APPLICATION TO AMEND OFFICIAL ZONING MAP
OF DEKALB COUNTY, GEORGIA

Z/CZ No. 12-4 38 39

DateReceived: 2·27·20 Application No: __________________________

Filling Fee: __________________________

Applicant: DL Properties c/o G. Douglas Dillard
E-Mail: ddillard@dillardproperties.com

Applicant Mailing Address: 1776 Peachtree Street NE, Suite 390N, Atlanta GA 30309

Applicant Phone: 404-665-1241 Fax: __________________________

Owner(s): DL Properties of Georgia, LLC
E-Mail: __________________________

(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address: 818 Tom Smith Road, Lilburn GA 30047

Owner(s) Phone: __________________________ Fax: __________________________

Address/Location of Subject Property: 4388 E. Conley Road

District(s): 15 Land Lot(s): 013 Block: 2 Parcel(s): 15-013-02-017

Acreage: 20.34 Commission District(s): District 3; Super District 6

Present Zoning Category: R-75 (Bouldercresc OVD Tier 5) Proposed Zoning Category: R-75 (Bouldercresc OVD Tier 4) Requesting change in OVD designation from Tier 5 to Tier 4

PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before the Planning Department accepts it. It must include the attachments and filing fees identified on the attachments. An application, which lacks any of the required attachments, shall be determined as incomplete and shall not be accepted.

Disclosure of Campaign Contributions
In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Have you the applicant made $250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes ______ No ______

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

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

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

SIGNATURE OF APPLICANT / DATE

Check One: Owner ______ Agent ______

DeKalb County Department of Planning & Sustainability
Michael L. Thurmond Andrew A. Baker, AICP
Chief Executive Officer Director

Page 1 of 3 Revised 1/1/17
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: [Redacted]  
Property Address: 4385 E. Candler Rd

Tax Parcel ID: 15-013-02-017 Comm. District(s): 0 6 Acreage: 20.4

Existing Use: [Redacted] Proposed Use [Redacted]

Supplemental Regs: [Redacted] Overlay District: Boulevard DRI: [Redacted]

Rezoning: Yes No

Existing Zoning: [Redacted] Proposed Zoning: [Redacted] Square Footage/Number of Units:

Rezoning Request:

Land Use Plan Amendment: Yes No

Existing Land Use: [Redacted] Proposed Land Use: [Redacted] Consistent Inconsistent

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

Special Land Use Request(s)

Major Modification: To change the Overlay designation from Tier S to Tier Y

Existing Case Number(s):

Condition(s) to be modified:
UPDATE: MEETING LOCATION CONFIRMED

PRE-SUBMITTAL COMMUNITY MEETING NOTICE

This letter is to inform you of a community meeting for potential zoning applications with the DeKalb County Department of Planning and Sustainability. You are receiving this notice because the applications concern land within 500 feet of your property. The purpose of the community meeting is to describe the zoning request and address any questions from surrounding neighbors and property owners.

Please be advised of the following information pertaining to the pre-submittal community meeting:

**ZONING REQUEST:** Change the Bouldercrest Overlay District designation for the subject properties from Tier 5 to Tier 4.

**PROPERTY LOCATIONS:** East Conley Road parcels (4321, 4341, 4388, & 4391 East Conley Road)

**CONTACT PERSON:** G. Douglas Dillard & Julie L. Sellers

**CONTACT INFORMATION:** (404) 665-1241 or (404) 665-1242

**MEETING LOCATION:** Sugar Creek Golf & Tennis Club
2706 Bouldercrest Rd. SE
Atlanta, GA 30316

**MEETING DATE:** Monday, October 28, 2019 at 7:00 PM
Dillard Sellers, LLC
1776 Peachtree Street NW
Suite 390N
Atlanta, GA 30309

Name and Address of Sender

Check type of mail or service
☐ Adult Signature Required  ☐ Priority Mail Express
☐ Adult Signature Restricted Delivery  ☐ Registered Mail
☐ Certified Mail  ☐ Return Receipt for Merchandise
☐ Certified Mail Restricted Delivery  ☐ Signature Confirmation
☐ Collect on Delivery (COD)  ☐ Signature Confirmation
☐ Insured Mail  ☐ Restricted Delivery
☐ Priority Mail

USPS Tracking/Article Number

1.

Addressee (Name, Street, City, State, & ZIP Code™)

JULES, FRANKLIN
4313 CONLEY LNDG
CONLEY, GA 30288

2.

LEWIS, LORENZO L.
4237 APPLE CIR
CONLEY, GA 30288

3.

LEE, TARA S
4229 APPLE CIR
CONLEY, GA 30288

4.

GROVE MANAGEMENT LLC
1687 CEDAR GROVE RD
CONLEY, GA 30288

5.

6.

7.

DAISE, STEPHANIE
1719 CEDAR GROVE RD
CONLE, GA 30288

8.

Total Number of Pieces Listed by Sender 5
Total Number of Pieces Received at Post Office

PS Form 3877, January 2017 (Page 1 of 2) BRN 78203444000022

Complete in ink

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<td>Christopher Williams</td>
<td>(70) 899-1153</td>
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<td>404-822-2069</td>
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<td>1763 Lake Ed Circle</td>
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<td>Conley, GA 30208</td>
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<tr>
<td>Reginald Banks</td>
<td>678-799-1214</td>
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<td>Juanita Lyon-Rigsby</td>
<td>770-298-4017</td>
<td><a href="mailto:DRLLR2011@gmail.com">DRLLR2011@gmail.com</a></td>
<td>1984 Sherwood Rd</td>
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<td>Rock Dr, Conley</td>
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<tr>
<td>Ernesti Lopez</td>
<td>770-231-4405</td>
<td>Dlopez@ErnestiLopez</td>
<td>1355 Stony Rd</td>
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<td>Co.com</td>
<td>Conley, GA</td>
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<tr>
<td>Bishop Sam L. Conyers</td>
<td>404-426-9692</td>
<td>SO4154theKing0402</td>
<td>4321 Asnut St</td>
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<tr>
<td>Anthony Beasley</td>
<td>770-789-4620</td>
<td><a href="mailto:arlene4620@gmail.com">arlene4620@gmail.com</a></td>
<td>1800 Conley Trace</td>
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<td>Conley, GA</td>
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LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 13 OF THE
DISTRICT, DE KalB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

BEGINNING AT A CONCRETE RIGHT OF WAY MONUMENT FOUND AT THE INTERSECTION
OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF EAST CONLEY ROAD, 80 FOOT RIGHT
OF WAY WIDTH AND THE NORTHEASTERLY RIGHT OF WAY OF INTERSTATE 875 100 FOOT
RIGHT OF WAY WIDTH;

THENCE, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF EAST CONLEY ROAD,
NORTH 82 DEGREES 69 MINUTES 30 SECONDS EAST A DISTANCE OF 71.23 FEET TO A
CONCRETE RIGHT OF WAY MONUMENT FOUND;

THENCE, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF EAST
CONLEY ROAD, NORTH 17 DEGREES 29 MINUTES 32 SECONDS EAST, A DISTANCE OF
177.28 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "GILER MLS 2885");

THENCE, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF EAST
CONLEY ROAD, ALONG THE ARC OF A CURVE TO THE LEFT, A DISTANCE OF 43.32 FEET
(STAMPED HORIZONTAL CURVE WITH A RADIUS OF 1059.00 FEET AND BEING SUBTENDED
BY A CHORD OF NORTH 35 DEGREES 38 MINUTES 13 SECONDS EAST, 37.89 FEET) TO
A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "GILER MLS 2885");

THENCE, LEAVING SAID SOUTHWESTERLY RIGHT OF WAY LINE OF EAST CONLEY ROAD,
NORTH 82 DEGREES 44 MINUTES 34 SECONDS EAST, A DISTANCE OF 116.31 FEET TO A
3/8" REBAR FOUND;

THENCE, BOUTH 45 DEGREES 24 MINUTES 24 SECONDS WEST, A DISTANCE OF 73.11 FEET
TO A 3/8" REBAR FOUND;

THENCE, SOUTH 86 DEGREES 33 MINUTES 30 SECONDS EAST, A DISTANCE OF 37.64 FEET
TO A 3/8" REBAR FOUND;

THENCE, SOUTH 20 DEGREES 37 MINUTES 24 SECONDS EAST, A DISTANCE OF 126.09 FEET
TO A 3/8" REBAR FOUND;

THENCE, SOUTH 82 DEGREES 41 MINUTES 08 SECONDS EAST, A DISTANCE OF 124.04 FEET
TO A 3/8" REBAR FOUND;

THENCE, SOUTH 19 DEGREES 09 MINUTES 54 SECONDS EAST, A DISTANCE OF 105.31 FEET
TO A 3/8" REBAR FOUND;

THENCE, SOUTH 30 DEGREES 02 MINUTES 48 SECONDS EAST, A DISTANCE OF 182.03 FEET
TO A 3/8" REBAR FOUND;

THENCE, SOUTH 09 DEGREES 31 MINUTES 12 SECONDS EAST, A DISTANCE OF 210.73 FEET
TO A 3/8" REBAR FOUND;

THENCE, SOUTH 31 DEGREES 30 MINUTES 42 SECONDS EAST, A DISTANCE OF 237.55 FEET
TO A 3/8" REBAR FOUND;

THENCE, SOUTH 01 DEGREES 47 MINUTES 38 SECONDS EAST, A DISTANCE OF 159.98 FEET
TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "GILER MLS 2885");

THENCE, SOUTH 89 DEGREES 11 MINUTES 38 SECONDS WEST, A DISTANCE OF 847.27 FEET
TO A 1/2" REBAR & SURVEYOR'S CAP SET (STAMPED "GILER MLS 2885") ON THE
NORTHWESTERLY RIGHT OF WAY LINE OF INTERSTATE 875, SOUTH 40 DEGREES 13 MINUTES
23 SECONDS WEST A DISTANCE OF 1054.25 FEET FROM THE INTERSECTION OF THE SOUTH
LINE OF LAND LOT 13 AND SAID

RIGHT OF WAY LINE;

THENCE, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 875, NORTH
40 DEGREES 13 MINUTES 23 SECONDS WEST, A DISTANCE OF 74.73 FEET TO THE POINT
OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 25,434.90 ACRES (989,142 SQUARE FEET).

SURVEYOR'S REFERENCES

1. FLAT OF PHASE TWO OF COX CREEK FOR DOERZ DEVELOPMENT CO, LLC PREPARED
BY WATTS & BROWNING ENGINEERS, INC., DATED OCTOBER 08, 2004, RECORDERED IN FLAT
BOOK 182, PAGES 48-52, DEKalB COUNTY RECORDS.

2. FLAT OF PHASE TWO OF COX CREEK FOR DOERZ DEVELOPMENT CO, LLC
PREPARED BY WATTS & BROWNING ENGINEERS, INC., DATED OCTOBER 08, 2004,
RECORDERED IN FLAT BOOK 182, PAGES 48-52, DEKalB COUNTY RECORDS.

3. RIGHT-OF-WAY MAP PREPARED BY GEORGIA DEPARTMENT OF TRANSPORTATION,
PROJECT (95448) (C), DATED SEPTEMBER 12, 1995.

SURVEYOR'S NOTES

1. A TOPCON GT-77H TOTAL STATION, TOPCON SURVEYING EQUIPMENT, A 300 FOOT
TAPE, AND TRIMBLE TXR GPS EQUIPMENT WERE USED TO OBTAIN THE ANGULAR AND
LINEAR MEASUREMENTS FOR THIS SURVEY.

2. THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE
FOOT IN 36000 FEET, AN ANGULAR ERROR OF 0.2 SECOND(S) PER ANGLE POINT, AND
WAS ADJUSTED USING THE COMPASS RULE.

3. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE
WITHIN ONE FOOT IN 71244 FEET.

4. THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 ESTABLISHED IN
1984 BY NPS (NAD 83). THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF
1988 (NAVD88) REFERENCED TO DEkalB COUNTY MONUMENTS GC-1011 & GC-1002.

5. ALL LOT CORNERS MONUMENTED WITH LPS (L), INDICATING A 1/2" REBAR SET WITH
SURVEYOR'S CAP STAMPED "GILER MLS 2885" UNLESS OTHERWISE NOTED.

6. THE FINAL OF SELER'S ASSOCIATES INC. DOES NOT CERTIFY THE CORRECTNESS
OR ACCURACY OF THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN HEREIN.