



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: PCC-Dekalb LLC c/o Steven L. Jones, Taylor Duma LLP

Daytime Phone: 404.218.2756 E-Mail: sjones@taylorduma.com

Mailing Address: c/o Taylor Duma LLP, attn: Steven L. Jones
1600 Parkwood Circle, Suite 200, Atlanta, Georgia 30339

Owner Name: PCC-Dekalb LLC
(If more than one owner, attach contact information for each owner)

Daytime Phone: 404.218.2756 E-Mail: sjones@taylorduma.com

Mailing Address: c/o Taylor Duma LLP, attn: Steven L. Jones
1600 Parkwood Circle, Suite 200, Atlanta, Georgia 30339

SUBJECT PROPERTY ADDRESS OR LOCATION: 4358, 4280, & 0 Loveless Place

Ellenwood DeKalb County, GA 30294

Parcel ID: 15 011 01 062, 15 011 01 045, & 15 011 01 263 Acreage or Square Feet: 95.57 Commission Districts: 3 & Sup. Dist. 6

Existing Zoning: MU-1 Proposed Special Land Use (SLUP): transmission or distribution of services
Utility structures for the

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

Owner: X Agent: _____ Signature of Applicant: _____

/s/ Steven L. Jones, with express permission

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Lorraine Cochran-Johnson

Interim Director
Cedric G. Hudson, MCRP

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

Applicant Name: _____ Phone: _____ Email: _____

Property Address: _____

Tax Parcel ID: _____ Comm. District(s): _____ Acreage: _____

Existing Use: _____ Proposed Use: _____

Supplemental Regs: _____ Overlay District: _____ DRI: _____

Rezoning: Yes _____ No _____

Existing Zoning: _____ Proposed Zoning: _____ Square Footage/Number of Units: _____

Rezoning Request: _____

Land Use Plan Amendment: Yes _____ No _____

Existing Land Use: _____ Proposed Land Use: _____ Consistent _____ Inconsistent _____

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

Special Land Use Request(s): _____

Major Modification:

Existing Case Number(s): _____

Condition(s) to be modified: _____

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: _____ Review Calendar Dates: _____ PC: _____ BOC: _____

Letter of Intent: _____ Impact Analysis: _____ Owner Authorization(s): _____ Campaign Disclosure: _____

Community Council Meeting: _____ Public Notice, Signs: _____ Tree Survey, Conservation: _____

Submittal Format: **ONE (1) COMBINED, PDF DOCUMENT UPLOAD PLEASE**

Review of Site Plan

Density: _____ Density Bonuses: _____ Mix of Uses: _____ Open Space: _____

Enhanced Open Space: _____ Setbacks: front _____ sides _____ side corner _____ rear _____

Lot Size: _____ Frontage: _____ Street Widths: _____ Landscape Strips: _____

Buffers: _____ Parking Lot Landscaping: _____ Parking - Auto: _____ Parking - Bicycle: _____

Screening: _____ Streetscapes: _____ Sidewalks: _____ Fencing/Walls: _____

Bldg. Height: _____ Bldg. Orientation: _____ Bldg. Separation: _____

Bldg. Materials: _____ Roof: _____ Fenestration: _____

Façade Design: _____ Garages: _____ Pedestrian Plan: _____ Perimeter Landscape Strip: _____

Possible Variances: _____

Comments: _____

Planner: _____ Date: _____

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
	OL, OD, OIT, NS, C1, C2, M, M2	\$750.00
LAND USE MAP AMENDMENT		\$500.00
SPECIAL LAND USE PERMIT		\$400.00



DATE: _____

June 16, 2025

VIA EPERMITS PORTAL

DeKalb County Board of Commissioners
c/o Department of Planning & Sustainability
178 Sams Street
Decatur, Georgia 30030

**RE: DeKalb County Tax Assessor Parcel Identification Numbers (“TPN(s)”) 15 011 01 062, 15 011 01 045, & 15 011 01 263 (the “Property”);
Special Land Use Permit (“SLUP”) Application (the “Application”)**

DeKalb County Board of Commissioners:

Our law firm represents PCC-DeKalb LLC (the “**Owner**”), the owner of the Property and the applicant. This letter serves as the letter of application (this “**Letter of Application**”) and the impact analysis (the “**Impact Analysis**”) for the Application which seeks a SLUP for “utility structures for the transmission or distribution of services” on the Property. Specifically, the Application proposes a data center campus on the Property, as shown on the concept plan and the elevations submitted with the Application.

The Property is presently zoned within the MU-1 (Mixed-Use Low Density) District (“**MU-1**”) under the Zoning Ordinance of DeKalb County, Georgia (the “**Zoning Ordinance**”) which is codified as Chapter 27 to the Code of DeKalb County, as Revised 1988 (the “**Code**”). Additionally, the Property is within Tier 5 of the Bouldercrest-Cedar Grove-Moreland Overlay District (the “**Overlay**”). Zoning Ordinance, Article 3, Division 39.

As required by Section 3.39.1(C) of the Overlay, in the case of conflict between the MU-1 zoning district and the Overlay, the Overlay governs. Additionally, the Applicant proposes as a proffered condition of approval that the proposed use, the development, and buildings, structures, and parking lots/spaces within the development/proposed use, notwithstanding any provision of the Zoning Ordinance to the contrary, be consistent with the concept plan and elevations submitted with the Application.

Importantly, it should be noted that the Property presently is developed with infrastructure for single-family attached and detached dwellings. The Property presently could be developed, as a matter of right, with 204 single-family detached dwellings and 63 townhomes (i.e., single-family attached dwellings). The proposed use of the property as a data center campus will reduce all strain, if any, of public infrastructure that would result from the vertical development of the Property with such dwellings.

Section 7.4.6 of the Zoning Ordinance sets forth standards and factors for evaluation of the Application (collectively, the “**SLUP Factors**” and each a “**Factor**”). Beginning on the next page, this Impact Analysis sets out each Factor and the Owner’s/Applicant’s analysis of each Factor.

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.

As shown by the concept plan submitted with the Application, the Property is of adequate size for the proposed use. Similarly, the concept plan submitted with the Application shows that there is available land on the Property for the proposed use, including the provision of all required yards, open space, off-street parking, transitional buffer zones, and all other applicable requirements of the Overlay. On the other hand, given that DeKalb County is substantially developed and that acreage parcels similar to that of the Property—i.e., well situated for development of a data center—are rare, there are few (or no other) parcels in unincorporated DeKalb County that could accommodate the proposed use. Thus, this factor supports approval of the Application.

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.

The proposed use, once constructed, will have limited to no impact on traffic in unincorporated DeKalb County. Additionally, the proposed use will not produce any smoke, odor, dust, or vibration and it will not produce any noise that will create adverse impacts on adjoining land uses. Accordingly, this factor weighs in favor of approval of the Application.

C. Adequacy of public services, public (or private) facilities, and utilities to serve the proposed use.

As noted above, the proposed use once constructed will not have any impact on transportation facilities. Likewise, the proposed use will not have any adverse impact on the provision of emergency services, as the proposed use will be heavily secured and not visited by or accessible to the public. Additionally, utility providers, including, but not limited to, DeKalb County, Georgia, in fulfilling their responsibility to other utility customers will ensure that utility systems are sufficient to provide the service to the proposed use while not adversely impacting other utility customers. For these reasons, this factor is also supportive of approval of the Application.

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.

The proposed use will not be directly accessed via DeKalb County public streets. Nonetheless, the proposed use will not be open to the public and will have employment traffic that is extremely low as compared to warehouse, distribution, or manufacturing buildings of similar size. On the other hand, the proposed use will offer high paying jobs to current and future residents of DeKalb County and surrounding areas. Therefore, there is sufficient traffic carrying capacity for the proposed use so as to not unduly increase traffic and create congestion in the area. Thus, this factor also supports approval of the Application.

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.

As noted above and as shown on the concept plan submitted with the Application, ingress and egress to the Property and all proposed buildings, structures, and uses thereon is sufficient. As also noted above, since the proposed use will be a secure facility that will not be visited by the public, pedestrian and automobile safety and convenience will be adequate. The vehicular access around all buildings of the proposed use, as shown on the concept plan submitted with Application, will ensure adequate traffic flow and control as well as access in the event of fire or other emergency. Accordingly, this factor also is supportive of approval of the Application.

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.

As shown on the concept plan submitted with the Application, the proposed use will be surrounded by a 100-foot buffer on all sides. Additionally, the northern portion of the Property—i.e., the majority of TPN 15 011 01 062—will remain undisturbed. Thus, the proposed use will be sufficiently buffered from adjoining land uses. Likewise, the proposed use will not generate any perceivable impacts on adjoining land uses such that the manner and hours of operation will not create any adverse impacts upon such adjoining land uses. Therefore, this factor likewise weighs in favor of approval of the Application.

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.

The proposed use is consistent with the requirements of the Overlay. In fact, the proposed use proposes buffers substantially in excess of those required by the Overlay. Consequently, the proposed use is consistent with the requirements of the Overlay. And this factor also supports approval of the Application.

H. Whether the proposed use is consistent with, advances, conflicts, or detracts from the policies of the comprehensive plan.

The proposed uses is consistent with and advances the policies of the comprehensive plan (the “**Comp. Plan**”). For instance, “[t]here is public concern that more innovative economic

development needs to take place.” Comp. Plan, p. 10. Upon information and belief, there is no data center presently operating in unincorporate DeKalb County. The proposed use, therefore, is an innovative economic development project, as it will create substantial real property and personal property ad valorem taxes for the County. Accordingly, the proposed use is consistent with the and advances the policies for economic development of the Comp. Plan. *See also* Comp. Plan., p. 58, *et seq.* (Policy Spotlight – Economic Development).

I. Whether there is adequate provision of refuse and service areas.

As noted above, the proposed use is a data center that will not produce significant by-products as a result of its operation. In other words, the proposed use will not produce regularly refuse that will generate the need for significant refuse service. Likewise, the utility requirements of the proposed use are such that utility service providers will ensure, as is their duty, that the utility requirements of the proposed use will not adversely affect other utility customers. For this reason, this factor likewise supports approval of the Application.

J. Whether the length of time for which the special land use permit is granted should be limited in duration.

The duration of the Special Land Use Permit should not be limited, the proposed use as a data center is not limited in its ability to operate for decades and generations to come providing substantial ad valorem tax revenue for the County with limited to no impact on infrastructure and services. Accordingly, this factor also weighs in favor of the Application.

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.

As shown by the elevations submitted with the Application and the substantial, self-imposed buffer surrounding the Property, as shown on the concept plan submitted with the application, the proposed use will have no impact to adjacent and nearby properties, such as, shadow impact. For this reason, this factor supports approval of the Application.

L. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.

The Property is undeveloped, while most of all the properties surrounding the Property have been developed. Upon information and belief, none of those properties, or the Property, have been identified as having any archaeological resources, sites, or districts. Additionally, since the Property is undeveloped, it does not have any historic buildings thereon. Thus, there is support under this factor for approval of this Application.

M. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.

The proposed use will comply with Section 4.2.56 of the Zoning Ordinance, which imposes supplemental regulations regarding the proposed use. Moreover, the proposed use implements lessons learned from other data centers, such as a larger buffer and multiple buildings with vehicular circulation. Accordingly, this factor also weighs in favor of approval of the Application.

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.

The proposed use would be consistent with the needs of the neighborhood and community as a whole. For instance, traffic infrastructure in the metropolitan Atlanta area and the neighborhood have experienced strain. The proposed use, once constructed, will have little impact on the transportation network, as compared to residential, commercial, and industrial developments of comparable size, such as the residential development that could be developed on the Property presently as a matter of right. Additionally, the proposed use will generate substantial real estate and personal property ad valorem taxes for the County which will help fulfil the needs of the neighborhood and community as a whole by providing County revenues for infrastructure, school, and public improvements that benefit the neighborhood and the community as a whole. Therefore, this factor also supports of approving the Application.

Georgia law and the procedures of DeKalb County require the Applicant/the Owner to raise Federal and State constitutional and other objections during the public hearing application process. While the Owner anticipates a mutually-beneficial application process, failure to raise such objections at this stage may mean that the Owner will be barred from raising important legal claims later in the process. Accordingly, we are required to and hereby raise, on behalf of the Owner, the objections set forth in Exhibit "A" and Exhibit "B" hereto at this time.

Sincerely,



Steven L. Jones

cc: Owner

Enclosures

Exhibit "A" – Constitutional Objection

Exhibit "B" – Objection to Zoning Hearing Based on *York v. Athens College of Ministry, Inc.*

EXHIBIT “A”

CONSTITUTIONAL OBJECTION

As applied to the real property of the PCC-DeKalb LLC (the “Owner”), which property is identified as DeKalb County Tax Parcel Identification Numbers (“TPNs”) 15 011 01 062, 15 011 01 045, & 15 011 01 263 (collectively, the “Property”) and is the subject of the Special Land Use Permit Application (the “Application”), filed contemporaneously herewith by PCC-DeKalb LLC (the “Applicant”) and to which this Constitutional Objection is attached, if the Application is not approved or is approved with condition(s) not consented to by the Applicant/the Owner, the Zoning Ordinance of DeKalb County, Georgia (the “Zoning Ordinance”), which is codified at Chapter 27 to the Code of DeKalb County, as Revised 1988 will be unconstitutional in that the Owner’s/Applicant’s property rights in and to the Subject Property will be destroyed without first receiving fair, adequate, and just compensation for such property rights. As applied to the Subject Property, in such case, such action on the Application as well as the Zoning Ordinance, facially and as applied, will deprive the Owner/the Applicant of constitutionally protected rights in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States of America; Article I, Section I, Paragraphs I-II of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States of America.

If the Application is not approved or is approved with condition(s) not consented to by the Applicant or the Owner, such action on the Application and application of the Zoning Ordinance to the Subject Property, facially and as applied, will be unconstitutional, illegal, arbitrary, capricious, null, and void, constitute a taking of the Subject Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States of America; Article I, Section I, Paragraphs I-II of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States of America thereby denying the Owner/the Applicant an economically viable use of the Subject Property while not substantially advancing legitimate state interests.

Inasmuch as it is impossible for the Owner/the Applicant to use the Subject Property and simultaneously comply with the Zoning Ordinance and in the event the Application is not approved or is approved with condition(s) not consented to by the Applicant or the Owner, such action on the Application and application of the Zoning Ordinance, facially and as applied to the Subject Property, will constitute arbitrary, capricious, and unreasonable acts by the DeKalb County, Georgia (the “County”), by and through the Board of Commissioners of the County (the “BOC”), without any rational basis therefor and constitute abuses of discretion in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States of America; Article I, Section I, Paragraphs I-II of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States of America.

If the Application is not approved or is approved with condition(s) not consented to by the Applicant or the Owner, such action on the Application and application of the Zoning Ordinance,

EXHIBIT “A”

facially and as applied to the Subject Property, will be unconstitutional and discriminate against the Owner/the Applicant in an arbitrary, capricious, and unreasonable manner between the Owner/the Applicant and others similarly situated in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States of America.

WHEREFORE, the Applicant/ the Owner requests that the Board of Commissioners of DeKalb County, Georgia approve the Application, as specified and designated therein, with only condition(s) consented to by the Applicant/ the Owner.

Respectfully submitted this 16th day of June 2025.

TAYLOR DUMA LLP
Counsel for the Owner

/s/ Steven L. Jones
Steven L. Jones

1600 Parkwood Circle
Suite 200
Atlanta, Georgia
30339
(678) 336-7282
sjones@taylorduma.com

EXHIBIT “B”

OBJECTIONS TO AND FOR ZONING HEARINGS BASED ON YORK V. ATHENS COLLEGE OF MINISTRY, INC.

Regarding the Special Land Use Permit Application (the “Application”) filed by PCC-DeKalb LLC (the “Applicant”) and to which this objection is attached regarding the real property of the PCC-DeKalb (the “Owner”), which property is identified as DeKalb County Tax Parcel Identification Number (“TPN”) 15 011 01 062, 15 011 01 045, & 15 011 01 263 (collectively, the “Property”) any and every public hearing regarding, and any Board of Commissioners of DeKalb County, Georgia (the “BOC”) action (including, but not limited, any final action) on, the Application and the Zoning Ordinance of DeKalb County, Georgia (the “Zoning Ordinance”), which is codified at Chapter 27 to the Code of DeKalb County, as Revised 1988 (the “Code of Ordinances”), facially and as applied to the Subject Property, the Applicant/the Owner, and the Application, are objected to by Owner based on, but not limited to, the reasons set forth herein (collectively the “York Objection” and each an “Objection”), in accordance with *York v. Athens College of Ministry, Inc.*, 348 Ga. App. 58, 821 S.E.2d 120 (Ga. Ct. App. 2018):

Contemporaneous with the filing of this *York* Objection, the Owner is filing a Constitutional Objection, and all Objections set forth therein are incorporated herein by reference as if fully restated.

The Applicant/the Owner objects to any and every public and other hearing(s) regarding the Application, including, but not limited to, those before the BOC, because the time limitation, if any, imposed on the presentation of evidence and testimony in support of, as well as in rebuttal to opposition evidence, comments, and/or testimony to, the Application deprive the Applicant/the Owner a meaningful opportunity to be heard and preserve issues, in violation of the Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of Georgia of 1983. Likewise, the Applicant/the Owner objects to any and all members of the public (and/or other persons) who appear (or otherwise give testimony and/or opinion) at any and all public hearing(s) and other meetings, including, but not limited to, before the BOC to the extent that (but not limited to) said individuals (a) do not have standing to appeal the BOC’s decision on the Application (i.e., do not satisfy the substantial interest-aggrieved citizen test); (b) are not under oath; (c) are not subject to cross-examination; (d) present evidence on and/or make statements that qualify as (or must or should be assessed with the aid of) expert opinion testimony without any or all individuals being qualified as expert witnesses; (e) present evidence on and/or make statements that are not germane to the exclusive factors for consideration of the Application set forth in the Zoning Ordinance; (f) present evidence and/or make statements that are founded, wholly or in part, upon inadmissible, hearsay, unreliable, nonprobative, insubstantial, and/or lay, nonexpert opinion evidence; (g) fail to disclose any and every campaign (or other) contribution to any member of the BOC; and/or (h) are not residents of the County.

Additionally, the Applicant/the Owner object to any BOC action that does not approve the Application or approves the Application with conditions not consented to by the Applicant/ the Owner and any other action of the County to the extent that (but not limited to) such action is: (a) in violation of Section 50-13-19(h) of the Official Code of Georgia Annotated or otherwise: (1) in violation of any constitutional, statutory, and/or ordinance provisions; (2) in excess of the

EXHIBIT "B"

constitutional, statutory, and/or ordinance authority of the BOC; (3) made upon unlawful procedure; (4) affected by other error of law; (5) clearly erroneous in view of the reliable, probative, and substantial evidence on the whole record; and/or (6) arbitrary or capricious or characterized by abuse of discretion or clearly unwarranted exercise of discretion; (b) founded, wholly or in part, upon inadmissible, unreliable, nonprobative, insubstantial, and/or lay, nonexpert opinion evidence; (c) contrary to, or based, in whole or in part, on factors or considerations other than, the exclusive factors or procedure for consideration of the Application set forth in the Zoning Ordinance; (d) based, in whole or in part, on evidence and/or information received by the BOC (1) outside of the public hearing on the Application; (2) by *ex parte* or other similar means; and/or (3) otherwise in a manner which does not afford the Applicant/the Owner a right to respond to or otherwise confront all evidence considered by the BOC in its evaluation of the Application; (e) otherwise not made pursuant and in conformance with the Code of Ordinances; the Zoning Ordinance; the Georgia Zoning Procedures Law, O.C.G.A. § 36-66-1, *et seq.*; and/or any other law, including the Constitutions of the State of Georgia or the United States of America; and/or (f) pursuant to an ordinance, resolution, zoning map, and/or the like not adopted in compliance with the Code of Ordinances; the Zoning Ordinance; the Georgia Zoning Procedures Law, O.C.G.A. § 36-66-1, *et seq.*; and/or any other law, including the Constitutions of the State of Georgia or the United States of America, which the Applicant/the Owner contends is the case for the applicable ordinances, resolutions, and maps, including, but not limited to, the Zoning Ordinance.

By and through this *York* Objection, the Applicant/the Owner hereby preserves all the above and incorporated Objections, and any and all evidence, arguments, and objections made and/or tendered at any hearing, and/or prior to the BOC's final action, on the Application, and asserts them on and within the record before, and for consideration and resolution (prior to any formal decision) by, the BOC.

WHEREFORE, the Applicant/ the Owner requests that the Board of Commissioners of DeKalb County, Georgia approve the Application, as specified and designated therein, with only condition(s) consented to by the Applicant/ the Owner.

Respectfully submitted this 16th day of June 2025.

TAYLOR DUMA LLP
Counsel for the Owner

/s/ Steven L. Jones
Steven L. Jones

1600 Parkwood Circle
Suite 200
Atlanta, Georgia
30339
(678) 336-7282
sjones@taylorduma.com

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: 6-16-2025

TO WHOM IT MAY CONCERN:

(I), (WE) PCC-Dekalb 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:

Steven L. Jones, Taylor Duma LLP

Name of Agent or Representative

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

Terril L. Daniel

Notary Public

Terril L. Daniel

Notary Public



PCC Dekalb LLC

Owner

Owner

Owner

Owner

Owner

Notary Public

Notary Public

Notary Public

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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


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

Yes _____ No X *

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

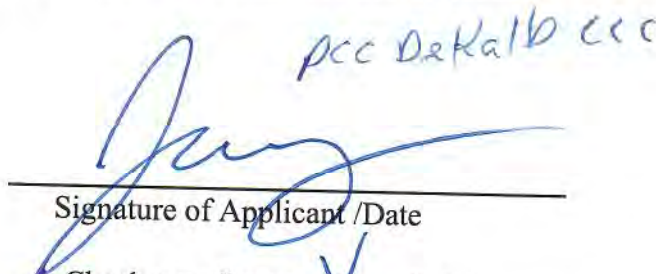
1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

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".

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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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.

Mary Bertrand
Notary

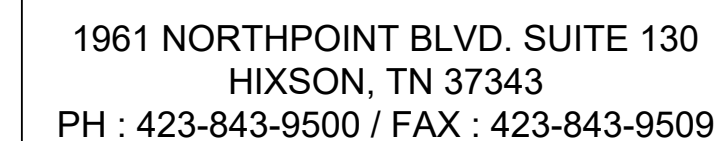

Signature of Applicant /Date

Check one: Owner _____ Agent X

8-16-2027

Expiration Date/ Seal

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



THE INFORMATION CONTAINED IN
THIS SET OF DOCUMENTS IS
PROPRIETARY BY NATURE. ANY USE
OR DISCLOSURE OTHER THAN THAT
WHICH RELATES TO THE CLIENT IS
STRICTLY PROHIBITED.

REVISIONS			
B	05/30/25	TDD	BLDG NOTES ADDED
A	05/22/25	TDD	PRELIMINARY
#	DATE	BY	DESCRIPTION

PROJECT:
CONLEY CREEK
4280 LOVELESS PL
ELLENWOOD, GA 30294
COUNTY: DEKALB

SHEET TITLE:
CONCEPTUAL SITE PLAN

SHEET NUMBER:
C201

DATE:
MAY 22, 2025

GENERAL NOTES:

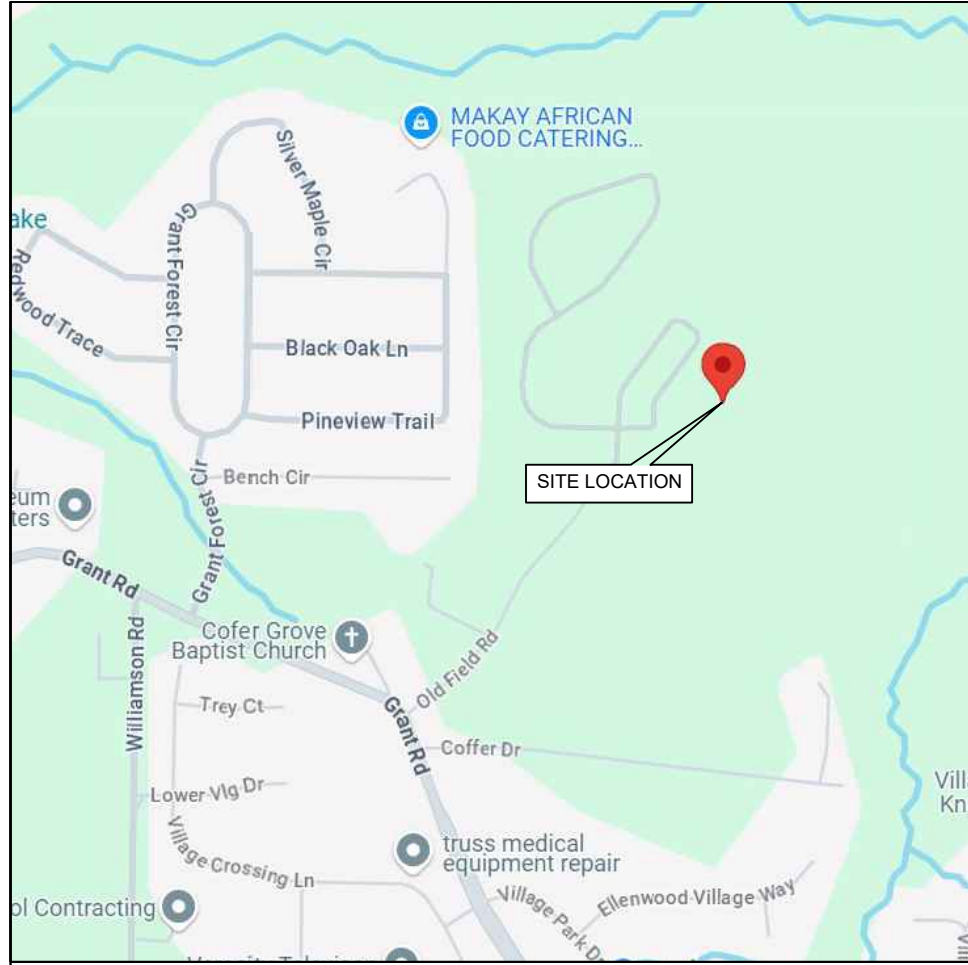
GENERAL NOTES:
TOTAL SITE AREA = 96± ACRES
PARCELS: 15 011 01 045, 15 011 01 062,
15 011 01 263
CURRENT ZONING: MU-1 (MIXED-USE
LOW DESINTY) DISTRICT

PROPOSED DEVELOPMENT

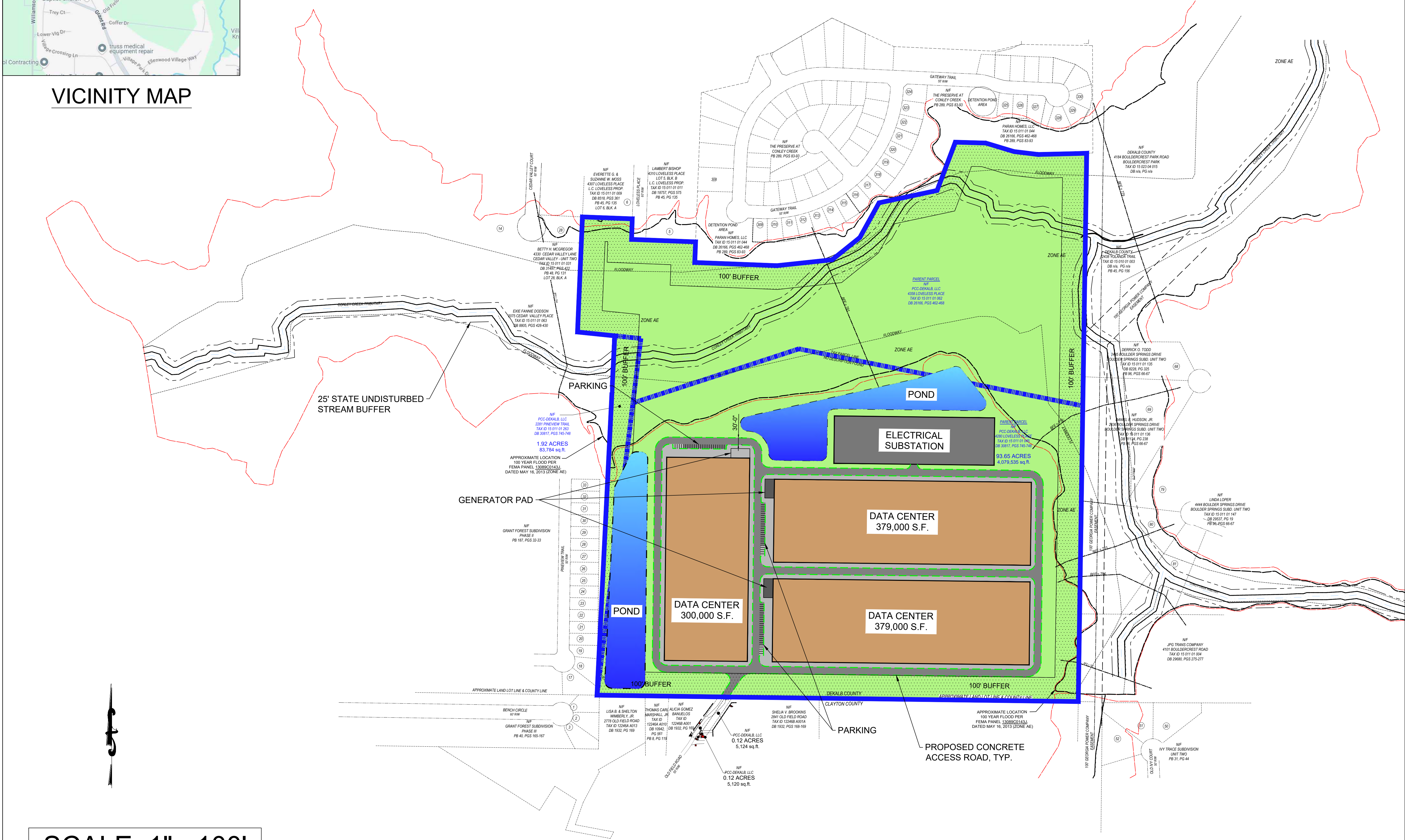
- DATA CENTER
- NUMBER BUILDINGS: 3
- NUMBER OF SUBSTATIONS: 1

SITE SUMMARY

- BUILDING HEIGHT: 65 FEET/TWO STORY
- DENSITY CALCULATION: 32 ACRES PER BUILDING
- IMPERVIOUS AREA TOTAL: 32.8 ACRES
- IMPERVIOUS AREA LOT COVERAGE %: 34.17
- PARKING RATIOS: 25 SPACES PER BUILDING



VICINITY MAP



SCALE: 1"= 100'



1961 NORTHPOINT BLVD. SUITE 130
HIXSON, TN 37343
PH : 423-843-9500 / FAX : 423-843-9509

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

REVISIONS

#	DATE	BY	DESCRIPTION
B	05/30/25	TDD	BLDG NOTES ADDED
A	05/22/25	TDD	PRELIMINARY

PROJECT:
CONLEY CREEK
4280 LOVELESS PL
ELLENWOOD, GA 30294
COUNTY: DEKALB

SHEET TITLE:
COLOR SITE PLAN

SHEET NUMBER:
C202

DATE:
MAY 22, 2025

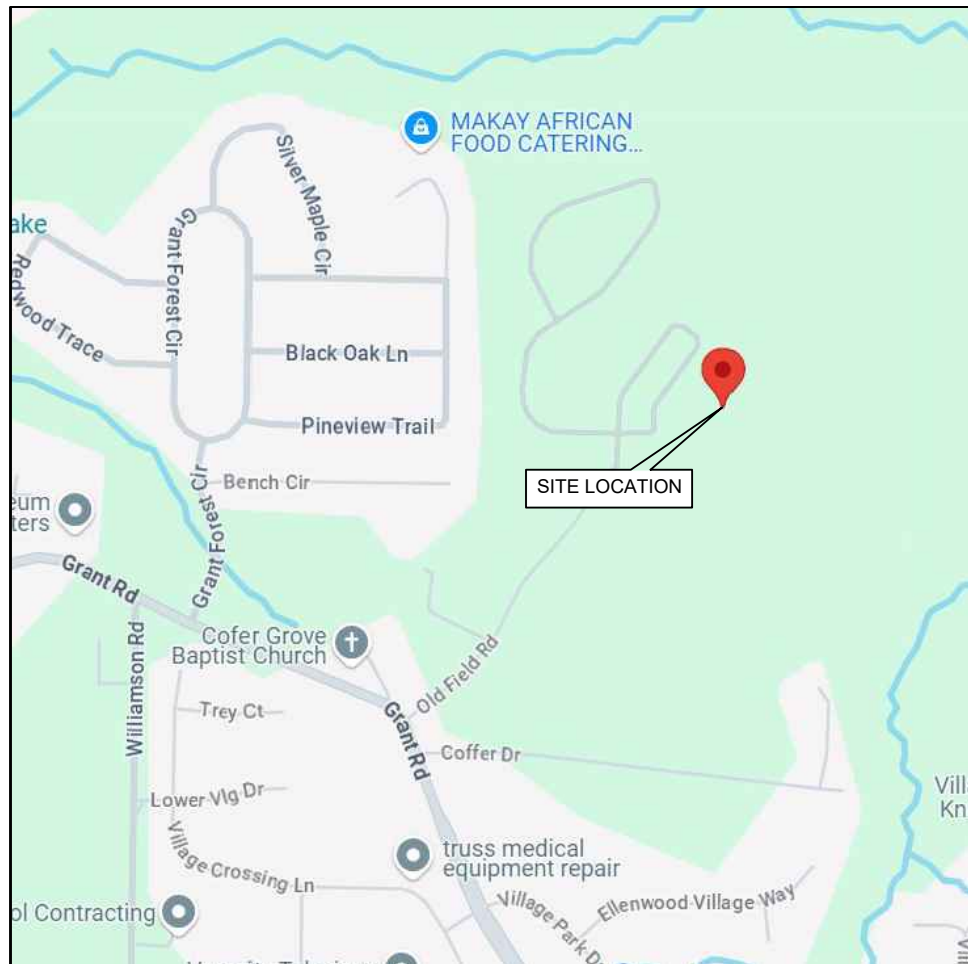
GENERAL NOTES:
TOTAL SITE AREA = 96± ACRES
PARCELS: 15 011 01 045, 15 011 01 062, 15 011 01 263
CURRENT ZONING: MU-1 (MIXED-USE LOW DESINTY) DISTRICT

PROPOSED DEVELOPMENT

- DATA CENTER
- NUMBER BUILDINGS: 3
- NUMBER OF SUBSTATIONS: 1

SITE SUMMARY

- BUILDING HEIGHT: 65 FEET/TWO STORY
- DENSITY CALCULATION: 32 ACRES PER BUILDING
- IMPERVIOUS AREA TOTAL: 32.8 ACRES
- IMPERVIOUS AREA LOT COVERAGE %: 34.17
- PARKING RATIOS: 25 SPACES PER BUILDING



VICINITY MAP



SCALE: 1"= 100'



1961 NORTHPOINT BLVD. SUITE 130
HIXSON, TN 37343
PH : 423-843-9500 / FAX : 423-843-9509

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

REVISIONS

#	DATE	BY	DESCRIPTION
B	05/30/25	TDD	BLDG NOTES ADDED
A	05/22/25	TDD	PRELIMINARY

PROJECT:
CONLEY CREEK
4280 LOVELESS PL
ELLENWOOD, GA 30294
COUNTY: DEKALB

SHEET TITLE:
AERIAL SITE PLAN

SHEET NUMBER:
C203

DATE:
MAY 22, 2025

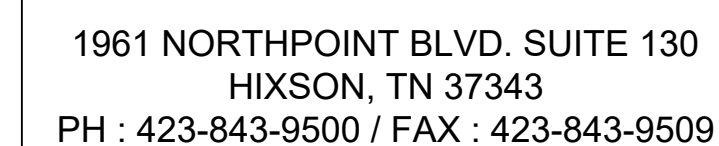
GENERAL NOTES:
TOTAL SITE AREA = 96± ACRES
PARCELS: 15 011 01 045, 15 011 01 062, 15 011 01 263
CURRENT ZONING: MU-1 (MIXED-USE LOW DESINTY) DISTRICT

PROPOSED DEVELOPMENT

- DATA CENTER
- NUMBER BUILDINGS: 3
- NUMBER OF SUBSTATIONS: 1

SITE SUMMARY

- BUILDING HEIGHT: 65 FEET/TWO STORY
- DENSITY CALCULATION: 32 ACRES PER BUILDING
- IMPERVIOUS AREA TOTAL: 32.8 ACRES
- IMPERVIOUS AREA LOT COVERAGE %: 34.17
- PARKING RATIOS: 25 SPACES PER BUILDING



THE INFORMATION CONTAINED IN
THIS SET OF DOCUMENTS IS
PROPRIETARY BY NATURE. ANY USE
OR DISCLOSURE OTHER THAN THAT
WHICH RELATES TO THE CLIENT IS
STRICTLY PROHIBITED.

REVISIONS			
B	05/30/25	TDD	BLDG NOTES ADDED
A	05/22/25	TDD	PRELIMINARY
#	DATE	BY	DESCRIPTION

PROJECT:
CONLEY CREEK
4280 LOVELESS PL
ELLENWOOD, GA 30294
COUNTY: DEKALB

SHEET TITLE:
TOPO SITE PLAN

SHEET NUMBER:
C204

DATE:
MAY 22, 2025

GENERAL NOTES:

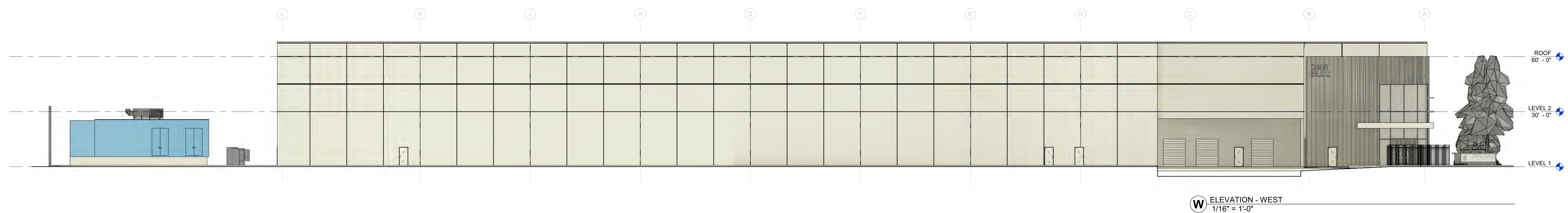
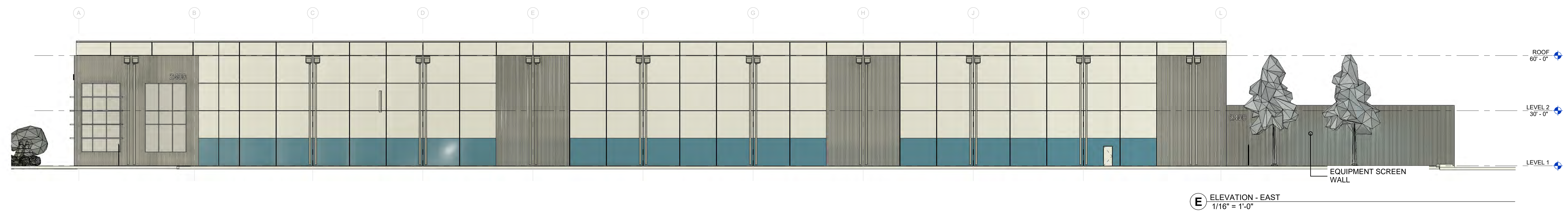
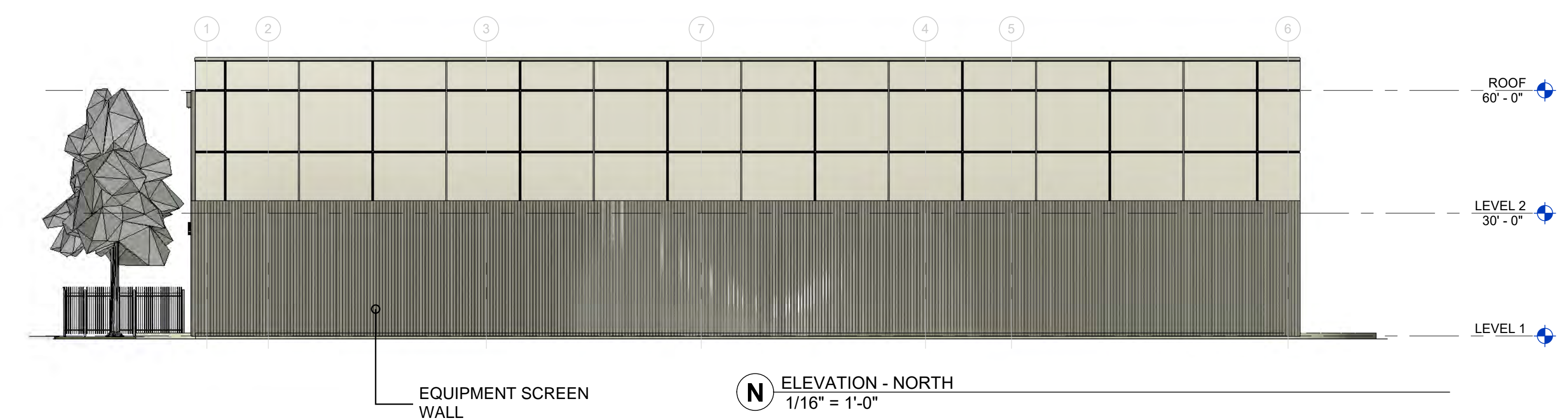
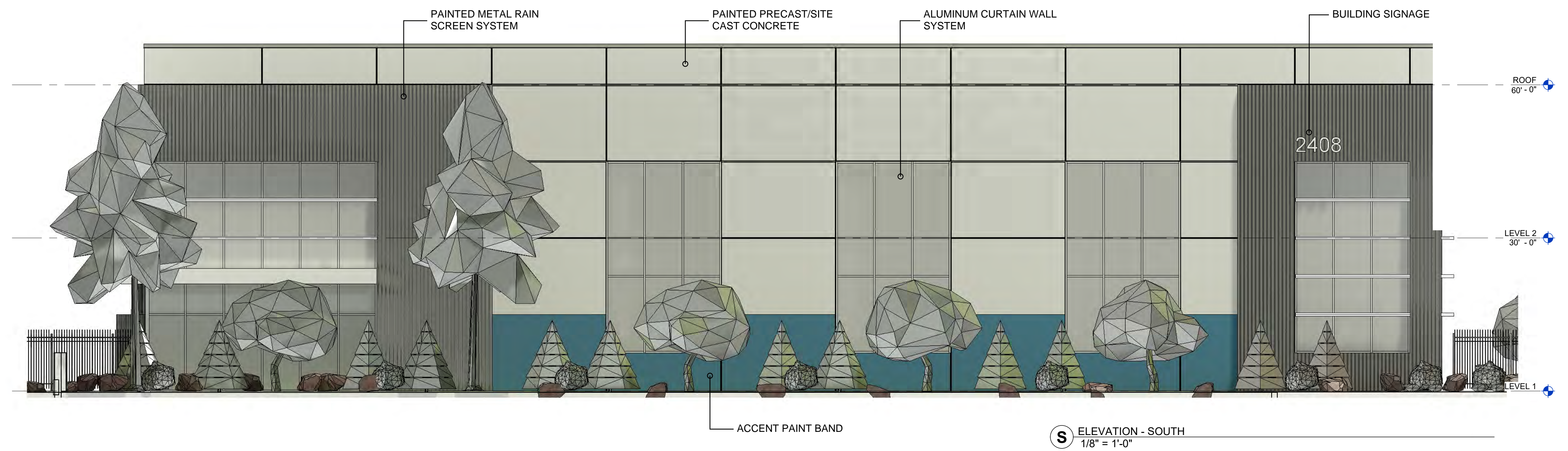
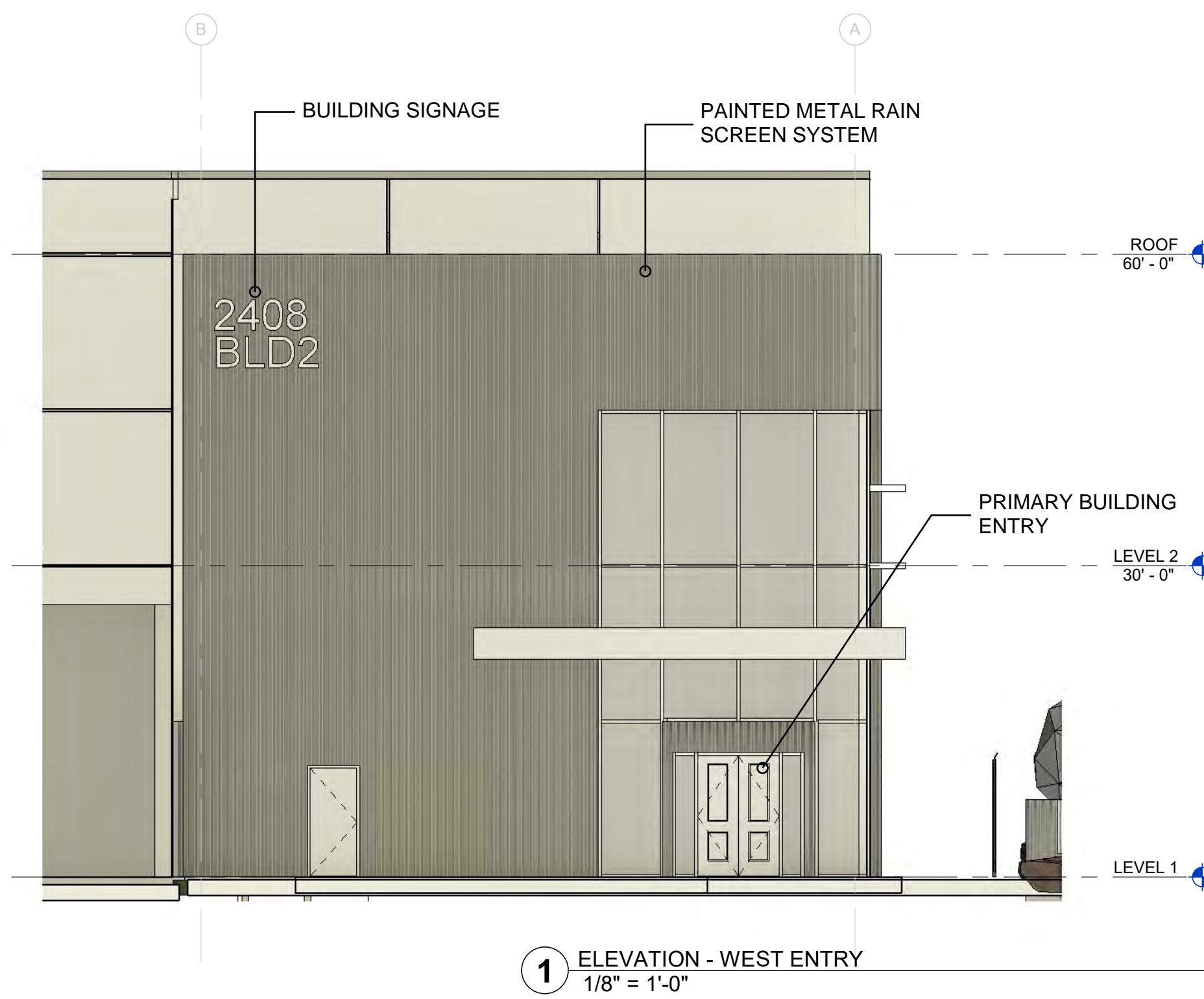
GENERAL NOTES:
TOTAL SITE AREA = 96± ACRES
PARCELS: 15 011 01 045, 15 011 01 062,
15 011 01 263
CURRENT ZONING: MU-1 (MIXED-USE
LOW DESINTY) DISTRICT

PROPOSED DEVELOPMENT

- DATA CENTER
- NUMBER BUILDINGS: 3
- NUMBER OF SUBSTATIONS: 1

SITE SUMMARY

- BUILDING HEIGHT: 65 FEET/TWO STORY
- DENSITY CALCULATION: 32 ACRES PER BUILDING
- IMPERVIOUS AREA TOTAL: 32.8 ACRES
- IMPERVIOUS AREA LOT COVERAGE %: 34.17
- PARKING RATIOS: 25 SPACES PER BUILDING



TOGETHER WITH:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 246, 12TH DISTRICT, CLAYTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RIGHT-OF-WAY MONUMENT LOCATED NORTH 88 DEGREES 59 MINUTES 58 SECONDS WEST, 69.92 FEET FROM THE COMMON CORNER OF LAND LOTS 11 AND 12, DEKALB COUNTY AND LAND LOTS 246 AND 247, CLAYTON COUNTY;

THENCE, WITH THE SOUTHERLY LINE OF LAND LOT LINE 11, NORTH 89 DEGREES 13 MINUTES 03 SECONDS WEST, 1,486.75 FEET TO A NAIL AND THE **POINT OF BEGINNING**;

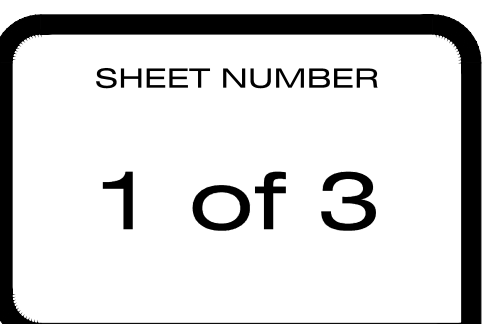
THENCE, LEAVING SAID LAND LOT LINE, SOUTH 34 DEGREES 17 MINUTES 54 SECONDS WEST, 204.86 FEET TO A 1/2 INCH REBAR;

THENCE, NORTH 88 DEGREES 55 MINUTES 35 SECONDS WEST, 29.89 FEET TO A 1/2 INCH REBAR AND CAP SET;

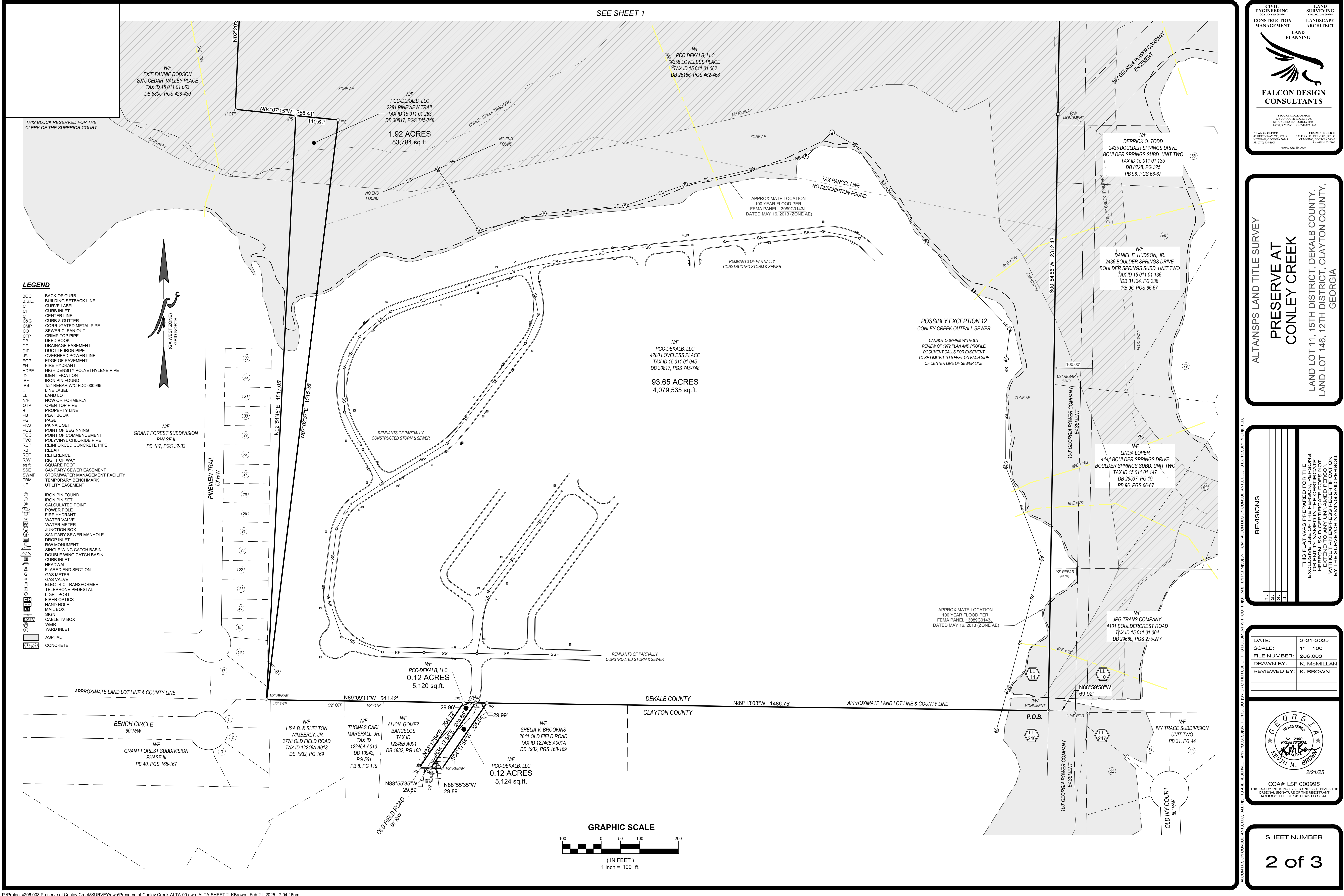
THENCE, NORTH 34 DEGREES 17 MINUTES 54 SECONDS EAST, 204.72 FEET TO A 1/2 INCH REBAR AND CAP SET ON THE SOUTHERLY LINE OF LAND LOT 11;

THENCE, WITH SAID LAND LOT LINE, SOUTH 89 DEGREES 09 MINUTES 11 SECONDS EAST, 29.96 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING **0.12 ACRES (5,120 SQUARE FEET)**.



SEE SHEET 1



- LEGEND**
- BOC BACK OF CURB
 - B.S.L. BUILDING SETBACK LINE
 - C CURVE LABEL
 - CI CURB INLET
 - CL CENTER LINE
 - C&G CURB & GUTTER
 - CMP CORRUGATED METAL PIPE
 - CO SEWER CLEAN OUT
 - CTP CRIMP TOP PIPE
 - DB DEED BOOK
 - DE DRAINAGE EASEMENT
 - DIP DUCTILE IRON PIPE
 - E- OVERHEAD POWER LINE
 - EOP EDGE OF PAVEMENT
 - FH FIRE HYDRANT
 - HDPE HIGH DENSITY POLYETHYLENE PIPE
 - ID IDENTIFICATION
 - IPF IRON PIN FOUND
 - IPS 1/2" REBAR W/C FDC 000095
 - L LINE LABEL
 - LL LAND LOT
 - NF NOW OR FORMERLY
 - OTP OPEN TOP PIPE
 - P PROPERTY LINE
 - PB PLAT BOOK
 - PG PAGE
 - PKS PK NAIL SET
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - PVC POLYVINYL CHLORIDE PIPE
 - RCP REINFORCED CONCRETE PIPE
 - RB REBAR
 - REF REFERENCE
 - R/W RIGHT OF WAY
 - Sq ft SQUARE FOOT
 - SSE SANITARY SEWER EASEMENT
 - SWMF STORMWATER MANAGEMENT FACILITY
 - TBM TEMPORARY BENCHMARK
 - UM UTILITY EASEMENT
 - IRON PIN FOUND
 - IRON PIN SET
 - CALCULATED POINT
 - POWER POLE
 - FIRE HYDRANT
 - WATER VALVE
 - WATER METER
 - JUNCTION BOX
 - SANITARY SEWER MANHOLE
 - DROP INLET
 - R/W MONUMENT
 - SINGLE WING CATCH BASIN
 - DOUBLE WING CATCH BASIN
 - CURB INLET
 - HEADWALL
 - FLARED END SECTION
 - GAS METER
 - GAS VALVE
 - ELECTRIC TRANSFORMER
 - TELEPHONE PEDESTAL
 - LIGHT POST
 - FIBER OPTICS
 - HAND HOLE
 - MAIL BOX
 - SIGN
 - CABLE TV BOX
 - WEIR
 - YARD INLET
 - ASPHALT
 - CONCRETE

CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
LAND PLANNING

LAND SURVEYING
LANDSCAPE ARCHITECT

FALCON DESIGN CONSULTANTS

STOCKBRIDGE OFFICE
231 CHRP CTR. DR., STE. 200
STOCKBRIDGE, GEORGIA 30201
PH: (770) 309-6666 - Fax: (770) 309-6655

NEWNAN OFFICE
40 GLENDALE CTR., STE. A
NEWNAN, GEORGIA 30055
PH: (770) 704-0066

CUMMING OFFICE
500 GLENDALE CTR., STE. C
CUMMING, GEORGIA 30040
PH: (770) 807-0066

www.fdc-llc.com

ALTANSPS LAND TITLE SURVEY

PRESERVE AT CONLEY CREEK

LAND LOT 11, 15TH DISTRICT, DEKALB COUNTY,
LAND LOT 146, 12TH DISTRICT, CLAYTON COUNTY,
GEORGIA

REVISIONS			
1.	2.	3.	4.
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON PERSONS; HEREON, SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON OR PERSONS, AND THE SURVEYOR NAMING SAID PERSON.			

DATE:	2-21-2025
SCALE:	1" = 100'
FILE NUMBER:	206.003
DRAWN BY:	K. McMillan
REVIEWED BY:	K. BROWN

REGISTERED
No. 2960
PROFESSIONAL
SURVEYOR

WETIN M. BROWN

2/21/25

COA# LSF 000095

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER

2 of 3

THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT

SURVEY NOTES

1. THE FIELDWORK FOR THIS SURVEY WAS COMPLETED FEBRUARY 11, 2025, WITH LINEAR AND ANGULAR MEASUREMENTS OBTAINED BY J. BUTLER USING A SPECTRA PRECISION FOCUS 50 ROBOTIC TOTAL STATION & LEICA GS-18T GPS UNIT.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.063 FEET HORIZONTAL AT THE 95% CONFIDENCE LEVEL.
3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,128.045 FEET USING THE BEARINGS AND DISTANCES SHOWN HEREON.
4. ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATE A 1/2" REBAR PLACED WITH CAP STAMPED "EDC LSP000095" UNLESS OTHERWISE NOTED.
5. FALCON DESIGN CONSULTANTS, L.L.C. AND/OR KEVIN M. BROWN DOES NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
6. THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83 (2011)) FOR THE HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 PER THE VIRTUAL REFERENCE SYSTEM CORRECTIONS PROVIDED BY HxGN SMARTNET.
7. UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

RECORD DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 11 of the 15th District of DeKalb County, Georgia, and being more particularly described as follows:

To find the true point of beginning, commence at the Southeast corner of Land Lot 11 of said above referenced district, same being the common corners of Land Lot 11 and Land Lot 10 of DeKalb County and Land Lot 246 and Land Lot 247 of Clayton County; Run thence North 89 Degrees 23 Minutes 48 Seconds West along the South Land Lot line of Land Lot 11 above referenced district a distance of 70.0 feet to a concrete monument and the point of beginning; Run thence North 89 degrees 23 minutes 48 seconds West along the South land lot line of Land Lot 11 a distance of 2,019.98 feet to an iron pin; Thence North 08 Degrees 32 Minutes 50 Seconds East 1515.10 feet to an iron pin; Thence North 84 degrees 09 minutes 32 seconds West 270.0 feet to an iron pin; Said iron pin being located on the East property line of property now or formerly owned by Thompson Harley Realty, Inc.; Run thence North 02 degrees 17 minutes 22 seconds East along the Thompson Harley property line of a distance of 485.84 feet to an iron pin; Thence South 87 Degrees 56 Minutes 15 Seconds East 210.0 feet to an iron pin located on the West Right of Way of Loveless Place (60 foot right of way); Thence South 02 Degrees 17 Minutes 22 Seconds West 86.90 feet along the West right of way of Loveless Place to an iron pin; Thence South 87 degrees 56 Minutes 15 Seconds East 271.13 feet to an iron pin, said iron pin being located at the Southeast corner of Lot 5, Block B, Loveless Property; per survey of plat recorded in Plat Book 45, Page 155, DeKalb County records; Thence South 01 degrees 51 minutes 46 seconds West 87.0 feet to an iron pin; Thence South 88 degrees 06 minutes 43 seconds East 345.82 feet to an iron pin; Thence North 83 degrees 30 minutes 59 seconds east 234.55 feet to an iron pin; Thence North 50 degrees 54 minutes 26 seconds East 149.93 feet to iron pin; Thence North 28 degrees 28 minutes 31 seconds East 167.03 feet to an iron pin; Thence North 77 degrees 37 minutes 21 seconds East 250.19 feet to an iron pin; Thence North 20 degrees 15 minutes 58 seconds East 217.86 feet to an iron pin; Thence South 88 degrees 45 minutes 00 seconds East 128.25 feet to an iron pin; Thence South 73 degrees 35 minutes East 124.35 feet to an iron pin; Thence South 82 degrees 29 minutes 20 seconds East 102.04 feet to an iron pin; Thence North 88 degrees 17 minutes 33 seconds East 160.0 feet to an iron pin; Thence 88 degrees 14 minutes 31 seconds East 50.32 feet to an iron pin; Run thence South 00 degrees 47 minutes 26 seconds West along a power line right of way a distance of 231.66 feet to an iron pin and the Point of Beginning; Said property being shown on plat of survey for Muhanna et al dated March 3, 1989 by S&S Engineers, Inc.

And Also:

All that tract or parcel of land lying and being in Land Lot 11 of the 15th District of Dekalb County, Georgia and more particularly described as follows: To find the True Point of Beginning, commence at the Southeast corner of Land Lot 11 and thence proceeding North 89 Degrees, 11 minutes, 35 seconds West 2,018.56 feet to the True Point of Beginning; From said true point of beginning thence proceed North 6 degrees, 38 minutes 38 seconds East 1,516.07 feet to a 1/2 inch rebar; thence proceeding North 84 degrees, 29 minutes, 26 seconds West a distance of 110.61 feet to a point; thence proceeding South 2 degrees, 27 minutes, 57 seconds West 1517.91 feet to the True Point of Beginning. Said property is known as Tract 3, containing 1.93 acres, more or less per survey of The Preserve at Conley Creek, dated 4/8/2006, DeKalb County, Georgia.

And Also:

All that tract or parcel of land lying or being in Land Lot 246 of the 12th District of Clayton County, Georgia, containing 0.12 acres (5,125 sq. ft.) as shown on a plat entitled, "Right-of-Way Exhibit for Liberty Communities, Inc.", prepared by Moore Bass Consulting, Inc. dated 10/01/2021, last revised 12/15/21 and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence at a point (I" solid bar), said point being the common corner of Land Lots 10 & 11 of DeKalb County and Land Lots 246 & 247 of Clayton County, thence proceed west along the north line of Land Lot 246, a distance of 1,508.82 feet to a point (5/8" rebar); thence proceed N89° 10'10"W, a distance of 424.99 feet to a point; thence continue N89° 10'10"W a distance of 29.97 feet to a point and the TRUE POINT OF BEGINNING.

From said point and leaving the north line of Land Lot 246, proceed S34° 17'29"W, a distance of 205.07 feet to a point; thence N88° 56'13"W, a distance of 29.89 feet to a point; thence N34° 17'29"E, a distance of 204.93 feet to a point, said point being on the north line of Land Lot 246; thence proceed along said Land Lot line, S89° 10'10"E, a distance of 29.97 feet to a point and the TRUE POINT OF BEGINNING.

And Also:

All that tract or parcel of land lying or being in Land Lot 246 of the 12th District of Clayton County, Georgia, containing .12 acres (5,129 sq. ft.) as shown on and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence at a point (1" solid bar), said point being the common corner of Land Lots 10 and 11 of DeKalb County and Land Lots 246 & 247 of Clayton County, thence proceed west along the north line of Land Lots 246, a distance of 1,508.82 feet to a point (5/8" rebar); thence proceeds N89 degrees 10 minutes 10 seconds West, a distance of 424.98 feet to a point, said point being the TRUE POINT OF BEGINNING.

From said point and leaving said Land Lot Line, proceed S34 degrees 17 minutes 29 seconds West, a distance of 205.22 feet to a point; thence North 88 degrees 56 minutes 13 seconds West, a distance of 13.41 feet to a point; thence North 88 degrees 56 minutes 13 seconds West, a distance of 16.48 feet to a point; thence North 34 degrees 17 minutes 29 seconds East, a distance of 205.07 feet to a point, said point being on the north line of Land Lot 246; thence proceed along said Land Lot line S89 degrees 10 minutes 10 seconds East a distance of 29.97 feet to a point, and the TRUE POINT OF BEGINNING.

FLOOD NOTE

PER FLOOD INSURANCE RATE MAPS OF DEKALB COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13089C0143; EFFECTIVE DATE MAY 16, 2013. A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FEMA FLOOD HAZARD AREA.

SURVEY DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 11, 15TH DISTRICT, DEKALB COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RIGHT-OF-WAY MONUMENT LOCATED NORTH 88 DEGREES 59 MINUTES 58 SECONDS WEST, 69.92 FEET FROM THE COMMON CORNER OF LAND LOTS 11 AND 12, DEKALB COUNTY AND LAND LOTS 246 AND 247, CLAYTON COUNTY;

THENCE, WITH THE SOUTHERLY LINE OF LAND LOT LINE 11, NORTH 89 DEGREES 13 MINUTES 03 SECONDS WEST, 1,486.75 FEET TO A NAIL;

THENCE, NORTH 89 DEGREES 09 MINUTES 11 SECONDS WEST, 541.42 FEET TO A 1/2 INCH REBAR;

THENCE, LEAVING SAID LAND LOT LINE, NORTH 07 DEGREES 02 MINUTES 37 SECONDS EAST, 1,515.26 FEET TO A 1/2 INCH REBAR AND CAP SET;

THENCE, NORTH 84 DEGREES 07 MINUTES 15 SECONDS WEST, 268.41 FEET TO A 1 INCH OPEN TOP PIPE;

THENCE, NORTH 02 DEGREES 29 MINUTES 34 SECONDS EAST, 485.83 FEET TO A 1/2 INCH OPEN TOP PIPE;

THENCE, SOUTH 87 DEGREES 47 MINUTES 10 SECONDS EAST, 210.00 FEET TO A 1/2 INCH REBAR AND CAP SET;

THENCE, SOUTH 01 DEGREES 53 MINUTES 03 SECONDS WEST, 86.90 FEET TO A 1/2 INCH REBAR AND CAP SET;

THENCE, SOUTH 87 DEGREES 45 MINUTES 55 SECONDS EAST, 269.82 FEET TO A 1/2 INCH ROD;

THENCE, SOUTH 02 DEGREES 15 MINUTES 13 SECONDS WEST, 86.86 FEET TO A 1/2 INCH REBAR;

THENCE, SOUTH 87 DEGREES 44 MINUTES 36 SECONDS EAST, 345.93 FEET TO A 1/2 INCH REBAR;

THENCE, NORTH 83 DEGREES 55 MINUTES 29 SECONDS EAST, 234.55 FEET TO A 1/2 INCH REBAR AND CAP SET;

THENCE, NORTH 51 DEGREES 16 MINUTES 09 SECONDS EAST, 149.93 FEET TO A 1/2 INCH REBAR;

THENCE, NORTH 28 DEGREES 55 MINUTES 34 SECONDS EAST, 167.03 FEET TO A 1/2 INCH REBAR AND CAP SET;

THENCE, NORTH 78 DEGREES 02 MINUTES 38 SECONDS EAST, 250.19 FEET TO A 1/2 INCH REBAR;

THENCE, NORTH 20 DEGREES 41 MINUTES 34 SECONDS EAST, 217.86 FEET TO A 1/2 INCH REBAR AND CAP SET;

THENCE, SOUTH 88 DEGREES 20 MINUTES 19 SECONDS EAST, 128.25 FEET TO A 1/2 INCH REBAR AND CAP SET;

THENCE, SOUTH 73 DEGREES 10 MINUTES 19 SECONDS EAST, 124.35 FEET TO A 1/2 INCH REBAR AND CAP SET;

THENCE, SOUTH 83 DEGREES 04 MINUTES 39 SECONDS EAST, 102.04 FEET TO A 1/2 INCH REBAR AND CAP SET;

THENCE, NORTH 88 DEGREES 42 MINUTES 14 SECONDS EAST, 160.00 FEET TO A 1/2 INCH REBAR AND CAP SET;

THENCE, NORTH 87 DEGREES 58 MINUTES 56 SECONDS EAST, 45.04 FEET TO A 1/2 INCH REBAR AND CAP SET;

THENCE, SOUTH 00 DEGREES 54 MINUTES 56 SECONDS WEST, 2,312.43 FEET TO THE **POINT OF BEGINNING**

SAID TRACT OR PARCEL CONTAINING **1.92 ACRES (83,784 SQUARE FEET)**

TOGETHER WITH:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 246, 12TH DISTRICT, CLAYTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RIGHT-OF-WAY MONUMENT LOCATED NORTH 88 DEGREES 59 MINUTES 58 SECONDS WEST, 69.92 FEET FROM THE COMMON CORNER OF LAND LOTS 11 AND 12, DEKALB COUNTY AND LAND LOTS 246 AND 247, CLAYTON COUNTY;

THENCE, ALONG THE SOUTHERLY LINE OF LAND LOT LINE 11, NORTH 89 DEGREES 13 MINUTES 03 SECONDS WEST, 1,486.75 FEET TO A 1/2 INCH REBAR AND CAP SET AND THE **POINT OF BEGINNING**;

THENCE, LEAVING SAID LAND LOT LINE, SOUTH 34 DEGREES 17 MINUTES 54 SECONDS WEST, 205.04 FEET TO A 1/2 INCH REBAR;

THENCE, NORTH 88 DEGREES 55 MINUTES 35 SECONDS WEST, 28.89 FEET TO A 1/2 INCH REBAR AND CAP SET;

THENCE, NORTH 34 DEGREES 17 MINUTES 54 SECONDS EAST, 204.72 FEET TO A 1/2 INCH REBAR AND CAP SET ON THE SOUTHERLY LINE OF LAND LOT 11;

THENCE, WITH SAID LAND LOT LINE, SOUTH 89 DEGREES 09 MINUTES 11 SECONDS EAST, 29.96 FEET TO THE **POINT OF BEGINNING**;

SAID TRACT OR PARCEL CONTAINING **0.12 ACRES (5,120 SQUARE FEET)**

TOGETHER WITH:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 246, 12TH DISTRICT, CLAYTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RIGHT-OF-WAY MONUMENT LOCATED NORTH 88 DEGREES 59 MINUTES 58 SECONDS WEST, 69.92 FEET FROM THE COMMON CORNER OF LAND LOTS 11 AND 12, DEKALB COUNTY AND LAND LOTS 246 AND 247, CLAYTON COUNTY;

THENCE, WITH THE SOUTHERLY LINE OF LAND LOT LINE 11, NORTH 89 DEGREES 13 MINUTES 03 SECONDS WEST, 1,486.75 FEET TO A NAIL AND THE **POINT OF BEGINNING**;

THENCE, LEAVING SAID LAND LOT LINE, SOUTH 34 DEGREES 17 MINUTES 54 SECONDS WEST, 204.86 FEET TO A 1/2 INCH REBAR;

THENCE, NORTH 88 DEGREES 55 MINUTES 35 SECONDS WEST, 28.89 FEET TO A 1/2 INCH REBAR AND CAP SET;

THENCE, NORTH 34 DEGREES 17 MINUTES 54 SECONDS EAST, 204.72 FEET TO A 1/2 INCH REBAR AND CAP SET ON THE SOUTHERLY LINE OF LAND LOT 11;

THENCE, WITH SAID LAND LOT LINE, SOUTH 89 DEGREES 09 MINUTES 11 SECONDS EAST, 29.96 FEET TO THE **POINT OF BEGINNING**;

SAID TRACT OR PARCEL CONTAINING **0.12 ACRES (5,120 SQUARE FEET)**

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B - SECTION II - EXCEPTIONS

Commitment No.: CRE-232418a-1
EFFECTIVE DATE: FEBRUARY 3, 2023 at 09:00 AM

9. Subject to permit to Cut or Trim Trees from L. C. Loveless to Georgia Power Company, dated September 11, 1962, filed for record September 19, 1962, recorded in Deed Book 1689, Page 466, Records of DeKalb County, Georgia.

DOCUMENT CONTAINS NO PLOTTABLE EASEMENT DESCRIPTIONS.
TRANSMISSION LINE IS ADJACENT TO EASTERLY BOUNDARY LINE, AS SHOWN.

10. Subject to Right-of-Way Easement from L. C. Loveless to Georgia Power Company, dated September 8, 1969, filed for record September 26, 1969, recorded in Deed Book 2464, Page 744, Records of DeKalb County, Georgia.

DOCUMENT CONTAINS NO PLOTTABLE EASEMENT DESCRIPTIONS.

11. Subject to that certain easement from Clark & Wall Inc. to Georgia Power Company, dated October 3, 1969, filed for record November 13, 1969, recorded in Deed Book 2481, Page 55, Records of DeKalb County, Georgia.

DOCUMENT CONTAINS NO PLOTTABLE EASEMENT DESCRIPTIONS.

12. Subject to Conley Creek Outfall Sewer from Larry C. Morris and S. Lowell Wannomck to Dekalb County Georgia, dated March 26, 1974, recorded in Deed Book 3171, Page 250, Records of Dekalb County, Georgia.

DOCUMENT CONTAINS NO PLOTTABLE EASEMENT DESCRIPTIONS WITHOUT REVIEW OF 1972 PLAN AND PROFILE DRAWINGS.
OBSERVED SEWER LINES SHOWN.

13. Subject to Stormwater Detection Facilities Inspection and Maintenance Agreement filed for record July 9, 2019, recorded in **Deed Book 27653, Page 246**, Records of DeKalb County, Georgia.

AGREEMENT MENTIONS PARCEL #15-011-01-044 AND DOES NOT AFFECT SUBJECT PROPERTY.

14. Subject to that certain easement in favor of Georgia Power Company, dated March 26, 2020, filed for record June 17, 2020, recorded in **Deed Book 28397, Page 653**, Records of DeKalb County, Georgia.

EASEMENT IS IN PARCEL #15-011-01-044 AND DOES NOT AFFECT SUBJECT PROPERTY.

15. Restrictive Covenants as set forth in Covenant **Deed Book 28041, Page 278** of the DeKalb County, Georgia Records. The policy when issued will insure that all of the date hereof said Restrictive Covenants have not been violated and that a future violation will not result in a reverter or forfeiture of title to the premises. This exception omits any covenant, condition, and/or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 U.S.C. Section 36-4, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. Section 3607, or (c) relates to a handicap, but does not discriminate against handicap people.

RESTRICTIVE COVENANTS DESCRIBE AND AFFECT SUBJECT PROPERTY.

16. Subject to Assignment of Rights of Declarant under the Declaration of Protective Covenants, Condition, Restrictions and Easements for Preserve at Conley Creek, dated November 9, 2020, filed for record November 11, 2020, recorded in **Deed Book 28803, Page 90**, Records of DeKalb County, Georgia.

DOCUMENT DESCRIBES AND AFFECTS SUBJECT PROPERTY.

17. Subject to Collateral Assignment of Rights of Declarant under the Declaration of Protective Covenants, Condition, Restrictions and Easements for Preserve at Conley Creek, dated November 9, 2020, filed for record November 11, 2020, recorded in **Deed Book 28803, Page 94**, Records of DeKalb County, Georgia.

DOCUMENT DESCRIBES AND AFFECTS SUBJECT PROPERTY.

TABLE A - OPTIONAL ITEMS

1. PROPERTY CORNER MONUMENTS FOUND OR SET, AS SHOWN.
2. ADDRESS OF THE SUBJECT PROPERTY PER TAX RECORDS.
3. FLOOD ZONE NOTED AND SHOWN GRAPHICALLY.
4. GROSS LAND AREA = 95.81 ACRES
- 11a. OBSERVED EVIDENCE OF UTILITIES SHOWN.
13. ADJOINING OWNER NAMES SHOWN PER TAX RECORDS.


SURVEYOR'S CERTIFICATION

TO **PARAN HOMES, LLC,**
PCC-DEKALB, LLC
and
CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 11a, 13 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON FEBRUARY 11, 2025.

DATE OF PLAT OR MAP: FEBRUARY 21, 2025.

 2/21/2025


DATE
KEVIN M. BROWN
REGISTERED LAND SURVEYOR #2960

SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON.

RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

 2/21/2025

DATE
KEVIN M. BROWN
REGISTERED LAND SURVEYOR #2960

CIVIL
ENGINEERING
CONSTRUCTION
MANAGEMENT

LAND
SURVEYING
LANDSCAPE
ARCHITECT



FALCON DESIGN
CONSULTANTS

STOCKBRIDGE OFFICE
231 CORP. CTR. DR., STE. 200
STOCKBRIDGE, GEORGIA 30201
PH: (770) 389-8666 - Fax: (770) 389-8655

SPANAWAY OFFICE
40 GREENWAY CTR., STE. A
CUMMING, GEORGIA 30045
PH: (770) 704-0686

CUMMING OFFICE
580 PIERCE DRIVE RD., STE. C
CUMMING, GEORGIA 30048
PH: (770) 807-0380


www.fdc-llc.com

ALTANSPS LAND TITLE SURVEY
**PRESERVE AT
CONLEY CREEK**
LAND LOT 11, 15TH DISTRICT, DEKALB COUNTY,
LAND LOT 146, 12TH DISTRICT, CLAYTON COUNTY,
GEORGIA

REVISIONS				THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON PERSONS, FIRM OR FIRMS NAMED HEREON. IT DOES NOT EXTEND TO ANY UNNAMED PERSON OR PERSONS, AND IS NOT TO BE USED BY THE SURVEYOR NAMING SAID PERSON.
1.	2.	3.	4.	

DATE:	2-21-2025
SCALE:	1" = 100'
FILE NUMBER:	206.003
DRAWN BY:	K. McMILLAN
REVIEWED BY:	K. BROWN

GEORGIA
REGISTERED
PROFESSIONAL
SURVEYOR



2/21/2025

COA# LSF 000095

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE
ORIGINAL SIGNATURE OF THE REGISTRANT
ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER
3 of 3

SURVEY DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 11, 15TH DISTRICT, DEKALB COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RIGHT-OF-WAY MONUMENT LOCATED NORTH 88 DEGREES 59 MINUTES 58 SECONDS WEST, 69.92 FEET FROM THE COMMON CORNER OF LAND LOTS 11 AND 10, DEKALB COUNTY AND LAND LOTS 246 AND 247, CLAYTON COUNTY;

THENCE, WITH THE SOUTHERLY LINE OF LAND LOT LINE 11, NORTH 89 DEGREES 13 MINUTES 03 SECONDS WEST, 1,486.75 FEET TO A NAIL;

THENCE, NORTH 89 DEGREES 09 MINUTES 11 SECONDS WEST, 541.42 FEET TO A 1/2 INCH REBAR;

THENCE, LEAVING SAID LAND LOT LINE, NORTH 07 DEGREES 02 MINUTES 37 SECONDS EAST, 1,515.26 FEET TO A 1/2 INCH REBAR AND CAP SET;

THENCE, NORTH 84 DEGREES 07 MINUTES 15 SECONDS WEST, 268.41 FEET TO A 1 INCH OPEN TOP PIPE;

THENCE, NORTH 02 DEGREES 29 MINUTES 34 SECONDS EAST, 485.53 FEET TO A 1/2 INCH OPEN TOP PIPE;

THENCE, SOUTH 87 DEGREES 47 MINUTES 10 SECONDS EAST, 210.00 FEET TO A 1/2 INCH REBAR AND CAP SET;

THENCE, SOUTH 01 DEGREES 53 MINUTES 03 SECONDS WEST, 86.90 FEET TO A 1/2 INCH REBAR AND CAP SET;

THENCE, SOUTH 87 DEGREES 45 MINUTES 55 SECONDS EAST, 269.82 FEET TO A 1/2 INCH ROD;

THENCE, SOUTH 02 DEGREES 15 MINUTES 13 SECONDS WEST, 86.98 FEET TO A 1/2 INCH REBAR;

THENCE, SOUTH 87 DEGREES 44 MINUTES 36 SECONDS EAST, 345.93 FEET TO A 1/2 INCH REBAR;

THENCE, NORTH 83 DEGREES 55 MINUTES 29 SECONDS EAST, 234.55 FEET TO A 1/2 INCH REBAR AND CAP SET;

THENCE, NORTH 51 DEGREES 16 MINUTES 09 SECONDS EAST, 149.93 FEET TO A 1/2 INCH REBAR;

THENCE, NORTH 28 DEGREES 55 MINUTES 34 SECONDS EAST, 167.03 FEET TO A 1/2 INCH REBAR AND CAP SET;

THENCE, NORTH 78 DEGREES 02 MINUTES 38 SECONDS EAST, 250.19 FEET TO A 1/2 INCH REBAR;

THENCE, NORTH 20 DEGREES 41 MINUTES 34 SECONDS EAST, 217.66 FEET TO A 1/2 INCH REBAR AND CAP SET;

THENCE, SOUTH 88 DEGREES 20 MINUTES 19 SECONDS EAST, 128.25 FEET TO A 1/2 INCH REBAR AND CAP SET;

THENCE, SOUTH 73 DEGREES 10 MINUTES 19 SECONDS EAST, 124.35 FEET TO A 1/2 INCH REBAR AND CAP SET;

THENCE, SOUTH 83 DEGREES 04 MINUTES 39 SECONDS EAST, 102.04 FEET TO A 1/2 INCH REBAR AND CAP SET;

THENCE, NORTH 88 DEGREES 42 MINUTES 14 SECONDS EAST, 160.00 FEET TO A 1/2 INCH REBAR AND CAP SET;

THENCE, NORTH 87 DEGREES 58 MINUTES 56 SECONDS EAST, 45.04 FEET TO A 1/2 INCH REBAR AND CAP SET;

THENCE, SOUTH 00 DEGREES 54 MINUTES 56 SECONDS WEST, 2,312.43 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING **93.65 ACRES (4,079,535 SQUARE FEET)**.

TOGETHER WITH:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 11, 15TH DISTRICT, DEKALB COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RIGHT-OF-WAY MONUMENT LOCATED NORTH 88 DEGREES 59 MINUTES 58 SECONDS WEST, 69.92 FEET FROM THE COMMON CORNER OF LAND LOTS 11 AND 12, DEKALB COUNTY AND LAND LOTS 246 AND 247, CLAYTON COUNTY;

THENCE, WITH THE SOUTHERLY LINE OF LAND LOT LINE 11, NORTH 89 DEGREES 13 MINUTES 03 SECONDS WEST, 1,486.75 FEET TO A NAIL;

THENCE, NORTH 89 DEGREES 09 MINUTES 11 SECONDS WEST, 541.42 FEET TO A 1/2 INCH REBAR AND THE **POINT OF BEGINNING**;

THENCE, LEAVING SAID LAND LOT LINE, NORTH 02 DEGREES 51 MINUTES 48 SECONDS EAST, 1,517.05 FEET TO A 1/2 INCH REBAR AND CAP SET;

THENCE, SOUTH 84 DEGREES 07 MINUTES 15 SECONDS EAST, 110.61 FEET TO A 1/2 INCH REBAR AND CAP SET;

THENCE, SOUTH 07 DEGREES 02 MINUTES 37 SECONDS WEST, 1,515.26 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING **1.92 ACRES (83,784 SQUARE FEET)**.

TOGETHER WITH:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 246, 12TH DISTRICT, CLAYTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RIGHT-OF-WAY MONUMENT LOCATED NORTH 88 DEGREES 59 MINUTES 58 SECONDS WEST, 69.92 FEET FROM THE COMMON CORNER OF LAND LOTS 11 AND 12, DEKALB COUNTY AND LAND LOTS 246 AND 247, CLAYTON COUNTY;

THENCE, ALONG THE SOUTHERLY LINE OF LAND LOT LINE 11, NORTH 89 DEGREES 13 MINUTES 03 SECONDS WEST, 1,456.76 FEET TO A 1/2 INCH REBAR AND CAP SET AND THE **POINT OF BEGINNING**;

THENCE, LEAVING SAID LAND LOT LINE, SOUTH 34 DEGREES 17 MINUTES 54 SECONDS WEST, 205.04 FEET TO A 1/2 INCH REBAR;























































THENCE, NORTH 88 DEGREES 55 MINUTES 35 SECONDS WEST, 29.89 FEET TO A 1/2 INCH REBAR;

THENCE, NORTH 34 DEGREES 17 MINUTES 54 SECONDS EAST, 204.86 FEET TO A NAIL ON THE SOUTHERLY LINE OF LAND LOT 11;

THENCE, WITH SAID LAND LOT LINE, SOUTH 89 DEGREES 13 MINUTES 03 SECONDS EAST, 29.99 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING **0.12 ACRES (5,124 SQUARE FEET)**.

Pre-Submittal Community Meeting Attendees:

	Steven L. Jones (Me)			
	Juaney Lynn-Rigsby (Host)			
	Elizabeth .Healey			
	Gene Gray			
	Mike Embry			
	Nikki			
	Samie Conyers			
	Jackie Malcom			
	Angela Jackson			
	Brett Embry			
	Cheryl's S23 FE			
	ED iPad			
	Erica			
	iPhone			
	iPhone6783005162			
	Megan			
	Wendell Glenn			

June 16, 2025

Karren Denegall
4437 BOULDER SPRINGS CV
ELLENWOOD,GA 30294

RE: Parcel ID: 15 010 01 144
Property Address: 4437 BOULDER SPRINGS CV

To Whom It May Concern:

A public community meeting will be held to discuss a proposed SLUP (Special Land Use Permit). This meeting and application for SLUP are being held by PCC Dekalb, LLC and is in regard to the property located at 4280 Loveless Pl, 4358 Loveless Pl and 2281 Pineview Trl, with tax parcel identification numbers 15-011-01-045, 15-011-01-062 and 15-011-01-263. The property consists of 96+/- acres and is within District 3 of Dekalb County, Georgia.

The current tax rolls indicate that you own property within 500 feet of the subject property. You are being notified of the nearby request pursuant to Pre-submittal Community Meeting requirements of the DeKalb County zoning ordinance.

The public community meeting will be held virtually on a Microsoft TEAMS at 5:00 p.m. on Wednesday, June 25th.

PCC Dekalb, LLC invited you to a Microsoft Teams Meeting:

PCC Dekalb, LLC - Community Meeting - SLUP

Wednesday, June 25, 2025

5:00 PM - 6:30 PM (EST)

Meeting link: <https://teams.live.com/join/9362333552708?p=SBb9x8UImv5qAQqNCI>

Thank you in advance for your time and consideration,

PCC Dekalb, LLC