



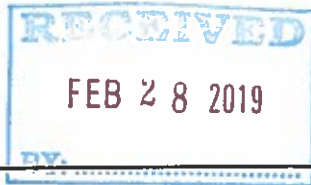
DeKalb County
GEORGIA

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

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



Date Received: _____ Application No: 1243163

Applicant Name: GREG RAMSEY

Applicant E-Mail Address: gramsey@usa.net

Applicant Mailing Address: 137 PONCE DE LEON COURT

DECATUR GA, 30030

Applicant Daytime Phone: 404-992-4399 Fax: _____

Owner Name: SEE EXHIBIT ATTACHED

If more than one owner, attach list of owners.

Owner Mailing Address: _____

Owner Daytime Phone: _____

Address of Subject Property: 3398 BRIARCLIFF RD

ATLANTA GA 30345

Parcel ID#: 18-195-09-002

Acreage: 8.7 Commission District: 2

Present Zoning District(s): R100

Proposed Zoning District: RSM-USF

Present Land Use Designation: SUBURBAN

Proposed Land Use Designation (if applicable): _____

REZONING APPLICATION



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Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

REZONE APPLICATION AUTHORIZATION

Completion of this form is required if the individual making the request is not the owner of the property.

DATE: 2-25-2019

CHECK TYPE OF APPLICATION:

- () LAND USE PLAN
(X) REZONE
() MINOR MODIFICATION

TO WHOM IT MAY CONCERN:

(1) (WE) W. JEFFERSON PENDERGRAST, JR., WALTER L. PENDERGRAST &
(Name of owner(s)) DAVID P. PENDERGRAST

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

PENDERGRAST FARM, LLC

(Name of Applicant or Agent Representing Owner)

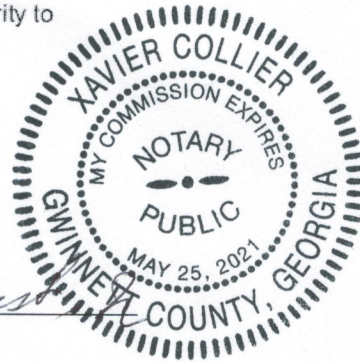
to file an application on (my)/(our) behalf.

Xavier Collier

Notary Public

W. Jefferson Pendergrast

Owner



Notary Public

Owner

Notary Public

Owner

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

PRE-APPLICATION FORM

REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE

(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: Greg Ramsey
Pondergrast Farms LLC Phone: 4/992-4399 Email: gramsey@usa.net

Property Address: 3398 Briarcliff Rd

Tax Parcel ID: 18-195-09-002 Comm. District(s): _____ Acreage: 8.7

Existing Use: one residence Proposed Use: Conservation S/D

Supplemental Regs: _____ Overlay District: NA DRI: _____

Rezoning: Yes _____ No _____

Existing Zoning: R-100 Proposed Zoning: RSM Square Footage/Number of Units: 20 + 1 accessory

Rezoning Request: 21 lot conservation subdivision 35' height
2.29 u/a 2.4 u/a

Total
21 units
dwelling
for
acreage

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:



Event



FEB
27

Pendergrast Farms Meeting

Wed, Feb 27, 7:00 PM

✓ Going

Interested

1
Going

0
Interested


Share

Details

🕒 Wed, Feb 27, 7:00 PM

📍 2107 Imperial Dr NE



MEETING SIGN-IN SHEET

Project: ~~PENDERGRAST~~ HISTORIC FARM
Facilitator: GREG RAMSEY

Meeting Date: 2/27/19
Location: KIRK RISTLEY HOME
2107 IMPERIAL DR

| Name | Address | Phone | E-Mail |
|------------------------------|-------------------------------------|--------------------|--|
| Susan Robinsm | 2090 Renault Lane | 404 667 6150 | susanrobinsm@gmail.com |
| Cindy Wilsky / Kristen Argus | 1945 N. Ridgeway Rd NE | | K-argus@hotmail.com CWilsky@comcast.net |
| Tom + Judy Collins | 1915 Branch Bend | 404-633-5004 | thomasacollinsjr@comcast.net |
| Pam + Oscar Diaz | 1920 Branch Bend | 404-325-5444 | atldiazmom@gmail.com |
| Bob + Margie Hunter | 1969 Continental Dr. 4) | 909-3574 | margiehunter1969@gmail.com |
| Larry Adams + Susan Bennett | 1979 Continental Dr. | 404-634-9837 | Susanadr@aol.net |
| Matt Hunt | 1961 Continental Dr. | | |
| Randy Roosa | 2093 Imperial Dr. | | |
| Luz Fortes | 2098 Imperial Dr | | |
| KEN HUA, AIA | 2079 CONTINENTAL DR | KEN HUA | KEN HUA |
| Stephanie Hart | 2096 Chrysler Dr. | | StephanieHart@gmail.com |
| Anne and Ken Powell | 1976 Continental Dr | | kacle.mindspring.com |
| Ricky Warren | 2112 Fishertil | At. Ga 30345 | Ricky@agathas.com |
| P.K. AND BOB ROGERS | 2243 CHRYSLER COURT | ATL. 30345 | BOBROGERS1@BELLSOUTH.NET |
| Tom Knechtel | 2079 CONTINENTAL DR., NE | 30345 | KNX@bellsouth.net |
| Kirk + Amie Ristley | 2107 Imperial Dr. | 678-790-0621 | KirkRistley@gmail.com |
| Jim Giordano | 2073 Renault Ln NE | 678-300-2454 | GREGGSELLS@gmail.com |
| Gregg Griswood | 2073 Renault Ln. NE | 404 245 4675 | |
| Dan + Barbara McBride | 2010 Eldorado Dr. | 404-325-8670 | |

MEETING SIGN-IN SHEET

Project: PENDERLAST HISTORIC FARM

Meeting Date: 2/27/19

Facilitator: GREG RAMSEY

Location: KIRK RISLEY HOME
2107 IMPERIAL DR.

Name

Address

Phone

E-Mail

Bud Shultz 1961 N. RIDGEWAY Dr. 404-636-9874

ADDENDUM TO 2/27/19 COMMUNITY MEETING - SUPPORT LETTER FROM EARLY COMMUNITY MEETING WITH NEIGHBORS FROM CONTINENTAL AND IMPERIAL DRIVE - (PG 1-3)

May 23, 2018

Greg Ramsey
Village Habitat Design
483 Moreland Avenue, NE, Suite #4
Atlanta, GA 30307

Dear Greg,

I write to thank you for meeting with my neighbors and me last evening to describe the conservation community approach being considered for the Pendergrast property at the end of Continental Drive. I wanted you to know that there were nineteen of us present, representing twelve households on Continental and Imperial, and that at the end of our time together we came to consensus that the conservation approach would be vastly superior to the conventional R-100 subdivision approach to redevelopment of that property. We support what you and your clients are working to achieve and would be supportive of redevelopment that follows the plan that you shared with us.

Sincerely,



Jim Durrett
2028 Continental Drive



HOMESAND AMENITIES

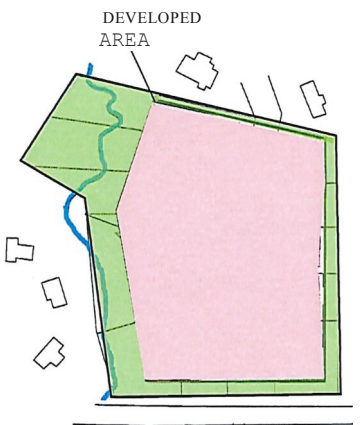
- HOMES**
- 1800 SF - 2800 SF HOMES WITH GARAGE OPTION AND PRIVATE COURTYARD WITH A COMMON BACKYARD CONSISTING OF APPROX. 6 ACRES OF WOODLAND S. AND FARM AND A STREAM AND WITHIN BIKING DISTANCE OF COMMERCIAL SERVICES
- AMENITIES**
- 1/4 TO 1/2 MILE NATURAL TRAIL SYSTEM
 - COMMUNITY BARN & LAP POOL
 - STREAM SIDE GAZEBO /SMALL WATERFALL
 - 1 TO 1.5 ACRE FARM-GARDENS/ ORCHARD/ NINEYARD & WOODLAND GARDEN/ SMALL ANIMALS
 - FARM OUTBLDGS WITH FARM SUBSCRIPTION (CSA) FOR HOUSEHOLDS AND CLOSE BY NEIGHBORS
- 5 ACRE WOODLAND**
- CONSERVATION EASEMENT PROTECTING FARM AND WOODLANDS IN PERPETUITY
- AMENITY ACCESS**
- PRIMARY ACCESS TO AMENITIES BY RESIDENTS
 - COMPLIMENTARY GUEST MEMBERSHIP ACCESS OFFERED TO NEIGHBORS OUTSIDE THE PROPERTY WITHIN WALKING DISTANCE BY THE HOA (ACCESS LIMITATIONS DETERMINED BY THE HOA)

LEGEND

- PEDESTRIAN PATH
- PRIVATE DRIVEWAY/ALLEY TO GARAGES

GENERAL SCOPE

- 339B BRIARCLIFF RD DEKALB COUNTY GA
 - 8.6 ACRES
 - CHARACTER AREA (SUBURBAN)
 - EXIST ZONING: R100
 - PROPOSED RE-ZONING: RSM
 - SITE PLAN SPECIFIC
- CONSERVATION COMMUNITY DEVELOPMENT: 20 UNITS WITH OPTIONAL ADU'S/ MOTHER IN LAW SUITES AND A FARMER/ GARDENER RESIDENCE (BARN RESIDENCE OR COTTAGE)
- CONSERVATION AREA: 65- 70% WITH CONS. EASEMENT
- DEV. AREA: 30% TO 35%
 - 2000SF TO 3000SF CTYD LOTS
 - PEDESTRIAN PRIORITY UNITS FRONT TO PED. PATH/ GREEN REAR TO ALLEY/ GARAGE



R100 PLAN



CONSERVATION COMMUNITY PLAN

65% TO 70% PRESERVATION
30% TO 35% DEVELOPED AREA



Attendees:

Jim and Pat Durrett

Kirk and Amie Risley

Randy Roosa

Steve and Judy Henson

Joe Smith

Monica Ellington

Jimmy Janarious

Mark and Susie Parker

Barb and Margie Hunter

Luz Thacker

Dave and Sue Amsden

Ken and Ann Powell