



DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing deadline.

Date Received: _____

Application No: _____

APPLICANT NAME: Erica Morgan

Daytime Phone: 404-840-2494 E-Mail: permits@morgandesignstudios.com

Mailing Address: P O Box 43294 Atlanta GA 30311

Owner Name: Bouldercrest Holdings, LLC

(If more than one owner, attach contact information for each owner)

Daytime Phone: (678)956-4944 E-Mail: cmcholdingsllc@gmail.com

Mailing Address: P O Box 20465 Atlanta GA 30325

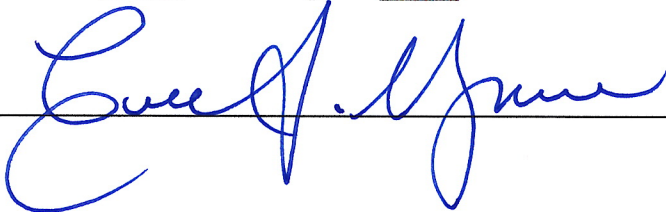
SUBJECT PROPERTY ADDRESS OR LOCATION 2098 & 2124 Cedar Grove Rd, Conley, GA 30288

Parcel ID: 1502101016 Acreage or Square Feet: 11 Commission Districts: 3
Bouldercrest Overlay
District (BOD) Tier 3
Existing Zoning: R-100 Proposed Special Land Use (SLUP): RSM

I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

Owner: _____ Agent: X

Signature of Applicant:



DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Michael Thurmond

Interim Director
Cedric Hudson

SPECIAL LAND USE PERMIT (SLUP) APPLICATION CHECKLIST

EMAIL COMPLETED PACKET IN ONE (1) PDF to PLANNER

1. Schedule a mandatory **Pre-Application Conference** with Planning & Sustainability staff by appointment. Pre-Application form (to be completed in pre-application meeting). Please email lahill@dekalbcountyga.gov for appointment.

2. Hold a **Pre-Submittal Community Meeting** with surrounding neighborhood associations and residents. Provide documentation of the meeting (meeting notice and sign in sheets). Letter(s) from homeowners' association(s) may also be provided.

3. Submit: **Application** - Submit 1 complete, combined PDF version via email or flash drive. Please assemble materials in the following order:

A. Application form with name and address of applicant and owner, and address of subject property;

B. Pre-submittal community meeting notice and sign-in sheet and other documentation of meeting, if any;

C. Letter of application and impact analysis

1. Letter of application identifying a) the proposed zoning classification, b) the reason for the rezoning or special use or modification request, c) the existing and proposed use of the property, d) 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), d)(optional) statement of conditions discussed with the neighborhood or community, if any.

2. Impact analysis of the anticipated impact of the proposed use and rezoning on the surrounding properties in response to the standards and factors specified in Article 7.3 of the DeKalb County Zoning Ordinance, as attached. If a Major Modification, please include previously approved conditions and Board of Commissioner meeting minutes.

D. Authorization Form, if applicant is not the owner. Must be signed by all owners of the subject property and notarized. Authorization must contain the mailing address and phone number of any applicant or agent who is authorized to represent the owner(s) of the subject property. Please include warranty deed, if property ownership is less than 2 years.

E. Campaign disclosure statement (required by State law).

F. Legal boundary survey of the subject property, (showing boundaries, structures, and improvements), prepared and sealed within the last year by a professional engineer or land surveyor registered in the State of Georgia. *(If survey shows property on opposite sides of a public street right-of-way, file a separate application for each property.)*

G. Site Plan, printed to scale, folded, of any existing and or proposed development/redevelopment. For projects larger than 1 acre, site plan should be at least 1:50 scale. The site plan must include the following

- boundaries of subject property;
- dimensioned access points and vehicular circulation drives;
- location of all existing and proposed buildings, structures, setbacks and parking;
- location of 100-year floodplain and any streams;
- notation of the total acreage or square footage of the subject property;
- landscaping, tree removal and replacement, buffer(s); and
- site plan notes of building square footages, heights, density calculations, lot coverage of impervious surfaces, parking ratios, open space calculations, and other applicable district standards.

H. Written Legal Description of metes and bounds of the subject property (can be printed on site plan or survey).

I. Building Form Information. Elevation (line drawing or rendering), or details of proposed materials, in compliance with Article 5 of the Zoning Ordinance.

J. Completed, signed Pre-application Form (Provided at pre-application meeting.)

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

2. Provide documentation of the meeting (meeting notice and sign in sheets).

1. Community Meeting Flyer
2. Mailing Addresses
3. Email Addresses
4. Screenshot from Zoom Meeting

Bouldercrest Cedar Grove Project

Property Owner,

**Please Join Us At Our Community Meeting To Discuss
The Special Land Use Application to Allow For The Development of Fee
Simple Single Family Attached Townhomes.**

When: February 16, 2024

Time : 6:00 pm est

Register in advance for this meeting:

Scan the QR Code:



**Property Located at:
2098 & 2124 Cedar Grove Road**

For more Information Contact

Erica Morgan

Phone: 404.840.2494

Email: info@morgandesignstudios.com

Zoom Step by Step Instructions

Go to <https://us06web.zoom.us/join/tZEvcOCsqDspE9Yx5iCiXqeh6Bpf6rH6B0F7> and Enter the Meeting ID that you have been provided with in the appropriate field and click "Join" (the meeting ID will be a 9 digit or 10 digit number)
(Meeting ID:852 7946 0392)

If joining from a mobile Device

If you are joining from a mobile device (Android smartphone/tablet, Apple iPhone/iPad) then it will simply prompt you to download the Zoom Cloud Meeting app from the App/Play Store.

If joining from a computer

When entering a Zoom meeting for the first time from a computer you may need to download a small application file. This process is easy to complete on all commonly used browsers. Google Chrome should automatically download the file.

Just before Entering the meeting you will be prompted to enter a display name. This name is simply to identify you in the meeting.

Join Audio via Computer

You will then be prompted how you wish to join your audio. If you wish to join audio via the telephone, follow the instructions further down, otherwise simply select Join Computer by Audio.

Join Audio via Telephone

Dial in as using the number provided, however after entering the Meeting ID, you will be prompted to enter your Participant ID/Password. Simply enter this number followed by # and the video audio will then be synchronized.

Raising Your Hand

As the non-speaker, if you wish to ask a question or make a point during the meeting it's good protocol to use the "Raise Hand" facility.

If the tool bar is not showing at the bottom of the Zoom window, place your cursor over the Zoom window so it appears and select the "Participants" icon.

A window listing other participants will appear, there is also a "Raise Hand" icon, click the icon to make it known to the Host that you would like to raise your hand.

If you wish to lower your hand, click the "Lower Hand" icon that will have replaced the "Raise Hand" icon.

Leave Meeting

To leave a meeting from Zoom on your desktop, select "End Meeting" then "Leave Meeting."

QR Code Instructions:

On your compatible iPhone, Android phone or tablet, open the built-in camera app. Point the camera at the QR code. Tap the banner that appears on your Android phone or tablet. Follow the instructions on the screen to finish signing in.

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

DEKALB COUNTY COMMUNITY COUNCIL ROSTERS

Member Name	Email
Community Council District 1	
Bob Espy	respy49779@aol.com
Chuck Hunt	chuckhunt1972@gmail.com
Bruce Penn	pennhastings@yahoo.com
Jenna Teston	jennateston@gmail.com
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CONLEY GA 30288

CedarGroveRd-BldrcrstRd
MEADOWS DAVID
2048 SMITHFIELD AVE
ELLENWOOD GA 30294

CedarGroveRd-BldrcrstRd
ROBBINS JAMES
2097 CEDAR GROVE RD
CONLEY GA 30288

CedarGroveRd-BldrcrstRd
SMITH SAMUEL D
2132 SILVA DR
CONLEY GA 30288

CedarGroveRd-BldrcrstRd
NALL EZELL
2125 SILVA DR
CONLEY GA 30288

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SCOTTSDALE AZ 85261

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ELLENWOOD GA 30294

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ATLANTA GA 30325

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CEDAR GROVE INVESTMENT HOLDING LLC
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DECATUR GA 30033

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ELLENWOOD GA 30294

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OMODELE AYODELE A
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CONLEY GA 30288

CedarGroveRd-BldrcrstRd
WRIGHT ALEXIS
2036 CEDAR GROVE RD
CONLEY GA 30280

CedarGroveRd-BldrcrstRd
RS RENTAL II LLC
31 HUDSON YARDS
NEW YORK NY 10001

CedarGroveRd-BldrcrstRd
BURRELL EARL GORDON
2107 CEDAR GROVE RD
ATLANTA GA 30310

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SAFARI ONE ASSET COMPANY LLC
5001 PLAZA ON THE LAKE STE 200
AUSTIN TX 78746

CedarGroveRd-BldrcrstRd
BAILEY MAURICE
2138 SILVA DR
CONLEY GA 30288

CedarGroveRd-BldrcrstRd
TAH MS 2 BORROWER LLC
1508 BROOKHOLLOW DR
SANTA ANA CA 92705

CedarGroveRd-BldrcrstRd
CERRIO DONNA
2015 SMITHFIELD AVE
ELLENWOOD GA 30294

CedarGroveRd-BldrcrstRd
CARHUAMACA MARIO HINOSTROZA
2008 SMITHFIELD AVE
ELLENWOOD GA 30294

CedarGroveRd-BldrcrstRd
FRAZIER BELINDA
2000 SMITHFIELD AVE
ELLENWOOD GA 30294

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FREEMAN ERIK
4175 OLD HOUSE DR
CONLEY GA 30288

CedarGroveRd-BldrcrstRd
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4185 OLD HOUSE DR
CONLEY GA 30288

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BLACK JAMES H
2065 CEDAR GROVE RD
CONLEY GA 30288

CedarGroveRd-BldrcrstRd
FISHER FELICIA
4160 OLD HOUSE DR
CONLEY GA 30288

CedarGroveRd-BldrcrstRd
HARRIS BROWN CYDRENA YVONNE
2111 SILVA DR
CONLEY GA 30288

CedarGroveRd-BldrcrstRd
BRUNSON JACKSON SHELIA
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USHER DWIGHT ANTOINE
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LYONS ILINA
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CedarGroveRd-BldrcrstRd
BELL WILLIE FRANK JR
2117 SILVA DR
CONLEY GA 30288

CedarGroveRd-BldrcrstRd
FLOWERS RICKEY
4184 OLD HOUSE DR
CONLEY GA 30288

CedarGroveRd-BldrcrstRd
JOHNSON DONNA
4025 SMITHFIELD LN
ELLENWOOD GA 30294

CedarGroveRd-BldrcrstRd
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CJ SCHMIDT HOLDINGS LLC
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FORTE SHANNON M
4165 OLD HOUSE DR
CONLEY GA 30288

CedarGroveRd-BldrcrstRd
WATTERS LINZY
4195 OLD HOUSE DR
CONLEY GA 30288

CedarGroveRd-BldrcrstRd
DOWORG NETWORKS LLC
3046 MILLER RD
LITHONIA GA 30038

CedarGroveRd-BldrcrstRd
CARTER LINDA JOYCE
4150 OLD HOUSE DR
CONLEY GA 30288

CedarGroveRd-BldrcrstRd
SMITHFIELD LANE TRUST
1445 WOODMONT LN NW # 4403
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4064 SMITHFIELD LN
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SHAW MARY ANN
303 TRAIL SPRINGS CT
MCDONOUGH GA 30253

Email	Last Name	First Name	Address	City	State	Zip Code	Affiliation Name	Other
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	Lips	Erik	1307 Crescent Wood Lane	Decatur	GA	30032	Meadow Acres Neighborhood Assoc.	
	Freeman	James		Decatur	GA	30034	The Summit at Chapel Lake	
	Frank	Leanne	3141 Bonway Dr	Decatur	GA	30032	Meadow Acres Neighborhood Assoc.	
	McGannon	Monica	1305 Crescentwood Lane				Meadowbrook Acres Neighborhood	
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Bouldercrest Cedar Grove Project

Erica Morgan <permits@morgandesignstudios.com>

Fri 2/2/2024 9:00 PM

To: Erica Morgan <permits@morgandesignstudios.com>

Cc: Erica Morgan <permits@morgandesignstudios.com>

Bcc: Erica Morgan <info@morgandesignstudios.com>; adriannez.realty@gmail.com <adriannez.realty@gmail.com>; albertajordan@bellsouth.net <albertajordan@bellsouth.net>; barnesve@yahoo.com <barnesve@yahoo.com>; bcpace2@gmail.com <bcpace2@gmail.com>; berryelfreda227@gmail.com <berryelfreda227@gmail.com>; bethbond@bellsouth.net <bethbond@bellsouth.net>; bjaevnt@gmail.com <bjaevnt@gmail.com>; christinedennis@bellsouth.net <christinedennis@bellsouth.net>; csanders@eastmetrocid.com <csanders@eastmetrocid.com>; dbonino1@aol.com <dbonino1@aol.com>; dlocks1019@aol.com <dlocks1019@aol.com>; edsan@bellsouth.net <edsan@bellsouth.net>; elitedesignsatl@yahoo.com <elitedesignsatl@yahoo.com>; ericastewart2009@gmail.com <ericastewart2009@gmail.com>; ericwschwartz@gmail.com <ericwschwartz@gmail.com>; frank@golleyrealty.com <frank@golleyrealty.com>; hjpreston23@gmail.com <hjpreston23@gmail.com>; info@greshamhills.org <info@greshamhills.org>; jacquelynbuiebrown@gmail.com <jacquelynbuiebrown@gmail.com>; jgross@stickybusiness.net <jgross@stickybusiness.net>; k1776usa@yahoo.com <k1776usa@yahoo.com>; linn.jeff@gmail.com <linn.jeff@gmail.com>; mfunk64@att.net <mfunk64@att.net>; mkirkwood73@outlook.com <mkirkwood73@outlook.com>; naacpdek@comcast.net <naacpdek@comcast.net>; nahwash4ms@aol.com <nahwash4ms@aol.com>; NettieJackson@me.com <NettieJackson@me.com>; norfley@yahoo.com <norfley@yahoo.com>; parkviewcivicclub@gmail.com <parkviewcivicclub@gmail.com>; pat.lawrencecraig@gmail.com <pat.lawrencecraig@gmail.com>; phthompson3@msn.com <phthompson3@msn.com>; ppculp@att.net <ppculp@att.net>; president@naacpdekalb.org <president@naacpdekalb.org>; rachelbarber4@gmail.com <rachelbarber4@gmail.com>; rbarrow@comcast.net <rbarrow@comcast.net>; regeniariobertsone@gmail.com <regeniariobertsone@gmail.com>; rigel.cable@gmail.com <rigel.cable@gmail.com>; roboark@allsouthwarehouse.com <roboark@allsouthwarehouse.com>; samandbettysmith@bellsouth.net <samandbettysmith@bellsouth.net>; sbhouston@bellsouth.net <sbhouston@bellsouth.net>; sls1289@gmail.com <sls1289@gmail.com>; tolip209@gmail.com <tolip209@gmail.com>; tommyt4dekalb@gmail.com <tommyt4dekalb@gmail.com>; wazulamor@aol.com <wazulamor@aol.com>; wmtoliver7@gmail.com <wmtoliver7@gmail.com>; jackson.gloria1@gmail.com <jackson.gloria1@gmail.com>; loue738@gmail.com <loue738@gmail.com>; info@destinedevents.com <info@destinedevents.com>

 1 attachments (177 KB)

Bouldercrest: Cedar Grove Community Meeting.pdf;

Good Evening,

Hope that this email finds you well. We would like to cordially invite you to join us at our community meeting. This meeting is to discuss the Special Land Use Application to allow for the development of fee simple single-family townhouses. The meeting will take place on zoom and we would greatly appreciate if you would register for the meeting. Please see the attached document for additional information. If you have any questions feel free to contact us.

Permits

404.840.2494

Permits@morgandesignstudios.com

Bouldercrest Cedar Grove Project

Erica Morgan <permits@morgandesignstudios.com>

Fri 2/2/2024 9:00 PM

To: Erica Morgan <permits@morgandesignstudios.com>

Cc: Erica Morgan <permits@morgandesignstudios.com>

Bcc: Erica Morgan <info@morgandesignstudios.com>; adrianne.reeley@gmail.com <adrianne.reeley@gmail.com>; albertajordan@bellsouth.net <albertajordan@bellsouth.net>; barnesve@yahoo.com <barnesve@yahoo.com>; bcpace2@gmail.com <bcpace2@gmail.com>; berryelfreda227@gmail.com <berryelfreda227@gmail.com>; bethbond@bellsouth.net <bethbond@bellsouth.net>; bjaevnt@gmail.com <bjaevnt@gmail.com>; christinedennis@bellsouth.net <christinedennis@bellsouth.net>; csanders@eastmetrocid.com <csanders@eastmetrocid.com>; dbonino1@aol.com <dbonino1@aol.com>; dlocks1019@aol.com <dlocks1019@aol.com>; edsan@bellsouth.net <edsan@bellsouth.net>; elitedesignsatl@yahoo.com <elitedesignsatl@yahoo.com>; ericastewart2009@gmail.com <ericastewart2009@gmail.com>; ericwschwartz@gmail.com <ericwschwartz@gmail.com>; frank@golleyrealty.com <frank@golleyrealty.com>; hjpreston23@gmail.com <hjpreston23@gmail.com>; info@greshamhills.org <info@greshamhills.org>; jacquelynbuiebrown@gmail.com <jacquelynbuiebrown@gmail.com>; jgross@stickybusiness.net <jgross@stickybusiness.net>; k1776usa@yahoo.com <k1776usa@yahoo.com>; linn.jeff@gmail.com <linn.jeff@gmail.com>; mfunk64@att.net <mfunk64@att.net>; mkirkwood73@outlook.com <mkirkwood73@outlook.com>; naacpdek@comcast.net <naacpdek@comcast.net>; nahwash4ms@aol.com <nahwash4ms@aol.com>; NettieJackson@me.com <NettieJackson@me.com>; norfley@yahoo.com <norfley@yahoo.com>; parkviewcivicclub@gmail.com <parkviewcivicclub@gmail.com>; pat.lawrencecraig@gmail.com <pat.lawrencecraig@gmail.com>; phthompson3@msn.com <phthompson3@msn.com>; pppulp@att.net <pppulp@att.net>; president@naacpdekalb.org <president@naacpdekalb.org>; rachelbarber4@gmail.com <rachelbarber4@gmail.com>; rbarrow@comcast.net <rbarrow@comcast.net>; regeniariobertsone@gmail.com <regeniariobertsone@gmail.com>; rigel.cable@gmail.com <rigel.cable@gmail.com>; roboark@allsouthwarehouse.com <roboark@allsouthwarehouse.com>; samandbettysmith@bellsouth.net <samandbettysmith@bellsouth.net>; sbhouston@bellsouth.net <sbhouston@bellsouth.net>; sls1289@gmail.com <sls1289@gmail.com>; tolip209@gmail.com <tolip209@gmail.com>; tommyt4dekalb@gmail.com <tommymt4dekalb@gmail.com>; wazulamor@aol.com <wazulamor@aol.com>; wmtoliver7@gmail.com <wmtoliver7@gmail.com>; jackson.gloria1@gmail.com <jackson.gloria1@gmail.com>; loue738@gmail.com <loue738@gmail.com>; info@destinedevents.com <info@destinedevents.com>

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Permits

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CONCEPT SITE PLAN



Regenia Roberts

- 11.07 Acres
- 88 Proposed Units

Neighborhood Characteristics

Walking trail

Dog Park

Courtyard & Greenspace

Gated Community

Guest Parking



MORGAN

00:35:16 / 00:39:10



SA
Bouldercrest
Holdings

Bouldercrest
Holdings

Speed



Letter of Intent

Bouldercrest Cedar Grove Development Project

On behalf of Sherry Ann Homes and Bouldercrest Holdings, LLC, this Letter of Intent is for a proposed site located at 2098 & 2124 Cedar Grove Road. The proposed zoning classification for this site is RSM (Small Lot Residential). The reason for the request for special use is because the Bouldercrest Tier III overlay allows for townhomes in any residential zoning district with a Special Land Use Permit. Some details of the proposed townhomes are that they will have a total square footage of approximately 1500 sf, a 25 foot building height and include 1-2 car garages which will be accessed from the rear of the townhomes. There will be a total of 88 proposed units, with neighborhood characteristics such as a courtyard, dog park, walking trail, and guest parking. During the community meeting, we discussed their concerns regarding current and future traffic, connectivity, commercial and the overall impact of the proposed project. Our intent is to bring more middle housing options to the neighborhood, while still being inclusive and providing physical and visible connectivity between Cedar Grove Road and Bouldercrest Road.

DEPARTMENT OF PLANNING & SUSTAINABILITY

IMPACT ANALYSIS

Criteria: Sec 27-7.4.6 The following criteria shall be considered by the Department of Planning and Sustainability, the Planning Commission and the Board of Commissioners in evaluating and deciding any application for a special land use permit. No application for a special land use permit shall be granted by the Board of Commissioners unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application, and unless the application is in compliance with all applicable regulations in Article 4.

- A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, transitional buffer zones, and all other applicable requirements of the zoning district in which the use is proposed to be located.
- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district, and whether the proposed use will create adverse impacts upon any adjoining land use by reason of traffic volume/congestion, noise, smoke, odor, dust, or vibration generated by the proposed use.
- C. Adequacy of public services, public (or private) facilities, and utilities to serve the proposed use.
- D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area.
- E. Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency.
- F. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner and hours of operation of the proposed use.
- G. Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.
- H. Whether the proposed use is consistent with, advances, conflicts, or detracts from the policies of the comprehensive plan.
- I. Whether there is adequate provision of refuse and service areas.
- J. Whether the length of time for which the special land use permit is granted should be limited in duration.
- K. Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings; and whether the proposed use will create any shadow impact on any adjoining lot or building as a result of the proposed building height.
- L. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.
- M. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.
- N. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, as expressed and evidenced during the review process.

Impact Analysis

- A. The site is the adequate size for the proposed use and other requirements.
- B. The proposed townhome community is compatible with the adjacent properties, single family homes, and land use, subdivision, in the district.
- C. The adequacy of the public services, facilities, streets, and utilities will be met.
- D. The adequacy of the public street where the proposed site is located and the concern for sufficient traffic capacity will be taken into consideration.
- E. There will be adequate ingress and egress to the property and all proposed buildings, structures and uses in reference to pedestrian and automotive safety and convenience, and traffic flow.
- F. The proposed use will not create adverse impacts upon any adjoining land use.
- G. The proposed use is consistent with the requirements of the zoning district classification.
- H. The proposed use is consistent with the policies of the comprehensive plan.
- I. There is adequate provision of refuse and service areas.
- J. Yes, the length of time for which the special land use permit is granted will be limited in duration.
- K. Yes, the size, scale and massing of proposed buildings on the property are appropriate in relation to the size, scale and massing of the adjacent and nearby lots and buildings, and the proposed use will not create a shadow impact on any adjoining lot or building.
- L. The proposed plan will not adversely affect historic buildings, sites, districts, or archaeological resources.
- M. Yes, the proposed use satisfies the requirements contained within the Supplemental Regulations for special land use permit.
- N. Yes, the proposed use would be consistent with the needs of the neighborhood or the community.

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: 2/23/2024

TO WHOM IT MAY CONCERN:

(I), (WE) Bouldercrest Holdings, LLC
Name of owners(s) (If more than one owner, attach a separate sheet)

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

Erica Morgan

Name of Agent or Representative

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

Kimberly Holmes

NOTARY PUBLIC

Fulton County, GEORGIA

My Commission Expires 11/07/2027

Kimberly Holmes
Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

[Signature], manager

Owner

Owner

Owner

Owner

Owner

DEPARTMENT OF PLANNING & SUSTAINABILITY

FILING FEES

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

SPECIAL LAND USE PERMIT \$400.00

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

ADDITIONAL CRITERIA FOR SPECIFIED USES

No application for a special land use permit for the uses specified below shall be granted by the board of commissioners unless it is determined that, in addition to meeting the requirements contained within the zoning district in which such property is located and the criteria contained in section 7.4.6 and complying with applicable regulations in Article 4, satisfactory provisions and arrangements have been made concerning each of the following criteria:

- A. *Telecommunications towers and antennas.* In determining whether to authorize a special land use permit for a telecommunication tower or antenna, the board of commissioners shall comply with and apply the requirements of section 4.2.57.
- B. *Mine, mining operation, gravel pit, quarry, or sand pit.* In determining whether to authorize a special land use permit for a mine, mining operation, gravel pit, quarry, or sand pit, the board of commissioners shall also consider each of the following criteria:
 - 1. Whether the type and volume of traffic associated with such use will cause congestion in the streets and will create noise and vibration along streets used for residential purposes or adjacent to activity centers.
 - 2. Whether the applicant has provided a soil erosion control plan and a reuse or reclamation plan which meets the requirements of DeKalb County and of the Georgia Surface Mining Act, O.C.G.A. § 12-4-70, et seq., as amended, and the Rules of Department of Natural Resources, Chapter 391- 3-3, as amended.
 - 3. Whether or not the applicant meets the requirements of the county’s noise ordinance.
- C. *Child day care facility.* In determining whether to authorize a special land use permit for a child day care facility, the board of commissioners shall also consider each of the following criteria:

DEPARTMENT OF PLANNING & SUSTAINABILITY

1. Whether the proposed off-street parking areas and the proposed outdoor play areas can be adequately screened from adjoining properties so as not to adversely impact any adjoining land use.
 2. Whether there is an adequate and safe location for the dropping off and picking up of children at the child day care facility.
 3. Whether the character of the exterior of the proposed structure will be compatible with the residential character of the buildings in the zoning district in which the child day care facility is proposed to be located, if proposed for a residential zoned district.
- D. Biomedical waste disposal facilities, disposal facilities, landfills, county solid waste disposal facilities, county solid waste landfills, private industry solid waste disposal facilities, solid waste handling facilities, solid waste thermal treatment technology facilities, and disposal facilities for hazardous and/or toxic materials including radioactive materials.
1. In determining whether to authorize a special land use permit for a biomedical waste disposal facility, disposal facility, landfill, county solid waste disposal facility, county solid waste landfill, private industry solid waste disposal facility, solid waste handling facility, solid waste thermal treatment technology facility, or disposal facility for hazardous and/or toxic materials including radioactive materials, the board of commissioners shall also consider each of the following criteria:
 - a. Whether the proposed use does not pose any potential negative impact resulting from air pollution, degradation of soil and/or water quality, noise, odor, or other negative environmental effects.
 - b. Whether the proposed use will not have a significant deleterious effect on use of land and value of existing housing in adjacent and nearby neighborhoods.
 - c. Whether the proposed use will not create a negative traffic impact on any adjacent or nearby residential street(s) resulting from truck and other vehicular traffic associated with the facility.
 - d. Whether the proposed use does not represent an over-concentration of such uses in the area.
 2. An assessment shall be prepared by the DeKalb County sanitation division regarding item 1.d above.

LATE NIGHT ESTABLISHMENT OR NIGHTCLUB CHECK LIST

1. Is the requested SLUP for a new business or an existing business? (Please check only one) New Business _____ Existing Business _____. If the SLUP is for an existing business, please answer question Nos. 2 - 5.
2. Does this Business have a current Business License? Yes _____ No _____ If yes, provide a copy of current business license.
3. Has this business ever been operated without a Business License? Yes _____ No _____
If yes, how long did the business operate without a business license? _____
4. Has this business received a citation for any of the following:
 - a. Life safety violations such as pyrotechnics, overcrowding, inadequate ingress/egress operating beyond the permitted hours of operation.
 - b. Construction (major/minor renovation, alteration and addition) without a valid DeKalb County permit.
 - c. Business closure and renovation without surrendering license to State and County as required by State law.
 - d. Change of business name, ownership, or use without DeKalb County approval.
 - e. No valid Certificate of Occupancy issued by DeKalb County
 - f. Violation of operating hours of the Zoning ordinance or Alcohol Ordinance.
 - g. Lack of proof of residency under DeKalb County. Any person who holds a liquor license in DeKalb County is required under DeKalb County law to be a resident of DeKalb County.
5. If one or more of the citations mentioned in No. 4 have been issued, please provide copies of summons and citations and summary of court decision or resolution.

Submittal of a fraudulent application is a violation of DeKalb County and State law.

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

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

Yes_____No_____*

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

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

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

Notary

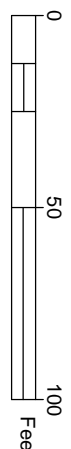
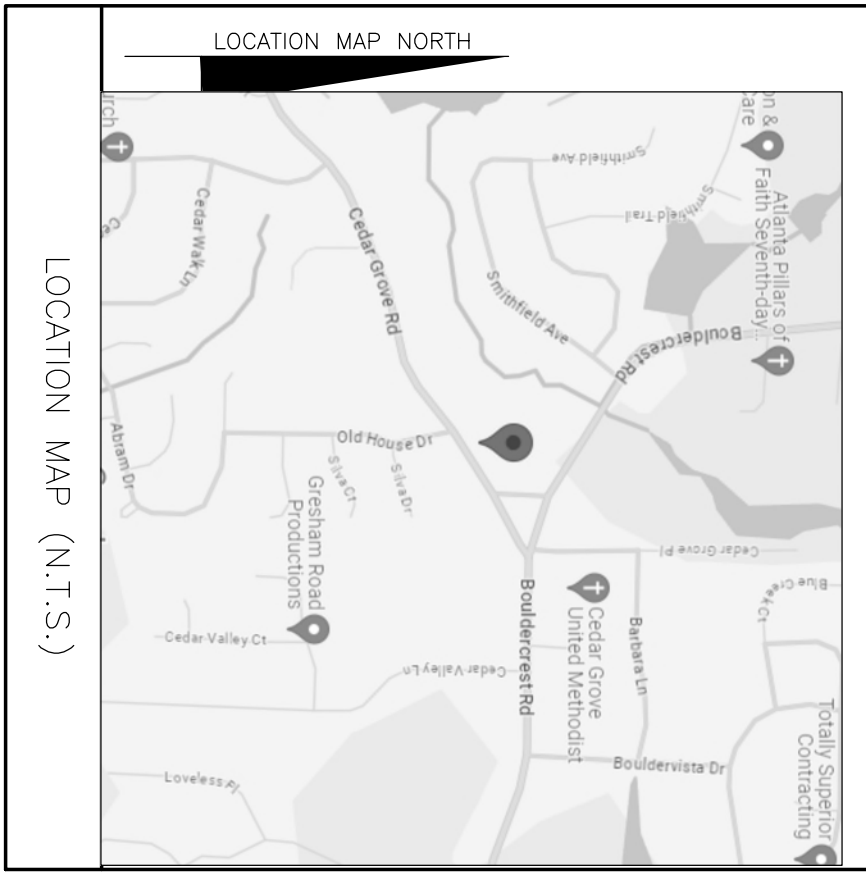
Signature of Applicant /Date

Check one: Owner_____Agent_____

Expiration Date/ Seal

*Notary seal not needed if answer is “no”.

SITE TO MEET THE DEKALB COUNTY STREETSCAPE, TREE AND LANDSCAPE ORDINANCE AND SITE IMPROVEMENT REQUIREMENTS PER ARTICLE 5.



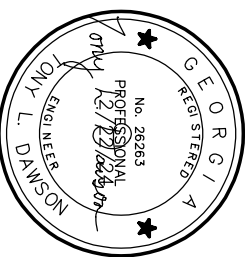
SITE DATA: (11.1 ACRES):	
ZONING:	
EXISTING: R100 SINGLE FAMILY DETACHED	
EXISTING OVERLAY: TIER 3-BOULDERCREST OVERLAY DISTRICT	
PROPOSED ZONING: RSW (SMALL RESIDENTIAL MIX)	
USE CALCULATIONS:	
PROPOSED 20X40 REAR LOAD TOWN HOMES	
TOTAL PROPOSED DENSITY	
88 UNITS @ 1,500 SF EACH	
8/ACRE	
SETBACK REQUIREMENTS:	
FRONT RESIDENTIAL SETBACK:	
FRONT SETBACK (TIER3)	
SIDE SETBACK	
REAR SETBACK	
TOWNSHIP FRONT YARD	
REQUIRED BUFFERS	
DEVELOPMENT STANDARDS:	
MIN LOT AREA	
1,000 SF	
MIN LOT WIDTH	
25'	
MAX LOT COVERAGE	
70% PER LOT OR TOTAL PROJECT ACREAGE	
MIN HEATED SF/UNIT	
1,500 SF	
MAX BUILDING HEIGHT	
3 STORIES OR 40'	
MIN STREETSCAPE	
MIN L/S STRIP 5'; MIN S/W WITH 8'	
OPEN SPACE CALCULATIONS:	
OPEN SPACE REQUIRED	
20% OF TOTAL LAND AREA (2.22 AC)	
OPEN SPACE PROPOSED	
3.8 ACRES	
PARKING REQUIREMENTS:	
TOTAL PARKING REQUIRED:	
PROPOSED RESIDENT PARKING	
2 SPACES PER SINGLE FAMILY UNIT	
PROPOSED GUEST PARKING	
33 SPACES	
TOTAL FOR RESIDENTIAL	
209 SPACES	

PRELIMINARY SITE PLAN

FOR
TOWNHOMES

LOCATED AT
LL 21 15TH DISTRICT
2124 CEDAR GROVE ROAD & 3345 BOULDERCREST
CONLEY, GA 30288
DEKALB COUNTY

SITE



DATE	NO.	REVISIONS	BY
SCALE: 1" = 50'	JOB NO: 24105 PSP	DATE: 1-27-24	

DRAWN BY	TLD
CHECKED BY	TLD
APPROVED:	



DAWSON ENGINEERING CONSULTANTS, LLC
3487 CARLISLE COURT, SE
CONYERS, GEORGIA 30013
PH: 678-485-9610
EMAIL: tonyd@dawsonec.com



3D RENDERINGS



DEPARTMENT OF PLANNING & SUSTAINABILITY

Pre-submittal Community Meeting: ☒ Review Calendar Dates: _____ PC: 05/02/24** _____ BOC:
_05/23/24** _____ Letter of Intent: ☒ Impact Analysis: ☒ Owner Authorization(s): _____
Campaign Disclosure: ☒ Zoning Conditions: ☒ Community Council Meeting:
_____04/08/24* _____ Public Notice, Signs: ☒ Tree Survey, Conservation: ☒ Land
Disturbance Permit (LDP): _____ Sketch Plat: _____ Bldg. Permits: ☒ Fire Inspection:
_____X _____ 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 2024 agenda cycle would be 02/19/24**

****Filing Deadline for application is 02/26/24**

Review of Site Plan—NO SITE PLAN SUBMITTED

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

Comments: _____

The proposed single-family attached townhomes will require a Special Land Use Permit since properties fall within Tier 3 of the Bouldercrest Overlay District (BOD) and about single-family. Because Tier 3 allows townhomes as a permit use, no rezoning is required. However, since the underlying zoning is single-family detached R-100, the applicant will need to indicate on the submitted plan as well as the SLUP application what underlying zoning they are using to determine proposed lot sizes, building setbacks, density, etc. The applicant will first need to show compliance with the Bouldercrest Overlay District requirements, and where the BOD is silent, the applicant will need to show what zoning district they are using to determine their proposed lot sizes.

DEPARTMENT OF PLANNING & SUSTAINABILITY

The maximum base density will be determined by the underlying district chosen (for example, if RSM is chosen maximum base density is 4 units per acre) Anything above the base density of the zoning district will require density bonuses as illustrated as Article 2 of the Zoning Ordinance. **The maximum base density allowed in suburban character area is 8 dwelling units per acre.** To qualify for density bonuses there must be at least two fee simple lots. Additionally, the BOD has a maximum FAR, I believe it is 1.00 but please confirm. Applicant will need to show compliance with zoning ordinance and Bouldercrest overlay requirements including but not limited to building material requirements, maximum building height and transitional height plane requirements, parking, parking lot landscaping, street trees, sidewalks, and landscape strips along Cedar Grove Rd and Bouldercrest Rd, and a transitional buffer where site abuts single-family R-100 residential zoning. While not a zoning issue, there appears to be a stream on the northwest side of the property which could impact buildability due to stream buffer/floodplain issues. Other requirements per Art 2 and 5 of zoning ordinance. It appears that a portion of the property falls within the Soapstone Historic Overlay District which has additional requirements. Please contact Paige Jennings for more information.

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 or Special Land Use Permit (SLUP) application and concept plan. If the application were to be approved, the applicant would have to submit and obtain a certificate of occupancy for the proposed buildings as well as county business licenses.

Planner: John Reid Date 01/30/24

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