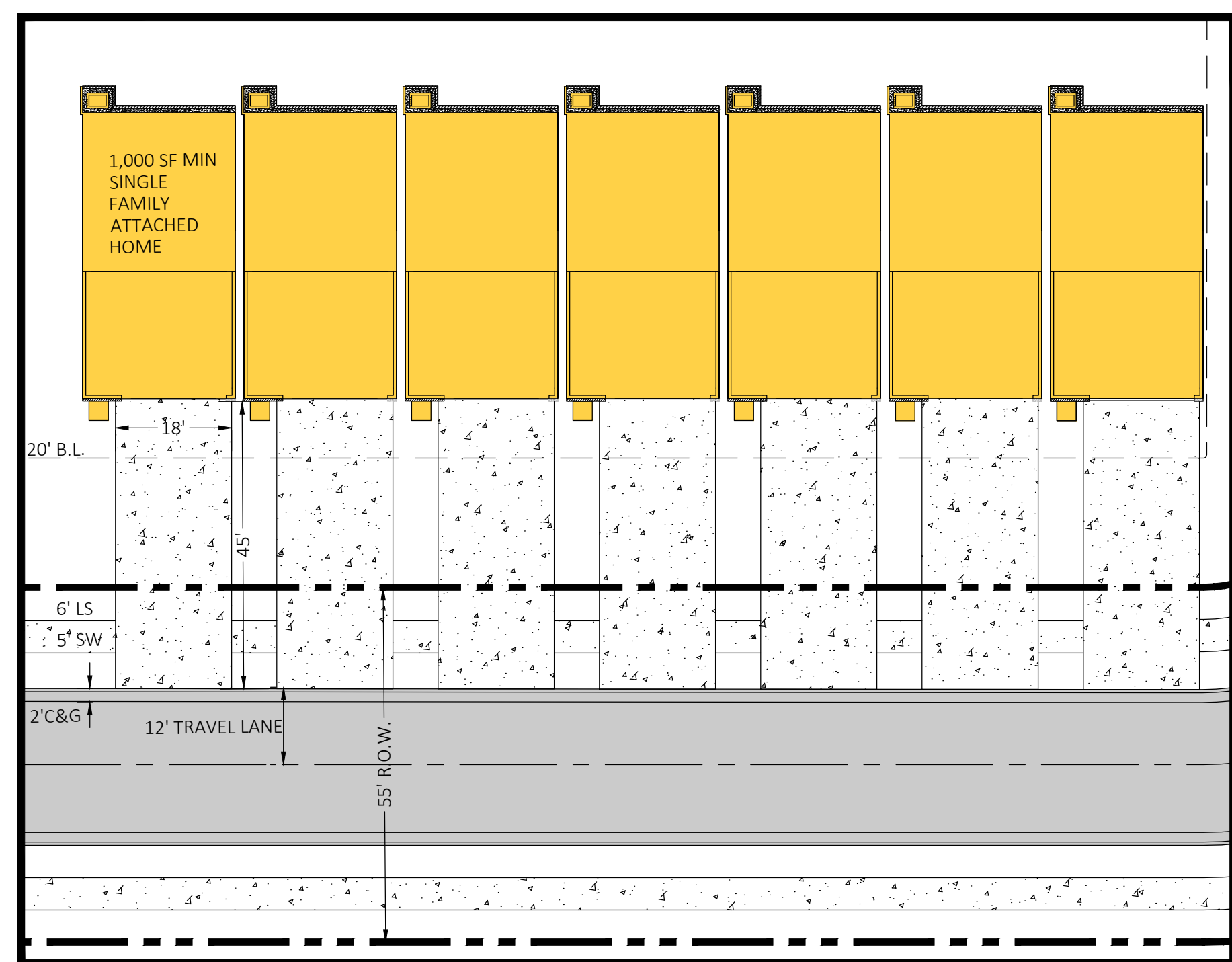
PROPOSED BUILDING AREA:	TOTAL BUILDING SF: 92,640 SF (70 TOWNHOMES AND 10 SINGLE-FAMILY)
TOTAL PROPOSED UNITS	80 UNITS (3.61 UNITS/ACRE) MAXIMUM ALLOWED 8 UNITS/ACRE PER ARTICLE 1 - GENERAL REQUIREMENTS SEPTEMBER 1, 2015
BUILDING AREA LIMIT:	TH: 50% OF LOT AREA SF: 70% OF LOT AREA
BUILDING HEIGHT LIMIT:	35'
FRONT SETBACK:	30' (20' FROM LOCAL STREETS)
SIDE SETBACK:	7.5'
REAR SETBACK:	20'

PARKING SUMMARY

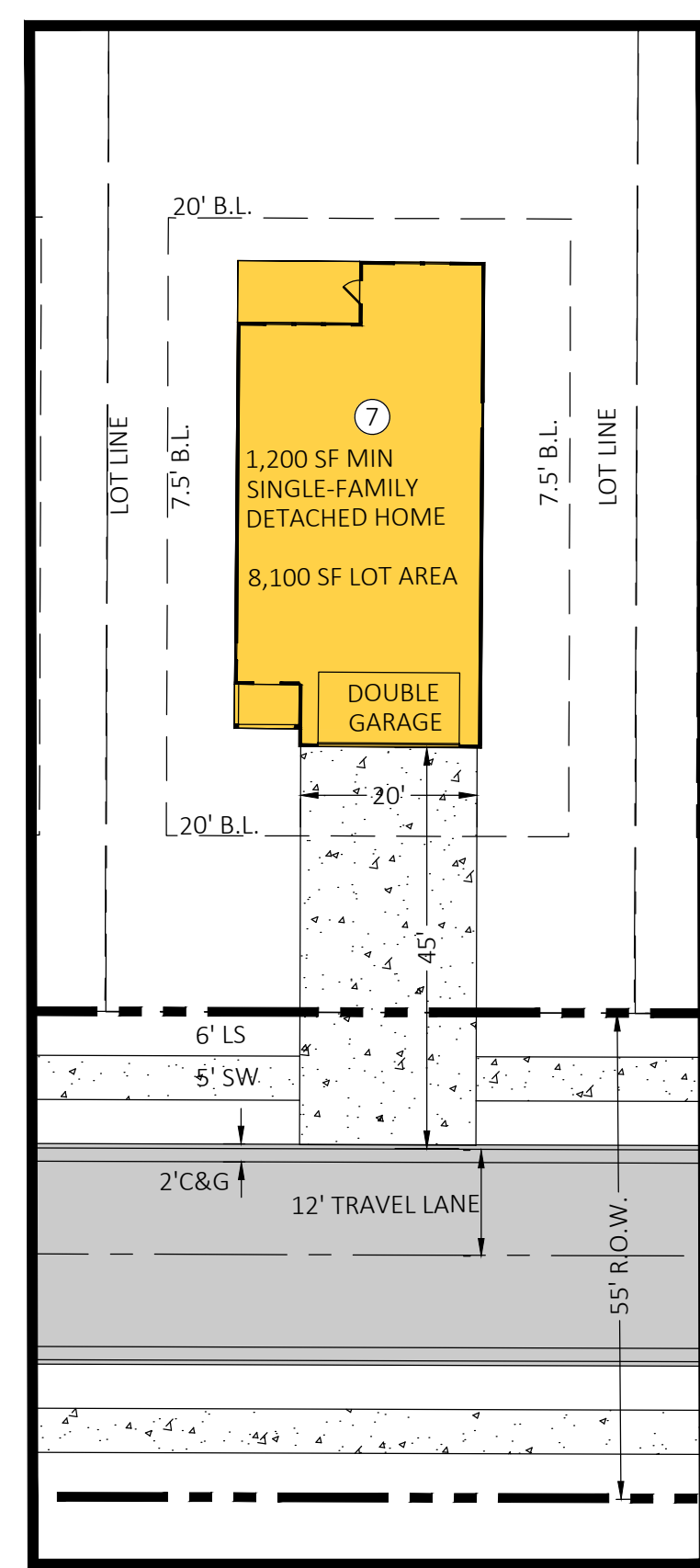
PARKING REQUIREMENTS:	2 SPACES/UNIT
TOTAL PARKING REQUIRED:	160 SPACES
TOTAL PARKING PROVIDED:	320 SPACES

LANDSCAPE REQUIREMENTS

FRONT LANDSCAPE BUFFER:	5'-6" LANDSCAPE STRIP, SEE TYPICAL LOT LAYOUTS ON THIS SHEET
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TYPICAL TOWNHOME LAYOUT
N.T.S.

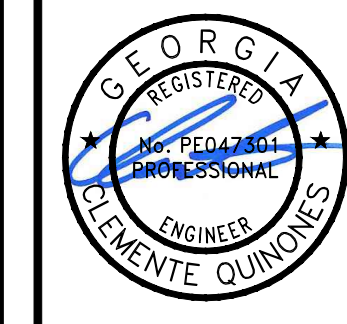


TYPICAL SINGLE-FAMILY LAYOUT
N.T.S.

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

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

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



PROFESSIONAL SEAL
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REZONING PLAN
RESIDENTIAL SUBDIVISION
4101 BOULDERCREST RD
ELLENWOOD, GA 30294

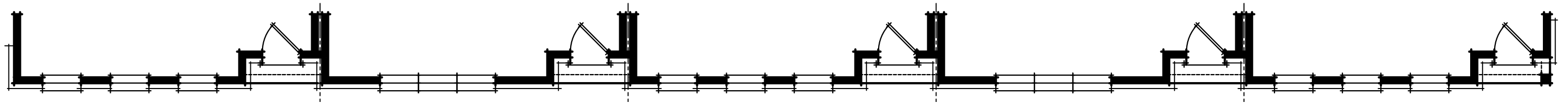
ZONING: RNC (R-100)
TAX DISTRICT: 15TH
TAX PARCEL ID: 15-010-01-004

NO.	DATE	DESCRIPTION

SCALE: 1" = 100'
DATE: 12/06/2022
DRAWN BY: CQ
CHECKED BY: CQ
PROJECT MANAGER: CLEMENTE QUINONES, PE
PROJECT #: 21-220041

SHEET
EX-1









Left Side



Right Side

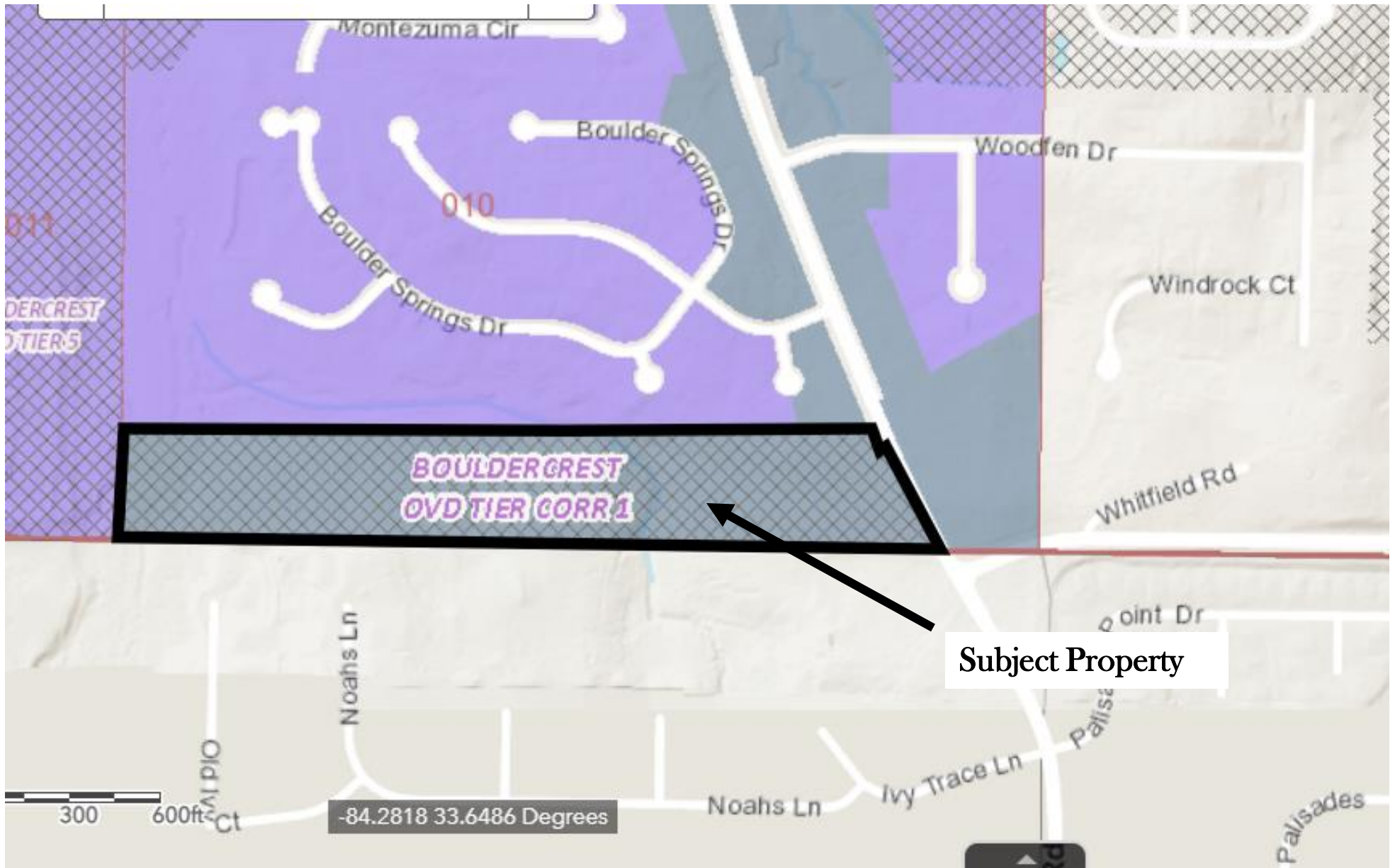


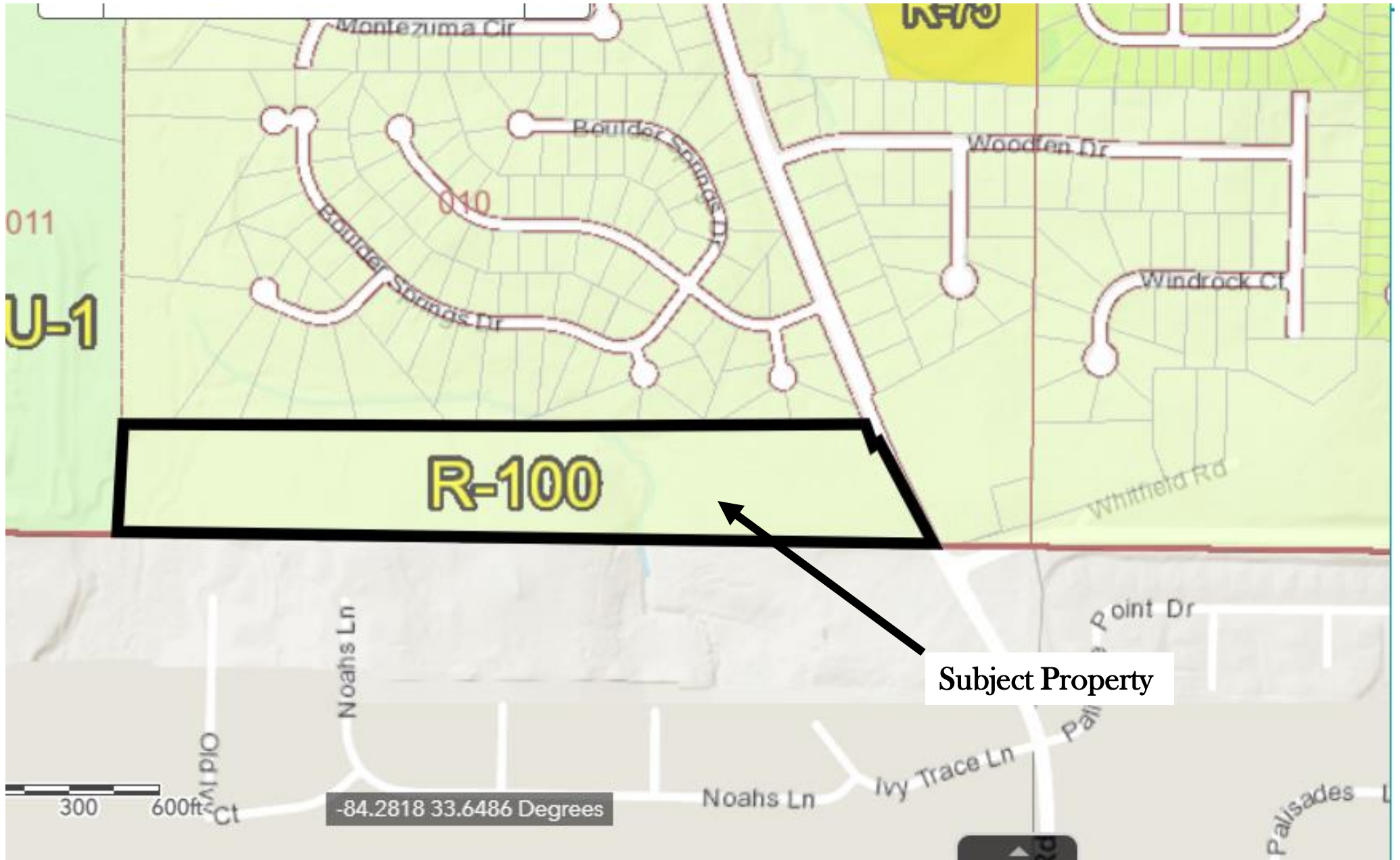
















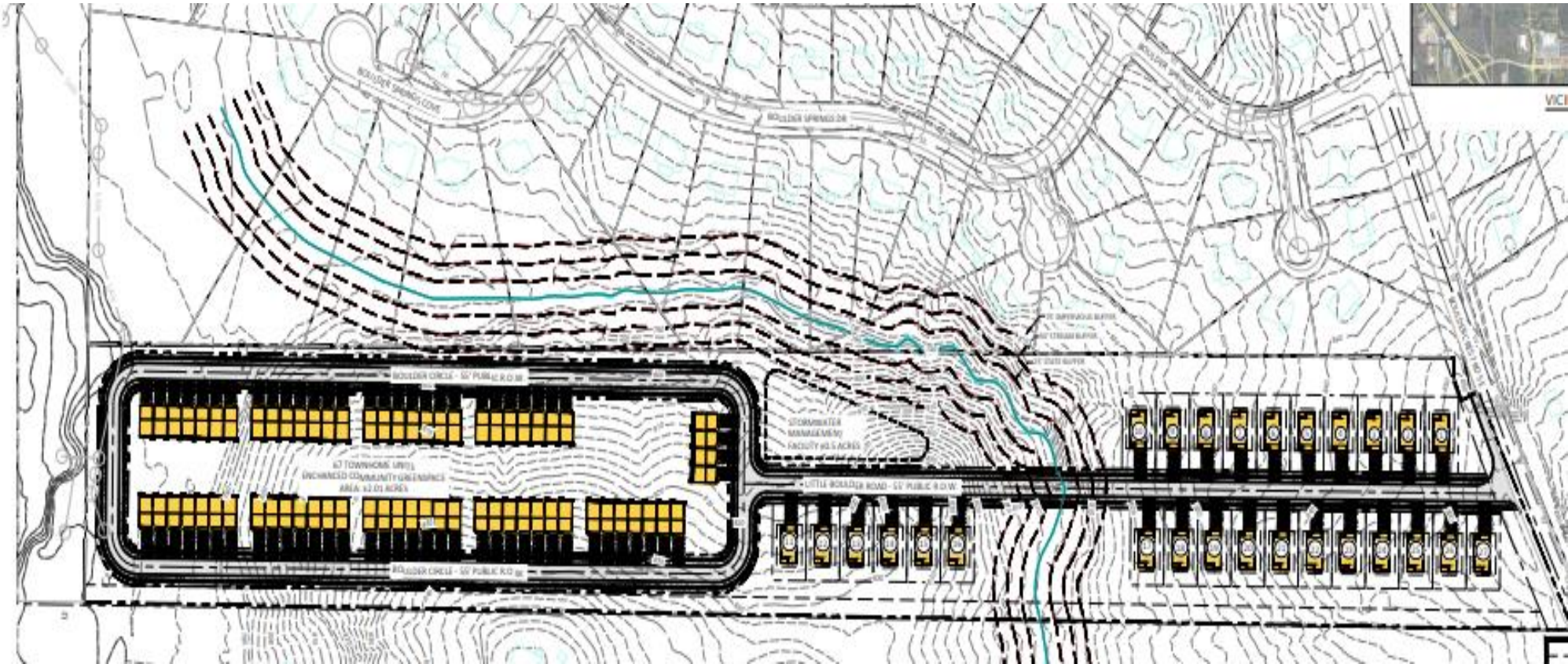
Subject Property

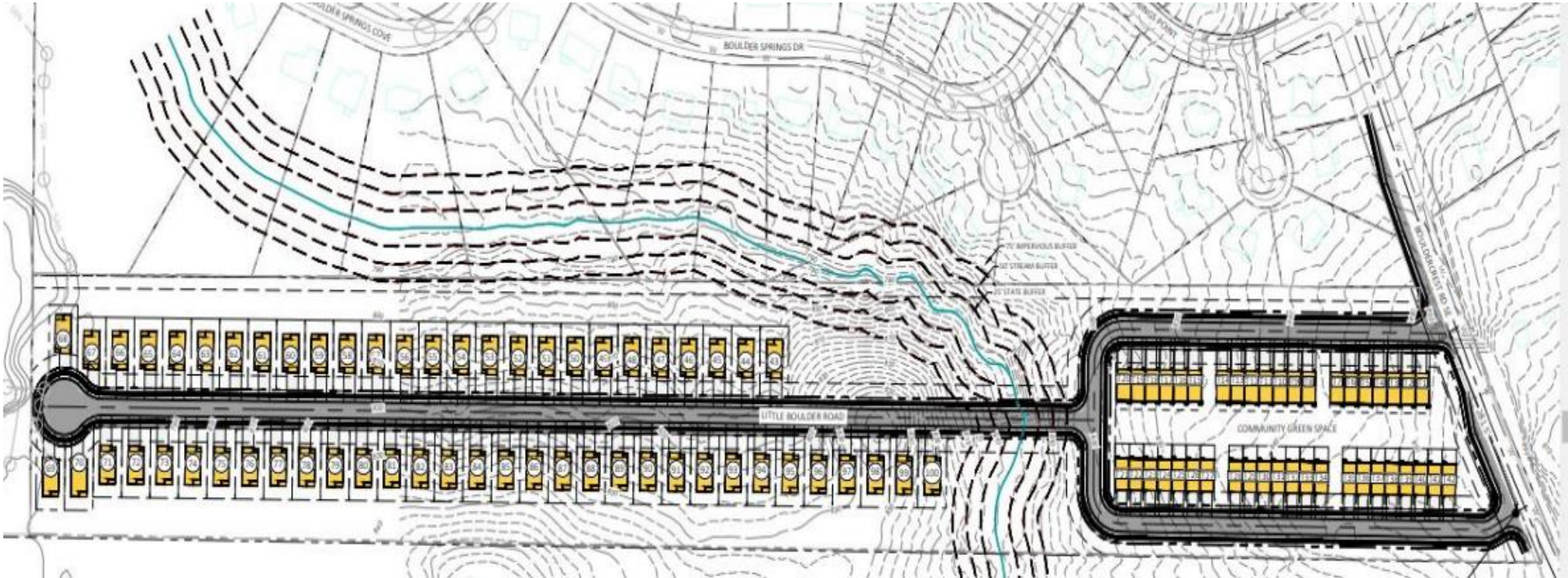
300 600ft

-84.2818 33.6486 Degrees

ipt:void(0);











Battle Law

10/18/2022

VIA: EMAIL

Bouldercrest Proposed Rezoning

ATTN: Brandon White (blwhite@dekalbcountyga.gov)

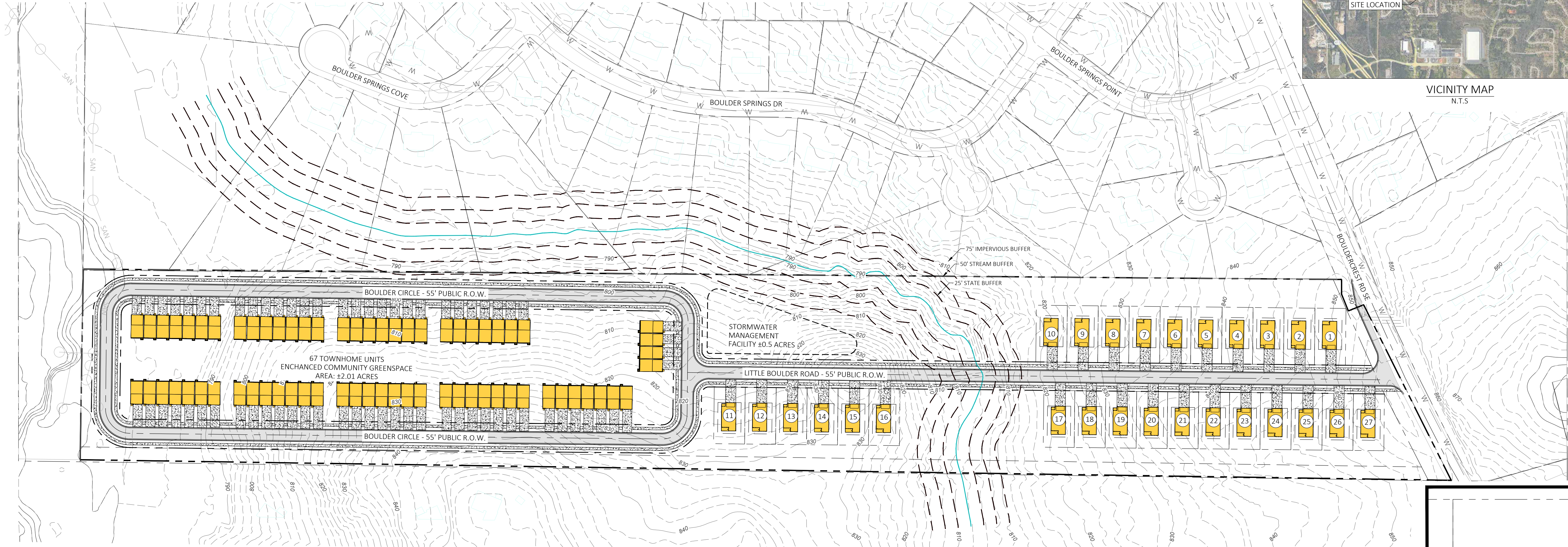
Planning and Zoning Manager White:

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

Prepared By:

Joshua Mahoney

For Battle Law, P.C.



VICINITY MAP
N.T.S.

GENERAL SITE NOTES

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

SITE DATA SUMMARY

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

ZONING CLASSIFICATION

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

BUILDING SUMMARY

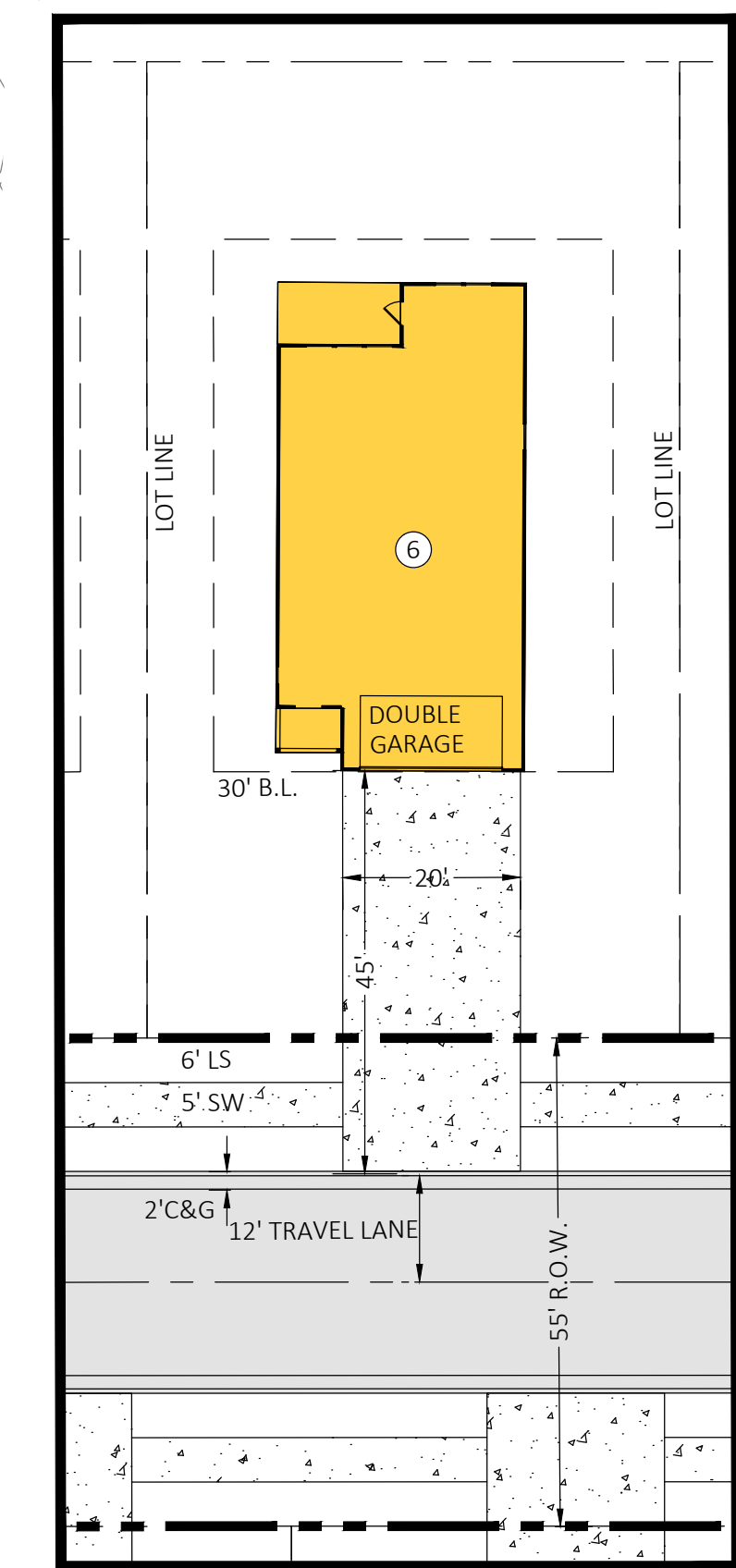
PROPOSED BUILDING AREA:	TOTAL BUILDING SF: 102,970 SF (56 TOWNHOMES AND 27 SINGLE-FAMILY)
BUILDING AREA LIMIT:	TH: 50% OF LOT AREA SF: 70% OF LOT AREA
BUILDING HEIGHT LIMIT:	35'
FRONT SETBACK:	30'
SIDE SETBACK:	7.5'
REAR SETBACK:	20'

PARKING SUMMARY

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

LANDSCAPE REQUIREMENTS

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



TYPICAL SINGLE-FAMILY LAYOUT
N.T.S.

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

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

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

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NOT FOR
CONSTRUCTION

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

ZONING:
TAX DISTRICT:
TAX PARCEL ID:

NO.	DATE	DESCRIPTION

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

SHEET
EX-1



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

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

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

Case No.: Z-22-1245544

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

Address: 4401 Bouldercrest Road

Ellenwood, Georgia

WATER:

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

Distance from property to nearest main: Across street

Size of line required, if inadequate: unknown

SEWER:

Outfall Servicing Project: Conley Creek

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

Water Treatment Facility: Snapinger () adequate () inadequate

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

COMMENTS:

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

Signature: _____

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

4/13/2022

N.1

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

1493 LaVista Road, Atlanta, GA 30324

Amendment

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

N.2

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

1252 Merry Lane, Atlanta, GA 30329

Amendment

- Please review general comments for details.

N.3

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

4101 Bouldercrest Road, Ellenwood, GA 30294

Amendment

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

N.4

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

1799 Clairmont Road, Decatur, GA 30033

Amendment

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

ZONING COMMENTS – APRIL 2022

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

**DeKalb County School District
Development Review Comments**

Analysis Date: 4/15/2022

Submitted to: DeKalb County **Case #:** Z-22-1245544
Parcel #: 15-010-01-004

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

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

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

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

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

Yield Rates	Attend Home School	Attend other DCSD School	Private School	Total
	Elementary	0.1280	0.0883	0.0050
Middle	0.1027	0.0383	0.0038	0.1449
High	0.1504	0.0433	0.0022	0.1959
Total	0.3811	0.1699	0.0111	0.5621
Student Calculations				
Proposed Units Unit Type Cluster	100			
	Mixed			
	Cedar Grove High School			
Units x Yield	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	12.80	8.83	0.50	22.13
Middle	10.27	3.83	0.38	14.48
High	15.04	4.33	0.22	19.59
Total	38.11	16.99	1.10	56.20
Anticipated Students	Attend Home School	Attend other DCSD School	Private School	Total
Cedar Grove Elementary School	13	9	1	23
Cedar Grove Middle School	10	4	0	14
Cedar Grove High School	15	4	0	19
Total	38	17	1	56



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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

DEVELOPMENT ANALYSIS:

- **Storm Water Management**

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

- **Flood Hazard Area/Wetlands**

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

- **Landscaping/Tree Preservation**

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

- **Tributary Buffer**

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



N-3

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 TRAFFIC ENGINEERING

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

Adjacent Roadway (s):

(classification) (classification)

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

Please provide additional information relating to the following statement.

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

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

COMMENTS:

No traffic engineering concerns at this time.

Signature: Jennifer Purcell

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

Date Received: _____ Application No: _____

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

Applicant E-Mail Address: mlb@battlelawpc.com

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

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

Owner Name: JPG Trans Company Inc

If more than one owner, attach list of owners.

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

Owner Daytime Phone: _____

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

Parcel ID#: 15 010 01 004

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

Present Zoning District(s): R-100

Proposed Zoning District: RSM

Present Land Use Designation: SUB

Proposed Land Use Designation (if applicable): _____

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

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

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

Property Address: 4101 Bouldercrest Road

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

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

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

Rezoning: Yes No

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

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

Land Use Plan Amendment: Yes No

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

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

Special Land Use Request(s)

Major Modification:

Existing Case Number(s): NA

Condition(s) to be modified:

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

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

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

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

Review of Site Plan

Density: Density Bonuses: Mix of Uses: _____ Open Space:
Enhanced Open Space: Setbacks: front sides side corner _____ rear
Lot Size: Frontage: Street Widths: Landscape Strips:
Buffers: _____ Parking Lot Landscaping: _____ Parking - Auto: Parking - Bicycle:
 Screening: Streetscapes: Sidewalks: Fencing/Walls:
Bldg. Height: Bldg. Orientation: _____ Bldg. Separation: _____ Bldg. Materials: Roofs:
 Fenestration: Façade Design: Garages: Pedestrian Plan:
Perimeter Landscape Strip: _____
Possible Variances: _____

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

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

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

street lights.

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

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

Filing Fees

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

STATEMENT OF INTENT

and

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

of

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

for

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

Submitted for Applicant by:

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

I. STATEMENT OF INTENT

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

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

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

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

II. IMPACT ANALYSIS

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

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

(b) *The effect on adjacent properties;*

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

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

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

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

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

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

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

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

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

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

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

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

To the Applicant's knowledge, there are no other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

III. CONCLUSION

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

This 21st day of February 2022.

Respectfully submitted,

Michèle Battle /DLB

Michèle L. Battle, Esq.
Attorney For Applicant

NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The portions of the DeKalb County Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the DeKalb County Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the DeKalb County Board of Commissioners to grant the Special Land Use Permit as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any granting of the Special Land Use Permit subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to grant the Special Land Use Permit in question would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to approve the Special Land Use Permit in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of DeKalb County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.



Battle Law

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

Zoom Instructions:

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

We encourage you to come out and participate!

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

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

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

You are invited to a Zoom meeting.

Project Title: 4101 Bouldercrest Road

When: Wednesday, February 23, 2022

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

Register in advance for this meeting:

<https://www.battlelawpc.com>



PROPOSED LOCATION(S):

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



Battle Law

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

PLEASE
PLACE
STAMP
HERE

«Name»

«Address»

«City», «State» «Zip»

Community Meeting Mailing List

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

Community Meeting Mailing List

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

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

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

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

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

Date: 11-29-21

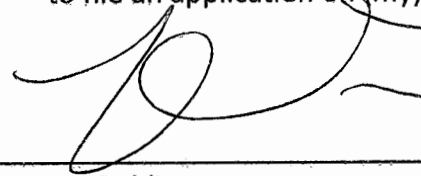
TO WHOM IT MAY CONCERN:

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

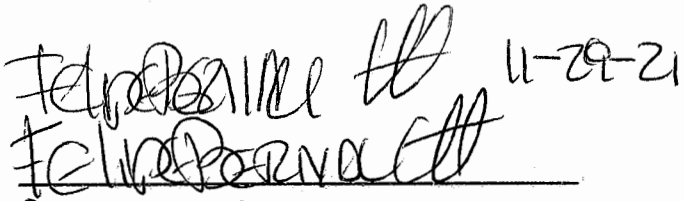
being (owner) (owners) of the subject property described below or attached hereby delegate authority to

PMZ Developers, LLC c/o Battle Law, P.C.
Name of Agent or Representative

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



Notary Public



11-29-21

Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

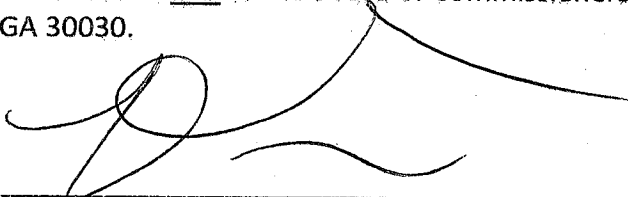
Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?

Yes _____ No *

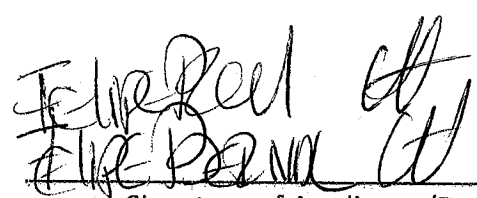

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

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

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



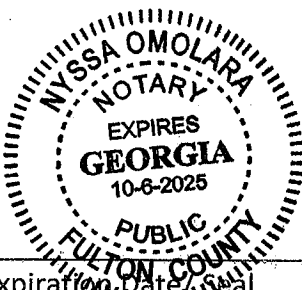
Notary

Signature of Applicant /Date

11-29-21

Check one: Owner _____ Agent _____



Expiration Date/Seal

10/6/25

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

Yes No *

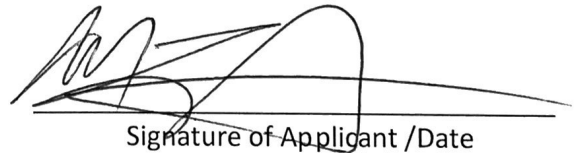
If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

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

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Notary




Signature of Applicant /Date

Check one: Owner _____ Agent

08/18/25
Expiration Date/ Seal

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

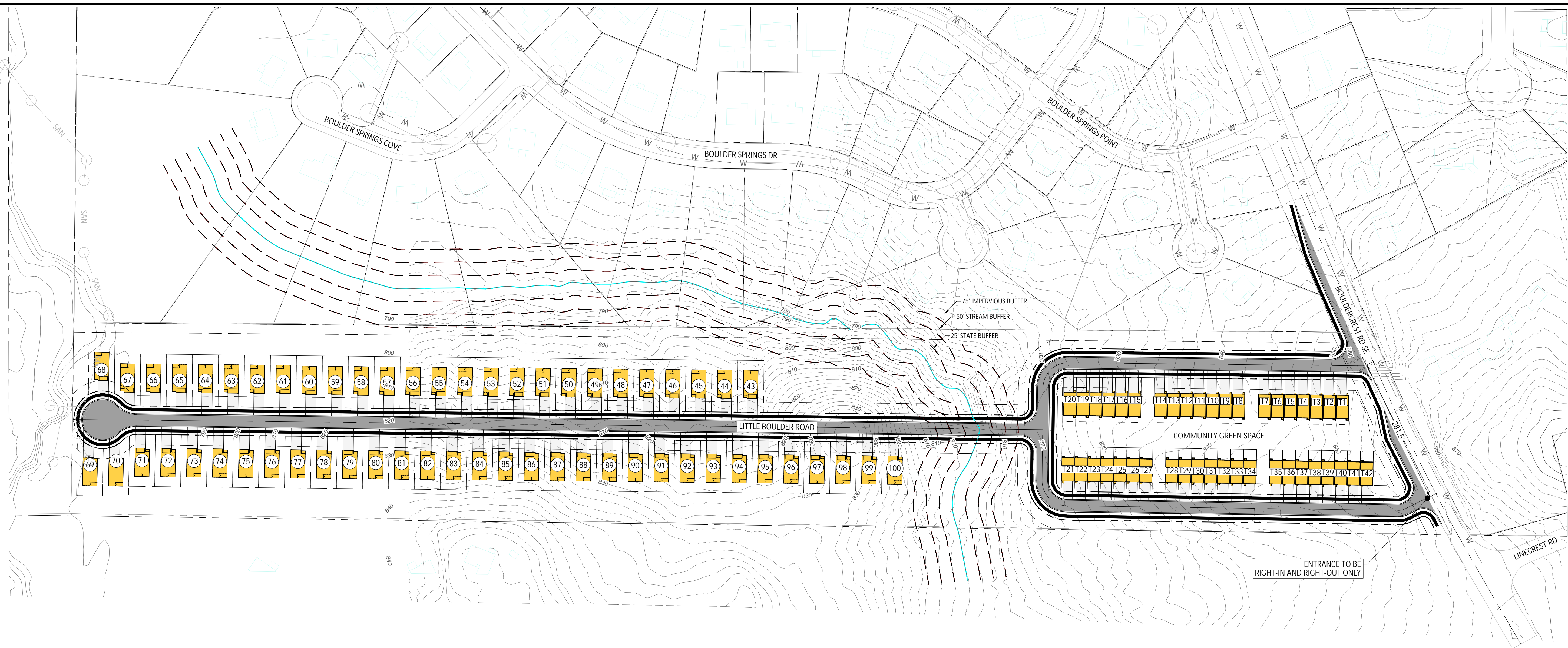
Campaign Contribution Disclosure Statements
Last Updated 2/24/2021

CAMPAIGN CONTRIBUTIONS DISCLOSURE STATEMENT

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

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

By: 
Printed Name: Michele L. Battle



- GENERAL SITE NOTES**
- TOPOGRAPHIC AND BOUNDARY SURVEY FROM DEKALB COUNTY GIS
 - FLOODPLAIN IS PRESENT ON SITE AS DEPICTED BY FEMA FIRM PANEL NUMBER 13063C0043F DATED 06/07/2017
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SITE DATA SUMMARY

ADDRESS: 4101 BOULDERCREST ROAD, ELLENWOOD, GA 30294

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

DISTURBED AREA: TBD± AC (###± S.F.)

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

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

ZONING CLASSIFICATION

EXISTING ZONING: R-100

PROPOSED ZONING: RSM (SMALL LOT RESIDENTIAL MIX)

ADJACENT ZONING: R-100

JURISDICTION: DEKALB COUNTY

BUILDING SUMMARY

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

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

BUILDING HEIGHT LIMIT: 35'

FRONT SETBACK: 20'

SIDE SETBACK: 10'

REAR SETBACK: 10'

PARKING SUMMARY

PARKING REQUIREMENTS: 2 SPACES/UNIT

TOTAL PARKING REQUIRED: 200 SPACES

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

LANDSCAPE REQUIREMENTS

FRONT LANDSCAPE BUFFER: TBD

SIDE LANDSCAPE BUFFER: TBD

REAR LANDSCAPE BUFFER: TBD

PARKING ISLANDS: LANDSCAPE ISLAND WIDTH

LOT SUMMARY TABLE

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

LOT SUMMARY TABLE

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

LOT SUMMARY TABLE

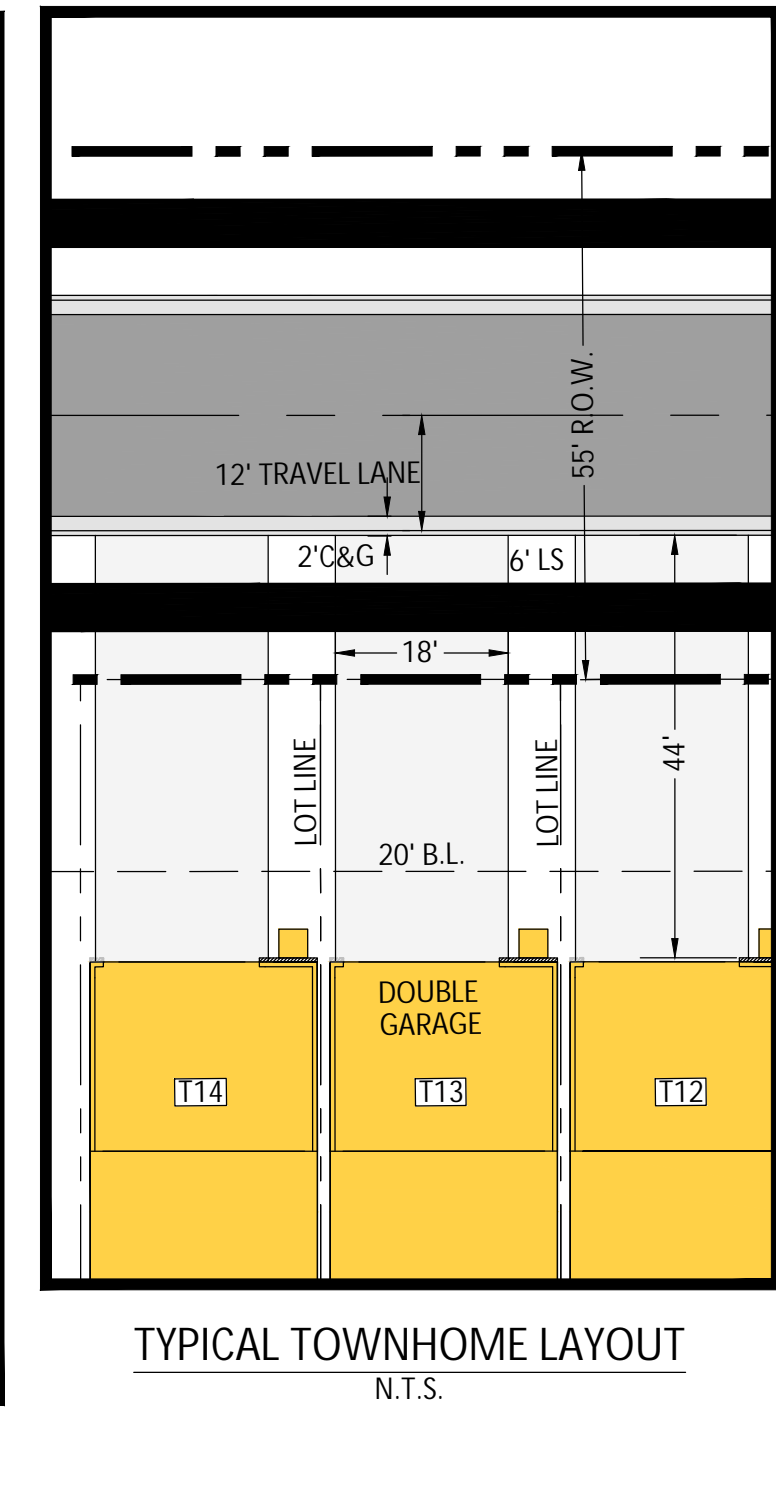
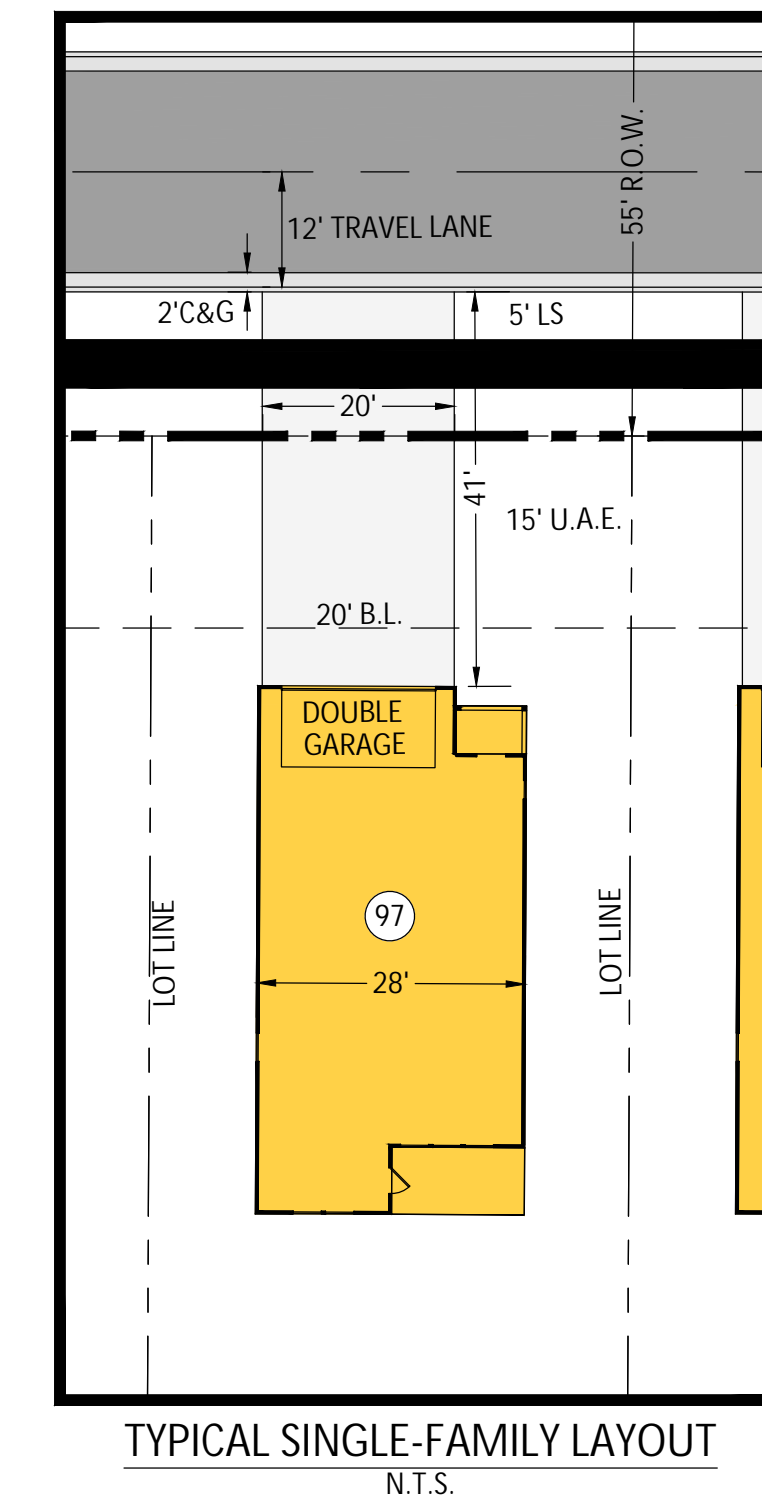
LOT #	AREA (SF)	AREA (AC)
47	5000.00	0.11
48	5000.00	0.11
49	5000.00	0.11
50	5000.00	0.11
51	5000.00	0.11
52	5000.00	0.11
53	5000.00	0.11
54	5000.00	0.11
55	5000.00	0.11
56	5000.00	0.11
57	5000.00	0.11
58	5000.00	0.11
59	5000.00	0.11
60	5000.00	0.11
61	5000.00	0.11
62	5000.00	0.11
63	5000.00	0.11
64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

LOT SUMMARY TABLE

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

LOT SUMMARY TABLE

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



CONCEPTUAL SITE PLAN

SINGLE FAMILY SUBDIVISION
4101 BOULDERCREST RD
ELLENWOOD, GA 30294

REVISIONS

NO.	DATE	DESCRIPTION

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

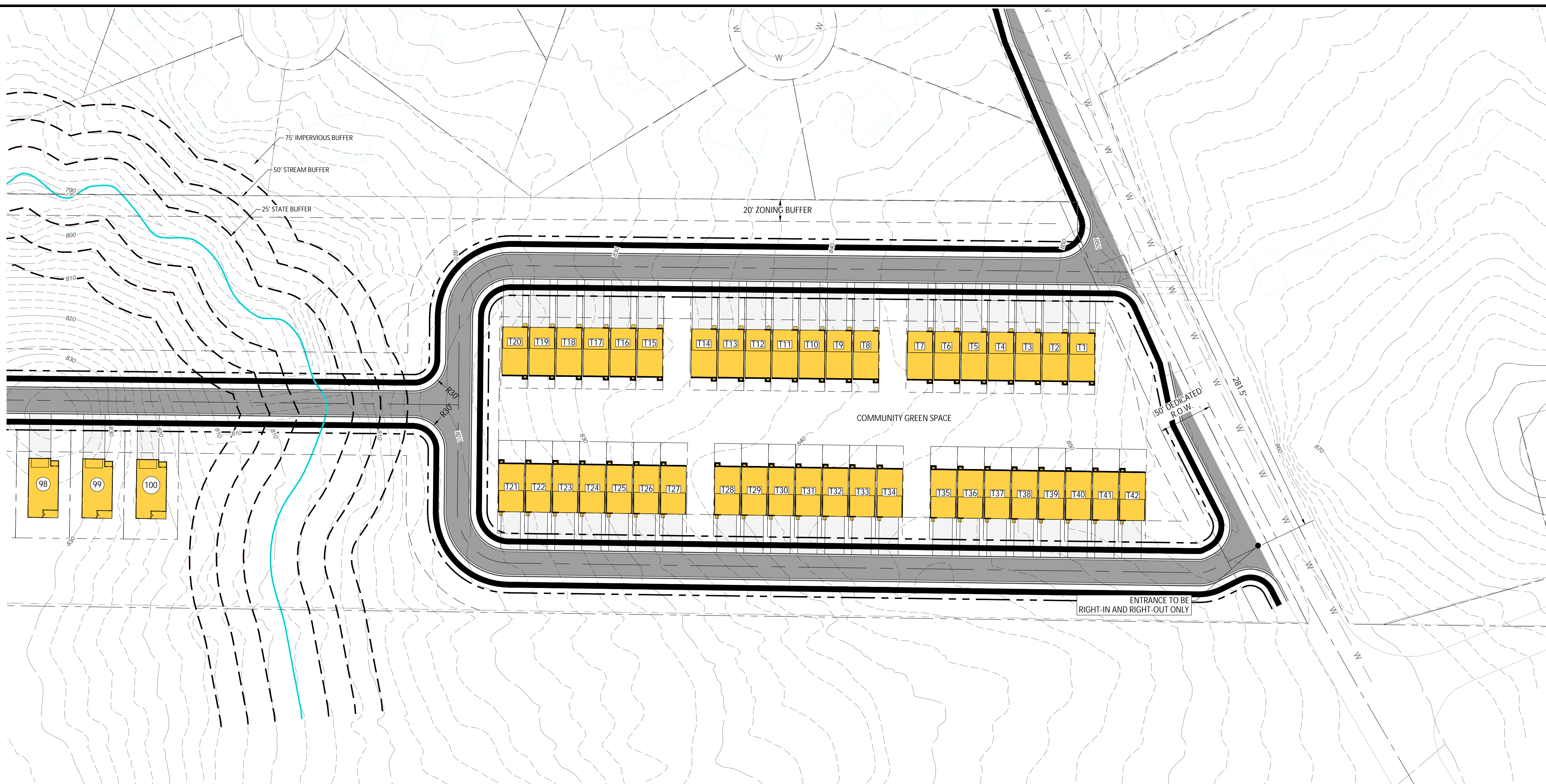
SHEET
EX-1

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

URBANO DEVELOPMENT LLC
133 JOHNSON FERRY RD, SUITE 500
MARIETTA, GA 30068
770.474.7775

**PRELIMINARY
NOT FOR
CONSTRUCTION**

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THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT IS PROPERLY SIGNED AND SEALED.
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE ENGINEER NOR ARCHITECT SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR ANY OTHER PERSON.



GENERAL SITE NOTES

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 PROPOSED ZONING: RSM (SMALL LOT RESIDENTIAL MIX)
 ADJACENT ZONING: R-100
 JURISDICTION: DEKALB COUNTY

BUILDING SUMMARY

PROPOSED BUILDING AREA: TOTAL BUILDING SF: 134,225 SF
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 SINGLE-FAMILY UNITS: 1525 SF/UNITS x 57 UNITS = 86,925 SF
 TH: 50% OF LOT AREA
 SF: 70% OF LOT AREA
 BUILDING AREA LIMIT: 35'
 BUILDING HEIGHT LIMIT: 20'
 FRONT SETBACK: 10'
 SIDE SETBACK: 10'
 REAR SETBACK: 10'

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PARKING REQUIREMENTS: 2 SPACES/UNIT
 TOTAL PARKING REQUIRED: 200 SPACES
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12	2149.15	0.05
13	2149.15	0.05
14	2149.15	0.05
15	2149.15	0.05
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24	2149.58	0.05
25	2149.58	0.05
26	2149.58	0.05
27	2149.58	0.05
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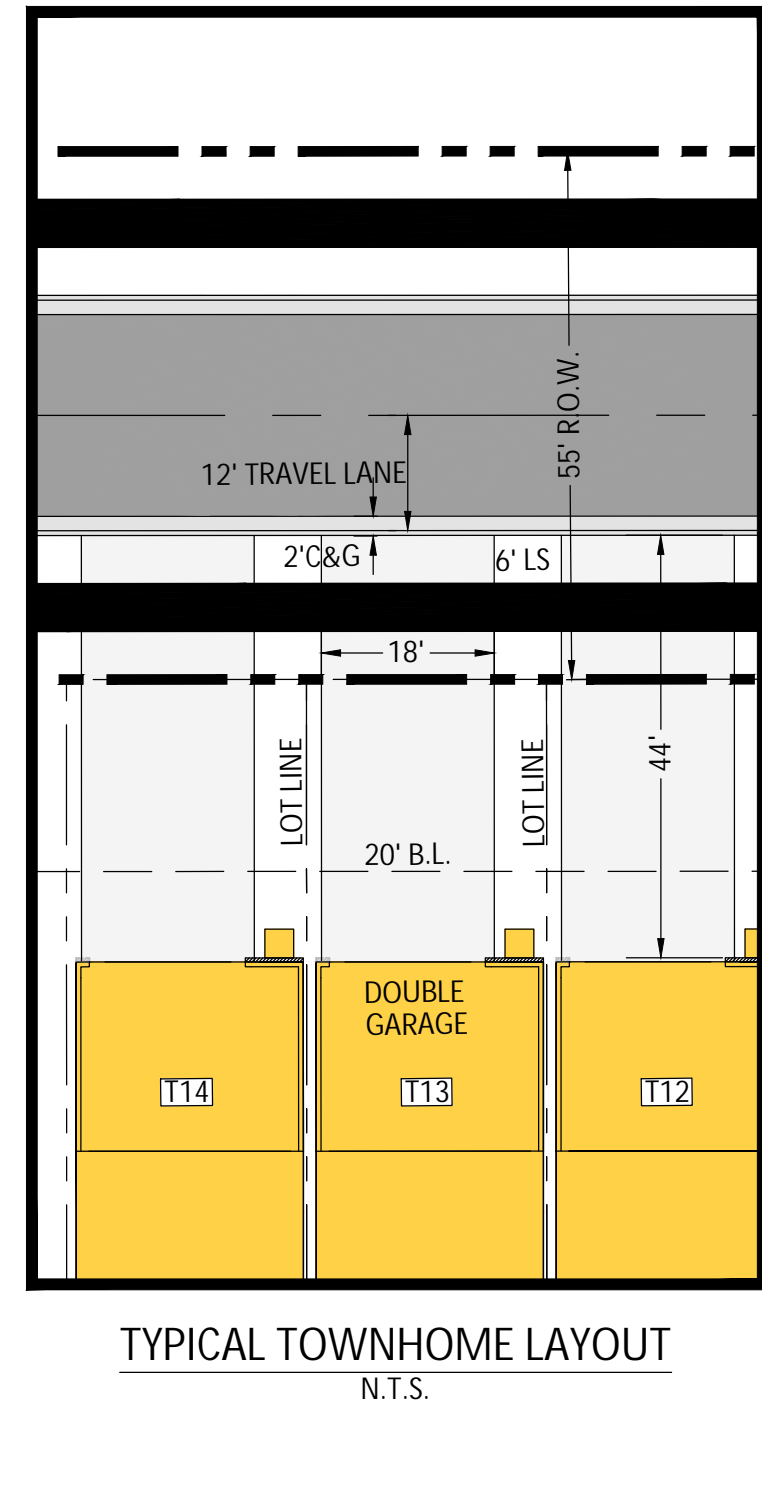
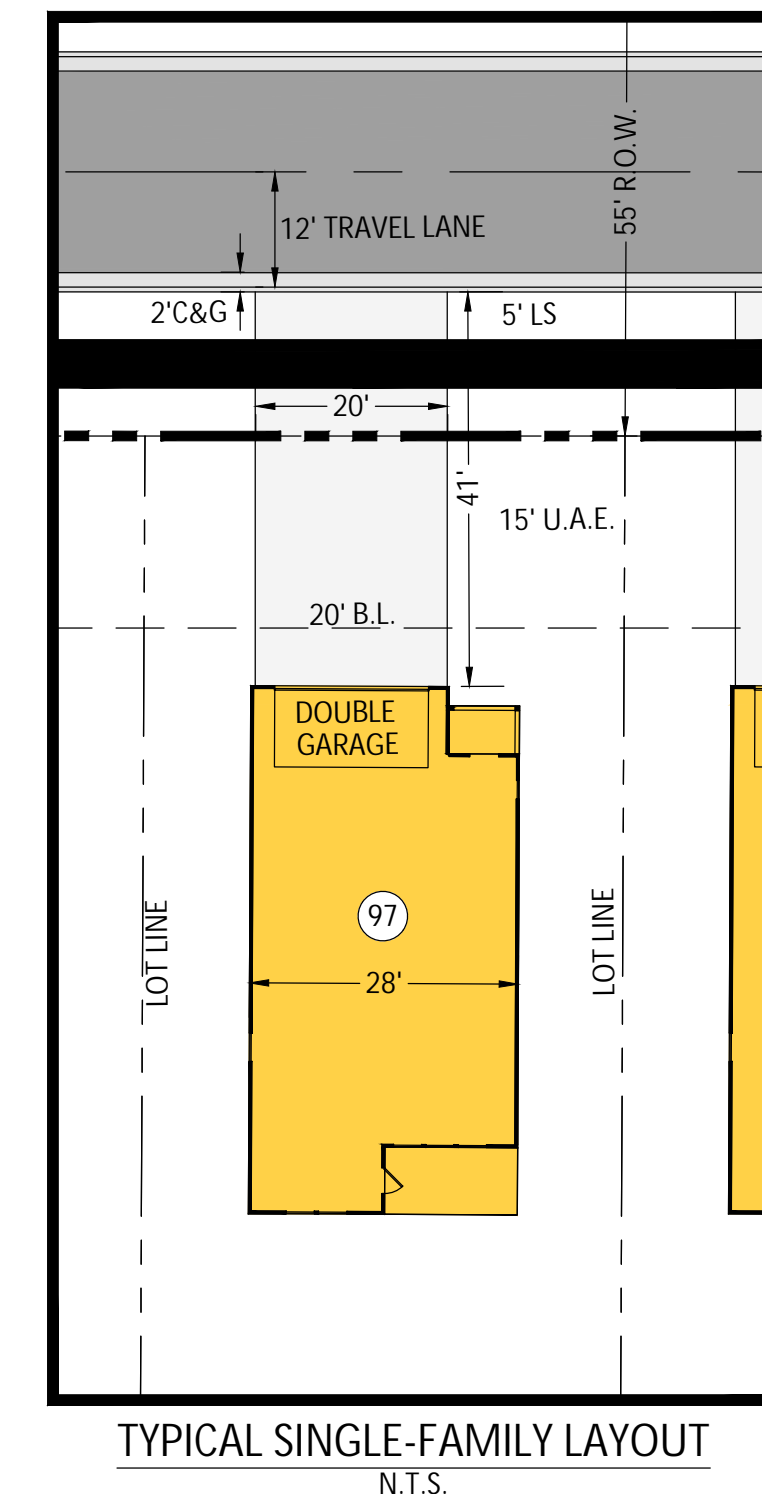
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CONCEPT TOWNHOMES

SINGLE FAMILY SUBDIVISION
 4101 BOULDERCREST RD
 ELLENWOOD, GA 30294

NO.	DATE	DESCRIPTION

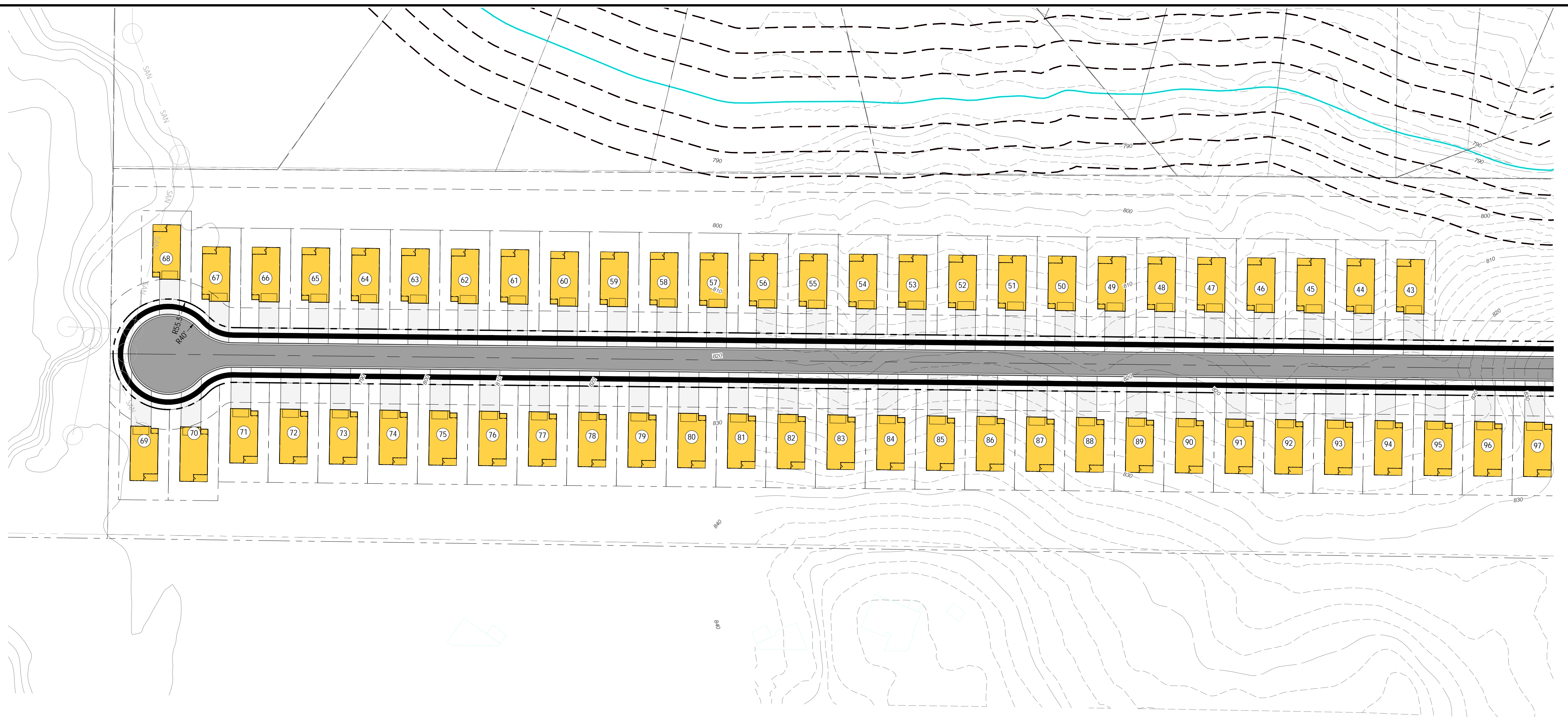
SCALE: 1" = 50'
 DATE: 02/08/2022
 DRAWN BY: JMS
 CHECKED BY: CO
 PROJECT MANAGER: CLEMENTE QUINONES, PE
 PROJECT #: 21-220041
 SHEET EX-2

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

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

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SIDE SETBACK:	10'
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SIDE LANDSCAPE BUFFER:	TBD
REAR LANDSCAPE BUFFER:	TBD
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LOT SUMMARY TABLE

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3	2149.14	0.05
4	2149.15	0.05
5	2149.15	0.05
6	2149.15	0.05
7	2149.15	0.05
8	2149.15	0.05
9	2149.15	0.05
10	2149.15	0.05
11	2149.15	0.05
12	2149.15	0.05
13	2149.15	0.05
14	2149.15	0.05
15	2149.15	0.05
16	2149.15	0.05
17	2149.15	0.05
18	2149.15	0.05
19	2149.15	0.05
20	2143.10	0.05
21	2149.58	0.05
22	2149.58	0.05
23	2149.58	0.05

LOT SUMMARY TABLE

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

LOT SUMMARY TABLE

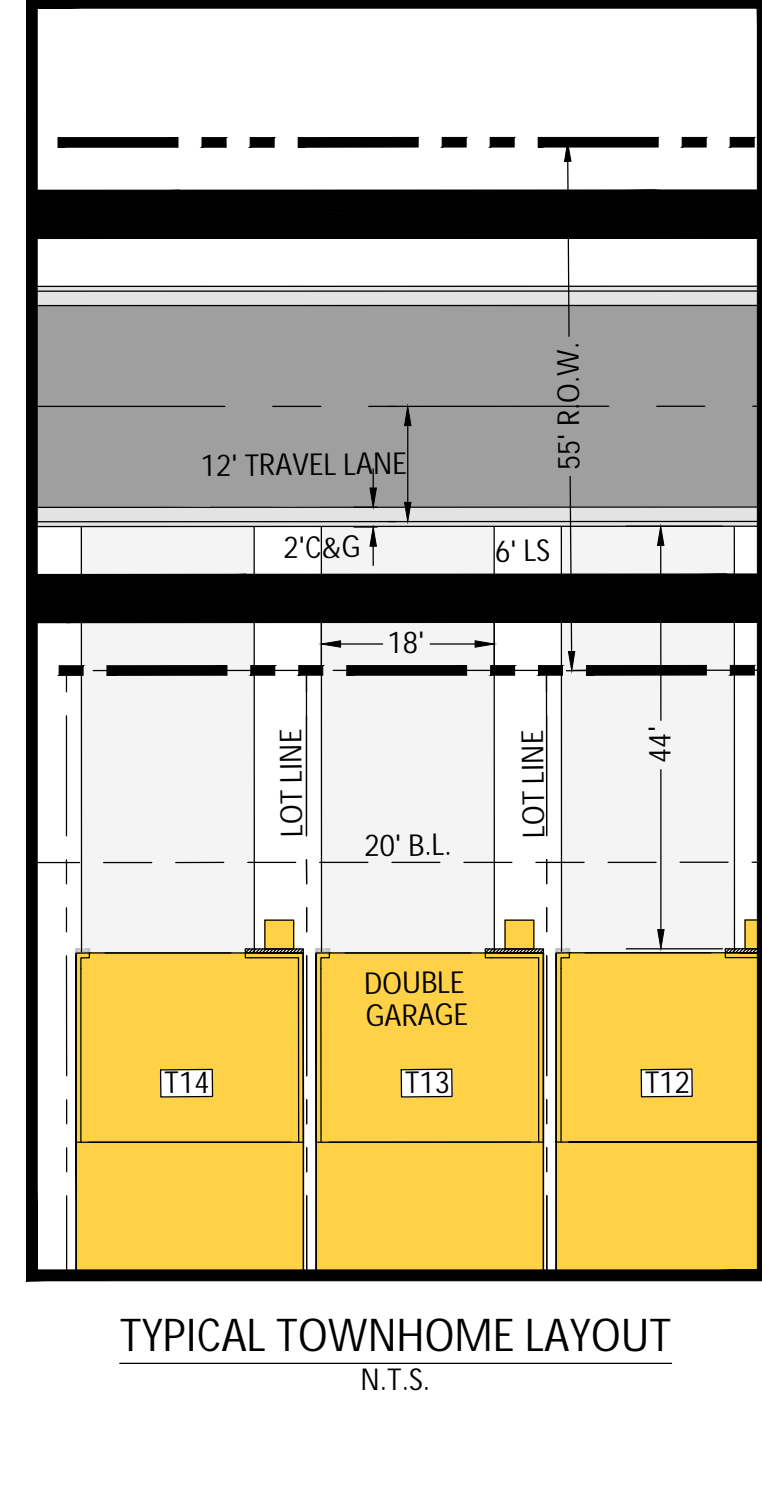
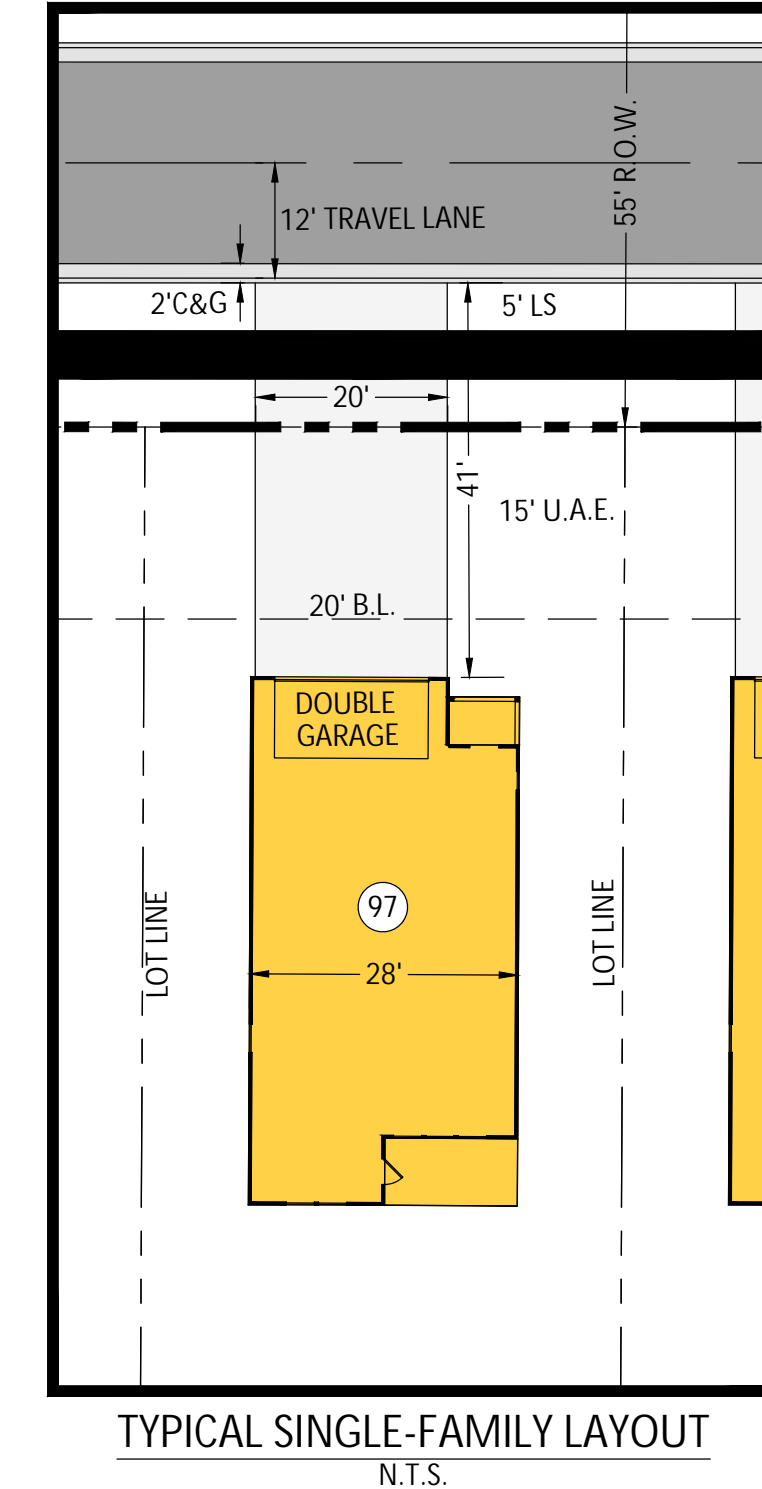
LOT #	AREA (SF)	AREA (AC)
47	5000.00	0.11
48	5000.00	0.11
49	5000.00	0.11
50	5000.00	0.11
51	5000.00	0.11
52	5000.00	0.11
53	5000.00	0.11
54	5000.00	0.11
55	5000.00	0.11
56	5000.00	0.11
57	5000.00	0.11
58	5000.00	0.11
59	5000.00	0.11
60	5000.00	0.11
61	5000.00	0.11
62	5000.00	0.11
63	5000.00	0.11
64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

LOT SUMMARY TABLE

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

LOT SUMMARY TABLE

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



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

URBANO DEVELOPMENT LLC
 133 JOHNSON FERRY RD, SUITE 500
 MARIETTA, GA 30068
 770.476.7775

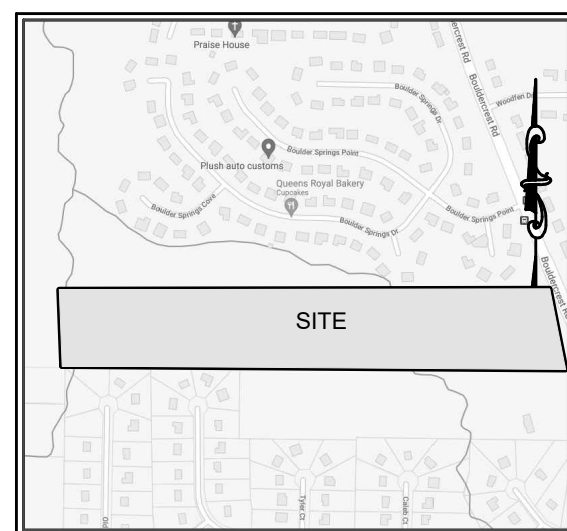
PRELIMINARY
 NOT FOR
 CONSTRUCTION

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

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

SHEET
 EX-3

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



VICINITY MAP
NOT TO SCALE

LEGEND

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

CURRENT ZONING

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

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

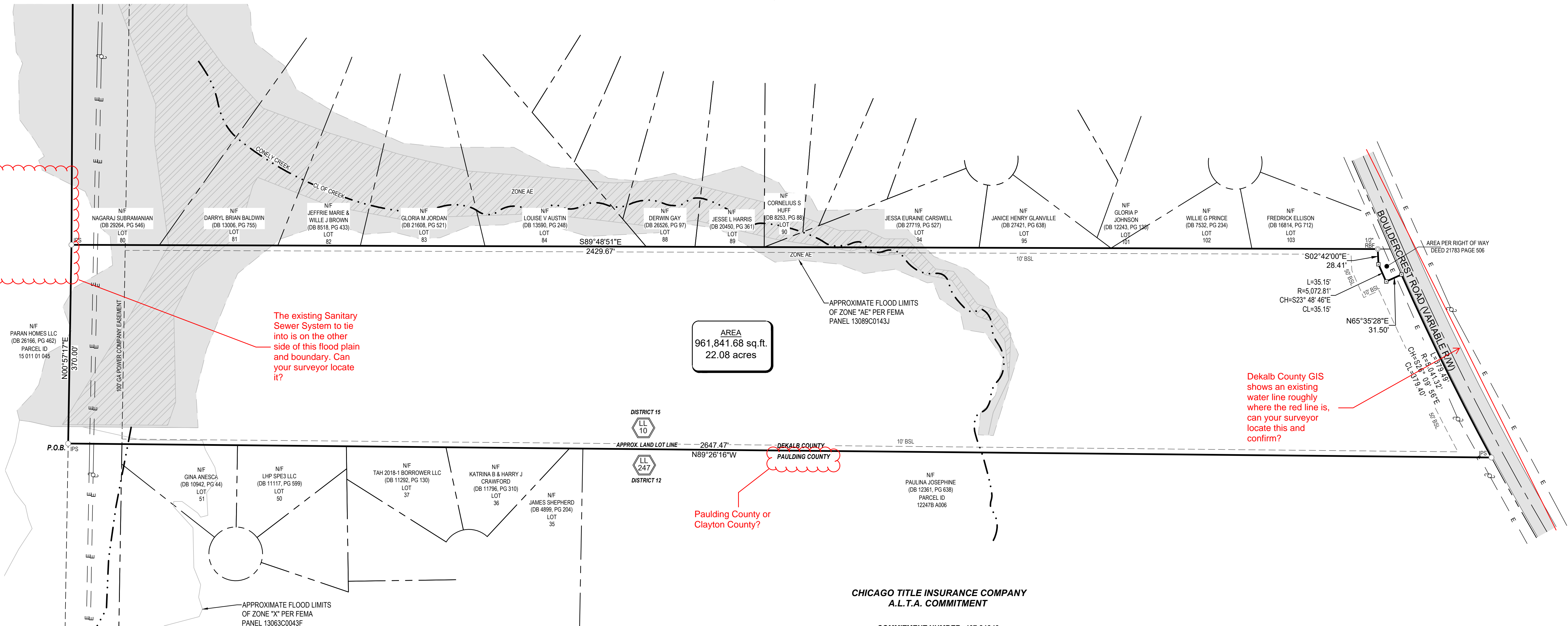
SURVEYOR'S CERTIFICATION

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

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

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

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



AREA
961,841.68 sq.ft.
22.08 acres

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

COMMITMENT NUMBER: 407.21243
 ISSUING OFFICE FILE NUMBER: 407.21243
 EFFECTIVE DATE: JUNE 15, 2021
SCHEDULE B - PART II - EXCEPTIONS

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

RECORD DESCRIPTION

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

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

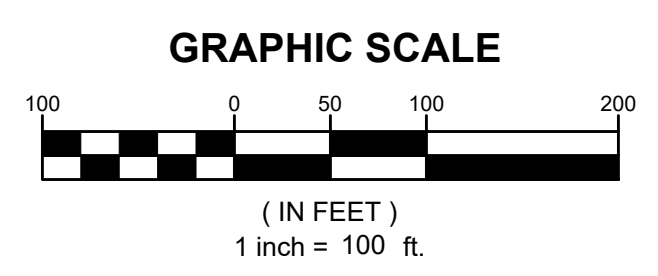
LESS AND EXCEPT:
 THAT CERTAIN PROPERTY CONVEYED TO DEKALB COUNTY BY RIGHT OF WAY DEED DATED DECEMBER 14, 2009, RECORDED IN DEED BOOK 21783, PAGE 506, DEKALB COUNTY, GEORGIA RECORDS.

SURVEY DESCRIPTION

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

BEGINNING AT A RIGHT OF WAY MONUMENT FOUND AT THE COMMON SOUTHWEST CORNER OF LAND LOT 11 AND SOUTHWEST CORNER OF LAND LOT 10 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA; RUNNING THENCE NORTH 02 DEGREES 57 MINUTES 17 SECONDS EAST A DISTANCE OF 370.00 FEET TO A 1/2" REBAR SET; RUNNING THENCE SOUTH 88 DEGREES 01 MINUTES 48 SECONDS EAST A DISTANCE OF 2,465.11 FEET TO A 1" REBAR FOUND AT THE EASTERLY RIGHT OF WAY LINE OF BOULDERCREST ROAD; RUNNING THENCE IN A SOUTHERLY DIRECTION SOUTH 02 DEGREES 42 MINUTES 00 SECONDS EAST A DISTANCE OF 28.41 FEET TO A CONCRETE MONUMENT FOUND THENCE ALONG THE ARC OF A CURVE IN SAID RIGHT OF WAY LINE, SAID CURVE HAVING A RADIUS OF 5,041.32 FEET, SAID ARC BEING SUBTENDED BY A CHORD LINE HAVING A MAGNETIC BEARING OF SOUTH 26 DEGREES 09 MINUTES 56 SECONDS EAST AND A LENGTH OF 379.40 FEET AN ARC DISTANCE OF 379.49 FEET TO A REBAR SET; THENCE LEAVING SAID RIGHT OF WAY OF BOULDERCREST ROAD NORTH 89 DEGREES 26 MINUTES 16 SECONDS WEST A DISTANCE OF 2,647.47 FEET TO A REBAR SET AND THE POINT OF BEGINNING.

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



ALTA/NSPS LAND TITLE SURVEY FOR: JPG TRANS COMPANY, INC & CHICAGO TITLE INSURANCE COMPANY		UNITED LAND SURVEYING PHONE: 678-293-5232 1258 CONCORD ROAD SUITE #103 SMYRNA, GEORGIA 30080 RESIDENTIAL & COMMERCIAL CERTIFICATE OF AUTHORIZATION NO. LSF001321	SHEET NUMBER: 1 OF 1
SCALE: 1" = 100'	LAND LOT: 10		
DATE: 8/27/2021	SUBDIVISION: NA		
FIELD DATE: 8/12/2021	COUNTY: DEKALB		
LEGAL REFERENCES: DEEDS: DB 24584 PG 411 PLATS: PB -- PG --		JOB REF: #21-712	

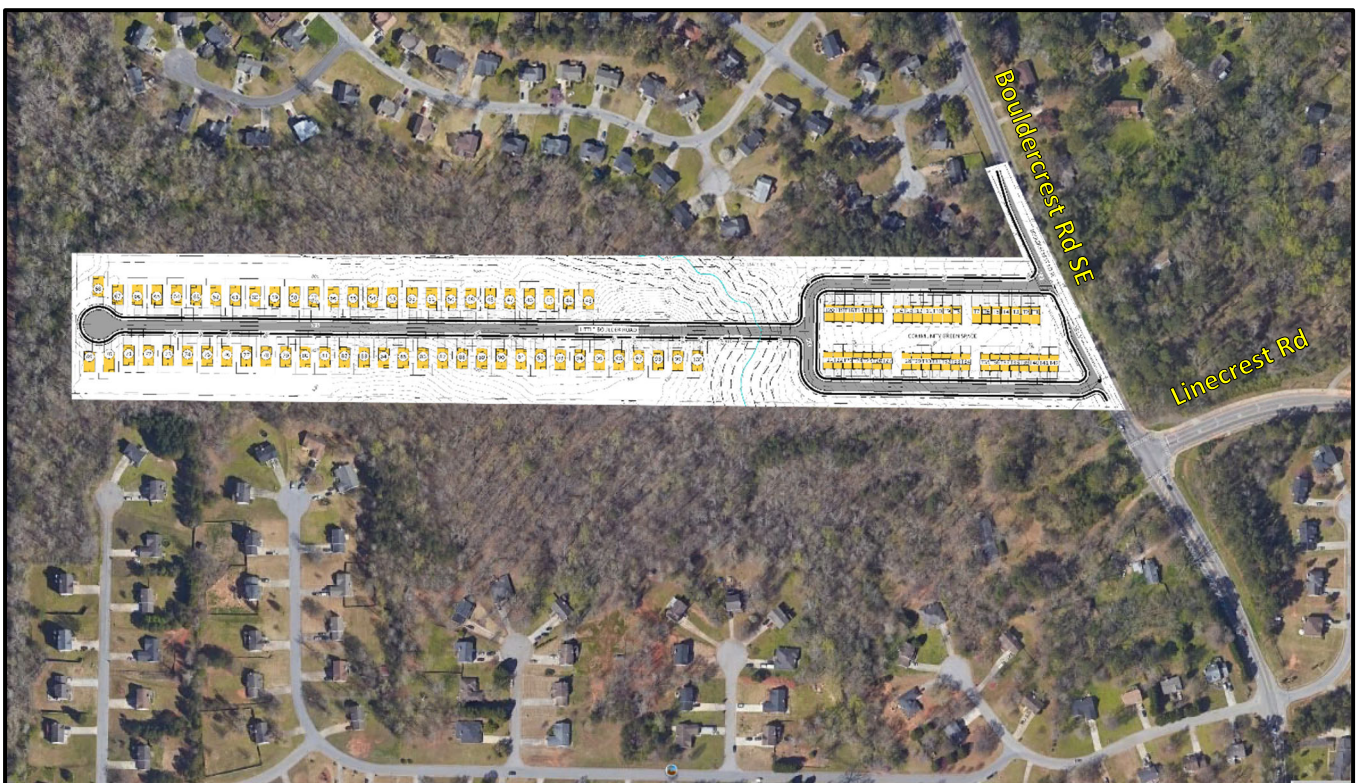


4101 Bouldercrest Road Ellenwood, GA – Trip Generation Memo February 16, 2022

Project Description

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

Figure 1: Site Aerial



Roadway Facilities

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

Trip Generation and Distribution

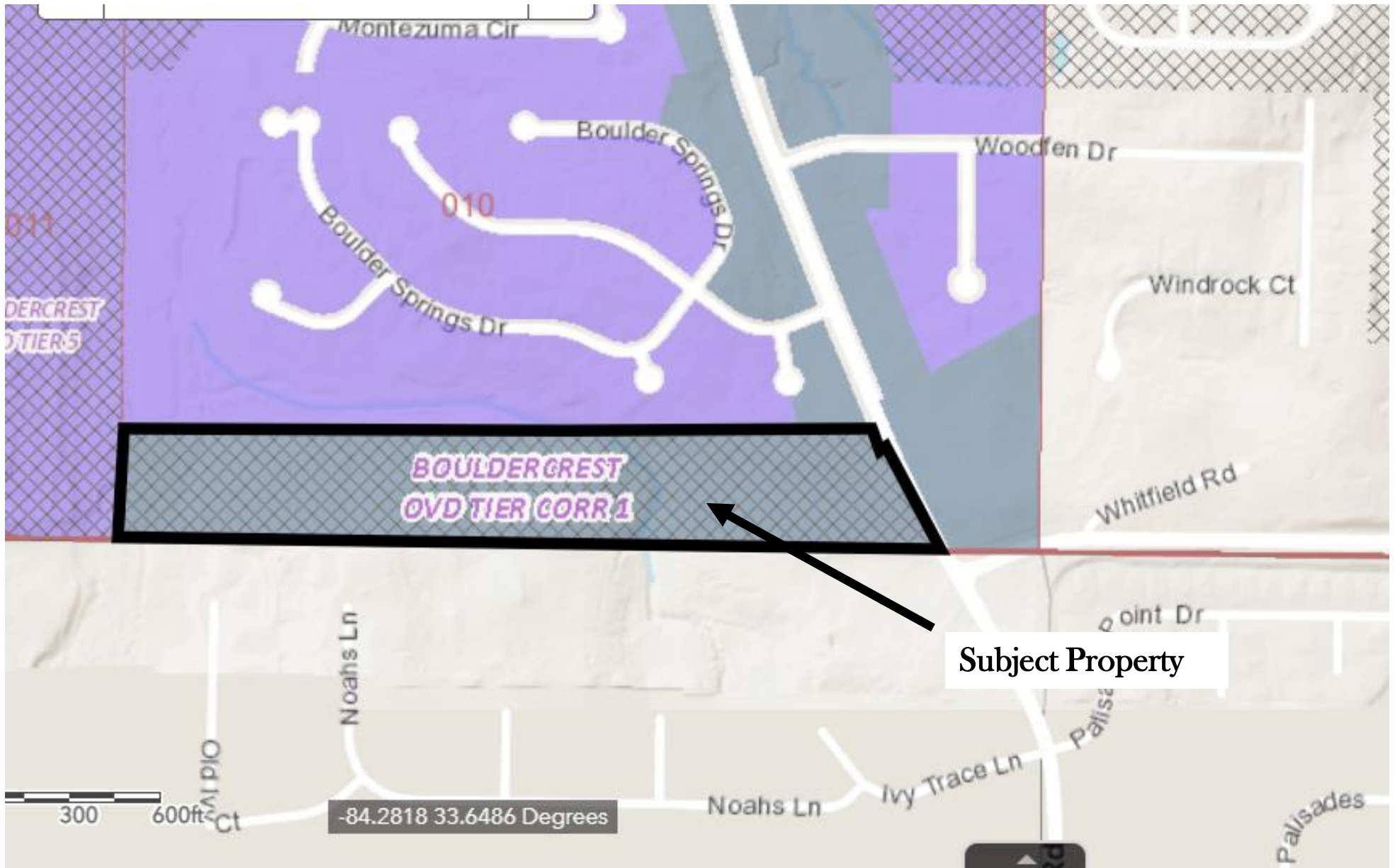
A trip generation for the proposed development was created using the Institute of Traffic Engineers (ITE) Trip Generation Manual 11th Edition, 2021. A summary of the trip generation can be found below in Table 1.

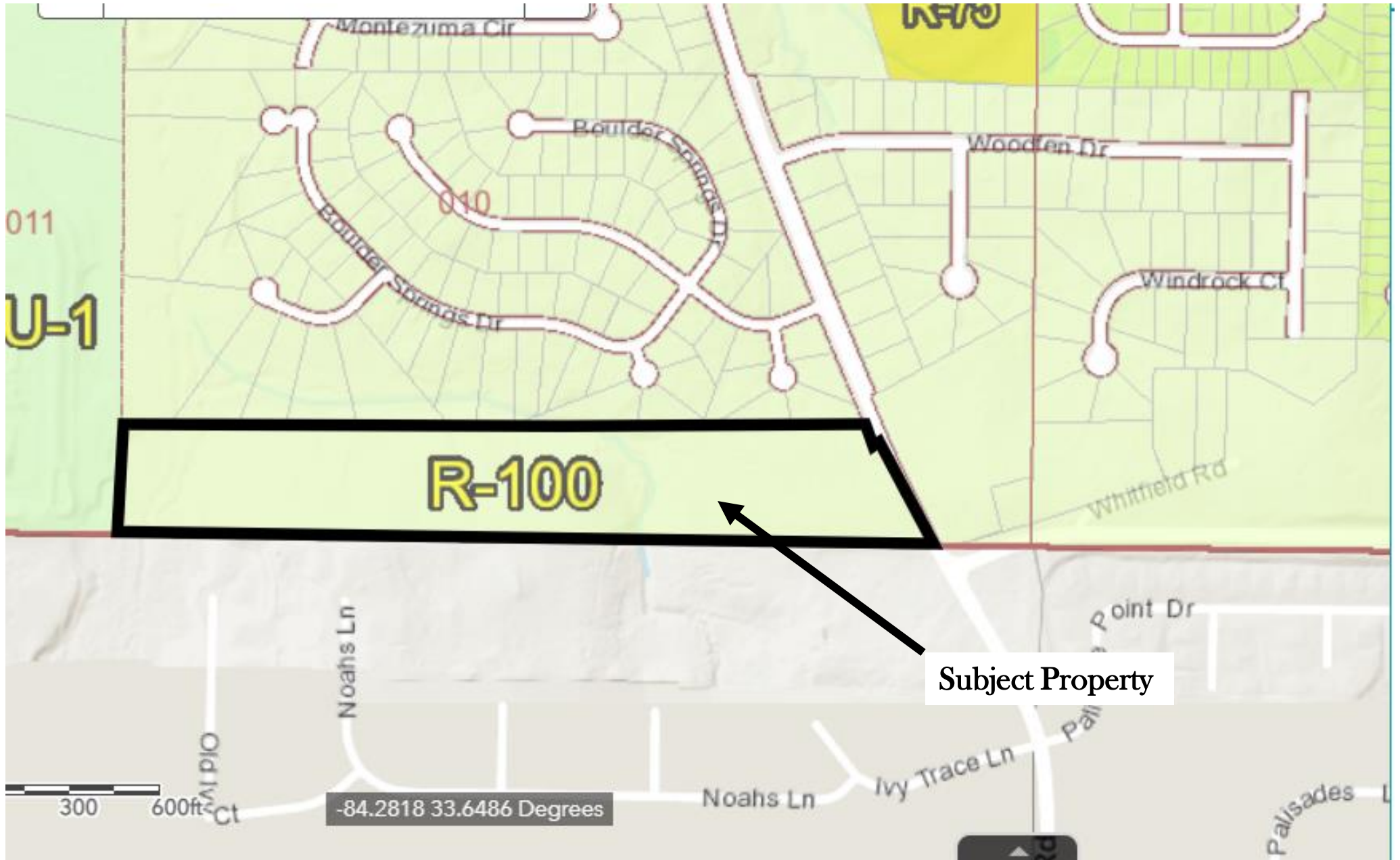
Table 1: Trip Generation Summary

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

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

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









Subject Property

300 600ft

-84.2818 33.6486 Degrees

ipt:void(0);

