Public Hearing: YES ☒ NO ☐ **Department:** Planning & Sustainability

SUBJECT:

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

Application of Emily M. Johnson to rezone properties from the Bouldercrest Overlay District Tier 5, with underlying zoning of C-1 (Local Commercial) and R-100 (Residential Medium Lot-100) zoning districts to the Bouldercrest Overlay District Tier 3, with underlying zoning of C-1 (Local Commercial) zoning district for the expansion of the existing Safe Haven office building, at 2001 River Road and 2938 Bouldercrest Road.

PETITION NO: D2-2023-0338 Z-23-1246384

PROPOSED USE: To rezone properties from the Bouldercrest Overlay District Tier 5.

LOCATION: 2001 River Road and 2938 Bouldercrest Road, Ellenwood, Georgia 30294.

PARCEL NO. : 15-053-03-001, 15-044-09-030

INFO. CONTACT: John Reid, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Emily M. Johnson to rezone properties from the Bouldercrest Overlay District Tier 5, with underlying zoning of C-1 (Local Commercial) and R-100 (Residential Medium Lot-100) zoning districts to the Bouldercrest Overlay District Tier 3, with underlying zoning of C-1 (Local Commercial) zoning district for the expansion of the existing Safe Haven office building. The property is located on the east side of Bouldercrest Road, the north side of Old River Road, and the south side of River Road, at 2001 River Road and 2938 Bouldercrest Road in Ellenwood, Georgia. The property has approximately 325 feet of frontage along Bouldercrest Road, 255 feet of frontage along Old River Road, and 106 feet of frontage along River Road and contains 1.5 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: (Aug. 9, 2023) Two Cycle Deferral. **(Apr. 12, 2023)** Denial.

PLANNING COMMISSION: (Sept. 12, 2023) Denial. **(May 2, 20233)** Denial.

PLANNING STAFF: Denial.

STAFF ANALYSIS: The applicant proposes to rezone from Tier 5 (single-family) to Tier 3 (low intensity mixed-use) of the Bouldercrest Overlay District (BOD) to allow expansion of their existing office building. Tier 3 of the BOD is intended to provide a small-scale mixture of commercial and residential uses around the Bouldercrest/Cedar Grove Road intersection. Located over one mile away from that intersection, the subject properties are within and surrounded by Tier 5 overlay zoning, which restricts land use to primarily single-family detached and calls for the protection of stable neighborhoods. Additionally, the proposed development does not provide a 50-foot-wide undisturbed buffer along the eastern property line abutting a single-family neighborhood as required by the *Zoning Ordinance* (50-foot buffer required, no buffer provided). The rezoning of these two parcels to Tier 3 would be inconsistent with the surrounding Tier 5 zoning and may be inconsistent with the policies and strategies of the Suburban (SUB) Character Area to protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns. While there appear to be some non-conforming commercial uses on some of the underlying C-1 zoned properties in the vicinity of the River Road/Bouldercrest Road intersection, the rezoning proposal is not consistent with the intent of the BOD to

focus Tier 3 development around the Bouldercrest/Cedar Grove Road intersection. The applicant was tasked with demonstrating community support for a change to allow Tier 3 at River Road/Bouldercrest Road, but nothing has materialized. While Planning Department acknowledges that the applicant is wanting to provide an essential community service, the proposed expansion of those services on the subject properties is not an appropriate location based on the goals of the SUB Character area of the Comprehensive Plan and the purpose and intent of the BOD. Staff recommends "Denial of the request".

PLANNING COMMISSION VOTE: (September 12, 2023) Denial 7-0-0. Vivian Moore moved, Jan Costello seconded for denial, per Staff recommendation. (**May 2, 2023) Denial 8-0-0.** Vivian Moore moved, Jana Johnson seconded for Denial, per Staff recommendation.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (Aug. 9, 2023) Two-cycle deferral 6-0-0. (April 12, 2023) Denial 4-2-0. Discussion included whether non-residential use was appropriate in this area zoned Tier 5 Bouldercrest Overlay which is restricted to single-family residential uses, but the area also appeared to include a few existing grandfathered non-residential uses.

Michael Thurmond
Chief Executive Officer

DeKalb County Department of Planning & Sustainability

178 Sams Street
Decatur, GA 30030
(404) 371-2155 / plandev@dekalbcountyga.gov

Planning Commission Hearing Date: September 12, 2023
Board of Commissioners Hearing Date: September 26, 2023

STAFF ANALYSIS

Case No.:	2023-0338	**Agenda #:** D2
Location/ Address:	The east side of Bouldercrest Road, the north side of Old River Road, and the south side of River Road at 2001 River Road and 2938 Bouldercrest Road in Ellenwood, Georgia.	Commission District: 3 Super District: 6
Parcel ID:	15 053 03 001	
Request:	To rezone properties from Bouldercrest Overlay District Tier 5 with underlying zoning of R-100 (Res. Medium Lot) and C-1 (Local Commercial) to Bouldercrest Overlay District Tier 3 with underlying zoning of C-1 (Local Commercial) to allow for the expansion of an existing Safe Haven office building.	
Property Owner:	Safe Haven Transitional Incorporated	
Applicant/Agent:	Safe Haven Transitional Incorporated	
Acreage:	1.5	
Existing Land Use:	Office building and vacant land.	
Surrounding Properties:	Single-family homes to the north, east, and south; vacant land and single-family homes to the west across Bouldercrest Road.	
Adjacent Zoning:	**North:** Tier 5, Corridor 1/C-1 **South:** Tier 5, Corridor 1/R-100 **East:** Tier 5/R-100 **West:** Tier 5, Corridor 1/R-100 & R-75	
Comprehensive Plan:	SUB (Suburban) **Consistent** [_]	**Inconsistent** [X]

Proposed Density: NA
Proposed Units/Square Ft.: Proposed office building (square footage not shown on plan)
Proposed Lot Coverage: NA

Existing Density: NA
Existing Units/Square Feet: Office building and vacant land.
Existing Lot Coverage: NA

Staff Recommendation: DENIAL

The applicant proposes to rezone from Tier 5 (single-family) to Tier 3 (low intensity mixed-use) of the Bouldercrest Overlay District (BOD) to allow expansion of their existing office building. Tier 3 of the BOD is intended to provide a small-scale mixture of commercial and residential uses around the Bouldercrest/Cedar Grove Road intersection. Located over one mile away from that intersection, the subject properties are within and surrounded by Tier 5 overlay zoning, which restricts land use to primarily single-family detached and calls for the protection of stable neighborhoods.

Additionally, the proposed development does not provide a 50-foot-wide undisturbed buffer along the eastern property line abutting a single-family neighborhood as required by the *Zoning Ordinance* (50-foot buffer required, no buffer provided). The rezoning of these two parcels to Tier 3 would be inconsistent with the surrounding Tier 5 zoning and may be inconsistent with the policies and strategies of the Suburban (SUB) Character Area to protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns. While there appear to be some non-conforming commercial uses on some of the underlying C-1 zoned properties in the vicinity of the River Road/Bouldercrest Road intersection, the rezoning proposal is not consistent with the intent of the BOD to focus Tier 3 development around the Bouldercrest/Cedar Grove Road intersection. The applicant was tasked with demonstrating community support for a change to allow Tier 3 at River Road/Bouldercrest Road, but nothing has materialized.

While Planning Department acknowledges that the applicant is wanting to provide an essential community service, the proposed expansion of those services on the subject properties is not an appropriate location based on the goals of the SUB Character area of the Comprehensive Plan and the purpose and intent of the BOD.

Staff recommends *denial* of the request.

DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

NOTE: ***PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO***
RACHEL BRAGG RLBRAGG@DEKALBCOUNTYGA.GOV OR
JOHN REID JREID@DEKALBCOUNTYGA.GOV

COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER

Case No.: Z-23-1246384

Parcel I.D. #: 15-053-03-001, 15-044-09-030

Address: 2001 RIVER RD & 2938 BOULDERCREST RD

ELLENWOOD, GA 30294

WATER:

Size of existing water main: 6" CI **(adequate/inadequate)**

Distance from property to nearest main: adajcent

Size of line required, if inadequate: _____

SEWER:

Outfall Servicing Project: Sugar Creek

Is sewer adjacent to property: Yes ( ) No (X) If no, distance to nearest line: 206'

Water Treatment Facility: Snapfinger **() adequate ( ) inadequate**

Sewage Capacity; 36 **(MGPD)** **Current Flow:** 28 **(MGPD)**

COMMENTS:

Sewer capacity required

Signature: Yola Lewis

DEKALB COUNTY

Board of Health

4/14/2023

To: Mr. John Reid, Senior Planner

From: Ryan Cira, Environmental Health Manager

Cc: Alan Gaines, Environmental Health Deputy Director

Re: Rezone Application Review

General Comments:

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

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

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

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

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

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

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

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

N1 2023-0334 **SLUP 23-1246378**

16-183-02-003, 16-202-02-005

4449 Rockbridge Road, Stone Mountain, GA 30083

- Please review general comments.
- Note: There are several properties of septic in this area.

N2 2020-0335 **Z-23-1246378**

16-183-02-003, 16-202-02-005

8361 & 8637 Covington Highway, Lithonia, GA 30058

- Please review general comments.

N3 2023-0335 **SLUP 23-1246382**

18-053-02-036

1500 North Decatur Road, Atlanta, GA 30306

- Please review general comments.

N4 2023-0337 **CZ 23-1246383**

18-103-03-017, 18-103-03-018

1799 & 1805 Clairmont Road, Decatur, GA 30033

- Please review general comments.
- Our record indicates a septic system installed on surrounding property at 1788 Clairmont. No record in our office for 1799 or 1805 Clairmont Road. This property may have a septic system.

N5 2023-0338 **Z -23-1246384**

15-053-03-001, 15-044-09-030

2001 River Road & 2938 Bouldercrest Road, Ellenwood, GA 30394

- Please review general comments.
- Note: Septic system indicated on surrounding areas.

N6 2023-0339 **SLUP 23-1246386**

15-200-02-040 15-200-02-040

3507 Memorial Drive, Decatur, GA 30032

- Please review general comments.
- This establishment should contact Health Department Division of Environmental Health

N7 2023-0340 **Z 23-1246390**

15-021-01-010, 15-021-02-015, 15-021-01-016

2098 & 2124 Cedar Grove Road, Conley, GA 30288

- Please review general comments.
- Note: Septic system location on this property installed on 11/08/1985.

N8 2023-0341 **SLUP 23-1246391**

15-021-01-010, 15-021--01-015, 15-021-021-01-016

2098 & 2124 Cedar Grove Road, Conley, GA 30288

- Please review general comments.
- Note: Septic system location on this property installed on 11/08/1985.

N9 2023-0342 **Z-23-1246379**

15-201-01-010

1439 Conway Road, Decatur, GA 30030

- Please review general comments

DeKalb County
GEORGIA

Development Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

Zoning Comments – April 2023

N1. 4449 Rockbridge Road - Rockbridge Road is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip from back of curb with a 10-foot multiuse path. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.) Only one access point allowed on Rockbridge Rd. Watch required driveway spacing in Code Section 14-200(6).

N2. 8361 Covington Hwy/8367 Covington Hwy - Stonecrest Overlay District Tier 1. Covington Hwy is classified as a major arterial. (This section is not a state route.) Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip from back of curb with a 10-foot multiuse path. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.) Only one access point allowed on Rockbridge Rd. Please provide sheet C-112 (as referenced) for the ROW improvements.

N3. 1526 North Decatur Road - Within the Druid Hills Historic District. North Decatur Road is a minor arterial. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip from back of curb with a 10-foot multiuse path (dependent on Historic District Review). No poles may remain within the limits of the path. Requires pedestrian scale streetlights of the historic district street lighting standard. (hefowler@dekalbcountyga.gov)

N4. 1799/1805 Clairmont Road - Clairmont Road is SR 155. DeKalb County standards apply unless more restrictive standards are required by GDOT. GDOT review and approval required prior to permitting. (mwilson@dot.ga.gov) GDOT Right of way AND Signal upgrade permits required. Upgrade pedestrian signal head/crosswalks at the signalized intersection. Clairmont Road is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip from back of curb with a 10-foot multiuse path. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.)

N5. 2001 River Road - Project within the Bouldercrest Overlay District Tier Corr 1. Bouldercrest Road is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip from back of curb with a 10-foot multiuse path. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.) River Road is classified as a minor arterial. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip from back of curb with a 10-foot multiuse path. Old Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.) Old River Road is classified as a local residential road. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip from back of curb with a 5-foot sidewalk. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.)

DeKalb County
GEORGIA

N6. 3507 Memorial Drive - Memorial Drive a state route. DeKalb County standards apply unless more restrictive standards are required by GDOT. GDOT review and approval required prior to permitting. (mwilson@dot.ga.gov. Memorial Drive is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip from back of curb with a 10-foot multiuse path. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.) Connect sidewalks in front of outparcels, as right of way allows. Coordinate with the Transportation Division.

N7. & N8. 3345 Bouldercrest Rd/2098 Cedar Grove Road - Bouldercrest overlay Dist. Tier 3. Soapstone Hist District (2098). Bouldercrest Road is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip from back of curb with a 10-foot multiuse path. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.) Cedar Grove Road is classified as a Minor Arterial. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip from back of curb with a 10-foot multiuse path. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.) Extend sidewalks to Clark Street, as right of way allows. Coordinate with the Transportation Division. Relocate guest parking away from Bouldercrest Road to reduce conflicts with entering/exiting space, driveway, and Bouldercrest Rd.

N9. 1439 Conway Drive - Conway Drive is classified as a local road. Extend road along property frontages. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip from back of curb with a 5-foot sidewalk. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.)

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.

Site plan doesn't show or indicate how stormwater management requirements will be addressed. Key important items of County requirements:

- ✓ **The county codes require the hydrology study to model the existing conditions as wooded**
- ✓ **Runoff Reduction Volume shall be provided unless technical justification is provided regarding the unfeasibility. Strongly recommend investigating the site and identify location where RRv can be provided and re-design/revise the layout to comply with the RRv requirement.**
- ✓ **Discharge from the stormwater management facility shall not create adverse effect downstream of the property(ies)**

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area was not in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application.

Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations

- **Landscaping/Tree Preservation**

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

- **Tributary Buffer**

  State water buffer was not reflected in the G.I.S. records for the site. Typical state waters buffer have a 75’ undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.

N-5

DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

NOTE: *PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO RACHEL BRAGG RLBRAGG@DEKALBCOUNTYGA.GOV OR JOHN REID JREID@DEKALBCOUNTYGA.GOV*

COMMENTS FORM:

PUBLIC WORKS TRAFFIC ENGINEERING

N-5-2023-0338 15-014 09-030

Case No.: Z-23-1246384 **Parcel I.D. #:** 15-053 03-001

Address: 2938 Boulder crest Rd. 0001 River Rd.
Ellenwood, Ga. 30294

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.

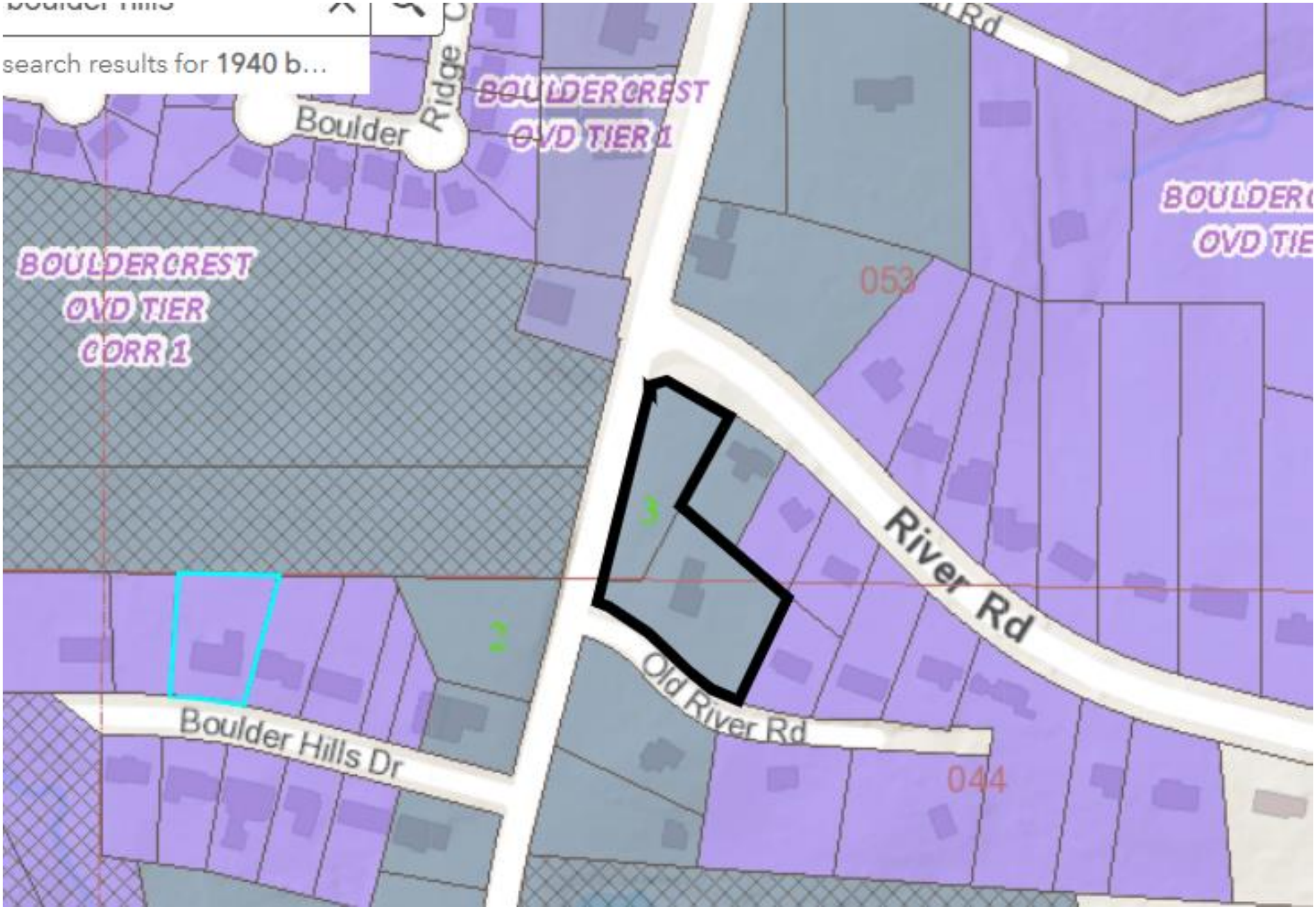
COMMENTS:

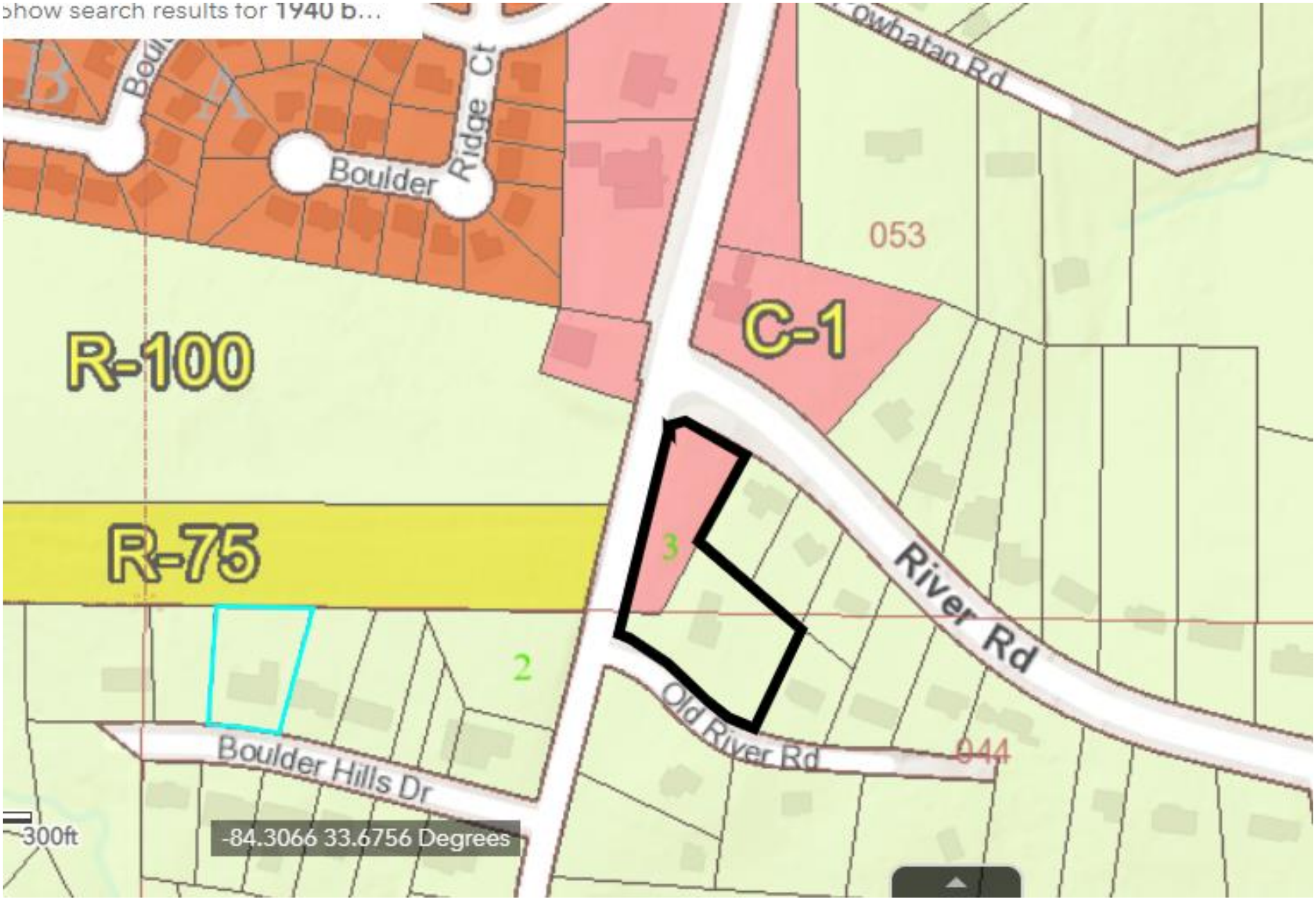
Did not see any traffic engineering concerns at this time.

Signature: Ronald

Z 23 1246384

ZONING MAP

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Boulder Ridge Ct
Boulder
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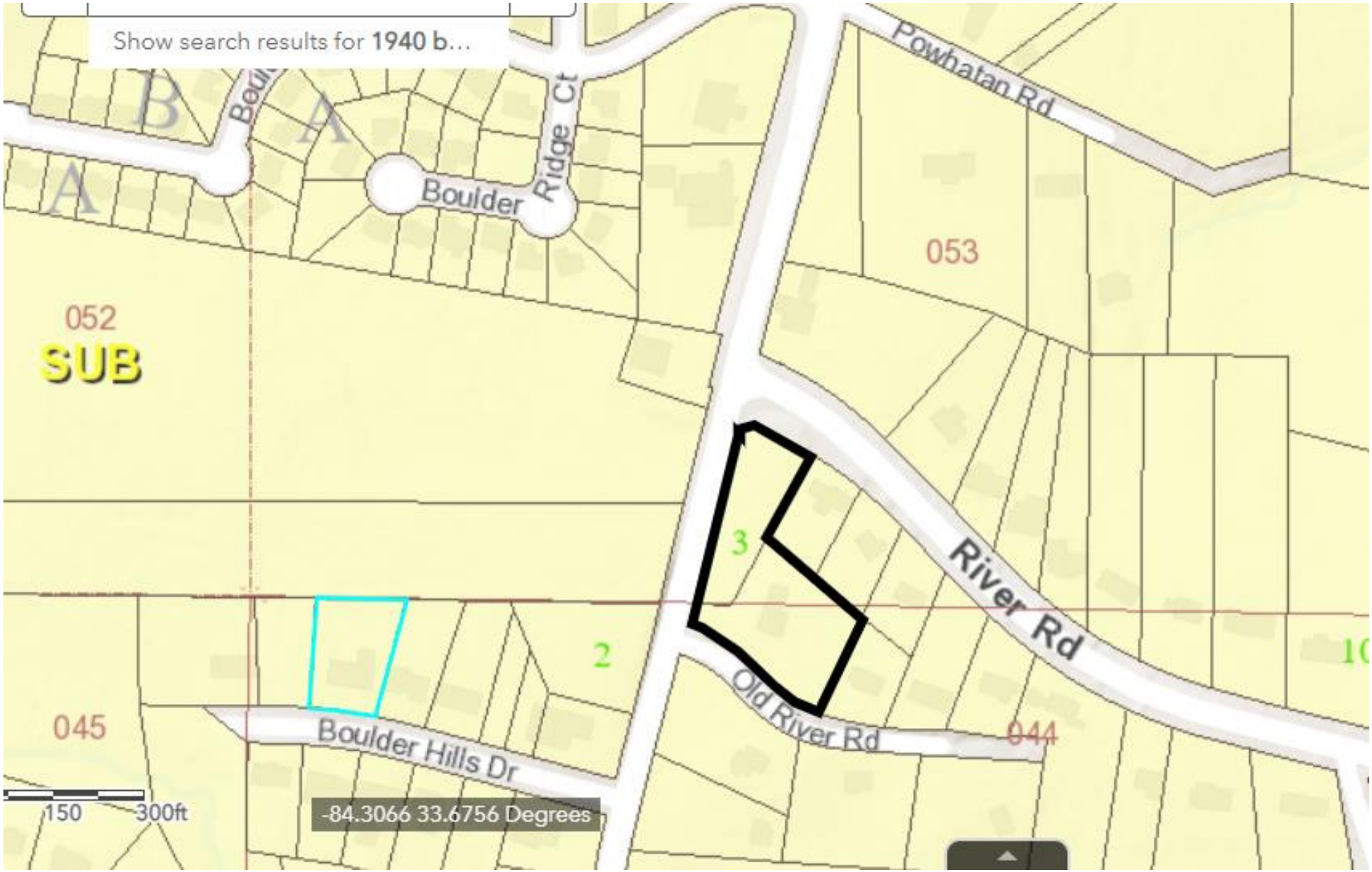
C-1
R-100
R-75
3
2
River Rd
Old River Rd
044
Boulder Hills Dr
300ft
-84.3066 33.6756 Degrees

Z 23 1246384

Land Use Map

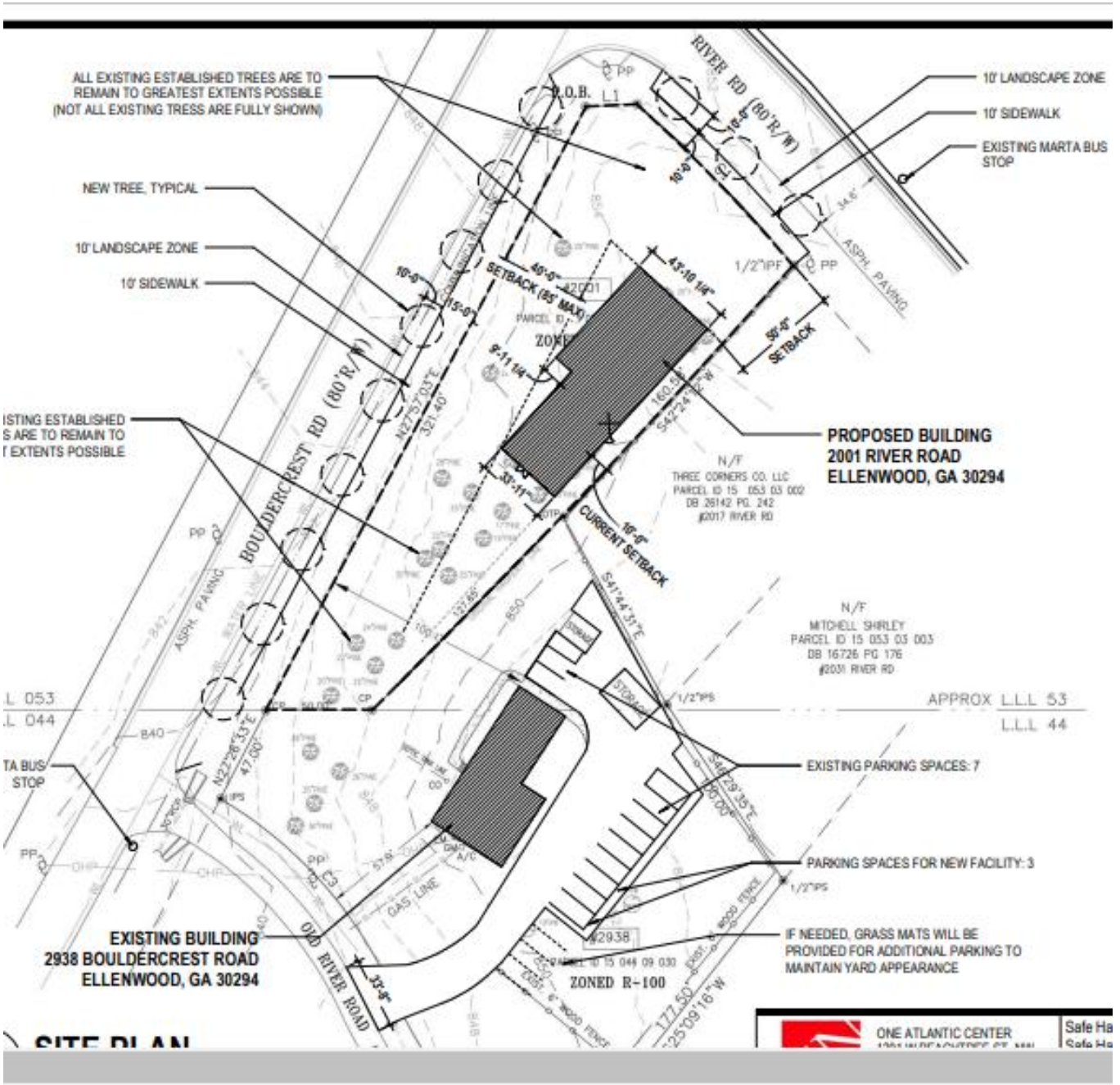


Z 23 1246384

Aerial

Z 23 1246384

Site Plan



Valeria Kilgore/DBA
Personal Preference Total Care Salon
2480 Bouldercrest Rd. SE
Atlanta, GA 30316
404.244.0205
valeriakilgore@aol.com

April 3, 2023

DeKalb County Planning & Sustainability
Board of Community Council
300 Commerce Dr.
Decatur, GA 30030

RE: Case Number: N5: Z-23-1246384 (Safe Haven Transitional Inc.)

Dear DeKalb County Community Council,

It is my pleasure to write in support of the application of Safe Haven Transitional Inc. I am writing to recommend approval of this application.

I have been a business owner in DeKalb County District 3 for 36 years. On multiple occasions, I have observed the outstanding leadership of the executive director, Mary Winfrey. She has unselfishly served this community for 26 years, providing a safe place for abused women and their children. Safe Haven Transitional also provides basic human resources for anyone in need of a hand-up. Because of her impeccable stewardship, Safe Haven is a valuable asset to our community. Safe Have is considered a pillar of the community. It is evident that this kind of community service is desperately needed. In addition to prioritizing her leadership, Mary Winfrey leads by example. It is due to her unwavering commitment and her dedication to this cause that she has acquired many notable accomplishments that are greatly admired and appreciated.

The DeKalb County District 3 community is counting on the Board of Community Council to approve this application. We thank you for your consideration.

Sincerely,

Valeria Kilgore

Valeria Kilgore

April 7. 2023

Patricia Culp

Dear Community Council Members,

It is our pleasure to write a letter supporting Mary Winfrey, Executive Director of Safe Haven Transitional. Mrs. Winfrey has been a community member for many years serving battered women and providing legal and community education projects for those transitioning through difficult times. Moreover, Mary has provided access to information for families to connect with other networks such as Youth Intervention Program, Teen Girls Support Groups, Life Skills for Parenting, and Job Readiness Training. Her impact has made a difference in the lives of many families. For these reasons, Cedar Grove Neighborhood Association strongly supports Mary Winfrey in her effect to build the Safe Haven Transitional Office Center.

Pat Culp,

President CGNA / Board of Directors

4/11/23

To Whom It May Concern:

This letter is sent as a testimonial to the outstanding work Apostle Mary Winfrey, and the staff of Safe Haven have done for the Metropolitan areas.

Her diligence and determination have touched the lives of many families in our community and beyond. Knowing the work that is done by this organization and the impact it has, it is a privilege and great joy to be able to recommend the work that she now undertakes to expand the reach and service through improved and updated facilities.

Our interactions with SafeHaven have always been positive. We have been privileged to witness her work and it's efficacy across many years. It is without hesitancy that I recommend her and the project that she undertakes to improve and optimize the reach of Safe Haven.

Bishop Richard W. Green, Established Mentarian

New Covenant Metropolitan Ministries, Inc.

Atlanta, Georgia

DeKalb County
GEORGIA

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

178 Sams Street
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

Date Received: _____ Application No: _____

Applicant Name: Safe Haven Transitional Inc.

Applicant E-Mail Address: vmwinfrey@yahoo.com

Applicant Mailing Address: P.O.Box 501 Conley, GA 30288

Applicant Daytime Phone: 404 241-8740-office Fax: 404 241-8660

Owner Name: Safe Haven Transitional Inc

If more than one owner, attach list of owners.

Owner Mailing Address: P.O.Box 501 Conley, GA 30288

Owner Daytime Phone: 678 492 1254-Cell or 404 241-8740 office

Address of Subject Property: 2001 River Road, Ellenwood GA 30294
2938 Bouldercrest Road Ellenwood GA 30294

Parcel ID#: 15 053 03 001 & 15 044 09 030

Acreage: River Rd=0.6ac & Bouldercresr= 0.924 ac (1.524 acres Total) Commission District: 3

Present Zoning District(s): C-1(2001 River RD) & R-100(2938 Bouldercrest RD)

Proposed Zoning District: Tier 3

Present Land Use Designation: 2001 River RD is undeveloped, 2938 Bouldercrest is Home Office

Proposed Land Use Designation (if applicable): Office

REZONING APPLICATION

SAFE HAVEN TRANSITIONAL

MARCH 9, 2023

CONTENTS

A. APPLICATION FORM

B. PRE-SUBMITTAL COMMUNITY MEETING NOTICE & SIGN-IN SHEET

C. LETTER OF APPLICATION AND IMPACT ANALYSIS

D. AUTHORIZATION FORM – NOT APPLICABLE / NOT INCLUDED

E. CAMPAIGN DISCLOSURE STATEMENT

F. LEGAL BOUNDARY SURVEY

G. SITE PLAN

H. REDUCED SITE PLAN

I. WRITTEN LEGAL DESCRIPTION

J. BUILDING FORM INFORMATION

K. COMPLETED, SIGNED PRE-APPLICATION FORM

B. PRE-SUBMITTAL COMMUNITY MEETING NOTICE & SIGN-IN SHEET

COMMUNITY ECONOMIC DEVELOPMENT MEETING

CGNA

February 16, 2023, @ 6:00 pm – 7:30 pm

Cedar Grove United Methodist Church
3430 Bouldercrest Road, Conley, GA 30288

Agenda:

Community News
Introduction of Guests
Mary Winfrey, Executive Director of Safe Haven Transitional
Senator Gail Devenport (District 44)
Saira Draper Representative GA House (District 90)
Commissioner Ted Terry Super District (6)
Commissioner Larry Johnson District (3)
Geoffrey Loften Decide Dekalb (Economic Development Authority)

Questions/ Answers

Adjournment

"Working together can bring about change."

CEDAR GROVE NEIGHBORHOOD ASSOCIATION
Community Meeting
Thursday, February 16, 2023
(P.O. Box 209. Ellenwood, Ga 30294/cgnbhdassoc2012@gmail.com/www.cedargroveassociation.org)

PLEASE SIGN IN (PRINT)

NAME	PHONE NUMBER/S	EMAIL ADDRESS (Only if new)
1. Geraldine Stovall	(H) 244-8311	✓
2. Mary Irvin	(H) 243-8263	✓
3. Stacey M. Armstrong	(H) 241-1429	
4. Special Guest • Paula V. Tate	(H) 286-7955(O)	pvtate@dekalbcountyga.gov
5. Annette White	H) 217-4933	apwhite2010@gmail.com pd
6. Gary Sparrow	678-898-4529	
7. Special Guest Geoffrey Lotten	404-687-2742	glotten@decidedekalb.com
8. Sharon Colvin	404-243-8491	
9. Alicia Dover	678 779-3403	acdover@bellsouth.net
10. Mary Winfrey	6078492-1254	vmwinfrey@yahoo.com
11. ~~Diane Brown~~	~~404-731-8[illegible]~~	
12. Senior Official Watch	404.900.8274	
13. Michal South	404-243-1426	
14. Evans Dowdy	404 655-2799	edowdy@Bellsouth.net

20.00
20.00

CEDAR GROVE NEIGHBORHOOD ASSOCIATION

Community Meeting

Thursday, February 16, 2023

(P.O. Box 209. Ellenwood, Ga 30294/cgnbhdassoc2012@gmail.com/www.cedargroveassociation.org)

PLEASE SIGN IN (PRINT)

	NAME	PHONE NUMBER/S	EMAIL ADDRESS (Only if new)
1.	Jackie S. Malcom	404-309-6323	malcomjackie@bellsouth.net
2.	Dionne McGee	404-790-2072	damcgee@dekalbcountyga.gov
3.	James Colvin	404-317-5960	jcolvin1122@gmail.com
4.	Diane Brown	404-731-8875	Dianebrown912@gmail.com
5.	Delmes Jenkins	404-366-6725 404-667-0477	WS1720DJ@bellsouth.net
6.	Alonzo W. Evans	404-271-8374	awe0513@gmail.com
7.	Albert Bryant	404-387-3700	
8.	Earnestine Manning	678-933-1459	
9.	Eugenia Bell	404-565-0623	NA
10.	Juanee A. Lynn-Rigsby	770 2984017	DRJLR2011@Hotmail.com
11.	Marie Delva	305-206-2972	hemakaele@comcast.net
12.	Cheryl & Rodney Green	(404) 241-1106	cdrg5@yahoo.com
13.	Erica Weaver	770-634-2849	erica-weaver@yahoo.com
14.	WENDELL GLENN	718 714 8794	

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PLEASE SIGN IN (PRINT)

NAME	PHONE NUMBER/S	EMAIL ADDRESS (Only if new)
1. Special Guest Saira Draper	4047863190	saira@votesaira.com
2. MARTIN BASS	678 975 5089	martin_bass@ymail.com
3. Willie Perkins	(404)243-5339	
4. Sherryl Perkins	404-372-5817	sherryl_perkins@yahoo
5. LULA COBB	404-587-2248	lulaquality@yahoo.com
6. Regena Roberts	4/363-9082	
7. Alison Clark	7)776-8881	alisonnmiller@gmail.com
8. Gail Davenport	4/463-560	Gail.Davenport
9. Sandra Holmes	4-516-1435	
10. LaDell Mitchell	4051991 2	
11. Elizabeth Healey	6784385444	
12. TIM Hardy	404-687-3469	tchardy@dekalbcountyga.gov
13. Sherry B. Williams	678-453-6891	Sherry692@gmail.com
14. Nafeesah Madyun Nassar Madyun	(404)583-7453 (404)583-7454	nafeesah@mindspring.com madyun@bellsouth.net

CEDAR GROVE NEIGHBORHOOD ASSOCIATION

Community Meeting

Thursday, February 16, 2023

(P.O. Box 209. Ellenwood, Ga 30294/cgnbhdassoc2012@gmail.com/www.cedargroveassociation.org)

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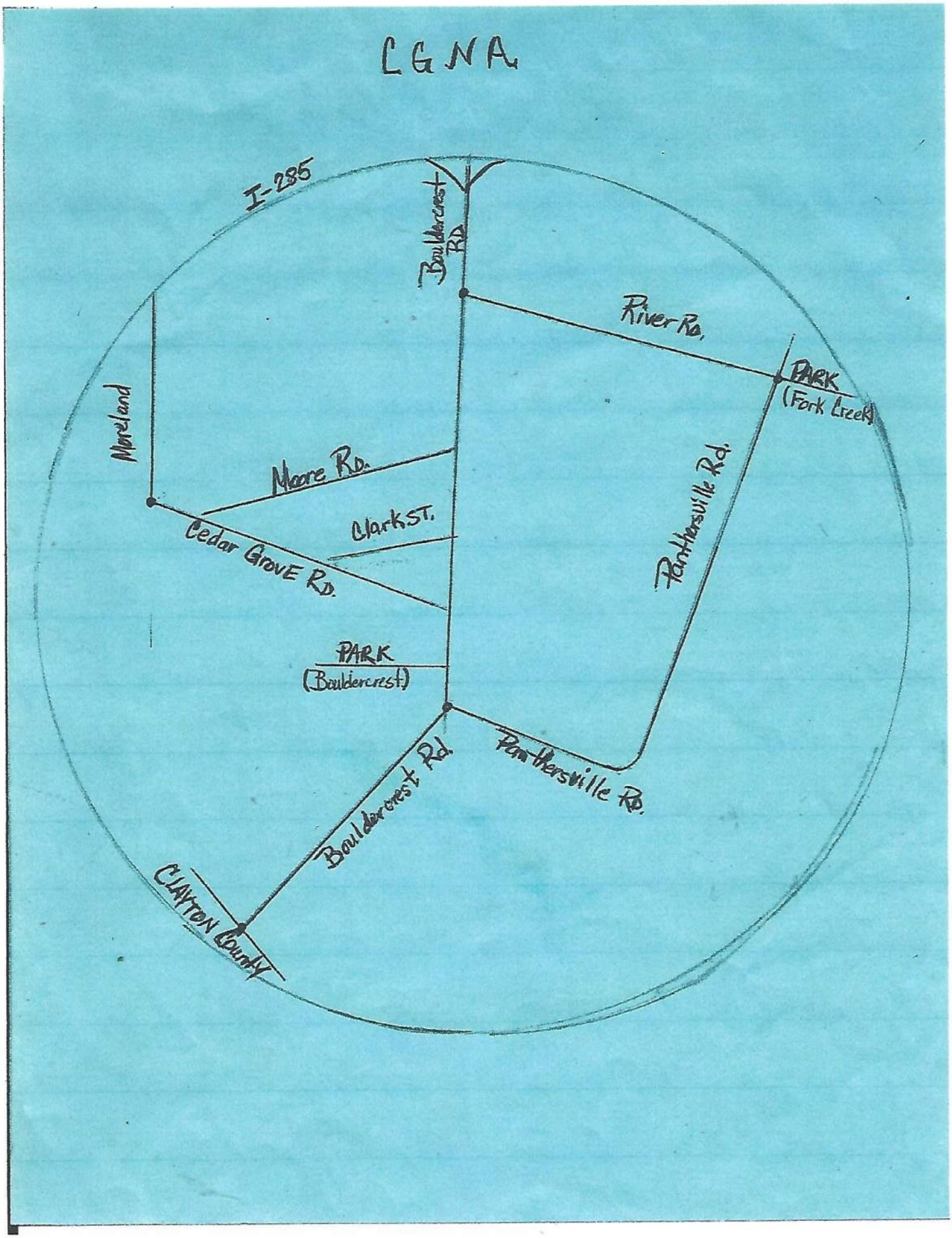
	NAME	PHONE NUMBER/S	EMAIL ADDRESS (Only if new)
1.	Veronica Jackson	404 366-0692	veronicaburden53@gmail.com
2.	Randolph Jackson	470 765-7785	
3.	LaRose Raston	404-713-6357	llraston1980@gmail.com
4.	LaTimothy Myers	404-860-8224	
5.	Wilbur Lane	404-213-0542	
6.	Natalie McCants	404 313 7030	ndmccants @gmail
7.	Wilma Gibson	404-985-5442	wilmagibson9@gmail.com
8.	Sharon Kelly	678 485-7889	sakelly4267@gmail.com
9.	G. L. Benefield	404-392-0002	
10.	Robert A. Moseley	404-680-4108	rbtide@bellsouth.net
11.	Nikki Willis	(860) 951-2965	Quaniwill@aol.com
12.	Tulia Scott	[redacted]	tscott@Moodynolan.com
13.	Emily Johnson	470-480-7597	emily.johnson@moodynolan.com
14.	J Williams	470-310-1795	kingwilliams.journalist@gmail.com

Ellison Bernald Kelly	6784807296	EBKGolf8@GMAIL.com
Willie Arnold	404241-4636	edsan@bellsouth.Net
Ted Tes special Guest	912-508-5535	ted@dehalcountyga.gov
Ruthie Anderson	678-551-5261	ruthieanderson intech@yahoo.com
Valencia Kilgore Newton	404-271-0026	valericknewton@gmail.com
Vincent Winfrey	404-599-2057	1782 Jaye Ave

MAP of Ceder Grove ASSO



SAFE HAVEN TRANSITIONAL

REZONING PROPOSAL

Pre-Submittal Community Meeting

March 7, 2023 – 5:30pm EST

WHO:

- Mary Winfrey, Owner of Safe Haven Transitional
- Emily Johnson, Project Architect at Moody Nolan
- Tulia Scott, Project Manager at Moody Nolan
- All neighbors and community stakeholders within 500' feet of the property (2001 River Rd)

WHAT:

Pre-Submittal Community Meeting for the proposed rezoning of 2001 River Rd (southeast corner lot of River Rd & Bouldercrest Rd). Mary Winfrey and Moody Nolan team will overview the rezoning proposal and the preliminary building design to allow for community feedback prior to submitting the application for rezoning.

WHERE:

Join Zoom Meeting:
https://us06web.zoom.us/j/81367381435
Meeting ID: **813 6738 1435**

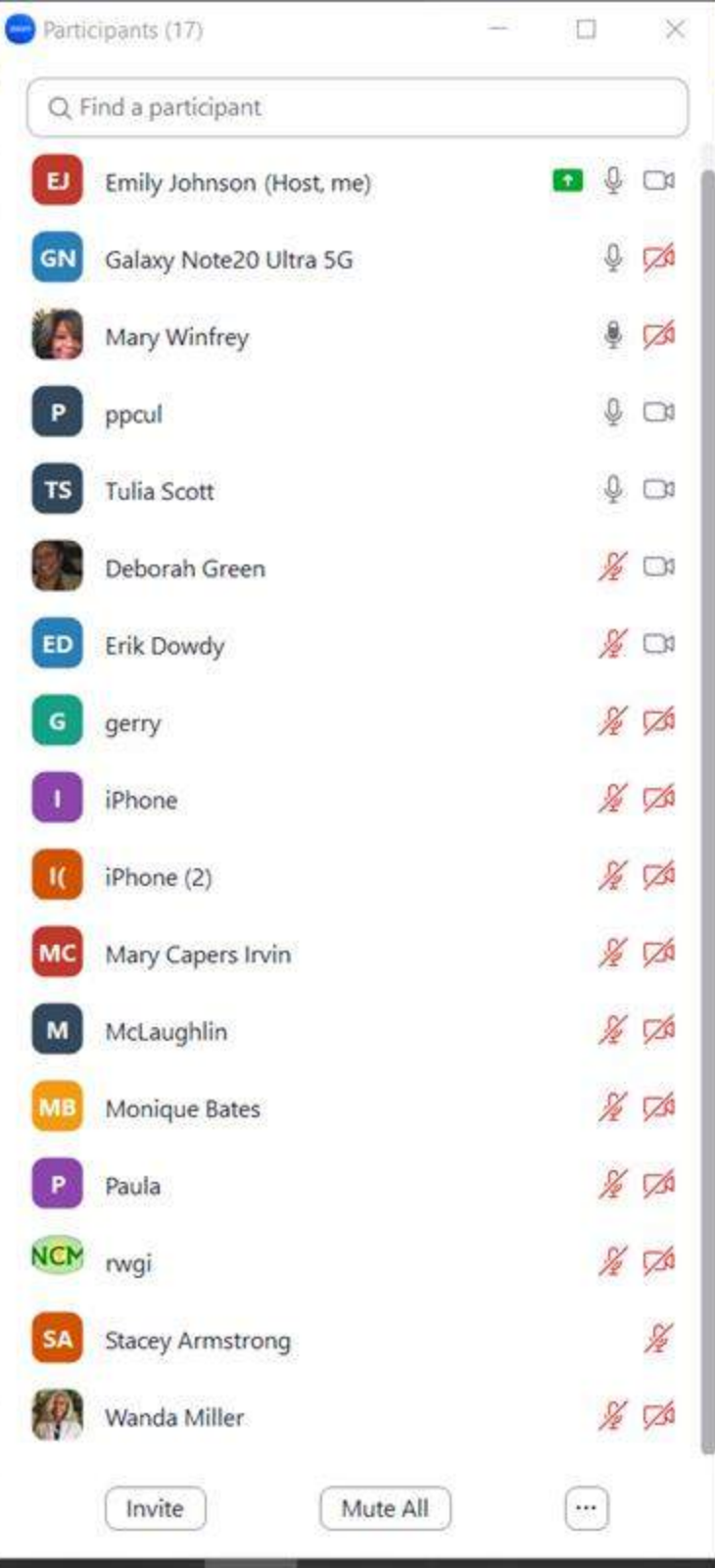
WHEN:

Tuesday, March 7th, 2023, at 6:30pm-7:30pm EST

WHY:

Safe Haven Transitional has been providing meaningful services to the community for almost 30 years and has recently acquired the corner lot at River Rd & Bouldercrest, adjacent to their existing facility. The desire is to utilize this lot for a new building to expand these services. However, rezoning is required to allow the new building to serve office functions.

The lot is currently zoned as C-1 Bouldercrest Overlay District, Tier 5. The proposal is to modify the zoning to C-1 Bouldercrest Overlay District, Tier 3.


Participants (17)
Find a participant
EJ
Emily Johnson (Host, me)
GN
Galaxy Note20 Ultra 5G
Mary Winfrey
P
ppcul
TS
Tulia Scott
Deborah Green
ED
Erik Dowdy
G
gerry
I
iPhone
I(
iPhone (2)
MC
Mary Capers Irvin
M
McLaughlin
MB
Monique Bates
P
Paula
NCM
rwgi
SA
Stacey Armstrong
Wanda Miller
Invite
Mute All
...

C. LETTER OF APPLICATION (1) AND IMPACT ANALYSIS (2)

Safe Haven Transitional has been a pillar and active leader in its community, providing urgent and longer-term housing and a variety of services to domestic violence victims as well as outreach services to the community from 2938 Bouldercrest Road for almost 30 years. Being an active provider in the community has made Safe Haven aware of the demand for additional services. Therefore, this rezoning proposal will allow a new facility to positively impact the community by allowing these long-standing services to be expanded to meet these growing needs.

LETTER OF APPLICATION

a) The proposed zoning classification
    a. 2001 River Rd **– currently C-1, Tier 5; proposed C-1, Tier 3**
    b. 2938 Bouldercrest **– currently R-100; proposed C-1**

b) The reason for the rezoning or special use or modification request **– the current vacant parcel is unusable with the current zoning designation and the owner, Safe Haven, would like to utilize the land to extend its community services.**

c) The existing and proposed use of the property
    a. 2001 River Rd **– currently vacant; proposed commercial building**
    b. 2938 Bouldercrest **– currently used as an office building; proposed to remain as-is**

d) The detailed characteristics of the proposed use (e.g. floor area, height of building(s), number of units, mix of unit types, number of employees, manner and hours of operation),
    a. floor area **– 4128 SF**
    b. height of building(s) **– 32' 7" new at River Rd; approx. 16' existing at Bouldercrest**
    c. number of units **– none; the proposal use is for a small, commercial office building**
    d. mix of units **– N/A**
    e. number of employees – **six employees**
    f. manner **– business operations and counseling services**
    g. hours of operation **– 8am to 5pm**

e) (optional) Statement of conditions discussed with the neighborhood or community, if any **– none**

IMPACT ANALYSIS

A. The zoning proposal is in conformity with the Comprehensive Plan because it supports the following goals identified within the Plan:
    a. ISSUES OPPORTUNITES & GOALS
        i. Natural Resources and Sustainability – the proposal seeks to preserve as many of the existing trees and landscape as possible while also replanting native species to support local environments and ecosystems, and slow water runoff; limited parking also seeks to reduce paved areas for stormwater runoff;
        ii. Economic Development – the proposal supports the expansion of existing local business
        iii. Transportation – utilizing existing public transportation and providing limited parking for new development
        iv. Equity – providing supportive services for the existing community's stability & wellbeing
        v. Community Health, Wellness & Safety – the proposal seeks to maintaining greenspaces; Safe Haven has a long record of maintaining the existing property, supporting well-kept community spaces
        vi. Coordination and Communication – Safe Haven has been an active member of the local HOA, supporting communication with local government / Dekalb County
    b. GUIDING PRINCIPLES
        i. Protect Existing Single-Family Neighborhoods – the lower density commercial development adapts the residential scale, form and surrounding building materials
        ii. Density Bonuses – extends supportive community services without adversely affecting the surrounding single-family neighborhood
        iii. Environment & Sustainability / Tree & Greenspace Preservation – the development will seek to limit disturbance of existing trees and shrubs, maintain as much greenspace as possible, and replant native species

B. The proposal will not affect the suitability or development of adjacent and nearby properties because the new development adapts the scale, form, and building materials of neighboring properties, and merely extends the services that have been provided in the neighborhood for almost 30 years.

C. The Bouldercrest property has been used as a non-profit facility. The economic use of the River Rd property will afford Safe Haven. the opportunity to expand services in an upgraded office with additional functions.

D. The zoning proposal doesn't adversely affect the existing use or usability of adjacent or nearby properties because of the proposed scale and form of the building. While the building will function as commercial development, it's a non-profit and doesn't add heavy traffic to the neighborhood. The proposal also supports the use of Safe Haven's existing adjacent property at 2938 Bouldercrest Rd.

E. There are no existing or changing conditions, however, the updated facility will activate the corner of Bouldercrest and River Rd, and positively impacts the community both economically and aesthetically.

F. It will not adversely affect historic building, sites, districts, or archeological resources because none exists in the immediate area.

G. The zoning proposal will not result in a sure which will cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. No additional curb cuts for vehicular access will be provided, while easy access will be provided to existing nearby public transportation. The new office facility will not increase traffic to the area or be burdensome to the residents. The property is adjacent to two existing bus stops which provides and will provide transportation for many of our clients.

H. The zoning proposal will not adversely impact the environment or surrounding natural resources because the building design seeks to retain as much existing trees and green space as possible, and seeks to replant native species. This helps to manage and slow stormwater runoff. The building will accommodate minimal parking, reducing the amount of typical commercial paving which adversely affects stormwater runoff.

E. CAMPAIGN DISCLOSURE STATEMENT

DeKalb County
GEORGIA

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

178 Sams Street
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

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

Yes_____ No_X_

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

1. The name and official position of the local government official to whom the campaign contribution was made.

2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

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

_____
Notary

_____
Signature of Applicant /Date

Check one: Owner_✓_ Agent_____

_____
Expiration Date/ Seal

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

F. LEGAL BOUNDARY SURVEY

SURVEYORS NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON ADDITIONAL BURIED UTILITIES MAY BE EN COUNTERED. NO EXCAVATION WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES, BEFORE EXCAVATION ARE BEGUN, CALL THE UTILITIES PROTECTION CENTER FOR ADDITIONAL INFORMATION.

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

4. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

5. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.

6. ALL REBARS SET ARA 1/2" REBARS UNLESS OTHERWISE NOTED.

7. THE EXISTENCE, SIZE AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUNG AUTHORITY, CITY, OR COUNTY.

FLOOD STATEMENT

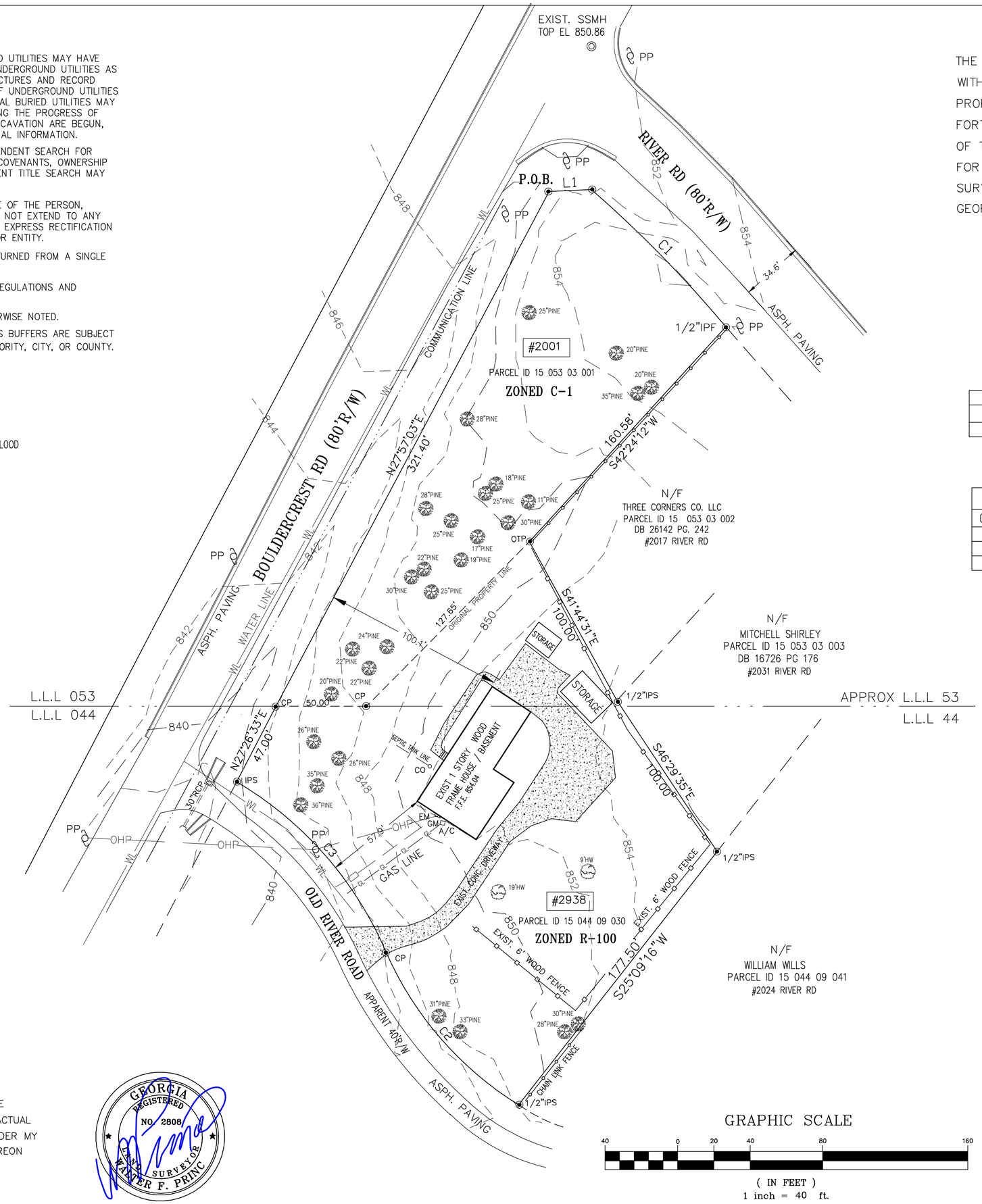
NO PORTION OF THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY "F.I.A. OFFICIAL FLOOD HAZARD MAP PANEL # 13089C0157J DATE 5/16/2013

INSTRUMENT USED:

NIKON DTM–520 TOTAL STATION
REFERENCE USE:
DEED BOOK 9937 PG 34

LEGEND

P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
O.H.P.	OVERHEAD POWER LINE
P.P.	POWER POLE
L.L.L.	LAND LOT LINE
I.P.F.	1/2" IRON PIN FOUND
I.P.S.	1/2" IRON PIN SET
OTF	OPEN TOP FOUND
T.L.P	TRAFFIC LIGHT POLE
C.L.	CENTER LINE
ⓧ	LOT NUMBER
W.M	WATER METER
←	GUY WIRE
EM	ELECTRIC METER
T/B	TELEPHONE BOX
C/B	CABLE BOX
G.M	GAS METER
CTF	CRIMP TOP FOUND
TLP	TRAFFIC LIGHT POLE
AIF	ANGLE IRON FOUND
CP	COMPUTER POINT



THE SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180–7 OF RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15–6–67

MAGNETIC

LINE LENGTH		
LINE	TABLE	BEARING
L1	23.35	N87°18'04"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	106.01	698.00	S44°23'28"E	105.91
C2	112.37	188.30	N41°04'57"W	110.71
C3	127.94	200.42	N41°07'47"W	125.78

LOTS AREA

#2001
26,151. sq.ft.
0.600 acres

#2938
40.276. sq.ft.
0.924 acres

TOTAL LOT AREA
66,427. sq.ft.
1.524 acres

NOTE:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 65,580 FEET AND AN ANGULAR ERROR OF 00 00'06"PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1: 193,383 FEET

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION: THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" THEIR LOCATION ,SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN:

GEORGIA REGISTERED NO. 2808 LAND SURVEYOR WAYNE F. PRINC.

BOUNDARY OF EXISTING CONDITION FOR:

SAVE HAVEN TRANSITIONAL INC.

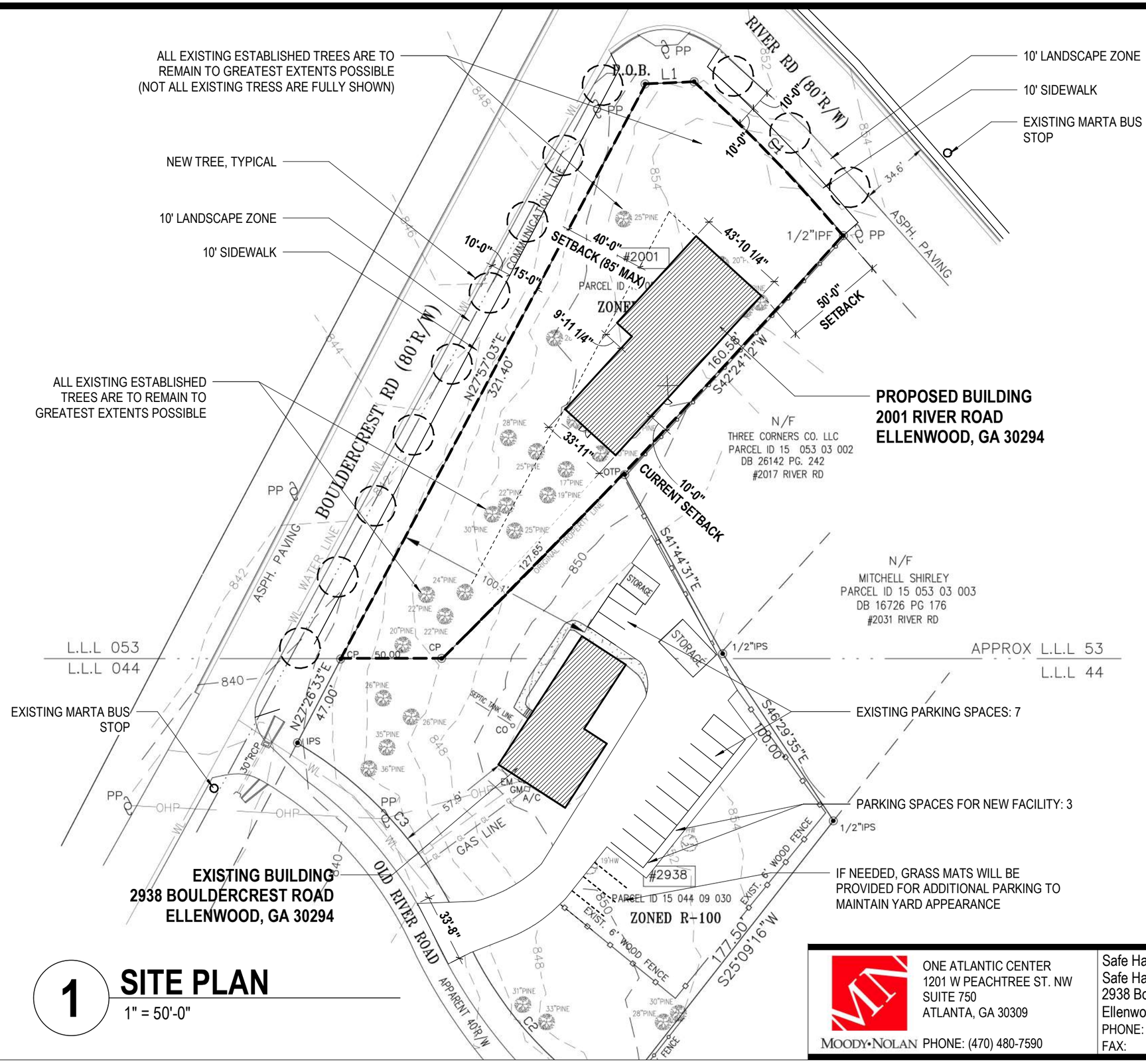
2001 RIVER RD & (PI 15 053 03 001)
2938 BOULDECREST (PI 15 044 09 030)

LL 44 & 53 15th DISTRICT
DEKALB COUNTY GEORGIA
SCALE 1"= 40' DATE SURVEY PLAT 1/31/22
REVISED 3/29/22

HURD PRINCE & ASSOCIATES, INC.
Consulting Planners & Surveyors
110 MLK SR HERITAGE TRAIL
STOCKBRIDGE, GEORGIA 30281–3424
Phone (678)–782–7737 CELL (404) 372–7304

JOB #27497

G. SITE PLAN



GENERAL NOTES

1. SITE IMPROVEMENTS SHOWN ARE CONCEPTUAL AND INTENDED ONLY TO COMMUNICATE DESIGN INTENT TO COMPLY WITH OVERLAY DISTRICT DESIGN REGULATIONS; ALL SITE IMPROVEMENTS SHALL BE FULLY DESIGNED BY A CIVIL ENGINEER IN ACCORDANCE WITH OVERLAY REGULATIONS AFTER REZONING.
2. ALL EXISTING ESTABLISHED TREES ARE TO REMAIN TO THE GREATEST EXTENTS POSSIBLE. CONSTRUCTION SHALL LIMIT DISTURBANCE OF TREE ROOT ZONES AND SHALL MINIMIZE REMOVAL THROUGHOUT

LOTS AREA

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26,151. sq.ft.
0.600 acres

#2938
40.276. sq.ft.
0.924 acres

TOTAL LOT AREA
66,427. sq.ft.
1.524 acres

1 SITE PLAN

1" = 50'-0"

© 2022 MOODY•NOLAN INC.

MOODY•NOLAN
ONE ATLANTIC CENTER
1201 W PEACHTREE ST. NW
SUITE 750
ATLANTA, GA 30309
PHONE: (470) 480-7590

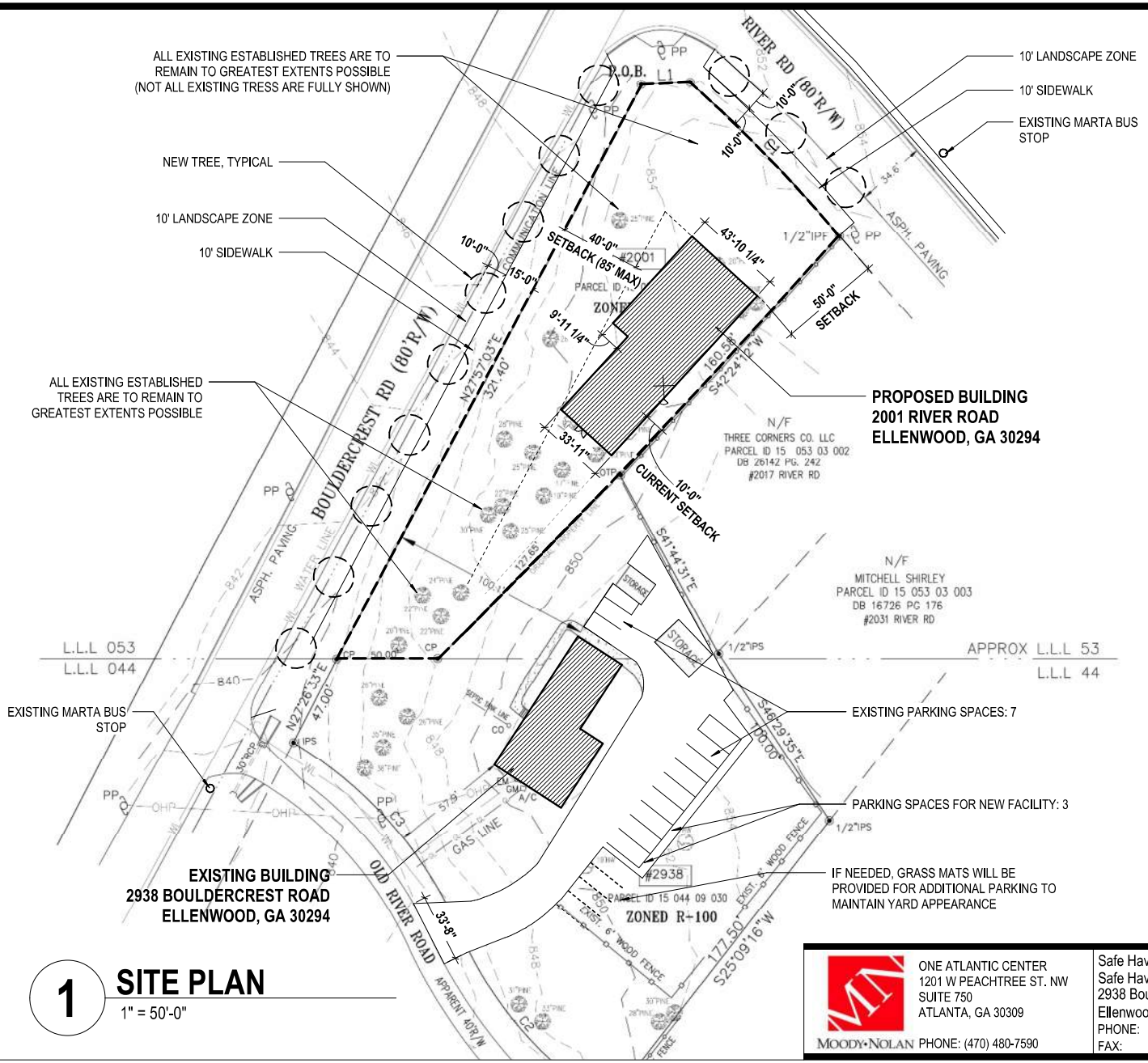
Safe Haven Empowerment Center
Safe Haven Transitional, Inc.
2938 Bouldercrest Road
Ellenwood, Ga 30294
PHONE: (###) ###-####
FAX: (###) ###-####

ISSUED WITH	SHEET REVISED
XXXX	XXXX

SKETCH NUMBER **A.1**

PROJ #	DRAWN BY	DATE
M21358.00	Author	3/9/23

H. REDUCED SITE PLAN



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1" = 50'-0"

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Safe Haven Transitional, Inc.
2938 Bouldercrest Road
Ellenwood, Ga 30294
PHONE: (###) ###-####
FAX: (###) ###-####

ISSUED WITH	SHEET REVISED
XXXX	XXXX

SKETCH NUMBER **A.1**

PROJ #	DRAWN BY	DATE
M21358.00	Author	3/9/23

I. WRITTEN LEGAL DESCRIPTION

REZOING APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF DEKALB COUNTY
LETTER OF APPLICATION
SAFE HAVEN
3/8/2023

The Legal Description of property

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 44 and 53 of the 15th District of DeKalb County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" re-bar located at the intersection of the Northeasterly right of way line of Old River Road and the Easterly right of way line of Bouldercrest Road; run thence North 15 degrees, 57 minutes, 28 seconds East along the Easterly right of way line of Bouldercrest Road a distance of 47.0 feet to a 1/2" re-bar; continue thence North 17 degrees, 10 minutes, 03 seconds East along the Easterly right of way line of Bouldercrest Road a distance of 395.9 feet to a 1/2" re-bar located on the Southwesterly right of way line of River Road; run thence South 35 degrees, 13 minutes, 12 seconds East along he Southwesterly right of way line of River Road a distance of 157.60 feet to a 1/2" re-bar; run thence South 29 degrees, 44 minutes West a distance of 160.39 feet to a 2" pipe; run thence South 41 dagrees; 44 minutes, 31 seconds East a distance of 100.0 feet to a 2 1/2" post; run thence South 46 degrees, 29 minutes, 35 seconds East a distance of 100.0 feet to a post; run thence South 25 degrees, 09 minutes, 16 seconds West a distance of 177.5 feet to a 1/2" re-bar located on the Northeasterly right of way line of Old River Road; run thence in a Northwesterly direction along the Northeasterly right of way line of Old River Road and following the curvature thereof an arc distance of 257.0 feet (said arc being subtended by a chord bearing North 54 degrees, 01 minutes, 32 seconds West a distance of 253.13 feet) to a 1/2" re-bar located at the intersection of the Northeasterly right of way line of Old River Road and the Easterly right of way line of Bouldercrest Road and the Point of Beginning; being more fully shown on survey prepared for Faith Deliverance Tabernacle by Eston Pendley & Assoc., Inc., dated June 4, 1996, which survey shows the tract contains 1.766 acres.

J. BUILDING FORM INFORMATION

1 FIRST FLOOR PLAN

1/8" = 1'-0"

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MOODY•NOLAN
ONE ATLANTIC CENTER
1201 W PEACHTREE ST. NW
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ATLANTA, GA 30309
PHONE: (470) 480-7590

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Ellenwood, Ga 30294
PHONE: (###) ###-####
FAX: (###) ###-####

ISSUED WITH	SHEET REVISED
-	-

SKETCH NUMBER
A.2

PROJ #	DRAWN BY	DATE
M21358.00	BT	3/9/23

1 SECOND FLOOR PLAN

1/8" = 1'-0"

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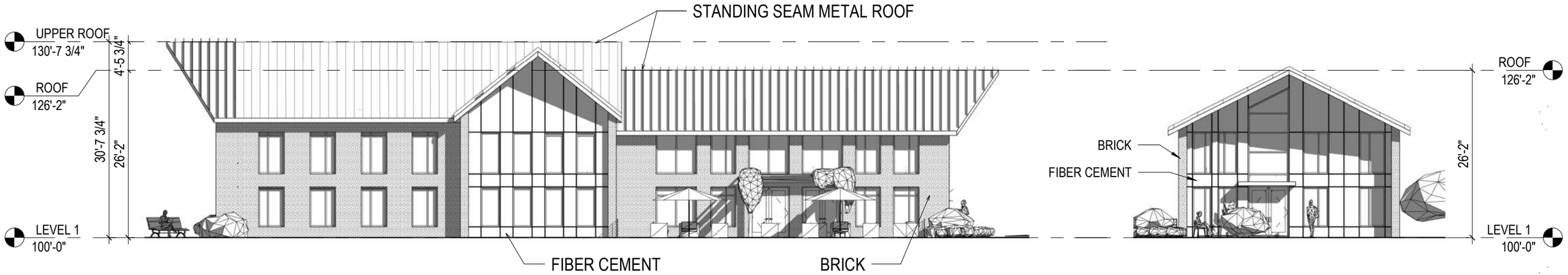
1201 W PEACHTREE ST. NW
SUITE 750
ATLANTA, GA 30309
PHONE: (470) 480-7590

Safe Haven Empowerment Center
Safe Haven Transitional, Inc.
2938 Bouldercrest Road
Ellenwood, Ga 30294
PHONE: (###) ###-####
FAX: (###) ###-####

ISSUED WITH	SHEET REVISED
-	-

SKETCH NUMBER
A.3

PROJ #	DRAWN BY	DATE
M21358.00	BT	3/9/23

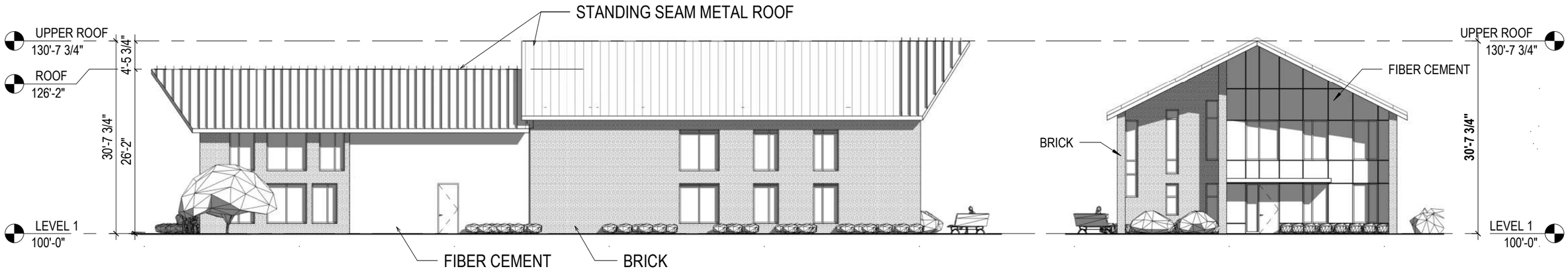


1 WEST ELEVATION (BOULDERCREST RD)_

1/16" = 1'-0"

2 NORTH ELEVATION (RIVER RD)_

1/16" = 1'-0"



4 EAST ELEVATION_

1/16" = 1'-0"

3 SOUTH ELEVATION - MAIN ENTRY_

1/16" = 1'-0"

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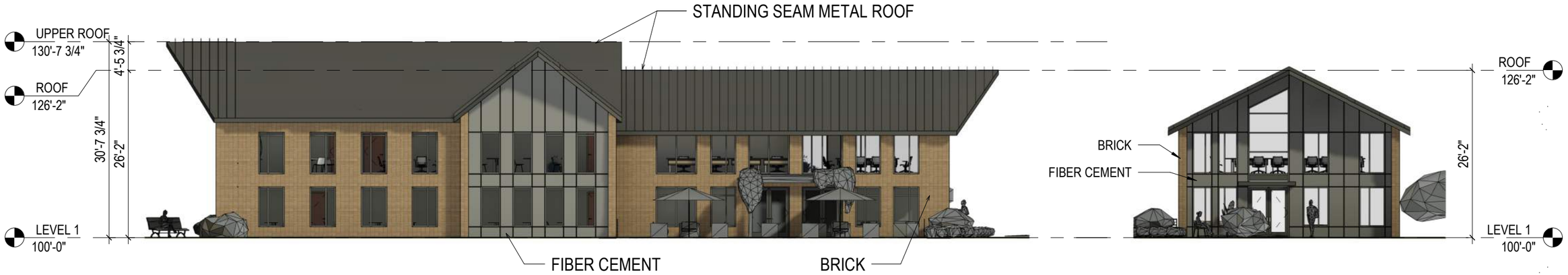
SKETCH NUMBER
A.4

PROJ #	DRAWN BY	DATE
M21358.00	EP/EJ	3/9/23



1 WEST ELEVATION (BOULDERCREST RD)

1/16" = 1'-0"

2 NORTH ELEVATION (RIVER RD)

1/16" = 1'-0"

4 EAST ELEVATION

1/16" = 1'-0"

3 SOUTH ELEVATION - MAIN ENTRY

1/16" = 1'-0"

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ISSUED WITH	SHEET REVISED
-	-

SKETCH NUMBER **A.5**

PROJ #	DRAWN BY	DATE
M21358.00	EP/EJ	3/9/23

SOUTHWEST PERSEPCTIVE

VIEW FROM BOULDERCREST ROAD

NORTHEAST PERSEPCTIVE

VIEW FROM RIVER ROAD

NOTE: FENCE DESIGN SHOWN IS TO BE UPDATED (RECONFIGURED & REDUCED) TO ALIGN WITH OVERLAY DISTRICT DESIGN REGULATIONS

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FAX: (###) ###-####

ISSUED WITH	SHEET REVISED
-	-

SKETCH NUMBER **A.6**

PROJ #	DRAWN BY	DATE
M21358.00	EP/EJ	3/9/23

WEST ELEVATION

VIEW FROM BOULDERCREST ROAD

SOUTH ELEVATION

VIEW FROM OLD RIVER ROAD

2938 BOULDERCREST RD

EXISTING FACILITY

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FAX: (###) ###-####

ISSUED WITH	SHEET REVISED
-	-

SKETCH NUMBER
A.7

PROJ #	DRAWN BY	DATE
M21358.00	EP/EJ	3/9/23

K. COMPLETED, SIGNED PRE-APPLICATION FORM

PRE-APPLICATION FORM WAS NOT PROVIDED AT EITHER PRE-APPLICATION MEETING.

THE FIRST MEETING WAS HELD ON THURSDAY 2/16/2023 WITH RACHEL BRAGG (DEKALB DEPT OF PLANNING & SUSTAINABILITY), TULIA SCOTT (MOODY NOLAN) AND EMILY JOHNSON (MOODY NOLAN).

THE SECOND MEETING WAS HELD ON THURSDAY 2/24/2023 AT 11AM EST WITH RACHEL BRAGG, MARY WINFREY (SAFE HAVEN), ERIK DOWDY (SAFE HAVEN), TULIA SCOTT, AND EMILY JOHNSON. MEETING INVITE AND NOTES FOLLOW.

Johnson, Emily

Subject: Rezoning Virtual Pre-App

Start: Thu 2/23/2023 11:00 AM
End: Thu 2/23/2023 12:00 PM

Recurrence: (none)

Meeting Status: Accepted

Organizer: DeKalb Co. Planning & Sustainability Pre-Apps

DeKalb Co. Planning & Sustainability Pre-Apps
4043712155
https://www.dekalbcountyga.gov/planning-and-sustainability/planning

Manage Booking

.....
Join Teams Meeting
en-US
https://teams.microsoft.com/l/meetup-join/19%3ameeting_MWEzZjkxOTYtYTJhMi00OWEzLWI4YzQtMzYxNzQ2MGI0NTUz%40thread.v2/0?context=%7b%22Tid%22%3a%22292d5527-abff-45ff-bc92-b1db1037607b%22%2c%22Oid%22%3a%22dbfcc30b-06ff-4e07-b378-764b788240f5%22%7d
Meeting ID: 233 115 049 360
Passcode: RhkxRU

If you need a local number, get one here. And if you've forgotten the dial-in PIN, you can reset it.

Learn More https://aka.ms/JoinTeamsMeeting | | Meeting options: https://teams.microsoft.com/meetingOptions/?organizerId=dbfcc30b-06ff-4e07-b378-764b788240f5&tenantId=292d5527-abff-45ff-bc92-b1db1037607b&threadId=19_meeting_MWEzZjkxOTYtYTJhMi00OWEzLWI4YzQtMzYxNzQ2MGI0NTUz@thread.v2&messageId=0&language=en-US |
.....

Johnson, Emily

From: Scott, Tulia
Sent: Friday, February 24, 2023 12:14 AM
To: Johnson, Emily
Subject: RE: Safe Haven -- Pre-Application Conference PT2 -- Meeting Notes 2/23/23

I reviewed and changed the blue parts.

TULIA SCOTT
AIA, NCARB, NOMA, LEED AP BD+C
ASSOCIATE
PROJECT MANAGER

DIRECT: 470.480.7593

From: Johnson, Emily <emily.johnson@moodynolan.com>
Sent: Thursday, February 23, 2023 11:40 AM
To: Scott, Tulia <tscott@moodynolan.com>
Subject: Safe Haven -- Pre-Application Conference PT2 -- Meeting Notes 2/23/23

Tulia,

Here are my notes from today's meeting. I wasn't completely sure about the highlighted portion below. Please review this and the rest and advise on edits so we can forward along to Mary.

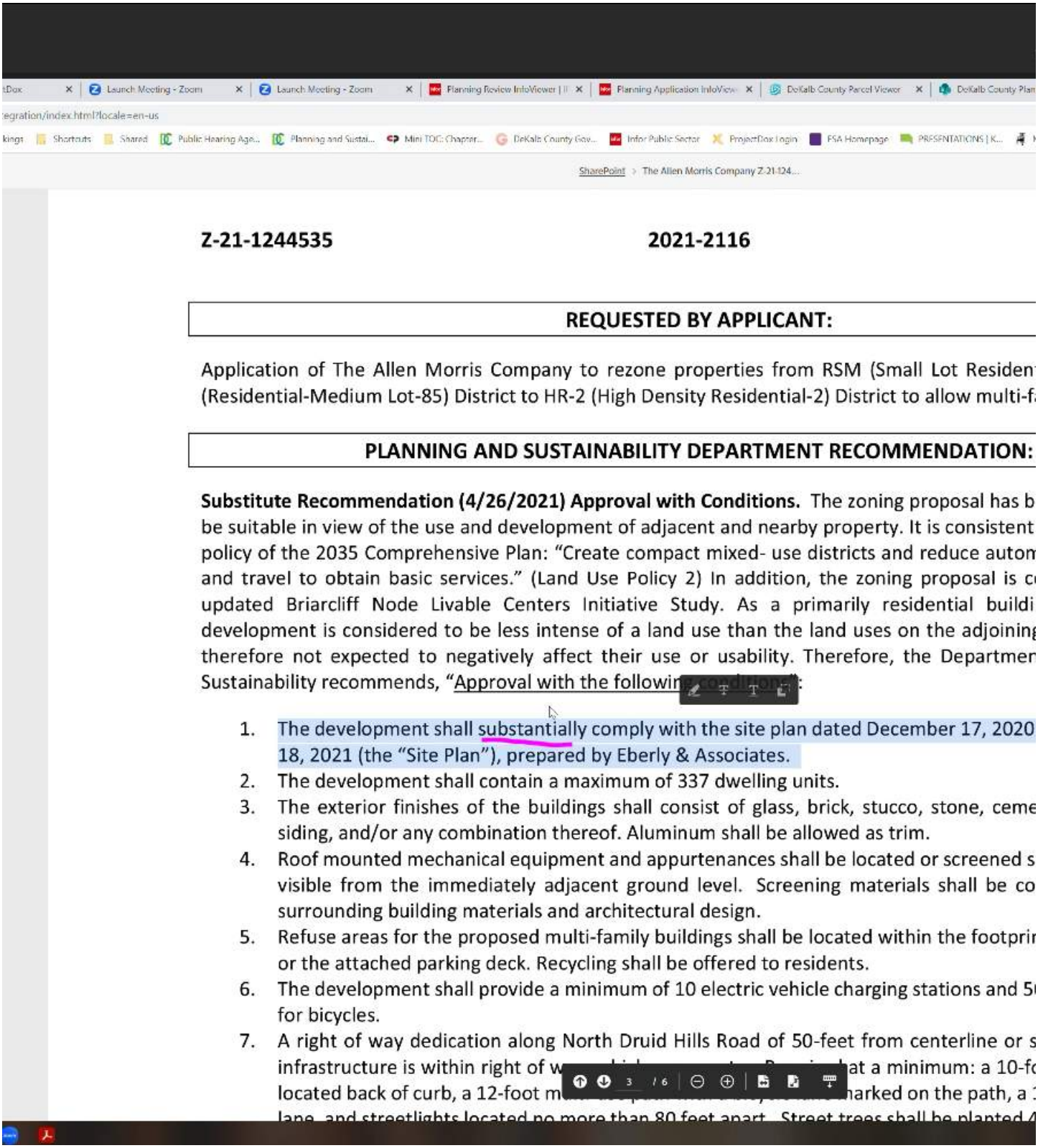
ATTENDEES

- Rachel Bragg, Zoning Administrator, Dekalb County Dept of Planning & Sustainability
- Mary Winfrey, Owner, Safe Haven Transitional
- Erik Dowdy, Board President, Safe Haven Transitional
- Tulia Scott, Project Manager, Moody Nolan
- Emily Johnson, Project Architect, Moody Nolan

NOTES

- Impact Analysis
  - P&S wants to see that you've addressed all of the prompts
  - Responding to each bullets specifically isn't required but it makes it easier for the reviewer
  - Mary has started this way, Rachel advised to keep it as such
  - The team will address some of the general concerns as it relates to impact of the development the existing neighborhood and tie in information related to the Comprehensive Plan. Also indicate the longevity of Safe Haven in the community without any concerns from neighbors.
- Pre-submittal Community Meeting:
  - Definitely include any letters of support from the community
  - In addition to the upcoming Zoom meeting, the HOA Newsletter is also being email with the meeting notice & presentation
- Building / Site Design
  - The team expressed that the exact footprint and rendering are not final and that there may be some tweaks as the design is developed.
  - Team was advised to stay in standard conditions, standard compliance with submitted site plan.

    - Team to review the language indicated in the recommendation with conditions to make sure it has the appropriate language eg. It shouldn't include "substantially comply" since it is conceptual.
- Parking
    - Rezoning to a different Tier may have different requirements/allowances – **double check these requirements**
    - **Note in the Impact Analysis:** that Safe Haven carefully schedules events and meetings which further reduces parking and traffic
- Questions about how to fill out page one:
    - "Safe Haven Transitional" = both Applicant Name & Owner Name
    - Planning on rezoning both properties is the best way to move forward
        - Existing building at Bouldercrest location would only need a photo included in the application, no drawings
    - Address of subject property = List both addresses 2001 River Rd & 2938 Bouldercrest Rd
    - Present land use = vacant
    - District 3, Super district 6
    - FYI, commissioners = Larry Johnson, District 3; Ted Terry, District 6)
    - Rezoning 2001 to = 2001 River Rd rezoning to "Tier 3"; 2938 Bouldercrest Rd rezoning to "C1 Tier 3"
    - If SH combines lots after application, GIS assigns the new property address
        - 2938 Bouldercrest address would be easiest based on historical function
        - SH to advocate at that point in time
- Survey – confirmed existing survey includes both properties
- Filing Fees – one fee for C1 ($750)



Z-21-1244535 2021-2116

REQUESTED BY APPLICANT:

Application of The Allen Morris Company to rezone properties from RSM (Small Lot Residen (Residential-Medium Lot-85) District to HR-2 (High Density Residential-2) District to allow multi-f

PLANNING AND SUSTAINABILITY DEPARTMENT RECOMMENDATION:

Substitute Recommendation (4/26/2021) Approval with Conditions. The zoning proposal has b be suitable in view of the use and development of adjacent and nearby property. It is consistent policy of the 2035 Comprehensive Plan: "Create compact mixed- use districts and reduce autom and travel to obtain basic services." (Land Use Policy 2) In addition, the zoning proposal is c updated Briarcliff Node Livable Centers Initiative Study. As a primarily residential buildi development is considered to be less intense of a land use than the land uses on the adjoining therefore not expected to negatively affect their use or usability. Therefore, the Departmen Sustainability recommends, "Approval with the followin conditions":

1. The development shall substantially comply with the site plan dated December 17, 2020 18, 2021 (the "Site Plan"), prepared by Eberly & Associates.
2. The development shall contain a maximum of 337 dwelling units.
3. The exterior finishes of the buildings shall consist of glass, brick, stucco, stone, ceme siding, and/or any combination thereof. Aluminum shall be allowed as trim.
4. Roof mounted mechanical equipment and appurtenances shall be located or screened s visible from the immediately adjacent ground level. Screening materials shall be co surrounding building materials and architectural design.
5. Refuse areas for the proposed multi-family buildings shall be located within the footprir or the attached parking deck. Recycling shall be offered to residents.
6. The development shall provide a minimum of 10 electric vehicle charging stations and 5 for bicycles.
7. A right of way dedication along North Druid Hills Road of 50-feet from centerline or s infrastructure is within right of w at a minimum: a 10-fo located back of curb, a 12-foot m arked on the path, a 1 lane, and streetlights located no more than 80 feet apart. Street trees shall be planted 4

EMILY JOHNSON
PROJECT ARCHITECT

MOODY•NOLAN
DIRECT: 470.480.7597
moodynolan.com