R2-20-007 12|01 - PLANNING
12|28 - CC

CDG

September 28, 2020

City of Stonecrest
Community Development Department
3120 Stonecrest Blvd.
Stonecrest, GA 30038

Re: **Rezoning Letter of Intent**
Flat Rock Station – A Green Mixed Use Community at 5099 Browns Mill Rd, Lithonia, GA 30038
Parcel 16 020 01 015

To Whom It May Concern:

We would like to request rezoning from R-100 to MU-1.

5099 Browns Mill Rd will be a mixed use development, designed to provide a commercial/retail space nearest to the roadway and intersection of Browns Mill Rd and Panola Rd for commercial/retail/office areas as well as residential. A portion of the residential is designed as a subdivision for a 55 year and older age group community. Another portion of the property is designed as multi -family condominium units. The developers are local residents and active participants in the community of Stonecrest.

Casswell Design Group, LLC (CDG) feels that the proposed use, providing a thriving and progressive use for the property. The new mixed-use development will also contribute to the local community development and overall growth of the surrounding area. The area is currently residential and adjacent to a property that is zoned C-2, just east of the subject site. The owners plan to be pioneers in bringing the first mixed use development to the City. Within the proposed development, they plan to improve the land by converting the existing wetlands into a recreational pond area for the surrounding community, integrating into nearby Browns Mill Park, and the developers also plan to provide a shuttle to the nearest MARTA bus stop (approximately 2 miles away) which will be available to the entire Flat Rock Station Development.

We feel that the approval of the mixed use development compliments the nearby uses in the community. There are currently no similar developments in the area.

The design team (CDG) is a LEED certified company. Please reach out if you have questions.

Best regards,

Hanna Casswell, LEED AP
Casswell Design Group, LLC
hannacasswell@ymail.com
(404) 317-9766

THE CITY OF STONECREST GEORGIA

Rezoning Application

Owner Information

Owner's Name: Phillip Lupoe

Owner's Address: 5099 Browns Mill Rd, Lithonia, GA 30038

Phone: 770-365-7171 | Fax: n/a | Email: phillip_lupoe@yahoo.com

Property Address: 5099 Browns Mill Rd, Lithonia, GA 30038 | Parcel Size: +/-15 acres

Parcel ID: 16 020 01 015

Current Zoning Classification: R-100

Requested Zoning Classification: MU-1

Property Information

Name: Phillip Lupoe

Address: 5099 Browns Mill Rd, Lithonia, GA 30038

Phone: n/a | Fax: n/a

Cell: 770-365-7171 | Email:phillip_lupoe@yahoo.com

Is this development and/or request seeking any incentives or tax abatement through the City of Stonecrest or any entity that can grant such waivers, incentives, and/or abatements?

☐ Yes ☐ No

Questionnaire

1. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby properties?

Yes, the proposed mixed use will include retail, office, multi-family condo units, and a subdivision for 55 and older

2. Will the affected property of the zoning proposal have a reasonable economic use as currently zoned?

Current residential use does not permit retail and restaurants, which we intend to propose

3. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?

The nearby property is Brownsmill Park. Our development will provide a convenience of nearby retail and restaurants to the park goers. Our development's residents would greatly enjoy the amenities offered by the Brownsmill Park right across the street.

4. Are other existing or changing conditions affecting the existing use or usability of the development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?

5. Will the zoning proposal adversely affect historic buildings, sites, districts, or archaeological resources?

No historic buildings located on or near site

6. Will the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?

THE CITY OF STONECREST GEORGIA

Property Owner(s) Notarized Certification

The owner and petitioner acknowledge that this Zoning Map Petition application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application for zoning amendment, and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

Property Owner (If Applicable)

Signature: Phillip Burke		Date: 09/30/2020
Address: 5099 Browns Mill Rd	City, State: Lithonia, GA	Zip: 30038
Phone: 770-365-7171		
Sworn to and subscribed before me this 30th day of September 20 20		
Notary Public:		

DEMICHAEL KAY NOTARY PUBLIC MY COMMISSION EXPIRES NOVEMBER 28, 2022 FULTON COUNTY, GEORGIA

Property Owner (If Applicable)

Signature:		Date:
Address:	City, State:	Zip:
Phone:		
Sworn to and subscribed before me this_____ day of_____, 20____		
Notary Public:		

(If Applicable)

Signature:		Date:
Address:	City, State:	Zip:
Phone:		
Sworn to and subscribed before me this_____ day of_____, 20____		
Notary Public:		

THE CITY OF STONECREST GEORGIA

Affidavit

To the best of my knowledge, this zoning application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Stonecrest Zoning Ordinance.

Applicant's Name: Phillip Lupoe

Applicant's Signature: Phillip Lupoe | Date: 09/30/2020

Sworn to and subscribed before me this 30th Day of September 20 20

Notary

Notary Public: DeMichael Kay

Signature:

My Commission Expires: 11/28/2022

DEMICHAEL KAY NOTARY PUBLIC MY COMMISSION EXPIRES NOVEMBER 28, 2022 FULTON COUNTY, GEORGIA

Fee

☐ Application Fee ☐ Sign Fee ☐ Legal Fee

Fee: $ | Payment: ☐ Cash ☐ Check ☐ CC | Date:

☐ Approved ☐ Approved with Conditions ☐ Denied | Date:

***One sign is required per street frontage and/or every 500 feet of street frontage**

THE CITY OF STONECREST GEORGIA

Campaign Disclosure Statement

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to a member of the City of Stonecrest City Council or a member of the City of Stonecrest Planning Commission?

☐ Yes ☒ No

Applicant / Owner	
	Signature: Phillip Burke
	Address: 5099 Browns Mill Rd, Lithonia, GA 30038
	Date: 09/25/2020

If you answered yes above, please complete the following section:

Date	Government Official	Official Position	Description	Amount
	n/a			

Rezoning Application Checklist

(*Incomplete applications will not be accepted*)

- ☒ Pre-application meeting (A staff-signed pre-application form must be submitted with application)
- ☒ Completed application with all applicable information
- ☒ Letter of intent
- ☒ Public Participation Plan
- ☒ Environmental Site Analysis Form
- ☒ Complete and detailed site plan of the proposed use prepared, signed and sealed by an architect, landscape architect or engineer licensed in the State of Georgia, showing the following, as relevant:
  - All buildings and structures proposed to be constructed and their location on the property;
  - Height of proposed building(s);
  - Proposed use of each portion of each building;
  - All driveways, parking areas, and loading areas;
  - Location of all trash and garbage disposal facilities;
  - Setback and buffer zones required in the district in which such use is proposed to be located;
  - Landscaping plan for parking areas; and
  - All additional requirements outlined under page 4 (Site Plan Checklist)
  - Topographic survey with 2' contours encompassing 200' beyond property boundaries
- ☒ Written legal description which includes a narrative of the metes and bounds of the property matching the site plan.
- ☒ Building elevations (attached residential & non-residential).
- ☒ Signed and notarized affidavits of all owners. Use attached sheet.
- ☒ Signed and notarized affidavits of all applicants. Use attached sheet.
- ☒ Electronic version of the entirety of your application submittal, saved as a single PDF.

Please respond to the following criteria based on the nature of your request, as required by state law and City of Stonecrest Zoning Ordinance (use additional pages where necessary).

Comprehensive Plan Land Use Map Amendments

Analyze the impact of the proposed rezoning and provide a written point-by-point response to the following questions:

a. Whether the proposed land use change will permit uses that are suitable in view of the use and development of adjacent and nearby property;

b. Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property;

c. Whether the proposed land use change will result in uses that will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools;

d. Whether the amendment is consistent with the written policies in the comprehensive plan text;

e. Whether there are environmental impacts or consequences resulting from the proposed change;

f. Whether there are impacts on properties in an adjoining governmental jurisdiction in cases of proposed changes near city boundary lines;

g. Whether there are other existing or changing conditions affecting the use and development of the affected land areas that support either approval or denial of the proposed land use change; and

h. Whether there are impacts on historic buildings, sites, districts or archaeological resources resulting from the proposed change.

CDG

September 28, 2020

City of Stonecrest
Community Development Department
3120 Stonecrest Blvd.
Stonecrest, GA 30038

Re: **Environmental Site Analysis**
Re: Flat Rock Station – A Green Mixed Use Community at 5099 Browns Mill Rd, Lithonia, GA 30038
Parcel 16 020 01 015

To Whom It May Concern:

We would like to request rezoning from R-100 to MU-1. As part of this process, an Environmental Site Analysis is required.

5099 Browns Mill Rd will be a mixed use development, designed to provide a commercial/retail space nearest to the roadway and intersection of Browns Mill Rd and Panola Rd for commercial/retail/office areas as well as residential. A portion of the residential is designed as a subdivision for a 55 year and older age group community. Another portion of the property is designed as multi -family condominium units. The developers are local residents and active participants in the community of Stonecrest. Casswell Design Group, LLC (CDG) feels that the proposed use, providing a thriving and progressive use for the property. The new mixed-use development will also contribute to the local community development and overall growth of the surrounding area. The area is currently residential and adjacent to a property that is zoned C-2, just east of the subject site. The owners plan to be pioneers in bringing the first mixed use development to the City. Within the proposed development, they plan to improve the land by converting the existing wetlands into a recreational pond area for the surrounding community, integrating into nearby Browns Mill Park, and the developers also plan to provide a shuttle to the nearest MARTA bus stop (approximately 2 miles away) which will be available to the entire Flat Rock Station Development.

2. Environmental Impacts of the Proposed Project.

(a) Wetlands. According to the National Wetlands Inventory Wetlands Mapper, the Subject Property area contains areas designated as Wetlands. CDG has coordinated with the local agencies (including the City) and determined that the existing on-site wetlands will be converted back into a lake. The area was once a lake and the last record of the lake that our team has determined was approximately 60 years ago. The City of Stonecrest has shown support and given forward movement to CDG for the conversion of the pond. It appears that the lake became a wetlands area following a plugging of a storm sewer culvert on the north side of Browns Mill Rd.

(b) Floodplain. According to the FEMA National Flood Hazard interactive mapping system, the Subject Property is in an area of minimal flood hazard Zone X.

(c) Streams/stream buffers. Based on fields observation and the DeKalb County topographic map, there are no streams, creeks, ponds, or other waterways on the Subject Property, with exception of the wetlands/pond described in 2a above.

(d) **Slopes exceeding 33 percent over a 10-foot rise in elevation.** Based on fields observation and verification by the Applicant's surveyor, there are no slopes exceeding 33 percent over a 10-foot rise in elevation on the Subject Property.

(e) **Vegetation (including endangered species).** The Subject Property is lightly to moderately wooded, however, to the Applicant's knowledge, based on field observation there are no endangered species located on the Subject Property.

(f) **Wildlife Species (including fish and endangered species).** Based on field observation, to the Applicant's knowledge, there are no endangered species located on the Subject Property.

(g) **Archeological/Historical Sites.** Based on field observation, to the Applicant's knowledge, the only archeological or historical site located on the Subject Property is the cemetery in the southwestern corner of the Subject Property that is to be preserved.

3. **Project Implementation Measures**

(a) **Protection of environmentally sensitive areas.** All environmentally sensitive areas located on the Subject Property shall be adequately protected with temporary and permanent Erosion Control Measures, as referenced on the CDG civil construction documents.

(b) **Protection of water quality.** All stormwater runoff generated from a site shall be adequately treated before discharge in accordance with the City of Stonecrest. We have conceptually designed 3 planted bioretention areas that stormwater will enter and be filtered before discharging into the proposed converted pond.

(c) **Minimization of negative impacts on existing infrastructure.** The existing infrastructure surrounding the Subject Property will not be negatively impacted by the development of the proposed project. In fact, the future development infrastructure will likely be reduced. Mixed use developments require less transportation and utility infrastructure than sprawled developments.

Flat Rock station will utilize on site rainwater harvesting for 100% of its irrigation needs.

Flat Rock Station will also implement a solar farm to harness power and partner with Southern Company.

Flat Rock Station initiatives include recycling used cooking oil and other types of yellow grease into biodiesel.

1. **Conformance to the City of Stonecrest Comprehensive Plan, as related to the latest published Comprehensive Plan 2038**

As a mixed use development, Flat Rock Station will be the first of it's type of development in the City of Stonecrest, in the City of Stonecrest. To develop the Subject Property as contemplated it must be rezoned from R-100 to MU-1. This will allow for the mixed use development as described, here within. The subject site and adjacent areas are within the Suburban Area of the Comprehensive Plan 2038. Feedback taken from surveys as provided on the City of Stonecrest website shows that over 60 percent of respondents desire mixed-use developments to influence the shape of Stonecrest. The proposed mixed-use development will provide uses that compliment suburban living. The proposed residential development offers diversity with a 55+ age community, as well as condominium living with a dog park, walking trails, and a recreational pond where modern meets quintessential. The retail is equally diverse, focusing on day-to-day uses such as postal needs, pet needs, spa needs, barber shop, dry cleaner, pizzeria, other restaurants, coffee shop, and other suggestions from the community. Reducing sprawl and building communities where residents live and walk to work reduces car usage, positively impacting the environment. With the incorporation of mixed-use development and smart growth

practices, sprawling development patterns will be reduced and quality of life may be enhanced. Undeveloped land, open space, and historic and natural resources could be preserved. Overall transportation and utility infrastructure will be reduced in comparison to larger spread out development.

a. **Describe the proposed project and the existing environmental conditions on the site.** According to the National Wetlands Inventory Wetlands Mapper, the Subject Property area contains areas designated as Wetlands. CDG has coordinated with the local agencies (including the City) and determined that the existing on-site wetlands will be converted back into a lake. The area was once a lake and the last record of the lake that our team has determined was approximately 60 years ago. The City of Stonecrest has shown support and given forward movement to CDG for the conversion of the pond. It appears that the lake became a wetlands area following a plugging of a storm sewer culvert on the north side of Browns Mill Rd.

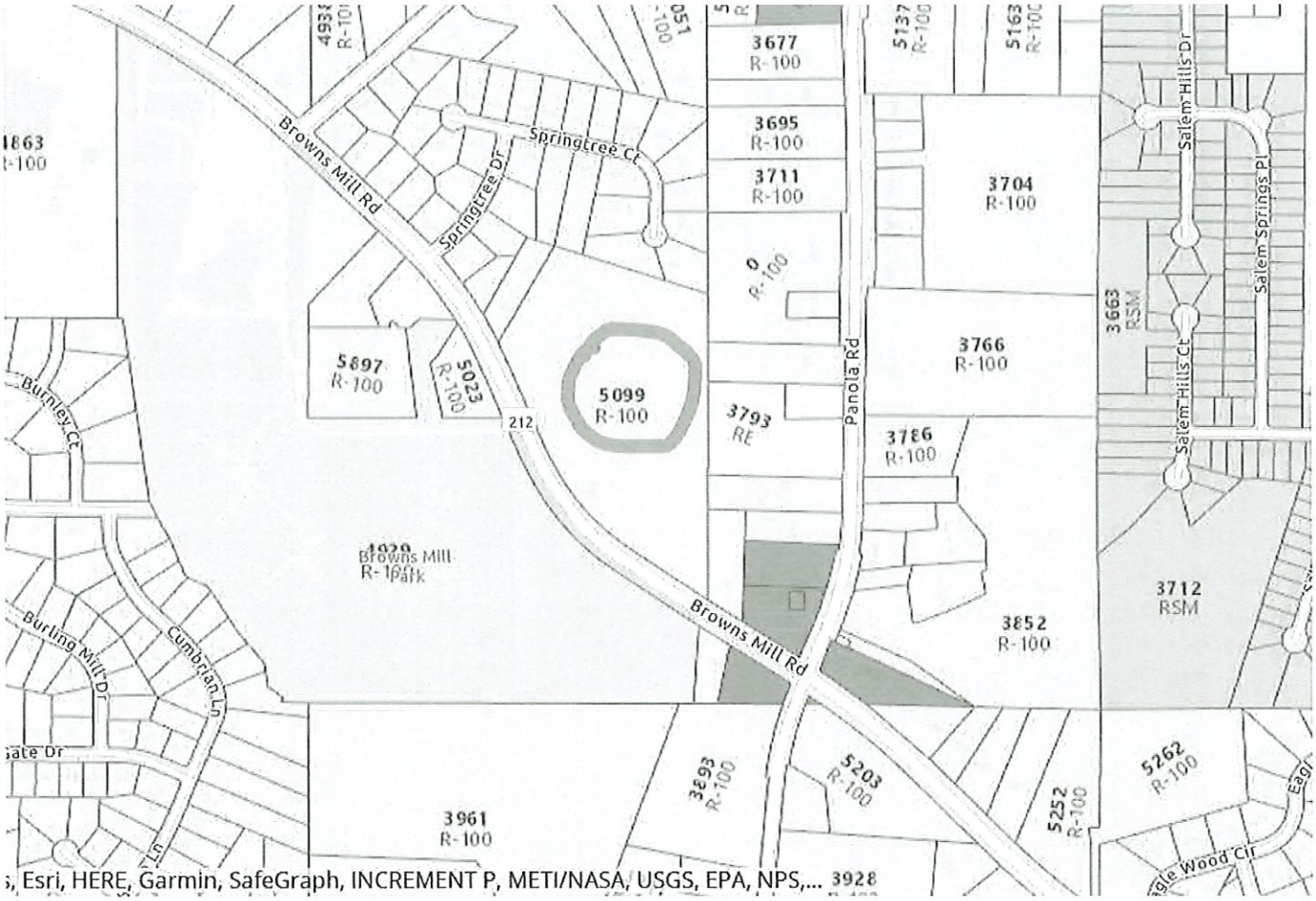
With the incorporation of mixed-use development and smart growth practices, sprawling development patterns will be reduced and quality of life may be enhanced. Undeveloped land, open space, and historic and natural resources could be preserved. Overall transportation and utility infrastructure will be reduced in comparison to larger spread out development.

b. **Describe adjacent properties. Include a site plan that depicts the proposed project.** Adjacent properties are residential with C-2 zoned gas station on the corner. A C-2 zoned tire shop is adjacent to the corner gas station. A park is across Browns Mill road. A Site plan is included.

c. **Describe how the project conforms to the Comprehensive Land Use Plan.**

The use will be mixed use residential and commercial/retail development

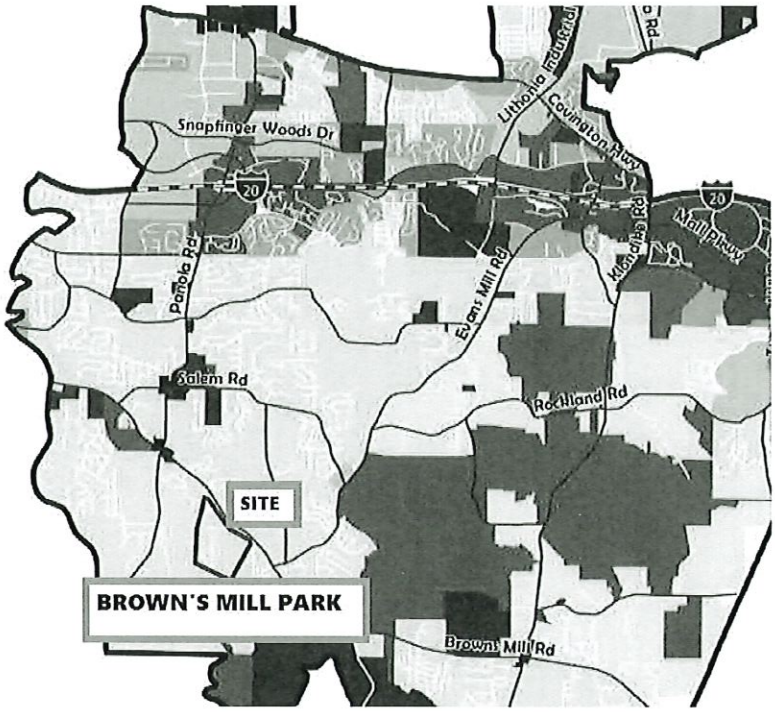
d. **Include the portion of the Comprehensive Plan Land Use Map which supports the project's conformity to the Plan.** Please see the portion of the plan on the next page that shows the entire property is surrounded by residential



e. **Evaluate the proposed project with respect to the land use suggestion of the Comprehensive Plan as well as any pertinent Plan policies.** The surrounding properties are planned as Suburban. Nearby properties are Institutional, Office/Professional, Institutional, and Neighborhood Center. All of these uses help support residential areas, especially the working community.

CDG

- Conservation/Openspace
- Rural Residential
- Urban Neighborhood
- Suburban
- Institutional
- Office Professional
- Neighborhood Center



2. **Environmental Impacts of The Proposed Project**

For each environmental site feature listed below, indicate the presence or absence of that feature on the property. Describe how the proposed project may encroach or adversely affect an environmental site feature. Information on environmental site features may be obtained from the indicated source(s).

a. **Wetlands –** Wetlands are located on site (see site plan). Buildings and structures are not proposed within wetland area

- U.S. Fish and Wildlife Service, National Wetlands Inventory

N/A(http://wetlands.fws.gov/downloads.html

- Georgia Geologic Survey (404-656-3214) N/A
- Field observation and subsequent wetlands delineation/survey if applicable

b. **Floodplain** The property is not located within floodplain. Wetlands are present and will be converted to previous use, as a lake.

- Federal Emergency Management Agency (http://www.fema.org)
- **Field observation and verification.** Several Site visits have been made and documented as

follows:

c. Streams/stream buffers

- Field observation and verification

d. **Slopes exceeding 25 percent over a 10-foot rise in elevation** No slopes exceeding 25% over a 10 foot rise in elevation exist within property lines

- **United States Geologic Survey Topographic Quadrangle Map** – GIS Topographic provided in lieu
- **Field observation and verification –** We visited the site as a team with the developers on August 20, 2020. The majority of the site is undeveloped, with the exception of residential structures near Browns Mill Rd. The site topography generally slopes from the west side to the middle of the property and from the east side of the property to the middle of the property. The average slope is 13%.

e. **Vegetation**

- United States Department of Agriculture, Nature Resource Conservation Service
- Field observation

Existing Vegetation is noted and bank vegetation will be improved under the proposed development as part of the landscape perimeter

f. **Wildlife Species (including fish)**

- United States Fish and Wildlife Service **N/A**
- Georgia Department of Natural Services, Wildlife Resources Division, Natural Heritage Program
- Field observation August 19th, 2020

g. **Archeological/Historical Sites**

- Historic Resources Survey – **N/A**
- Georgia Department of Natural Resources, Historic Preservation Division
- Field observation and verification August 19th, 2020

The design team (CDG) is a LEED certified company and we are proud to be a part of this exciting project in the thriving community that is the City of Stonecrest . Please reach out if you have questions.

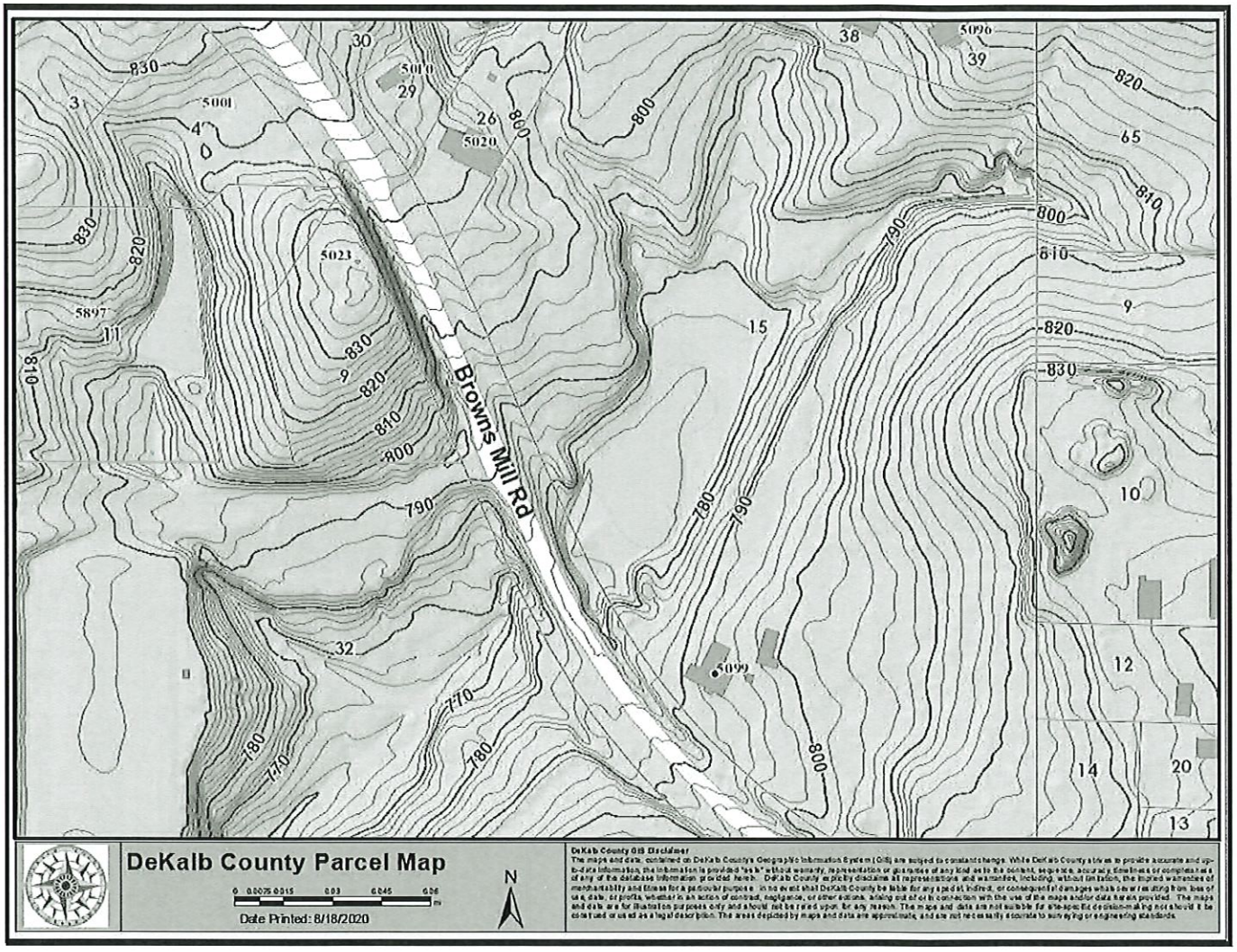
Best regards,

Hanna Casswell, LEED AP
Casswell Design Group, LLC
hannacasswell@ymail.com
(404) 317-9766

CDG

2d

GIS Topo Map



5099 BROWNS MILL ROAD

LITHONIA, GA 30038

BOUNDARY LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Georgia Militia District 16, Land Lot 20, City of Lithonia, Dekalb County, Georgia and being more particularly described as follows:

BEGINNING at the most Southeastern property pin, located South 50 degrees 05 minutes 16 seconds East a distance of 458.96 feet a distance from the northwest right of way corner of Browns Mill Road and Panola Rd ; said point described as POB on the Retracement Survey prepared by Houston Engineering Inc. dated 07/09/2019.

Thence North 49 degrees 56 minutes 11 seconds West a distance of 287.00 feet to a point;

Thence along a curve to the right with a radius of 904.20 feet and an arc length of 516.49 feet, said curve having a chord bearing of North 33 degrees 34 minutes 18 seconds West and chord distance of 509.50 feet to a point;

Thence North 17 degrees 12 minutes 27 seconds West a distance of 407.67 feet to a point

Thence North 37 degrees 46 minutes 13 seconds East a distance of 121.83 feet to a point;

Thence North 35 degrees 23 minutes 40 seconds East a distance of 300.09 feet to a point;

Thence South 65 degrees 52 minutes 28 seconds East a distance of 113.52 feet to a point,

Thence South 66 degrees 02 minutes 11 seconds East a distance of 326.89 feet to a point,

Thence South 66 degrees 04 minutes 45 seconds East a distance of 165.08 feet to a point,

Thence South 11 degrees 23 minutes 56 seconds West a distance of 120.05 feet to a point,

Thence South 08 degrees 51 minutes 23 seconds West a distance of 313.06 feet to a point,

Thence South 08 degrees 29 minutes 52 seconds West a distance of 313.06 feet to a point,

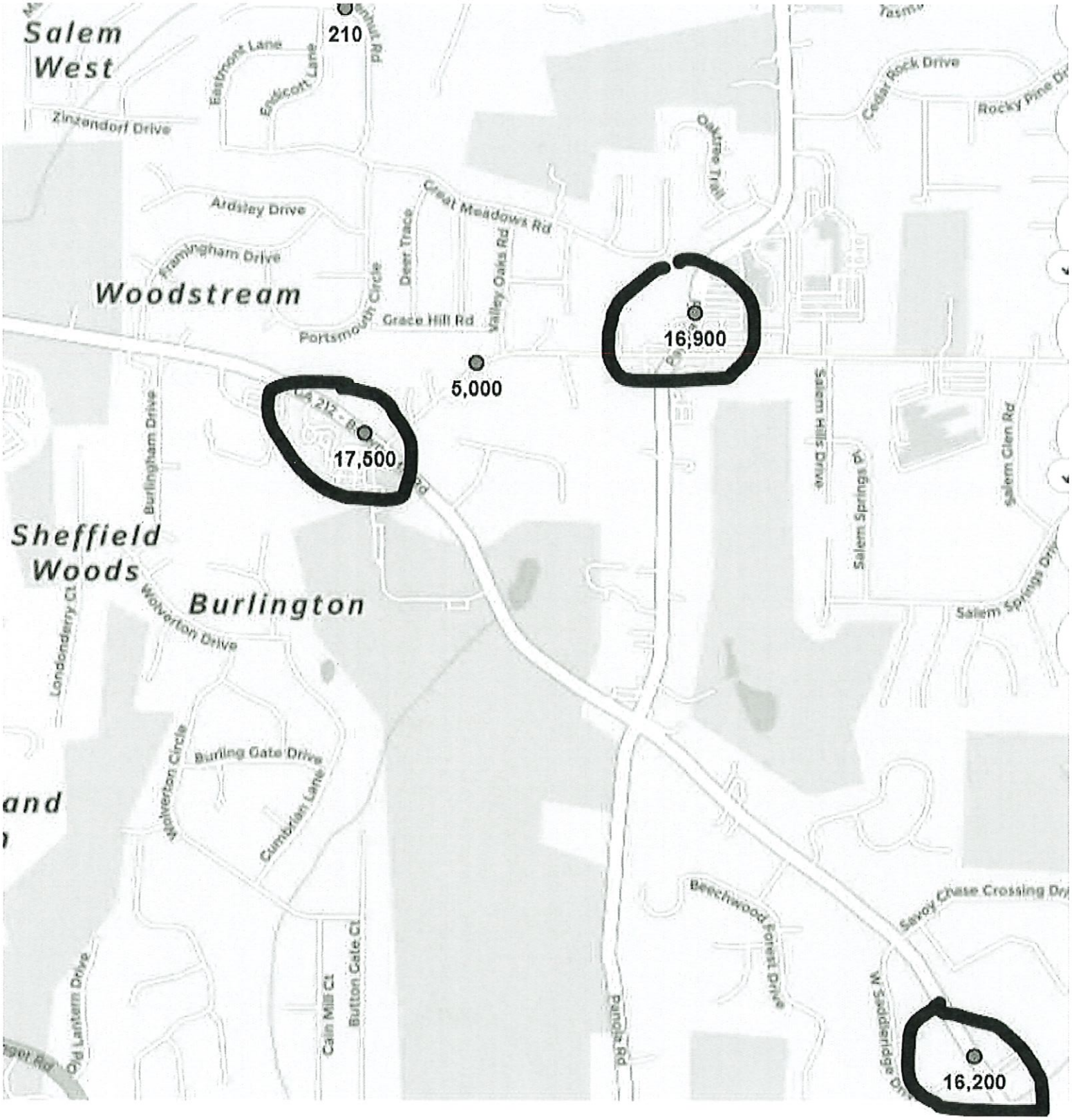
Thence South 08 degrees 29 minutes 52 seconds West a distance of 130.13 feet to a point,

Thence South 08 degrees 29 minutes 52 seconds West a distance of 312.67 feet to a point, said point being the **TRUE POINT OF BEGINNING.**

Said tract contains 654,960 square feet or 15.04 acres.

The above described property is shown on a Boundary Retracement Survey for Phillip Lupoe, dated 07/09/19, prepared by Houston Engineering, Inc.

TRIP GENERATION REPORT IS IN PROGRESS



REFERENCE PLAT- BOUNDARY SURVEY FOR
CALLAWAY LAND COMPANY & JOHN W. CALLAWAY, PHD.
PREPARED BY ARMSTRONG LAND SURVEYING, INC.
DATED 02/17/2003, JOB NUMBER 02-323

POINT "A"-"B" REFERENCE

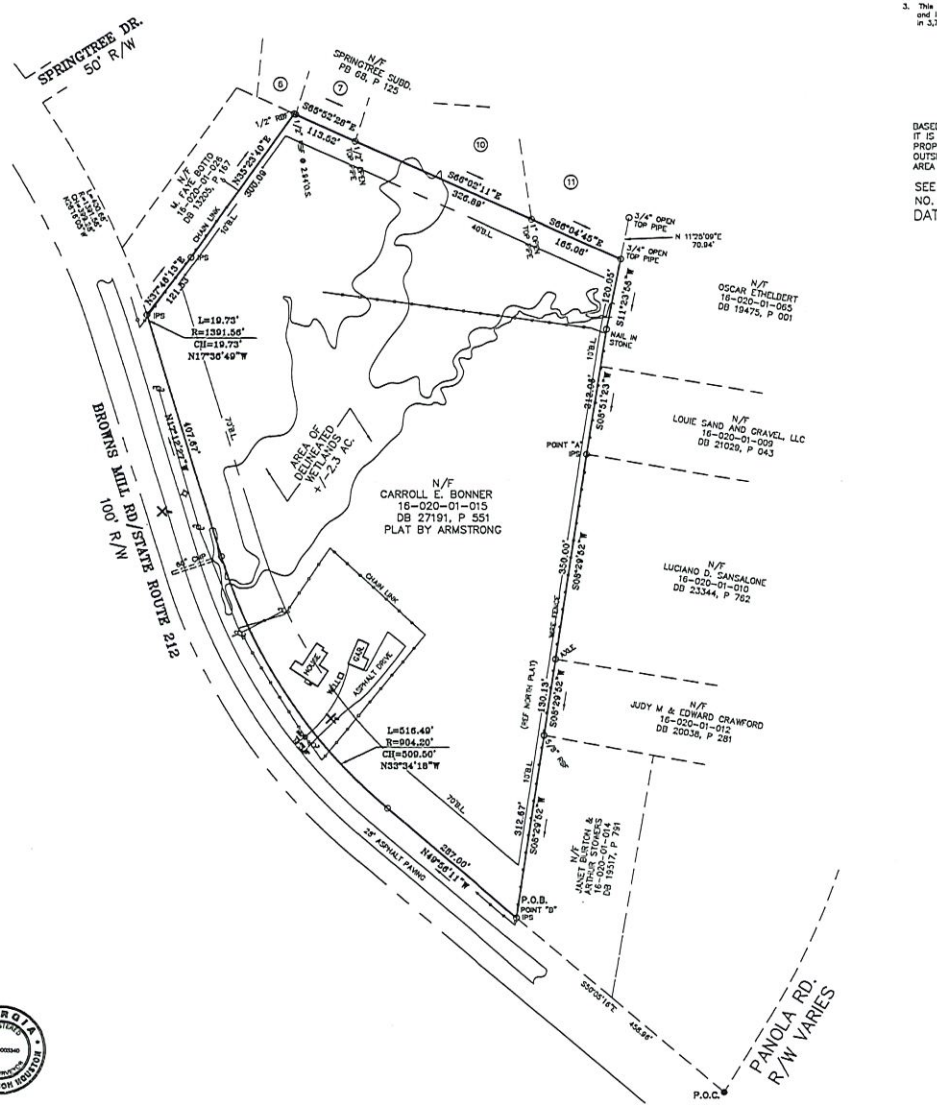
THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

NOTE:
ALL EASEMENTS, STRUCTURES, UTILITIES, ETC. THAT ARE UNDERGROUND ARE NOT SHOWN ON THIS PLAT. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND/OR HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR ANY EASEMENTS, STRUCTURES, UTILITIES, ETC. THAT ARE UNDERGROUND WHICH MAY BE ENCOUNTERED

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED. USE DOES NOT EXTEND TO ANY UNNAMED PARTY WITHOUT EXPRESS CONSENT BY THE SURVEYOR NAMING SAID PARTY.

NOTES:
CURRENT ZONING: R-100
SETBACKS: 70' FRONT YARD
40' REAR YARD
10' SIDE YARD

MINIMUM LOT SIZE - 15,000 SQ. FT.
MINIMUM LOT WIDTH AT BUILDING LINE- 100 FT.
MINIMUM LOT WIDTH AT STREET- 100 FT.
MAXIMUM LOT COVERAGE = 35%.

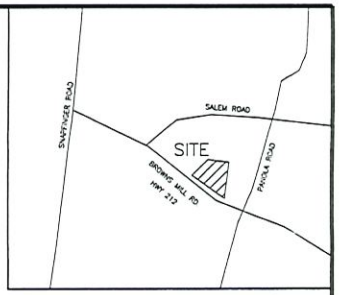


CLOSURE NOTES:

1. The field data upon which this plat is based has a closure precision of one foot in 14,072 feet and an angular error of 08" per angle point, and was NOT adjusted
2. The equipment used to obtain the linear and angular measurements was a Topcon 305 Total Station and a Topcon data collector
3. This plat has been calculated for closure and is found to be accurate within one foot in 3,752,477 feet.

BASED ON THE F.I.R.M. PANELS, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE THE FLOOD HAZARD AREA

SEE F.I.R.M. PANEL
NO. 13089C0166J
DATED: MAY 16, 2013



VICINITY MAP (NOT TO SCALE)

LEGEND

I.P.F.=IRON PIN FOUND	C.B. =CATCH BASIN
I.P.S.=IRON PIN SET	SWCB =SINGLE WING CATCH BASIN
R.R.F.=RL-BAR FOUND	DWCB =DOUBLE WING CATCH BASIN
O.T. =OPEN TOP	J.B. =JUNCTION BOX
C.T. =CRIMPED TOP	D.I. =DROP INLET
FND. =FOUND	C.I. =CURB INLET
R/W =RIGHT-OF-WAY	Y.I. =YARD INLET
P.L. =PROPERTY LINE	H.W. =HEAD WALL
C.L. =CENTER LINE	C.M.P.=CORRUGATED METAL PIPE
B.L. =BUILDING LINE	R.C.P.=REINFORCED CONCRETE PIPE
L.L. =LAND LOT	D.I.P.=DUCTILE IRON PIPE
L.L.L.=LAND LOT LINE	D.E. =DRAINAGE EASEMENT
-W- =WATER LINE	SSMH =SANITARY SEWER MANHOLE
-S- =SEWER LINE	S.S.E.=SANITARY SEWER EASEMENT
-G- =GAS LINE	F.H. =FIRE HYDRANT
-X- =FENCE LINE	W.V. =WATER VALVE
-P- =POWER LINE	W.M. =WATER METER
-W- =OVERHEAD LINES	G.V. =GAS VALVE
P.P. =POWER POLE	G.M. =GAS METER
U.P. =UTILITY POLE	N/F =NOW OR FORMERLY
G.A. =GUY ANCHOR	D.B. =DEED BOOK
A. =ARC	P.B. =PLAT BOOK
CH. =CHORD	PG. =PAGE
R. =RADIUS	C.M.P.=CONCRETE MONUMENT FOUND
TAN. =TANGENT	UGP =UNDERGROUND POWER LINE
UGT =UNDERGROUND TELECOMMUNICATIONS LINE	
HDPE =HIGH DENSITY POLYETHYLENE PIPE	

IRON PINS SET ARE 1/2" RE-BARS UNLESS OTHERWISE NOTED.
BOL. = BOLLARD
OCS- OUTLET CONTROL STRUCTURE BFP- BACK FLOW PREVENTER
CP- CALCULATED POINT
- LIGHT POLE(UG POWER FEED)
PIV- POST INDICATOR VALVE
-OHE- OVER HEAD ELECTRIC WIRES
-OHT- OVER HEAD TELEPHONE WIRES
NTS- NOT TO SCALE

AREA
15.04 ACRES
654,960 SQ. FT.

SURVEYOR CERTIFICATIONS

This plat is a retracement of an existing parcel or parcels of land and does no 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 OF 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 Engineers and Land surveyors and as set forth in O.F.G.A. Section 15-6-67

Grant Houston 7/9/2019
GRANT A. HOUSTON GA RLS #3340 DATE

GEORGIA REGISTERED No. L2000340 LAND SURVEYOR GRANT ADDISON HOUSTON

BOUNDARY SURVEY FOR:

PHILLIP LUPOE

LAND LOT 20	16th DISTRICT
DEKALB COUNTY	STONECREST, GEORGIA
SCALE 1" = 100'	DATE 07/09/2019

REVISIONS:

JOB NO.019-0027

HOUSTON ENGINEERING, INC. 1424 VETERANS DRIVE SUITE 3
DESIGN ENGINEERS and SURVEYORS CONYERS, GEORGIA , 30012
SINCE 1964 GHOUSTON@HOUSTON-ENGINEERING.COM PH (770) 483-8471
FAX (770)761-1261
MEMBER SURVEY & MAPPING SOCIETY OF GEORGIA & N.S.P.S.

CDG

November 5, 2020

Christopher Wheeler
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Stonecrest, GA 30038
Office 770.224.0200
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cwheeler@stonecrestga.gov

Re: 5099 Browns Mill – Flat Rock Station Community Meeting report

Dear Mr. Wheeler:

We are pleased to offer this **summary for the Community meeting** was held on:
Thu, Oct 29, 6:00 PM - 7:00 PM via zoom.

Melinda and I were on the call and a signup sheet is attached. We showed a presentation, including building renderings and a site plan of the proposed project and received feedback from the community, which was overall positive.

When we presented the onsite shuttle idea, we received one citizen concern regarding MARTA. The citizen did not want MARTA coming to the area so easily and was worried about the crime and clientele it may attract near her home and to the new development. There were other community members that presented his thoughts that MARTA would cut down on traffic and offer more transportation opportunities to the older community. We assured them that the project is proposing a shuttle going to the nearest MARTA station be provided to citizens and that no bus line would go through Flat Rock station. We also stated that the owners were open to changes to the plan and the shuttle was not a necessity and that it was more of an idea to better the area and offer greater growth and opportunity. Another concern was traffic flow and from the presentation we were able to provide adequate information that the traffic flow will not increase. We discussed possible Right-in/Right-Out only ingress/egress drives on Browns Mill, guiding traffic toward Salem Rd. Another positive contribution to the traffic solution is the exploration of purchasing additional property that will allow access from Panola Rd, which will also spread out the traffic.

The attendees at the meeting were encouraged to give us their feedback as to what type of stores/restaurants/businesses etc. they would like to see in the proposed development and it was suggested to them to send their thoughts and ideas to Melinda via email. To date, she has received several emails and will plan to share those at the next community meeting (a voluntary follow up community meeting) which will be held on Thursday, December 3rd, 2020 at 6:00 pm via Zoom.

We have provided Melinda Castro's contact information on all mailers. She is our office manager for Casswell Design Group, and we included phone number and email address for anyone seeking information

We anticipate that this summary is consistent with your desired request and receives favorable receipt. Please let us know if you have additional questions.

Best regards,

Hanna Casswell LEED AP
Casswell Design Group, LLC
hannacasswell@ymail.com
(404) 317-9766

Meeting ID	Topic	Start Time	End Time	Duration (Minutes)
88277558607	Flat Rock Station Development - Community Meeting	10/29/2020 17:58	10/29/2020 19:21	83

Name (Original Name)	User Email
Hanna Casswell	hannacasswell@ymail.com
Phil Lupoe	phillip_lupoe@yahoo.com
Phillip and Gwen LuPoe	
Brianne's iPhone	
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