PLANNING COMMISSION

APPLICATION

THE CITY OF STONECREST GEORGIA

Rezoning Application RZ-20-001

Owner Information

Owner's Name: JAMES MAC SAMS & JOSLIN SAMS

Owner's Address: 6086 HILLANDALE DR, STONECREST, GA 30058

Phone: | Fax: | Email:

Property Address: 6086 HILLANDALE DR, STONECREST, GA 30058 | Parcel Size: 0.73 - COMBINED FOR 5.63

Parcel ID: 16 088 01 009

Current Zoning Classification: MR-1

Requested Zoning Classification: MR-2

Property Information

Name: BLUE RIDGE ATLANTIC DEVELOPMENT

Address: 2018 EASTWOOD RD, WILMINGTON, NC 28403

Phone: 910-338-3349 | Fax: CHRIS.E@BLUERIDGEATLANTIC.COM

Cell: | Email:

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 property is located in a area surrounded by multi-family and commercial.

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

NO

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

NO

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?

NO

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

NO

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? NO

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: Blue Ridge Atlantic Development Chris Eisenzimmer

Applicant's Signature: Date: 1/24/2020

Notary

Sworn to and subscribed before me this 24 Day of JANUARY 20 20

Notary Public: CHRISTOPHER TREY WEBB

Signature:

My Commission Expires: 5/28/2024

CHRISTOPHER TREY WEBB
My Commission Expires
NOTARY PUBLIC
05-28-2024
NEW HANOVER COUNTY, NC

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

Property Owner(s)
Notarized Certification

The owner and petitioner acknowledge that this Land Use 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 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: [illegible] Date: 12-11-19

Address: 6086 Hillandale Dr City, State: Stonecrest, GA Zip: 30058

Phone: 404-634-9760

Sworn to and subscribed before me this 11th day of November, 20 19

Notary Public: Sharon Smith

SHARON SMITH NOTARY PUBLIC EXPIRES GEORGIA August 1, 2020 DEKALB COUNTY

Property Owner (If Applicable)

Signature: Date:

Address: City, State: Zip:

Phone:

Sworn to and subscribed before me this_____day of_____, 20_____

Notary Public:

Property Owner (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

Applicant/Petitioner
Notarized Certification

Petitioner states under oath that: (1) he/she is the executor or Attorney-In-Fact under a Power-of- Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").

Applicant / Petitioner

Signature:		Date: 12/12/19
Address: 2018 Eastwood Rd,	City, State: Wilmington, NC	Zip: 28403
Phone: 252-515-7331		

Sworn to and subscribed before me this 12th day of December, 20 19

Notary Public: Khadeeja Bennett

Attorney / Agent

Signature: Khadeeja Bennett		Date: 12/12/2019
Address: 1120 Military Cutoff Rd	City, State: Wilmington, NC	Zip: 28405
Phone: 910-509-3357		

Sworn to and subscribed before me this 12th day of December, 20 19

Notary Public:

KHADEEJA BENNETT
My Commission Expires
NOTARY
PUBLIC
06-12-2024
NEW HANOVER COUNTY, NC

THE CITY OF STONECREST GEORGIA

Rezoning Application

Owner Information

Owner's Name: FRANK KAMOR

Owner's Address: 6100 HILLANDALE DR, STONECREST, GA 30058

Phone: | Fax: | Email:

Property Address: 6100 HILLANDALE DR, STONECREST, GA 30058 | Parcel Size: 4.9 COMBINED FOR 5.63

Parcel ID: 16 088 01 007

Current Zoning Classification: MR-1

Requested Zoning Classification: MR-2 WITH DENSITY BONUS OF 24 UNITS PER ACRE

Property Information

Name: BLUE RIDGE ATLANTIC DEVELOPMENT

Address: 2018 EASTWOOD RD, WILMINGTON, NC 28403

Phone: 910-338-3349 | Fax:

Cell: | Email: CHRIS.E@BLUERIDGEATLANTIC.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

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

NO

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

NO

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?

NO

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

NO

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? NO

THE CITY OF
STONECREST
GEORGIA

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Applicant's Name: Blue Ridge Atlantic Development Chris Eisenzimmer

Applicant's Signature: Date: 1/24/2020

Notary

Sworn to and subscribed before me this 24 Day of JANUARY 20 20

Notary Public: CHRISTOPHER TREY WEBB

Signature:

My Commission Expires: 5/28/2024

CHRISTOPHER TREY WEBB
My Commission Expires
NOTARY PUBLIC
05-28-2024
NEW HANOVER COUNTY, NC

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THE CITY OF STONECREST GEORGIA

Applicant/Petitioner
Notarized Certification

Petitioner states under oath that: (1) he/she is the executor or Attorney-In-Fact under a Power-of- Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").

Applicant / Petitioner	Signature:		Date: 12/12/19
	Address: 2018 Eastwood Rd,	City, State: Wilmington, NC	Zip: 28403
	Phone: 252-515-7331		
	Sworn to and subscribed before me this 12th day of December, 20 19		
	Notary Public: Khadeeja Bennett		
Attorney / Agent	Signature: Khadeeja Bennett		Date: 12/12/2019
	Address: 1120 Military Cutoff Rd	City, State: Wilmington, NC	Zip: 28405
	Phone: 910-509-3357		
	Sworn to and subscribed before me this 12th day of December, 20 19		
	Notary Public: KHADEEJA BENNETT My Commission Expires 06-12-2024 NOTARY PUBLIC NEW HANOVER COUNTY, NC		

THE CITY OF STONECREST GEORGIA

Property Owner(s)
Notarized Certification

The owner and petitioner acknowledge that this Land Use 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 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: Kathleen Jarrs Godlin — Date: 12.12.19

Address: 6100 Hillandale Dr — City, State: Stonecrest, GA — Zip: 30058

Phone: (404) 808-2633

Sworn to and subscribed before me this 12 day of December, 20 19

Notary Public: [signature]

DUSTIN ANDERSON NOTARY EXPIRES GEORGIA JAN. 11, 2022 PUBLIC FORSYTH COUNTY

Property Owner (If Applicable)

Signature: Marilyn Spencer Jarrs, Trustee — Date: 12-13-2019

Address: 6100 Hillandale Dr — City, State: Stonecrest, GA — Zip: 30058

Phone: (404) 759-3301

Sworn to and subscribed before me this 13th day of December, 20 19

Notary Public: [signature]

PEARCE D HARDWICK MY COMMISSION EXPIRES JANUARY 11, 2021 NOTARY PUBLIC FULTON COUNTY, GEORGIA

Property Owner (If Applicable)

Signature: James Mac Jarrs — Date: 12/16/19

Address: 6100 Hillandale Dr — City, State: Stonecrest, GA — Zip: 30058

Phone: 404-[illegible]

Sworn to and subscribed before me this 16th day of December, 20 19

Notary Public: [signature]

PEARCE D HARDWICK MY COMMISSION EXPIRES JANUARY 11, 2021 NOTARY PUBLIC FULTON COUNTY, GEORGIA

Campaign Disclosure Ordinance

Campaign Disclosure Ordinance

Please read the law and complete the Campaign Disclosure Statement on the following page if you are requesting a Rezoning, Concurrent Variance, or Conditional Use.

GA Citation/Title

GA Code 36-67A-3, Disclosure of campaign contributions *38069 Code, 36-67A-3

CODE OF GEORGIA TITLE 36. LOCAL GOVERNMENT PROVISIONS APPLICABLE TO COUNTIES AND MUNICIPAL CORPORATIONS CHAPTER 67A. CONFLICT OF INTEREST IN ZONING ACTIONS

(Current through 2000 General Assembly)

38-67Disclosure of campaign contributions.

a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating $250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

   1) The name and official position of the local government official to whom the campaign contribution was made; and
   2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.

c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating $250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority respective local government showing:

   1) The name and official position of the local government official to whom the campaign contribution was made; and
   2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government of any of its agencies on the rezoning application.

|code 1981, 36-67A-3, enacted by Ga. L. 1986, p. 1269, 1; Ga. L. 1991, p. 1365, 1; Ga. L. 1993, p. 91, 36.)

Official Code of Georgia Annotated Copyright 1982 – 2000 State of 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:
	Address: 2018 Eastwood Rd, Wilmington, NC 28403
	Date: 11/24/2019

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

Date	Government Official	Official Position	Description	Amount

BLUE RIDGE ATLANTIC
community ↔ development

Letter of Intent

BLUE RIDGE ATLANTIC

2018 Eastwood Rd, Wilmington, NC 28403

BLUE RIDGE ATLANTIC
community ↔ development

Letter of Intent

6086-6100 Hillandale Dr, Stonecrest, GA 30058

Blue Ridge Atlantic Development intends to utilize a range of funding sources, including private activity bonds, to develop 120 units of workforce housing located at 6100 and 6086 Hillandale Dr. in Stonecrest, GA. This project will come to be known as the "Reserve at Hillandale".

Currently the site(s) are zoned MR-1 which allows for a density of up to 12 units per acres with the density bonus. The applicant is A rezoning to MR-2 with a density bonus of 24 units per acre to allow for 120 units of workforce housing on 5.63 acres (which is approximately 21.4 units per acre). This assumes the combination of two parcels (16 088 01 009 consisting of .73 acres and 16 088 01 007 consisting of 4.9 acres). This density is also common with the surrounding area given the multi-family nature of the surrounding uses. The site is currently undeveloped and is adjacent to a vacant warehouse building on Hillandale Drive as well as Somerset Condos. As part of the density bonus the City of Stonecrest code allows for 4 stories or 60 feet (whichever is less) This will be more than enough as our buildings are only 3 stories.

Further the applicant is also requesting one entrance to be allow for this property. The DeKalb County Fire Marshall permits developments of this size to be adequately served by one driveway. This only comes into question when project sizes are in excess of 200-units. It should also be noted our site plan is a divided driveway which provides greater width with a quasi-two entrance feel.

The building's exteriors will feature a modern design augmenting brick or stone facades with hardi-plank siding to provide for enhanced architectural appeal. The community will also achieve Earthcraft Multifamily certification which will utilize the latest in energy efficient materials and green building practices. The residents will enjoy a number of amenities including but not limited to: fitness center, business center, pool, dog park area, playground area, resident gathering area, conference room for resident use, and an outdoor grilling facility.

Blue Ridge Atlantic Development is also working to partner with a community service provider that will provide certain education services to the residents and their families (example: ready schools, adult home buyer classes, financial independence training, etc.). Another feature we are working to incorporate is a community gardening area. The unit mix includes 40 one bedroom, 60 two bedroom, and 20 three bedroom units (with one additional two bedroom employee unit).. All of the units will be reserved at the 60% of AMI level.

BLUE RIDGE ATLANTIC

2018 Eastwood Rd, Wilmington, NC 28403

Blue Ridge Atlantic is a long-term owner and will own this project for at least 15-years. Martin Riley Associates (MRA), a Decatur based architecture firm, is the project architect. MRA is a decorated architecture firm with decades of experience in this housing niche. The firm has also received several awards over the years for innovative senior and workforce housing. With the input of the City of Stonecrest, MRA will design the project in a manner that will be an asset to the community and sustainable for the long-term ownership of Blue Ridge Atlantic

BLUE RIDGE ATLANTIC
community ↔ development

Public Participation Plan

BLUE RIDGE ATLANTIC

2018 Eastwood Rd, Wilmington, NC 28403

BLUE RIDGE ATLANTIC
community ↔ development

Public Participation Plan

6086 & 6100Hillandale Dr, Stonecrest, GA

Applicant: Blue Ridge Atlantic Development

Proposed: "Reserve at Hillandale" Workforce Housing

Part 1

Using the Dekalb County Tax Commissioners records Blue Ridge Atlantic conducted a search for property owners within 500-feet of the subject property. Further the applicant compiled and submitted to the City of Stonecrest as part of this application the Names, Street Addresses, and tax parcel identification information resulting from the search.

At the direction of the City for location and date, the applicant will schedule and hold a public information meeting in which case all the aforementioned property owners will received a copy of the attached letter.

Part 2

The applicant will also deliver to the City a report including a sign-in sheet, summary of concerns expressed by the community, and the applicant's responses to such concerns.

BLUE RIDGE ATLANTIC

2018 Eastwood Rd, Wilmington, NC 28403

BLUE RIDGE ATLANTIC
community ↔ development

(Date)

Name

Address

City, State Zip

Dear Property Owner:

Blue Ridge Atlantic has filed with the City if Stonecrest a Rezone Application for the vacant 4.9 and 0.73 acre sites at 6086 Hillandale Drive and 6100 Hillandale Drive. The petitioner is asking the City of Stonecrest to approve the plan to construct workforce housing.

Subject to the approval of the City of Stonecrest and all financing, Blue Ridge Atlantic plans to construct 120 units of energy efficient, gated, and safe workforce housing. The community would feature a large community facility, playground, business center, dog park, fitness center, and a hopeful partnership with a community-based organization which would offer additional resident services.

Blue Ridge Atlantic is a vertically integrated real estate development firm that specializes in new construction, acquisition/substantial rehabilitation, master planning, asset management, and construction throughout the southeast. Focusing on housing for families, America's workforce, and seniors, we believe in offering class A properties and amenities at rates that afford our residents the opportunity to focus on building better lives. At Blue Ridge Atlantic we leverage community relationships to offer resident services that make our developments synonymous with the community.

We would be pleased to answer any questions at the Public Participation Meeting to take place at XXXXXXXXXXXXXXXXXXXX or any additional questions sent by USPS or email.

Sincerely,

Chris Eisenzimmer

BLUE RIDGE ATLANTIC

2018 Eastwood Rd, Wilmington, NC 28403

COMMUNITY MEETING REPORT REQUIRED BY CITY OF STONECREST FOR A REZONING REQUEST

To: **Department of Planning & Zoning**

Re: **Reserve at Stonecrest**

Case No.: **To Be Assigned**

Location: **6086 Hillandale Drive and 6100 Hillandale Drive**

The undersigned hereby certifies that written notice (invitation) of a community meeting on the above rezoning application was given to the adjacent owners set forth on the attached list via USPS certified mail on February 6, 2020.

The meeting was held at the following time and place: Thursday, February 20th, 2020; 5:00 PM – 7:00 PM at Stonecrest City Hall, 3120 Stonecrest Blvd, Lithonia, GA, 30038.

The persons in attendance at the meeting were: Please see attached Sign-In sheets. In addition to the guests, the following development team representatives were present: Chris Eisenzimmer, Sam Weldon, Craig Taylor, Bradley Riffel, Mike Riley and Gary Owen.

In summary of the community meeting, our team felt that there was a lot of support for the project and its merits related to workforce housing. Several attendees stated very strong opinions of how critical a project of this nature is needed in the City of Stonecrest.

Comments discussed were related to cost of rent, potential services, property management, security and gates, project amenities, impact to Somerset condos, and what the overall vision of the project was for the City of Stonecrest.

The developer addressed questions related to rent level as follows: This type of workforce housing community determines its cost of rent prices based on the area median income in the surrounding area. These rent prices will vary on a per unit, per bedroom basis (ex. if incomes go down in the area the property's rent level will be adjusted downward in order to remain affordable to the workforce). Attendees were extremely satisfied to hear what the implemented cost of rent would be in comparison to other communities in the surrounding area.

The developer addressed questions related to services as follows: Potential services that would be available to future tenants consist of financial literacy classes, first home buyer seminars, early learning classes, and heathy eating initiative classes just to name a few. The Developer is

welcoming feedback to make sure the services offered are what the future tenants of this project feel will benefit them most in the future.

The developer addressed comments for their vision of Stonecrest as follows: Many growing cities are growing so quickly that the only source of rental housing development occurring is expensive luxury apartments. As a result, the workforce (police officers, teachers, governmental employees, hospital employees, etc.) is being pushed out and forced to live in tertiary markets with long commutes. This community would be a way to create class A workforce housing for the residents of Stonecrest with access to a bus stop and walking distance to the hospital. The result is a population that is fully engaged and vested in the future success of the community due to the living and working in the same city.

The developer addressed comments regarding property management as follows: We will be engaging a local property management company with specific interests in the DeKalb County area. The management company will have a high level of understanding of the market, tenant base, and asset class. There will be one unit designated for on-site property management staff. The project will also employ maintenance staff.

The developer addressed security and gating questions as follows: If needed the developer may offer discounted rent to a police officer for security services during off-duty hours. The developer is seeking input from the residents and the city regarding a gate.

The developer addressed amenity questions as follows: The project will have a nice clubhouse/community facility complete with a business center, fitness center, common space that residents can reserve for events, pool with outdoor grilling area, dog park, on-site laundry facility, and playground.

The developer responded to the impact to Somerset as follows: This community will have a positive impact on the (re)development/growth in the area. All erosion control measures will be put in place through the construction and permanent phase of the project to prevent any impacts to neighboring properties during construction. Further, our construction employees will only be accessing our site via the entrance on the subject property. This will place pressure on the surrounding community to maintain other properties in an upscale manner.

One individual asked if the housing will be Section 8: No, this is not Section 8 housing. The future tenants will undergo screening and income verification to provide for a safe sustainable community.

The meeting had a positive tone with respectful, thoughtful questions, and comments from the attendees. We feel that our team heard the comments and will take them under advisement during the next steps of the planning process. Largely speaking many of the comments had already been incorporated into the design and planning process.

1. Rezoning Processes
    a. Next step in the process is the Planning and Zoning Board meeting and public hearing.
    b. The applicant will then go before the City Coucil

No immediate changes to the rezoning petition were deemed necessary as a result of the Community Meeting.

Date: 02.20.2020

Applicant: Blue Ridge Atlantic Development

By: _____

Encl: Sign-In Sheets (roster of the persons in attendance at the meeting)

Blue Ridge Atlantic Development: Reserve at Stonecrest

Sign-In Sheet

Project: Reserve at Stonecrest

Purpose: Community Meeting

Meeting Date: Thursday, February 20,2020
Meeting Time: 5pm-7pm
Place/Room: City of Stonecrest Town Hall
3120 Stonecrest Blvd. Lithonia, GA 30058

	Name	Address	Email/Phone Number
1	Synithia Smith	n/a	potts.synithia@gmail.com
2	Tammy Woodard	n/a	tammywoodard1@gmail.com
3	Maxine Williams	2732 Penwood Place Lithonia, GA 30058	770-808-9857 maxinewilliams2722@gmail.com
4	Florence Durden	2706 Penwood Place Lithonia, GA 30058	florencedurden82@gmail.com
5	Mr. and Mrs. Brown	n/a	678-754-5776 gbrown07@gmail.com
6	Jennette Weatherspoon	n/a	weatherspoon769@bellsouth.net
7	Andrea Smith	n/a	404-441-9440
8	Pra Dena Notson	6050 & 6030 Regent Manor Lithonia, GA 30058	678-663-4761
9	Darnik McAlpin	n/a	404-274-5300
10	Donald Harris	6000 Regent Manor Lithonia, GA 30058	678-463-0546
11	Chris Wheeler	n/a	cwheeler@stonecrestga.gov

BLUE RIDGE ATLANTIC
community ↔ development

Property Owners within 500-Feet of:

6086-6100 Hillandale Drive, Stonecrest, GA 30058

BLUE RIDGE ATLANTIC

2018 Eastwood Rd, Wilmington, NC 28403

BLUE RIDGE ATLANTIC
community ↔ development

Property Owners within 500-Feet of:

6086-6100 Hillandale Drive, Stonecrest, GA 30058

OWNERS WITHIN 500 FEET OF 6089 HILLANDALE DR					
PARCEL ID	OWNER	ADDRESS	CITY	STATE	ZIP
16 088 04 112	Somerset Condominium Assoc Inc	2750 Somerset Pkwy	Lithonia	GA	30058
16 088 01 003	Bella Vista LP	100 Camellia Ln	Lithonia	GA	30058
16 088 01 001	Manor DeKalb Medical I LP	265 DeKalb Medical Pkwy	Lithonia	GA	30058
16 088 01 002	Shah Ali Investment	6030 Hillandale Dr	Lithonia	GA	30058
16 088 01 075	GAHC4 Lithonia GA Mob LLC	6000 Hillandale Dr	Lithonia	GA	30058
16 088 02 002	AR Barksdale In	6039 Hillandale Dr	Lithonia	GA	30058
16 0880 02 008	Hillandale Dialysis LLC	6085 Hillandale Dr	Lithonia	GA	30058
16 088 02 009	Hillandale Center LLC	6033 Hillandale Dr	Lithonia	GA	30058
16 088 02 001	Selman Family Rev Living Trust	5999 Hillandale Dr	Lithonia	GA	30058
16 088 02 005	Selman Family Rev Living Trust	6029 Hillandale Dr	Lithonia	GA	30058
16 088 02 006	Selman Family Rev Trust	5991 Hillandale Dr	Lithonia	GA	30058

Comprehensive Plan Land Use Map Amendments

Comprehensive Plan Land Use Map Amendments

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;
The proposed application will permit multifamily workforce residential uses as well as green space and community space which are suitable in view of the use and development of the adjacent and nearby properties.

B. Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property:
The uses of the subject property as contemplated in this application will have no adverse impact on the adjacent property owners. The immediate surrounding properties are senior housing, medical facility, commercial, and apartments; however, very few are workforce housing properties to support the growing need in the area. The location is ideal for workers within the nearby medical complex to live. Our intended use will also compliment and add to the other uses in the area such as the Mall at Stonecrest and the commercial corridor at Panola Rd (restaurants, banks, shopping, and grocery stores). This will also increase revenue for the surrounding community.

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;
Hillandale Drive / Chupp Road is an adequate thoroughfare for 120 units of workforce housing. We have conducted a traffic analysis which shows the additional traffic will not have a material impact and therefore does not trigger the threshold for an additional traffic study.
There are adequate public services, public facilities, and utilities in the immediate area to support 120 units of workforce housing. The site has a MARTA bus stop in front of the property which would serve the residents for transportation. This will also encourage less passenger vehicle transportation and more public transportation usage reducing the amount of traffic. The site is within walking distance of the medical center. There are also adequate public facilities in the area: Miller Grove High School is just around the corner which will serve the children of the intended community. However it should be noted that the majority of the units on the proposed project are 1 and 2 bedroom units. This will target that workforce in Stonecrest and will not cause any material impact to the school system. Further the DeKalb Southeast Athletic Complex is 1.5 miles from the subject property from which the families of our community can participate in organized sports leading to heathy, active lives. The property is very close to the Emory Hillandale Hospital which will benefit the residents in the event of an emergency and is a major

employment center. Lastly we have verified with DeKalb County there are adequate utilities (electricity, water, sewer, storm sewer, media and communications) in front of the property which will support 120 units of workforce housing.

D. Whether the amendment is consistent with the written policies in the comprehensive plan text;
Our proposed project consisting of 120 units of workforce housing is consistent with the comprehensive plan. The 2038 comprehensive plan calls for attention to housing affordability over the next three years. Our project would compliment this recently approved Plan .

E. Whether there are environmental impacts or consequences resulting from the proposed change;
As evidenced by the Environmental Site analysis, approval of this rezone will not result in adverse environmental impact.

F. Whether there are impacts on properties in an adjoining governmental jurisdiction in cases of proposed changes near city boundary lines;
There are no impacts on properties in an adjoining governmental jurisdiction as this property is not located near the city boarder.

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;
The land is currently zoned MR-1 which calls for apartments, we are requesting MR-2 which just allows for additional units per acre. There are no other existing or changing conditions affecting the use and development of the affected land areas that would support the denial of our proposed use. Our proposed use is one that is warranted with the growing nature in the City of Stonecrest. Based on our research, luxury rental workforce housing is of great need in the community and would support the proposed land use.

H. Whether there are impacts on historic buildings, sites, districts or archaeological resources resulting from the proposed change.
No historic or archaeological structures, sites or areas will be adversely impacted by our project consisting of 120 units of workforce housing.

BLUE RIDGE ATLANTIC

2018 Eastwood Rd, Wilmington, NC 28403

BLUE RIDGE ATLANTIC
community ↔ development

Zoning Map Amendments

BLUE RIDGE ATLANTIC

2018 Eastwood Rd, Wilmington, NC 28403

Zoning Map Amendments

A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan;
Our proposed project consisting of 120 units of workforce housing is consistent with the comprehensive plan. The 2038 comprehensive plan calls for attention to housing affordability over the next three years. Our project would complement this recently approved Plan.

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties;
The proposed application will permit multifamily workforce residential uses as well as green space and community space which are suitable in view of the use and development of the adjacent and nearby properties.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;
Due to the extreme costs associated with acquiring land in today's economy, the current zoning density will not financially allow for enough density on the site to allow for the intended use under MR-1. Therefore, the Subject Property has no economic use under the current zoning restrictions of MR-1.

D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
The uses of the subject property as contemplated in this application will have no adverse impact on the adjacent property owners. The immediate surrounding properties are senior housing, medical facility, commercial, and apartments; however, very few are workforce housing properties to support the growing need in the area. The location is ideal for workers within the nearby medical complex to live. Our intended use will also compliment and add to the other uses in the area such as the Mall at Stonecrest and the commercial corridor at Panola Rd (restaurants, banks, shopping, and grocery stores). This will also increase revenue for the surrounding community.

E. Whether there are other existing or changing conditions affecting the use and development of the property that provide supporting grounds for either approval or disapproval of the zoning proposal;
The land is currently zoned MR-1 which calls for apartments, we are requesting MR-2 which just allows for additional units per acre. There are no other existing or changing conditions affecting the use and development of the affected land areas that would support the denial of our proposed use. Our proposed use is one that is warranted with the growing nature in the City of

Stonecrest. Based on our research, luxury rental workforce housing is of great need in the community and would support the proposed land use.

F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources; and
No historic or archaeological structures, sites or areas will be adversely impacted by our project consisting of 120 units of workforce housing.

G. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
Hillandale Drive / Chupp Road is an adequate thoroughfare for 120 units of workforce housing. We have conducted a traffic analysis which shows the additional traffic will not have a material impact and therefore does not trigger the threshold for an additional traffic study.
There are adequate public services, public facilities, and utilities in the immediate area to support 120 units of workforce housing. The site has a MARTA bus stop in front of the property which would serve the residents for transportation. This will also encourage less passenger vehicle transportation and more public transportation usage reducing the amount of traffic. The site is within walking distance of the medical center. There are also adequate public facilities in the area: It should be noted that the majority of the units on the proposed project are 1 and 2 bedroom units. This will target that workforce in Stonecrest and will not cause any material impact to the school system. (refer to school capacity letter) Further the DeKalb Southeast Athletic Complex is 1.5 miles from the subject property from which the families of our community can participate in organized sports leading to heathy, active lives. The property is very close to the Emory Hillandale Hospital which will benefit the residents in the event of an emergency and is a major employment center. Lastly, we have verified with DeKalb County there are adequate utilities (electricity, water, sewer, storm sewer, media and communications) in front of the property which will support 120 units of workforce housing.

BLUE RIDGE ATLANTIC

2018 Eastwood Rd, Wilmington, NC 28403

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Environmental Site Analysis

BLUE RIDGE
ATLANTIC
2018 Eastwood Rd, Wilmington, NC 28403

50 Warm Springs Circle
Roswell, Georgia 30075-4937
Main: 770.641.1942
Fax: 770.998.6924

December 6, 2019

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

RE: **Rezoning – Environmental Site Analysis Letter.**
Reserve at Hillandale – 6086 Hillandale Drive
Stonecrest, Georgia

To Whom It May Concern,

1. CONFORMANCE TO COMPREHENSIVE PLAN

a) The subject property (2 parcels), located on the north side of Hillandale Drive, is currently vacant and wooded lot with an area of 5.6066 acres and slopes from back to front with a low point near the road. The property is vegetated with many trees and underbrush typical of a vacant undeveloped lot.

b) The property is bordered to the west by M zoned (Industrial) tracts of land. These properties are developed. The property is bordered to the north and east by MR-1 and is developed with Apartments.

c) The City of Stonecrest Comprehensive Plan 2038 identifies the vicinity in which the property land use is "Office Professional" however adjacent to "Urban Neighborhood". Proposed on the subject property is 120 Apartment Units for Workforce Housing. This land use also compliments the mixed-use nature of the surrounding area.

d) Portion of the 2038 Comprehensive Future Land Use Plan Map is included with this letter.

e) The proposed SLUP and property development complements the surrounding area of current land uses. While Apartment Workforce Housing use is not recommended in Office Professional, the property is in close proximity and adjacent to "Urban Neighborhood" future land use, which allows Apartments.

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

- U.S. Fish and Wildlife Service, National Wetlands Inventory (http://wetlands.fws.gov/downloads.htm)

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

Response: *There are no visible signs of wetlands on the property.*

b) Floodplain

- Federal Emergency Management Agency (http://www.fema.org)

Response: *There is no floodplain on this property.*

c) Streams/stream buffers

- Field observation and verification

Response: *There are no streams on this property.*

d) Slopes exceeding 25 percent over a 10-foot rise in elevation

- United States Geologic Survey Topographic Quadrangle Map
- Field observation and verification

Response: *There are no slopes of 25% or greater on this property.*

Vegetation

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

Response: *There are many trees of varying size scattered throughout the site. A field run survey will be performed to determine exact location and size of larger trees. As well as an Arborist Report performed to determine the condition of the larger specimen size trees.*

e) Wildlife Species (including fish)

- United State Fish and Wildlife Service
- Georgia Department of Natural Services, Wildlife Resources Division, Natural Heritage Program
- Field observation

Response: *There are the standard varieties of wildlife expected on a wooded undeveloped lot that is vacant including but not limited to: squirrels, chipmunks, rodents, native small song birds, and snakes.*

f) Archeological/Historical Sites

- Historic Resources Survey
- Georgia Department of Natural Resources, Historic Preservation Division
- Field Observation and verification

Response: *None exist based on Field Observation and per the Georgia Natural, Archeological, and Historic Resources GIS.*

3. **PROJECT IMPLEMENTATION MEASURES.** Describe how the project implements each of the measures listed below as applicable. Indicate specific implementation measures required to protect environmental site feature(s) that may be impacted.

a) Protection of environmentally sensitive areas, i.e, floodplain slopes exceeding 25 percent, river corridors. ***Response:*** *None exist to protect.*

b) Protection of water quality. ***Response:*** *Water Quality measures will be implemented and adhered to the Georgia Stormwater Management Manual.*

c) Minimization of negative impacts on existing infrastructure. ***Response:*** *All existing structures will be removed and replaced with proposed larger structures and paved areas.*

d) Minimization of archeological/historically significant areas. ***Response:*** *None exist based on observation.*

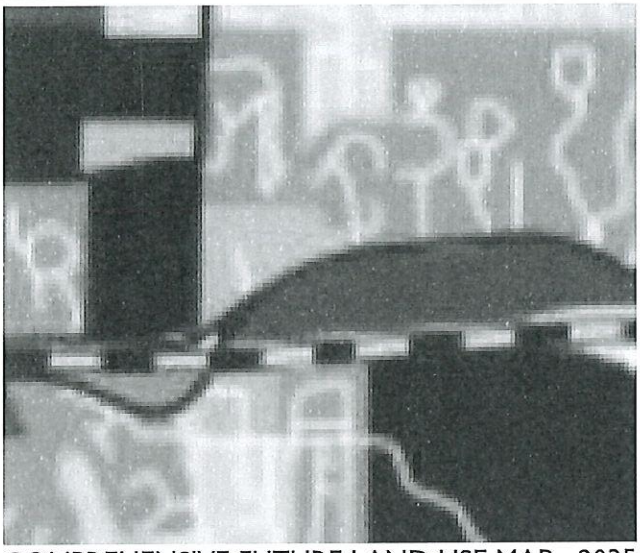
e) Minimization of negative impacts on environmentally stressed communities where environmentally stressed communities are defined as communities exposed to a minimum of two environmentally adverse conditions resulting from public and private municipal (e.g., solid waste and wastewater treatment facilities, utilities, airports, and railroads) and industrial (e.g., landfills, quarries and manufacturing facilities) uses. ***Response:*** *None exist on this property.*

f) Creation and preservation of green space and open space. ***Response:*** *It is intended to preserve as much of the property to natural settings and proposed green space/landscaping. This will be accomplished via thoughtful site design and grading.*

g) Protection of citizens from the negative impacts of noise and lighting. ***Response:*** *It is the owner's intention to adhere to the City of Stonecrest Noise and Lighting ordinances for this project.*

h) Protection of parks and recreational green space. ***Response:*** *none exist on this property.*

i) Minimization of impacts to wildlife habitats. ***Response:*** *Impacts to existing wildlife are expected with this development and will try to be kept to a minimum.*



COMPREHENSIVE FUTURE LAND USE MAP - 2035

- Conservation/Openspace
- Rural Residential
- Urban Neighborhood
- Suburban
- Institutional
- Office Professional
- Neighborhood Center
- City Center
- Regional Center
- Light Industrial
- Heavy Industrial

BLUE RIDGE ATLANTIC
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Trip Generation Report

BLUE RIDGE ATLANTIC
2018 Eastwood Rd, Wilmington, NC 28403

FORESITE group

3740 Davinci Court, Suite 100
Peachtree Corners, Georgia 30092
o | 770.368.1399
f | 770.368.1944
w | www.fg-inc.net

Trip Generation Memo - October 30, 2019:

To: Chris Eisenzimmer, CPA
Blue Ridge Atlantic
2018 Eastwood Rd
Wilmington, NC 28403

Re: 6086 Hillandale Drive Apartments Trip Generation – Stonecrest, GA

A development consisting of a Multifamily Housing (Low-Rise Apartment) with 120 units is proposed along the north side of Hillandale Drive east of the intersection at DeKalb Medical Pkwy. The project trips for the proposed development were calculated using equations contained in the Institute of Transportation Engineers' (ITE) latest *Trip Generation Manual*, 10th Ed, 2017. Table 1 summarizes the trip generation for the proposed development.

Table 1: Trip Generation

Project Land Use		Project Density	Project Trips Total	Inbound	Outbound	ITE Code	Variable	Equation Used[1]	In/Out Distribution
Multifamily Housing (Low-Rise)		120 D.U.				220	Dwelling Unit		
	Daily		**866**	433	433			T=7.56(X) - 40.86	50% / 50%
	AM Peak Hour		**57**	13	44			Ln(T) = 0.95Ln(X)-0.51	23% / 77%
	PM Road Peak		**69**	43	26			Ln(T) = 0.89Ln(X)-0.02	63% / 37%
NET NEW EXTERNAL VEHICULAR TRIPS									
	Daily		**866**	433	433				
	AM Peak Hour		**57**	13	44				
	PM Peak Hour		**69**	43	26				

Note:
[1] Where: T = Trips; X = Density by Variable

The proposed development is anticipated to generate 866 new daily trips (433 inbound and 433 outbound) with the PM peak being the highest with the 69 new trips (43 inbound and 26 outbound). There are 57 new trips anticipated in the AM peak (13 inbound and 44 outbound).

Please contact me at 770-368-1399 if you have any questions or need additional information. Thank you for your time and consideration.

Sincerely,

FORESITE GROUP, LLC

Stevie Berryman, PE
Project Manager

BLUE RIDGE ATLANTIC
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Legal Description

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 88 of the 16th District of DeKalb County, Georgia being more particularly described as follows:

TO LOCATE THE POINT OF BEGINNING, commence at a point marked by an iron pin located on the northwest corner of Land Lot 88 of the 16th District, DeKalb County, Georgia; proceed thence southerly along the west line of said Land Lot 88 a distance of 1,456.4 feet to a point marked by an iron pin; proceed thence south 89 degrees 19 minutes 42 seconds east, a distance of 707.0 feet to a point marked by an iron pin, which point is THE POINT OF BEGINNING; running thence South 89° 19' 42" East 226.97 feet to an iron pin placed; running thence South 65° 02' East 189.9 feet to an iron pin placed; running thence South 4° 04' East 133.63 feet to a nail set; running thence North 85° 56" East 35.0 feet to a nail set; running thence South 4° 04' East 232.0 feet to an iron pin placed on the northwesterly side of the 50 foot right of way of Hillandale Drive; running thence South 73° 33' West along said 50 foot right of way 138.05 feet to an iron pin placed; running thence North 18° 28' 07" West 10 feet to an iron pin placed; (the immediately preceeding call of 10 feet and the next two (2) following calls continue on the right of way of Hillandale Drive and increase the width of the right of way of Hillandale Drive from 50 feet to 60 feet only for a distance of 206.3 feet); running thence south 68° 31' 53" West along the 60 foot right of way of Hillandale Drive 206.3 feet to an iron pin placed; running thence South 26° 53' 29" East 9.89 feet thereby reducing the right of way of Hillandale Drive from 60 feet to 50 feet; running thence South 63° 34' 49" West along said 50 foot right of way 105.11 feet to an iron pin placed; continuing thence South 61° 30' 55" West along said 50 foot right of way 51.2 feet to an iron pin found; running thence North 3° 40' East along the line of property now or formerly owned by Atlanta Fence Co., 347.30 feet to an iron pin found; running thence North 4° 02' 54" West 284.16 feet to an iron pin found at the POINT OF BEGINNING; and being 4.865 acres according to Plat of survey by Harkleroad and Associates, Inc., Registered Land Surveyor for C. Errell Steele, Jr., dated March 28, 1986.

Exhibit "A"

Property Description

All that tract of land in Land Lot 88 of the 16th District, DeKalb County, Georgia, described as follows:

TO FIND THE POINT OF BEGINNING, commence at an iron pin at the northwest corner of Land Lot 88 and run South 0 degrees 38 minutes 37 seconds West along the west line of Land Lot 88, 1,456.4 feet to an iron pin; thence South 89 degrees 21 minutes 39 seconds East 934.65 feet to an iron pin; thence South 65 degrees 2 minutes East 189.9 feet to an iron pin; thence South 4 degrees 04 minutes East 133.63 feet to an iron pin; then North 85 degrees 56 minutes East 35 feet to an iron pin at the TRUE POINT OF BEGINNING of the property herein described and, from said point of beginning, running thence North 85 degrees 56 minutes East 145 feet to an iron pin; thence South 4 degrees 04 minutes East 211 feet to the north side of Hillandale Dive (50 feet from center line); thence West along the north side of Hillandale Drive, 146.5 feet to an iron pin; thence North 4 degrees 04 minutes West 232 feet to the point of beginning.

BLUE RIDGE ATLANTIC
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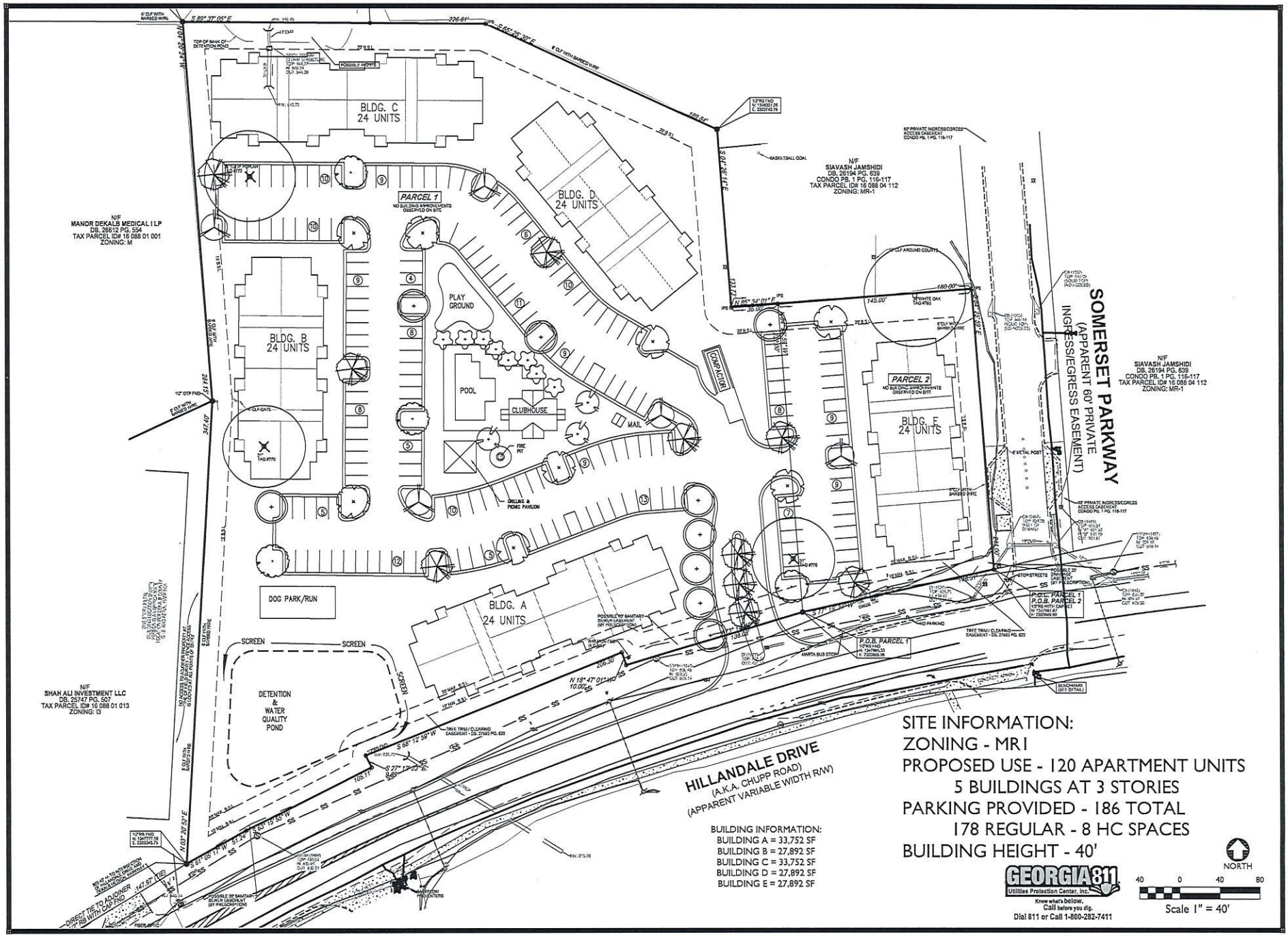
Survey



AEC
Civil Engineering
Land Planning
Landscape Architecture
Water Resources
Property Services
Arborist Services
50 Warm Springs Circle
Roswell • Georgia • 30075
(770)641-1942 • www.aecatl.com

SITE LAYOUT PLAN

RESERVE AT HILLANDALE
STONECREST, GEORGIA

NO.	REVISIONS	DATE

PROJECT NO.: 19-4555.00
CIVIL DRAWN BY: BDR
CIVIL DESIGNED BY: BDR / MDV
LANDSCAPE DRAWN BY:
LANDSCAPE DESIGNED BY:
CHECKED BY:
DATE - 12/12/19

SHEET
C4.0

1 FRONT ELEVATION - REAR SIMILAR

MARA

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800

RESERVE AT HILLANDALE
STONECREST, GA

PROJECT 2019-0715
DATE 12/11/19
DRAWN BY / CHECKED BY

REVISIONS

A3.1

PLOTTED: 12/11/2019 9:48:50 AM - DRAWING: P:\BLUE RIDGE ATLANTIC\2019-075 STONECREST, GA-FAMILY\PRELIM\2019\X-REF_PRELIM\TITLEBLOCK 24X36.DWG - PLOTTED BY: DAVID THOMPSON - COPYRIGHT 2019

ALTA/NSPS LAND TITLE SURVEY
FOR
BLUE RIDGE ATLANTIC &
ALLIANT NATIONAL TITLE INSURANCE COMPANY
(6086 & 6100 HILLANDALE DRIVE)
LOCATED IN
LAND LOT 88, 16TH DISTRICT
CITY OF STONECREST, DEKALB COUNTY, GEORGIA

SURVEY NOTES

EQUIPMENT USED:
A "SOKKIA" "S" SERIES TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS.

A TRIMBLE R-8 DUAL FREQUENCY GPS UNIT WAS USED FOR ESTABLISHING CONTROL. A NETWORK ADJUSTED RTK SURVEY WAS PERFORMED AND ADJUSTED BY REGATHE POSITIONAL ACCURACY.

CLOSURE STATEMENT:
THE SURVEY HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN THE FOLLOWING: PARCEL 1 - ONE FOOT IN 346,291 FEET
PARCEL 2 - ONE FOOT IN 240,410 FEET
OVERALL PARCEL - ONE FOOT IN 347,874 FEET

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED, ARE WITHIN THE POSITIONAL TOLERANCES ALLOWED FOR ALTA/NSPS LAND TITLE SURVEYS PER THE 2016 MINIMUM TECHNICAL STANDARDS ESTABLISHED BY ALTA AND NSPS AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE ON NAD83 (2011) DATUM.

ALL HORIZONTAL DISTANCES SHOWN ARE GROUND DISTANCES, MEASURING UNITS OF THIS SURVEY ARE IN U.S. SURVEY FEET.

CONTOURS ARE SHOWN AT TWO FOOT INTERVALS. ELEVATIONS ARE BASED ON RTK GLOBAL POSITIONING SYSTEMS OBSERVATION AND ARE RELATIVE TO NAVD 88 DATUM.

FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON NOVEMBER 11, 2019.

DUE TO VARIANCES IN GPS EQUIPMENT, TECHNIQUES, FEDERAL ADJUSTMENTS AND THE USE OF DATA FROM OTHER SOURCES, THE ACCURACY OF THE PROPERTY, DATA DELINEATED MAY VARY FROM THOSE PROVIDED ON THIS SURVEY BOTH HORIZONTALLY AND VERTICALLY. ANY AND ALL CONTRACTORS, CONSULTANTS, INDIVIDUALS OR ENTITIES RELYING ON STATE PLANE COORDINATES TO RELATE TO DATA PROVIDED ON THIS SURVEY MUST LOCALIZE TO THE SURVEY CONTROL, BENCHMARKS OR PROPERTY MONUMENTATION, ESTABLISHED ON THIS SURVEY IN ORDER TO ENSURE ACCURACY OF DATA. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR DIFFICULTIES ENCOUNTERED DUE TO FAILURE TO LOCALIZE DIRECTLY TO THIS SURVEY DATUM.

INFORMATION REGARDING SIZE, LOCATION, AND SPECIES OF EXISTING TREES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE SIZE AND SPECIES OF THE SAID TREES WITHOUT VERIFICATION FROM THE DESIGNATED ARBORIST IN THE LOCAL JURISDICTION. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON EXCEPT BY APPROVAL OF SAID AUTHORITY.

THIS SURVEY MAY NOT REPRESENT OFFSITE PAINT STRIPING TO THE ACCURACY REQUIRED FOR LANE DESIGN. TERRAMARK LOCATED THE EDGE OF PAVING AND CURBS/CURBS TO REPLICT ACCURATE TOPOGRAPHIC DATA ONLY. ACCURACY OF PAINT LOCATIONS SHOULD BE VERIFIED WITH SURVEYOR PRIOR TO USING THIS SURVEY FOR DESIGN.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY TO THE ACCURACY OF THIS INFORMATION AND THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AND TO SUCH UNDERGROUND INFORMATION.

INFORMATION REGARDING STORM SEWER AND SANITARY SEWER AS SHOWN HEREON IS BASED ON OBSERVATIONS MADE BY TERRAMARK EMPLOYEES AT THE GROUND ELEVATION OF THE EXISTING STRUCTURE. TERRAMARK EMPLOYEES ARE NOT AUTHORIZED TO ENTER A CONFINED SPACE SUCH AS A STRUCTURE. THEREFORE, THERE IS NO CERTAINTY OF THE PIPE SIZE AND PIPE MATERIAL THAT ARE SHOWN ON THIS SURVEY. EXCAVATION BY A CERTIFIED CONTRACTOR IS THE ONLY WAY TO VERIFY THE SIZE AND MATERIAL OF THE PIPE. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE PIPE INFORMATION SHOWN HEREON.

TERRAMARK LAND SURVEYING, INC. WAS UNABLE TO DETERMINE THE EXTENT OF PIPES MARKED AS APPROXIMATE DIRECTION ONLY. APPROXIMATE PIPE BURIALS ON THE OPPOSITE SIDE OF THE ARROW DENOTES THE DIRECTION OF THE PIPE FROM THE SECTION OF THE STRUCTURE ONLY AND IS SHOWN FOR INFORMATIONAL PURPOSES.

STATE WATERS AND BUFFERS AS SHOWN OR NOT SHOWN HEREON ARE SUBJECT TO REVIEW BY LOCAL JURISDICTION OFFICIALS. IT IS THE RESPONSIBILITY OF THE LOCAL AUTHORITY TO DETERMINE SPECIFIC WATER CLASSIFICATION. THEREFORE TERRAMARK LAND SURVEYING ACCEPTS NO RESPONSIBILITY IN THE IDENTIFICATION OF SAID WATERS OR BUFFERS DEPICTED OR NOT IDENTIFIED HEREON.

PROPERTY IS SUBJECT TO RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE WATER OF CREEKS AND PROVIDED CROSSING OR ADJOINING SUBJECT PROPERTY AND THE NATURAL FLOW THEREOF, FREE FROM DIMINUTION OR POLLUTION.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY SHOWN HEREON. THE SURVEY MAY NOT INTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS CERTIFICATION BY THE SURVEYOR NAMED AND SEALED, PERSON OR ENTITY.

TERRAMARK LAND SURVEYING, INC. DOES NOT WARRANT THE SYSTEM(S) ON HOWEVER DISTANCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

TITLE NOTES

I. ACCORDING TO THE "FINAL FLOOD INSURANCE RATE MAP OF DEKALB COUNTY, GEORGIA - COMMUNITY PANEL NUMBER 13089C0136J DATED MAY 16, 2017, THIS PROPERTY LIES WITHIN ZONE "X" AS BEING CLASSIFIED AS AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

II. SUBJECT PROPERTY HAS ACCESS TO THE PUBLIC RIGHT OF WAY OF HILLANDALE DRIVE.

III. AS OF THE DATE OF THIS SURVEY, TITLE TO SUBJECT PROPERTY APPEARS TO BE VESTED IN THE NAME OF E FRANK KAMOR, PER DEED RECORDED AMONG THE LAND RECORDS OF DEKALB COUNTY, GEORGIA IN DEED BOOK 6133, PAGE 220.

IV. PROPERTY IS SUBJECT TO RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE WATERS OF ANY CREEK, STREAM OR RIVER WHICH BOUNDS ON TRAVERSES THE LAND, FREE FROM DIVERSION, DECREASE OR POLLUTION.

V. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT COMMITMENT NO. 5470768, COMMITMENT DATE OF JULY 19, 2019, PREPARED BY ALLIANT NATIONAL TITLE INSURANCE COMPANY, AND RECEIVED ON SEPTEMBER 10, 2019. IN ADDITION, THE SURVEY REFLECTS APPLICABLE ENCUMBRANCES AND SPECIAL EXCEPTIONS SHOWN BELOW:

(1a) EASEMENT TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY, RECORDED AMONG THE APPROPRIATE LAND RECORDS IN DEED BOOK 2477, PAGE 252, (MAY AFFECT SUBJECT PROPERTY, UNABLE TO DETERMINE LOCATION)

(1b) BOUNDARY LINE AGREEMENT BETWEEN ROY T. SUMNERS, LINDA TRIBE WHOLESALERS, INC. AND ATLANTA FENCE COMPANY, INC., RECORDED AMONG THE APPROPRIATE LAND RECORDS IN DEED BOOK 3019, PAGE 246, (NO EXPIRATION DATE, AFFECTS SUBJECT PROPERTY, SAME AS PARCEL 1 (WEST LINE), AS SHOWN HEREON)

(1c) TREE TRIM/CLEARING EASEMENT TO GEORGIA POWER COMPANY RECORDED AMONG THE APPROPRIATE LAND RECORDS IN DEED BOOK 21973, PAGE 256, (AFFECTS SUBJECT PROPERTY, SAME AS PARCEL 1 (WEST LINE), AS SHOWN HEREON)

(1d) MATTERS AS SHOWN ON THAT CONDOMINIUM PLAT, RECORDED AMONG THE APPROPRIATE LAND RECORDS IN CONDO PLAT BOOK 1, PAGE 186, (DOES NOT AFFECT SUBJECT PROPERTY, SEE CONDO PLAT 1, PAGES 116-117)

(1e) MATTERS AS DISCLOSED BY THE CERTAIN PLAT OF SURVEY BY HARRIS-FRIDAY AND ASSOCIATES INC. FOR C. ERNELL STEELE, DATED MARCH 29, 1994, (DOCUMENT NOT PROVIDED)

SITE INFORMATION

CURRENT OWNER: PARCEL 1 - E FRANK KAMOR
DB. 6133 PG. 220
PARCEL 2 - JAMES MAC SAMS III, ET. AL
DB. 24612 PG. 162

TAX PARCEL ID # PARCEL 1 - 16 088 01 007
PARCEL 2 - 16 088 01 009

ADDRESS: PARCEL 1 - 6086 HILLANDALE DRIVE
PARCEL 2 - 6100 HILLANDALE DRIVE

ZONING: PARCEL 1 & 2 - MR-1 (MEDIUM DENSITY RESIDENTIAL)
JURISDICTION: DEKALB COUNTY

SETBACKS: SETBACK INFORMATION OBTAINED FROM DEKALB COUNTY ZONING CONDITIONS AS SET FORTH IN THE DEKALB COUNTY CODE OF ORDINANCES CHAPTER 27 ARTICLE 3.17, TABLE 3.A. LOCAL GOVERNING AUTHORITIES SHOULD BE CONSULTED TO CONFIRM THE BUILDING SETBACKS SHOWN HEREON.

FRONT - 15 FEET TO 25 FEET (FROM THOROUGHFARES AND ARTERIALS MINIMUM)
SIDE - 3 FEET MINIMUM 10' SEPARATION BETWEEN BUILDINGS
REAR - 30 FEET (WITHOUT ALLEYWAY) - 10 FEET (WITH ALLEYWAY)

MAXIMUM BUILDING HEIGHT: 35 FEET

PARKING COUNT: NO OBSERVED PARKING SPACES OBSERVED ON EITHER PARCEL.

NO BUILDINGS WERE OBSERVED ON SITE AT THE TIME OF SURVEY.
NO RECENT EARTH MOVING WORK WAS OBSERVED ON SITE AT TIME OF SURVEY.

REFERENCE MATERIAL

1. WARRANTY DEED BETWEEN C. ERNELL STEELE, JR. AND E FRANK KAMOR RECORDED IN DB. 6133 PG. 220 AMONG THE LAND RECORDS OF DEKALB COUNTY, GEORGIA
2. PLAT OF SURVEY FOR CORPORATED MAINTENANCE SERVICES, INC. PREPARED BY B.J. GERLE, JR. GA RLS #1561 RECORDED IN DB. 7131 PG. 173 AFORESAID LAND RECORDS
3. TRUSTEE'S DEED BETWEEN JAMES MAC SAMS, III AND KATHLEEN C. SAMS RECORDED IN DB. 24612 PG. 2 AFORESAID LAND RECORDS
4. CONDOMINIUM PLAT OF NOMERSET CONDOMINIUM PHASE ONE PREPARED BY VIRGIL F. GREEN & ASSOCIATES RECORDED IN CONDO PB. 1 PG. 116-117 AFORESAID LAND RECORDS
5. HILLANDALE AIRCRAFT REPORT - STONECREST PROJECT # 19-SN-0400 PREPARED BY OUTDOOR SPACES, LLC FILE RECEIVED ELECTRONICALLY ON NOVEMBER 4, 2019

SITE MAP

(#) — PICTURE LOCATION AND DIRECTION

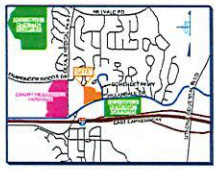
AERIAL IMAGERY PROVIDED BY GOOGLE EARTH
IMAGE DATED NOVEMBER 16, 2018

PHOTO #1

PHOTO #2

PHOTO #3

PHOTO #4



LOCATION MAP

NOT TO SCALE
LAT - 33° 40' 18.34" N.
LONG - 84° 08' 37.02" W

SPECIAL NOTES

1. CERTIFICATION AND DECLARATION MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS, THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
2. NO SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY, NO ATTEMPT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
3. PURSUANT TO RULE 180.6 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL SERVICES DESCRIBED BY THIS PLAT OR SURVEY IS A MEANS TO INDICATE A SERVICE BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE PROFESSIONAL AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
4. THIS SURVEY IS NOT PREPARED IN ACCORDANCE TO HB 75 AND SHALL NOT BE RECORDED WITHIN THE APPLICABLE LAND RECORDS.

PROPERTY DESCRIPTION PARCEL 2

Being all that tract or parcel of land lying and being in Land Lot 88 - 16th District of the City of Stonecrest, DeKalb County, Georgia and being more particularly described as follows:

Beginning for the same at a 1/2 inch capped rebar set at the point of intersection of the Westerly Easement Line of Somerset Parkway (an apparent 50 foot wide private ingress/egress easement) as shown on a Condominium Plat recorded among the Land Records of DeKalb County, Georgia in Condo Plat 1, Pages 116-117, and the Northerly Right of Way Line of Hillandale Drive (an apparent variable width public right of way); thence, leaving said point and said Westerly Easement Line, and running with the said Right of Way Line of Hillandale Drive

1. South 73° 19' 34"West, 105.21 feet to a 1/2 inch rebar found; thence, leaving the said Right of Hillandale Drive and running with the property now or formerly owned by E Frank Kamor as described in a deed recorded among the aforesaid Land Records in Deed Book 6133, Page 220;
2. North 00° 00' 00" East, 232.08 feet to a 1/2 inch capped rebar set; thence, continuing with the property now or formerly owned by Thomas Jamerson as described in a deed recorded among the aforesaid Land Records in Deed Book 20916, Page 301;
3. North 89° 34' 01" East, 149.49 feet to a 1/2 inch capped rebar set on the aforesaid Westerly Line of Somerset Parkway; thence, running with the said line of Somerset Parkway
4. South 00° 00' 00" East, 211.50 feet to the Point of Beginning, containing 32,116 square feet or 0.737 acre land, more or less.

Property is subject to all easements and rights of way recorded and unrecorded.

PROPERTY DESCRIPTION PARCEL 1

Being all that tract or parcel of land lying and being in Land Lot 88 - 16th District of the City of Stonecrest, DeKalb County, Georgia and being more particularly described as follows:

To find the Point of Beginning, commence at a 1/2 inch capped rebar set at the intersection of the Westerly Easement Line of Somerset Parkway (an apparent 50 foot wide private ingress/egress easement) as shown on a Condominium Plat recorded among the Land Records of DeKalb County, Georgia in Condo Plat 1, Pages 116-117, and the Northerly Right of Way Line of Hillandale Drive (an apparent variable width public right of way); thence, leaving said point and said Westerly Easement Line, and running with the said Right of Way Line of Hillandale Drive South 73° 19' 34" West, 105.21 feet to a 1/2 inch rebar found and the true Point of Beginning of the tract or parcel herein described; thence, leaving the said Point of Beginning and continuing with the said line of Hillandale Drive

1. South 73° 19' 40" West, 136.08 feet; thence,
2. North 19° 41' 01" West, 10.03 feet; thence,
3. South 69° 12' 57" East, 208.30 feet; thence,
4. South 00° 00' 00" East, 20.00 feet; thence,
5. South 67° 15' 51" East, 126.11 feet; thence,
6. South 67° 05' 17" East, 51.24 feet to a 1/2 inch rebar found; thence, leaving the aforesaid line of Hillandale Drive and running with the property now or formerly owned by Stash Ali Investment, LLC, as described in a deed recorded among the aforesaid Land Records in Deed Book 25747, Page 303
7. North 00° 00' 00" East, 297.49 feet to a 1/2 inch open top pipe found; thence, running with the property now or formerly owned by Warner Brands Atlanta LLP, as described in a deed recorded among the aforesaid Land Records in Deed Book 28172, Page 556;
8. North 89° 34' 01" West, 224.72 feet to a 3/4 inch open top pipe found; thence, running with the property now or formerly owned by Belle Vista, LP, as described in a deed recorded among the aforesaid Land Records in Deed Book 28140, Page 307 and the property now or formerly owned by Thomas Jamerson, as described in a deed recorded among the said Land Records in Deed Book 20916, Page 301;
9. South 00° 00' 00" East, 20.00 feet; thence, leaving said rebar set; thence,
10. South 00° 05' 00" East, 109.84 feet to a 1/2 inch rebar found; thence,
11. South 00° 05' 14" East, 115.73 feet to a 1/2 inch capped rebar set; thence,
12. North 89° 34' 01" East, 35.26 feet to a 1/2 inch capped rebar set; thence, running with the property now or formerly owned by James Mac Sams, III, et al, as described in a deed recorded among the aforesaid Land Records in Deed Book 24612, Page 2;
13. South 00° 00' 00" East, 292.00 feet to the Point of Beginning, containing 212,196 square feet or 4.8694 acres of land, more or less.

Property is subject to all easements and rights of way recorded and unrecorded.

SURVEYOR'S CERTIFICATE

TO: BLUE RIDGE ATLANTIC & ALLIANT NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR SURVEY AND THE SURVEY ON WHICH IT IS BASED WAS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS: 1,2,3,4,5,6,7(a),7(b1),7(c),8,9,10,11(a),13,14 & 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 11, 2019. THE DATE OF THE SURVEY OR MAP NOVEMBER 12, 2019.

PRELIMINARY
PENDING REVIEW AND COMMENT

WILLIAM C. WORLEY JR., RLS
REGISTERED NUMBER 2517

TerraMark Land Surveying, Inc.
1395 Bells Ferry Road
Marietta, Georgia 30066
Tel. No. (770) 421-1527
Fax. No. (770) 421-0562
www.TerraMark.com
C.O.A # LSF000315

TerraMark
Professional Land Surveying

Date	Revision	No	Project No. 2019-183	Survey Conc. SN	Drawn By: RCG	Approved By: WCW	Date: 11-12-19	Scale: 1"=30'
		R1						
		R2						
		R3						
		R4						
		R5						
		R6						
		R7						
		R8						

PATH: S:\SURVEY\2019-183\2019-183.DGN, ALTA.DGN

ALTA/NSPS LAND TITLE SURVEY
FOR
BLUE RIDGE ATLANTIC &
ALLIANT NATIONAL TITLE INSURANCE COMPANY
(6086 & 6100 HILLANDALE DRIVE)
LOCATED IN
LAND LOT 88, 16TH DISTRICT
CITY OF STONECREST, DEKALB COUNTY, GEORGIA

SHEET NO.
1/2
DRAWING# TM 19-183