

# DeKalb County Historic Preservation Commission

Monday, April 15<sup>th</sup>, 2024- 6:00 P.M.

## *Staff Report*

### *New Construction Agenda*

- Q. 1342 Henrico Road, Gregory Boler. Develop an undeveloped property in Soapstone Ridge.  
**1246949.**

Undeveloped (15 047 01 004)

This property is located in the Soapstone Ridge Historic District.

### **Summary**

The applicant proposes developing a currently undeveloped property in the Soapstone Ridge District. The development of the property will include the construction of a tractor trailer parking area, outdoor storage, a 20,000 square foot building with office and auto parking. Water and sewer will be connected via the county systems. Landscaping will include grading downwards towards Henrico Road, a driveway connecting the proposed parking areas to Henrico Road, and two detention ponds on either side of the driveway for water management.

The applicant provided an archaeological report that identified three recorded archeological sites located on the undeveloped parcel. This included two sites associated with the historic significance of the Soapstone Ridge District; 9DA63, the location of a historic soapstone workshop, and 9DA64, the location of a historic soapstone quarry.

### **Recommendation**

**Approve with Modification.** The applicant may develop the property on the condition that a statement from an accredited archeologist be provided stating that the proposed plans will not have an adverse effect on the identified archaeological sites, and that a fence be installed along the developed property to separate it from and protect sites 9DA63 and 9DA64.

### **Relevant Guidelines**

Chief Executive Officer  
Michael Thurmond

## DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director  
Cedric Hudson

### Application for Certificate of Appropriateness

Date submitted: 03/21/2024 Date Received: \_\_\_\_\_  
Address of Subject Property: 1342 Henrico Road Conley, GA  
Applicant: Gregory Boler E-Mail: Gregb@kemetdevelopment.com  
Applicant Mailing Address: 384 Northyards Blvd. Ste. 190 Atlanta, GA 30313  
Applicant Phone: (215) 300-4926

Applicant's relationship to the owner: Owner ☒ Architect ☐ Contractor/Builder ☐ Other ☐

\*\*\*\*\*

Owner(s): \_\_\_\_\_ Email: \_\_\_\_\_  
Owner(s): \_\_\_\_\_ Email: \_\_\_\_\_  
Owner(s) Mailing Address: \_\_\_\_\_  
Owner(s) Telephone Number: \_\_\_\_\_

Approximate date of construction of the primary structure on the property and any other structures affected by this project: March 2025

Nature of work (check all that apply):  
New construction ☒ New Accessory Building ☐ Other Building Changes ☐  
Demolition ☐ Landscaping ☐ Other Environmental Changes ☐  
Addition ☐ Fence/Wall ☐ Other ☐  
Moving a Building ☐ Sign Installation ☐

Description of Work:

The construction of tractor trailer parking and outdoor storage with an accessory building of +/- 20,000 square feet including an office and auto parking. Water and sewer will be provided by a connection to the county systems. Stormwater management and water quality will be provided by a detention pond.

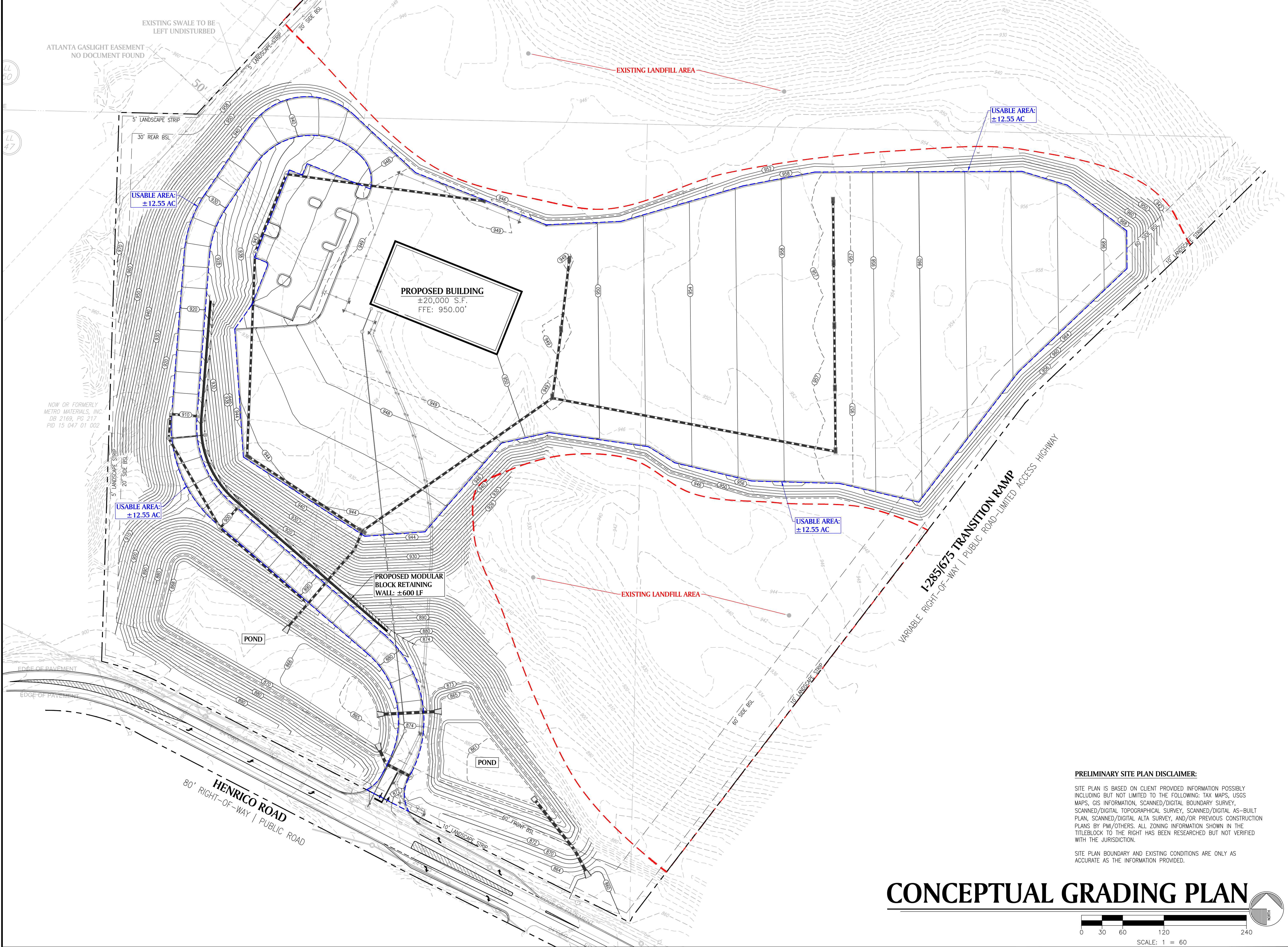
This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc. All documents should be in PDF format, except for photographs, which may be in JPEG format. Email the application and supporting material to [plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov) and [pjvennings@dekalbcountyga.gov](mailto:pjvennings@dekalbcountyga.gov). An incomplete application will not be accepted.

SIGN HERE

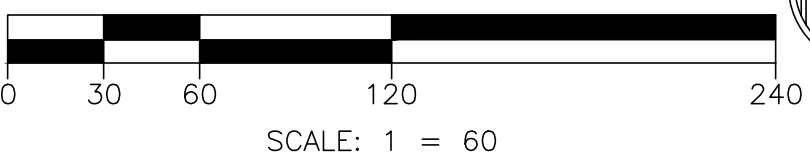
Signature of Applicant: 



1/20/24 12:20 Preliminary 2024122 CP14.dwg, ARCH FULL BLEED 0 (14.00 X 36.00 INCHES), SCHEDULE PLANTING, DWG TO P&E BSL, AUSTIN HALL/COS, March 15, 2024 4:52:26 PM



# CONCEPTUAL GRADING PLAN



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**PAULSON MITCHELL**  
INCORPORATED

PROJECT:  
**HENRICO TRAILER STORAGE**

1342 HENRICO ROAD  
CITY OF CONLEY,  
DEKALB COUNTY,  
GEORGIA

FOR:  
**KMT DEVELOPMENT, LLC.**

384 NORTHYARDS BLVD,  
SUITE 190  
ATLANTA, GEORGIA, 30313

ZONING INFORMATION	
<b>ZONING CLASSIFICATION</b>	
JURISDICTION:	DEKALB COUNTY
EX. ZONING:	M (LIGHT INDUSTRIAL)
OVERLAY DISTRICT:	N/A
PR. ZONING:	M (LIGHT INDUSTRIAL)
<b>BUILDING SETBACKS</b>	
FRONT:	60'
MAJOR SIDE:	60'
MINOR SIDE:	20'
REAR:	30'
<b>BUFFERS</b>	
LANDSCAPE STRIP:	5' PERMETER 10' STREETScape
ZONING BUFFER:	75' ABUTTING RES./MIXED USE
STATE STREAM BUFFER:	25'
COUNTY STREAM BUFFER:	50'
CITY STREAM BUFFER:	75'
<b>PARKING SUMMARY</b>	
WAREHOUSE REQ.:	1 PER 2,000 SF (NET) OF FLOOR AREA
STALL:	9' X 18'
LANDSCAPE ISLAND SPACING:	MIN. 10% OF LOT AREA
<b>LANDSCAPE REG'S.</b>	
MAXIMUM IMPERVIOUS ALLOWED:	____%
MAXIMUM BUILDING COVERAGE:	NO MAX

ENVIRONMENTAL	
FLOOD PLAN PRESENT (NO):	FEMA
STREAMS PRESENT (YES):	NWI
WETLANDS PRESENT (YES):	NWI
TOPOGRAPHY DATA:	SURVEY

2024122 CP14.dwg 03.15.2024



# **R.S. Webb & Associates**

*Cultural Resource Management Consultants  
2800 Holly Springs Parkway, Suite 200 - P.O. Drawer 1319  
Holly Springs, Georgia 30142  
Phone: 770-345-0706 - Fax: 770-345-0707*

January 20, 2023

Mr. Daniel Hanison  
Hardie Real Estate Group, LLC  
Two Buckhead Plaza  
3050 Peachtree Road, Suite 750  
Atlanta, Georgia 30305

**Subject: Findings - Cultural Resources Literature Search and Site Visit  
Henrico Road Development Tract  
DeKalb County Soapstone Ridge Local Historic District  
Constitution Community, DeKalb County, Georgia  
R.S. Webb & Associates Project No. 22-913-001**

Dear Mr. Hanison:

## **BACKGROUND**

During November 2022 and January 2023, R.S. Webb & Associates (RSWA) conducted a cultural resources literature review and site visit for the Henrico Road development tract in the Constitution Community, DeKalb County, Georgia (Figure 1). The project area is located within DeKalb County's Soapstone Ridge Historic District (local) and must be treated under the County's Soapstone Ridge Historic District ordinance (DeKalb County Historic Preservation Commission n.d).

The literature review was conducted to identify previously recorded cultural resources located within or near the project area. A cultural resource is defined as a discrete area of human activity that is at least 50 years old, but typically much older. The site visit was performed to evaluate recent and current land use, and to assess the condition of known cultural resources that are, or were, within or partial within the study tract.

The study is based on locational information provided by Hardie Real Estate Group. The study tract covers 54 acres and is situated on reclaimed and undeveloped land located north of Henrico Road and north of the intersection of Interstate 675 and Interstate 285 in southwest DeKalb County. The project area is located on the Southeast Atlanta, Georgia USGS 7.5 minute quadrangle (Figure 1).

## **METHODOLOGY**

*Literature and Records Search:* Georgia Historic Preservation Division (HPD) offices closed indefinitely to the public on March 16, 2020. Therefore, the literature and records search included querying Georgia's Natural, Archaeological, and Historic Resources Geographic Information System (GNAHRGIS) database for relevant: Georgia Archaeological Site File (GASF) data; National Register of Historic Places (NRHP) property locations; and state-recognized historic resources locations. Previously gathered (i.e., in-house) DeKalb County historic resources survey data were

also reviewed for this project. An online listing of Georgia Centennial Farms awarded between 1993 and 2022 was reviewed. National Park Service online NRHP databases were searched at <http://www.nationalregisterofhistoricplaces.com/ga/de+kalb/state.html> and at <https://www.nps.gov/maps/full.html?mapId=7ad17cc9-b808-4ff8-a2f9-a99909164466>.

Historic maps and relevant land lot plats were examined online. Aerial photographs were reviewed courtesy of the Digital Library of Georgia and/or [Historicaerials.com](http://Historicaerials.com). The *Official Military Atlas of the Civil War* (Davis *et al.* 1983), *The Campaign for Atlanta* (Scaife 1993) and Civil War Sites Advisory Commission (CWSAC) (1993, 2010) maps were consulted for the locations of Civil War-era military actions, associated sites and/or features.

*Site Visit:* The Project Archeologist walked locations within the project area where previously recorded archeological sites had been recorded. These locations were photographed to document current conditions.

## RESULTS

### Literature Search

*National Register of Historic Places and the DeKalb County Soapstone Ridge Local Historic District:* The NPS and GNAHRGIS databases indicate that the closest NRHP-listed district or property is the Soapstone Ridge Historic District located more than 3.0 km east of the project area. As previously noted, the project area does fall within the northern boundary of DeKalb County's Soapstone Ridge Local Historic District (Figure 1).

*Archeological Resources:* The GASF/GNAHRGIS database identifies at least 19 recorded archeological sites within 1.0 km of the study tract. Three recorded archeological sites are located within, or partially within, the study tract (Figure 1). The sites include a soapstone workshop (9DA63), a soapstone quarry (9DA64) and an historic non-Indian rock garden (9DA111). A 1975 report of findings for alternate routes of Interstate 675 (adjacent to the study tract) indicated that site 9DA63 was destroyed, and that sites 9DA64 and 9DA111 carried a national level of significance based on their size, condition, and uniqueness (Dickens and Carnes 1975). Available site forms give no indication of their NRHP-eligibility status.

*DeKalb County Historic Structures Surveys:* A historic resources survey of DeKalb County, exclusive of the City of Atlanta, was conducted in 1976; an ongoing survey of unincorporated areas of DeKalb County was initiated in 1997; and a targeted-area survey of Cedar Grove was performed 600 m and more southeast of the study tract in 2006. Results of the 1997 and 2006 surveys are included in the GNAHRGIS database. Of these surveys, only the results of the 1997 and 2010 projects are included in the GNAHRGIS database.

A review of the records associated with the 1976 survey and data from the the GNAHRGIS database indicate no recorded historic resources within 1.0 km of the project area.

*DeKalb County Identified Sites and Centennial Farms Records:* The Identified Sites files for DeKalb County are not currently available for review. There are no Centennial Farms awarded in DeKalb County.

*Cemeteries:* Based on the maps reviewed, there are no mapped cemeteries located within 1.0 km of the study tract.

*Original Henry County Land Lottery (1821):* The project tract is located in Land Lots 47 and 50, District 15, original Henry County. The District Plat of Survey and District Survey Field Notebooks indicate that the land was surveyed by John Kell beginning on July 19, 1821. The district plat indicates no buildings/structures, improvements, or other human-made features located within, or adjacent to, the project area. Likewise, the field notebook indicates various vegetative and water course way markers in District 15, but it gives no indication of man-made improvements located within or near the study tract as of 1821.

*Civil War Actions/Features:* The final stages of the 1864 Atlanta Campaign took place along rail corridors located approximately 9 km north and 5.5 km southwest of the project area. A Confederate army flanking maneuver leading to the Battle of Atlanta (July 22, 1864) passed along Fayetteville Road/Key Road, 1.8 km northwest of the project area. After the surrender of Atlanta on September 2, 1864, Union armies occupied the city before launching an overland march southeast to the coast at Savannah, Georgia in November 1864. Routes of the Union armies' march from Atlanta to the coast at Savannah also passed generally along rail corridors located north and southwest of the project area. Though marching, raiding, foraging, skirmishing, and/or bivouacking could have taken place over a large area surrounding the city of Atlanta, no specific military action is known to have occurred within or near the project area (CWSAC 1993, 2010; Davis *et al.* 1983; Scaife 1993).

*Buildings and Features on Historic Maps and Aerial Photographs:* Maps of the Civil War-era show Old McDonough Road more than 500 m west of the project area and a series of secondary roads passing to Saunders' Mill (900 m southeast of the project area); one of these secondary roads could be a precursor to the current Henrico Road, but the map indicates no occupation within or near the study tract. Subsequent maps show: the introduction of the East Tennessee and Virginia Railroad (later known as the Southern Railway) near the northeast study tract boundaries (1890s); and the establishment of current Henrico Road with two buildings on its northeast side (1914). Maps produced in 1948, 1954, and 1965 show the introduction of U.S. Highway 23 (500 m west) and Interstate 285 (100 m south); these maps depict a series of buildings west of the project area. Revised versions of the 1954 map (1983) indicate all but the extreme western part of the study tract was within the boundaries of a strip mine or land fill while the 1993 USGS map depicts altered topography in the central part of the project area.

Aerial photographs from 1955 show the entire project area as being wooded with two house sites northeast of Henrico Road, one of which was along the southwestern edge of the study tract (Figure 1). Photographs from 1960 and 1968 show increasing woodlands and abandonment of the early home site in the project area. Aerial photographs from 1972 through 1981 show the introduction of Interstate 285 (100 m south) and extreme land disturbance within the study tract. Aerial photographs from 1993 indicate cessation of land disturbing activities within the study tract and the introduction of an Interstate 675 access corridor along the southeastern study tract boundary. Subsequent aerial photography shows continuing reforestation of the project area and no additional occupation or active use of the study tract.

## Site Visit

The project area was walked by RSWA Senior Archeologist Ken Styer on January 11, 2023 and the locations of recorded sites 9DA63, 9DA64 and 9DA111 were specifically visited. The study tract has been terra-formed as is typical of mine or land fill reclamation (Figure 2; Photos 1 and 2). It appears that sites 9DA63, 9DA64 and 9DA111 have been destroyed by previous mining/landfill operations and reclamation (Figure 2; Photos 3-8).

## CONCLUSIONS

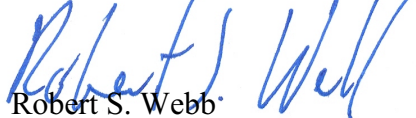
Based on the information reviewed during the literature review and the site visit, it appears that no NRHP-listed properties, recorded historic structures or cemeteries are located within, or immediately adjacent to, the project area. In 1975, three archeological sites were identified within, or partially within, the study tract. Historic maps and aerial photographs indicate that one home site was located within the northwest part of the project area. Based on aerial photograph review and the site visit, it appears that any archeological sites or other cultural resources located within the project area have been destroyed by mining/landfill operations and reclamation efforts. No additional archeological work is recommended for the current study tract.

## CLOSING COMMENTS

Mr. Hanison, we appreciate the opportunity to work with Hardie Real Estate Group on this project. If you have any questions concerning our findings, please contact Mr. Steve Webb at 770-345-0706.

Sincerely,

R.S. WEBB & ASSOCIATES



Robert S. Webb

President and Senior Principal Archeologist

Attachment: Figures 1 and 2; Photos 1-8

## REFERENCES

Civil War Sites Advisory Commission

2010 *Update to the Civil War Sites Advisory Commission Report on the Nation's Civil War Battlefields, State of Georgia*. National Park Service, Washington D.C.

1993 Study Area USGS Quadrangle Maps. *Civil War Sites Advisory Commission Report on the Nation's Civil War Battlefields*. National Park Service, Washington D.C.

Davis, G.B., L. J. Perry and J. W. Kirkley, compiled by C. D. Cowles

1983 *Atlas to Accompany the Official Records of the Union and Confederate Armies*. Reprint of the 1891-1895 edition. The Fairfax Press, New York.

DeKalb County Historic Preservation Commission

n.d *Archaeological Guidelines for Soapstone Ridge Historic District, DeKalb County, Georgia*. DeKalb County Planning Department. Decatur, Georgia.

Dickens, R.S. and L.R. Carnes

1975 *An Archaeological Survey of the Proposed Alternate Routes for I-675*. Laboratory of Archaeology, Georgia State University. Atlanta, Georgia.

Scaife, W.R.

1993 *The Campaign for Atlanta*. William R. Scaife, Atlanta, Georgia.



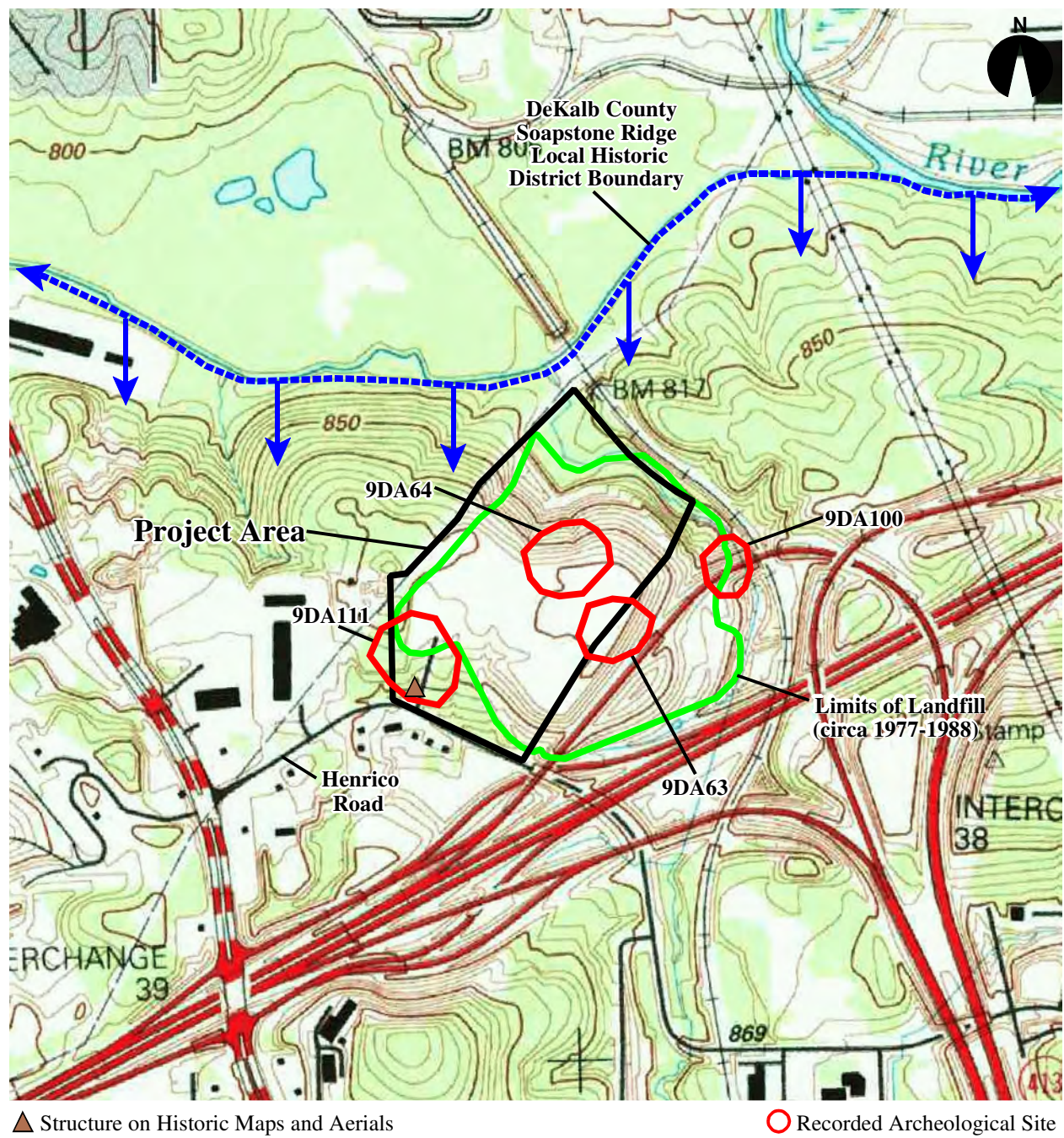


Figure 1 Project Area and Relevant Recorded Cultural Resources Location Map





Map Reference: Google Earth (2018)

Scale  
 0 110 meters  
 0 360 feet

Figure 2 Photo Key, Henrico Road Development Tract





Photo 1 - Typical View of Project Area, From Northeast of Site 9DA111, Facing East



Photo 2 - Boulder-strewn Surface along Northeast Edge of Site 9DA64, Facing Northeast





Photo 3 - View of Site 9DA63, Facing Southeast



Photo 4 - View from Site 9DA63, Facing Southwest





Photo 5 - View of Site 9DA64, Facing Northwest



Photo 6 - View of Site 9DA64, Facing Northeast





Photo 7 - View of Site 9DA111, Facing South



Photo 8 - View of Site 9DA111, Facing North







**From:** [Valeria Palacios](#)  
**To:** [Gregory Boler Jr](#); [Paige V. Jennings](#)  
**Cc:** [Melinda Mangiaracina](#); [John Wise](#)  
**Subject:** RE: Inquiry Regarding COA Application - 1342 Henrico Road  
**Date:** Tuesday, April 9, 2024 3:17:59 PM  
**Attachments:** [image001.png](#)  
[2024.04.09 - 2024122 - CP14 - Conceptual Grading Plan - overlay.pdf](#)

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**\*\* WARNING:** The sender of this email could not be validated and may not match the person in the "From" field. \*\*

Good afternoon Paige,

My apologies, I misread the below. Please see the attached for the approximate overlay of the areas in question on our preliminary grading plan.

Regards,  
Val



**Valeria Palacios**  
Project Manager

t 770.650.7685 x 138  
d 678.222.0015  
vpalacios@paulsonmitchell.com

85-A Mill Street, Suite 200  
Roswell, Georgia 30075

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**From:** Valeria Palacios  
**Sent:** Tuesday, April 9, 2024 1:43 PM  
**To:** Gregory Boler Jr <gregb@kemetdevelopment.com>; Paige V. Jennings <pvjennings@dekalbcountyga.gov>  
**Cc:** Melinda Mangiaracina <mmangiaracina@paulsonmitchell.com>; John Wise <jwise@paulsonmitchell.com>  
**Subject:** RE: Inquiry Regarding COA Application - 1342 Henrico Road

Good afternoon Paige,

Please see the attached for the preliminary grading plan of the site. I have also reattached the Cultural Resource study for your convenience.

1. If you flip to page 6 and 7 of the Cultural Resource study, you will find the site maps depicting the areas in question.
2. See below for a quick summary of the proposed prelim grading:
  - a. All impervious areas will be piped to the detention ponds located at the southern end of the site. The majority of the disturbed area as well as a decent amount of

undisturbed/offsite areas will be treated by the proposed stormwater ponds. The discharge point is proposed along the southeastern corner of the property, where the water naturally makes its way to in existing conditions. Once the plans move to civils, there will be a full hydrology study done and the ponds will be designed to the jurisdictional requirements.

Let me know if there is anything else you need or feel free to give me a call should you have any questions.

Regards,  
Val



**Valeria Palacios**

Project Manager

t 770.650.7685 x 138

d 678.222.0015

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Roswell, Georgia 30075

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**From:** Gregory Boler Jr <[gregb@kemetdevelopment.com](mailto:gregb@kemetdevelopment.com)>

**Sent:** Tuesday, April 9, 2024 12:02 PM

**To:** Paige V. Jennings <[pvjennings@dekalbcountyga.gov](mailto:pvjennings@dekalbcountyga.gov)>; Valeria Palacios <[vpalacios@paulsonmitchell.com](mailto:vpalacios@paulsonmitchell.com)>

**Cc:** Melinda Mangiaracina <[mmangiaracina@paulsonmitchell.com](mailto:mmangiaracina@paulsonmitchell.com)>; John Wise <[jwise@paulsonmitchell.com](mailto:jwise@paulsonmitchell.com)>

**Subject:** Re: Inquiry Regarding COA Application - 1342 Henrico Road

Good morning Paige,

We will get this to you asap.

Val - Please see below. Can you share this with Paige?

Thanks,

Gregory Boler  
Managing Partner



1776 Peachtree St NW

Suite 720S



Atlanta, GA 30309

215-300-4926

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**From:** Paige V. Jennings <[pvjennings@dekalbcountyga.gov](mailto:pvjennings@dekalbcountyga.gov)>  
**Sent:** Tuesday, April 9, 2024 11:47 AM  
**To:** [gregb@kemetdevelopment.com](mailto:gregb@kemetdevelopment.com) <[gregb@kemetdevelopment.com](mailto:gregb@kemetdevelopment.com)>  
**Cc:** Melinda Mangiaracina <[mmangiaracina@paulsonmitchell.com](mailto:mmangiaracina@paulsonmitchell.com)>  
**Subject:** Inquiry Regarding COA Application - 1342 Henrico Road

Good Morning,

Hope that this email finds you well and enjoying the week so far.

We are in the process of completing our staff level review and compiling our report regarding the application for 1342 Henrico Road. To complete our review, could you please provide information regarding the following questions:

1. Can you provide documents that show the proposed project area overlayed with the identified archeological sites?
2. Can you provide more information regarding the proposed grading for the project?

Please provide the requested information as soon as possible, and please let me know if you have any questions.

Thank You,  
Paige



Government Services Center  
178 Sams Street  
Decatur, GA 30030

**Paige V. Jennings**

Senior Planner (they/them)  
Historic Preservation  
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Current Planning Division  
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[DeKalbCountyGa.gov/planning](https://DeKalbCountyGa.gov/planning)