19-000057

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Planning/Zoning
CW

THE CITY OF STONECREST GEORGIA

PRE-APPLICATION FORM
LAND USE PETITIONS AND VARIANCE PETITIONS

Purpose & Process

A Pre-Application Meeting provides you the opportunity to present a conceptual plan and letter of intent to a representative of the Community Development Department. This meeting benefits you, the applicant, by receiving general comments on the feasibility of the plan, the process(es) procedure(s) and fees required to process and review the application(s). To schedule a meeting contact a member of the Planning and Zoning Department by calling (770) 224-0200. This form will be completed during the pre-application meeting, and must be submitted at the same time you submit your application in order for your submittal to be deemed complete.

Applicant Name: Blue River Development, LLC Phone:

Applicant E-mail: bcooper@blueriverdevelopment.com Fax:

Representative Name: Michele L. Battle Phone: (404) 601-7616

Representative E-mail: mlb@battlelawpc.com Fax: (404) 745-0045

Site Address: 4001 + 3989 Panola Rd. Parcel Size: 53 acres

Tax Parcel #: 16 019 01 003 + 16 019 01 015 City Council District: District 4

Existing Zoning and Case Number: Proposed Zoning: R-75

Comprehensive Plan Character Area Map Designation: Suburban

Application Type: ☒ Rezoning ☐ Special Land Use Permit ☐ Variance ☐ Special Exception

Variance Type: ☐ Administrative ☐ Zoning Board of Appeals ☐ Stream Buffer

Overlay District: ☐ I-20 ☐ Stonecrest

Additional Studies: ☐ Trip Generation Report ☐ Traffic Impact Study ☐ Development of Regional Impact Review ☐ Environmental Impact Review

Proposal Description: development of 115 detached single-family homes w/ open green space and amenities

Applicant Signature: Date: 6/25/18

Planner Signature: Date: 6/25/18

RZ-19-001

Entered 1-7-19

THE CITY OF STONECREST GEORGIA

Amendment Application

Owner Information

Owner's Name: Robert Dane Wagner

Owner's Address: 4001 Panola Road, Lithonia, GA 30038

Phone: | **Fax:** | **Email:**

Property Address: 4001 Panola Rd. & 3989 Panola Rd. | **Parcel Size:** 53.16 acres

Parcel ID: 16-019-01-003 & 16-019-01-015

Current Zoning Classification: R-100

Requested Zoning Classification: R-75

Property Information

Name: Blue River Development, LLC c/o Battle Law, P.C.

Address: One West Court Square, Suite 750, Decatur, GA 30030

Phone: (404) 601-7616 | **Fax:** (404) 745-0045

Cell: | **Email:** mlb@battlelawpc.com

Questionnaire

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

1. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby properties? Please see attached Statement of Intent and Impact Analysis

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

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

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?

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

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 River Development, LLC

Applicant's Signature: | Date: 12-3-18

Notary

Sworn to and subscribed before me this 4th Day of December 20 18

Notary Public:

Signature:

My Commission Expires:

MICHELE L BATTLE NOTARY PUBLIC Exp. May 14, 2022 COBB COUNTY, GA

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 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:		Date: 28 Aug 2018
	Address: 4001 Panola Road	City, State: Lithonia, GA	Zip: 30038
	Phone:		
	Sworn to and subscribed before me this 28 day of August, 20 18		
	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:		
Property Owner (If Applicable)	Signature:		Date:
	Address:	City, State:	Zip:
	Phone:		
	Sworn to and subscribed before me this_____day of_____, 20_____		
	Notary Public:		

DOUGLAS A. DARCY NOTARY PUBLIC GEORGIA COBB COUNTY EXPIRES November 12, 2018

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: 11-3-18
	Address: 410 Peachtree Parkway, Suite 4245	City, State: Cumming, GA	Zip: 30041
	Phone: (404) 797-7325		
	Sworn to and subscribed before me this 4th day of Dec., 20 18		
	Notary Public:		
Attorney / Agent	Signature:		Date:
	Address: One West Court Sq., Ste. 750	City, State: Decatur, GA	Zip: 30030
	Phone: 404.601.7616		
	Sworn to and subscribed before me this 4th day of Dec, 20 18		
	Notary Public:		

BATOYA CLEMENTS NOTARY PUBLIC Exp. May 04, 2020 GWINNETT COUNTY, GA

BATOYA CLEMENTS NOTARY PUBLIC Exp. May 04, 2020 GWINNETT COUNTY, GA

STATEMENT OF INTENT AND IMPACT ANALYSIS

and

Other Material Required by
City of Stonecrest Zoning Ordinance
for the
Application for Zoning Amendment

of

Blue River Development, LLC
c/o Battle Law, P.C.

for

53.16± acres of land located at
3989 Panola Road and 4001 Panola Road
From
R-100 to R-75
City of Stonecrest, Georgia

Submitted for Applicant by:

Michèle L. Battle, Esq.
Battle Law, P.C.
One West Court Square, Suite 750
Decatur, Georgia 30030
(404)601-7616 Phone
(404)745-0045 Facsimile
mlb@battlelawpc.com

I. LETTER OF INTENT

The Subject Property is an assemblage of the two (2) tracts of land being 3989 Panola Road and 4001 Panola Road having an aggregate acreage of +/- 53.16 acres. The Subject Property is current improved with two single family homes built between the 1930s and 1940s. The Applicant, Blue River Development, LLC, is seeking to develop a 115 unit single-family residential subdivision on the Subject Property, which is currently zoned R-100, with a land use designation of Suburban. The Applicant is seeking to rezone the Subject Property to R-75 with a minimum lot size of 10,000 sq. ft. and 75 ft. of frontage. The Subject Property has severe topography in the center of the Subject Property near the southern boundary line and rock outcropping in multiple locations on the Subject Property. As a result of these environmental features it is the Applicant's contention that the only reasonable way to develop the Subject Property is rezone the subject property to R-75, which allows for a smaller lots, while still maintaining the character of the area.

This document is submitted both as a Statement of Intent with regard to this Application, a preservation of the Applicant's constitutional rights, and the Impact Analysis of this Application as required by the City of Stonecrest Zoning Ordinance, § 27-7.3.5. A surveyed plat and site plan of the Subject Property has been filed contemporaneously with the Application, along with other required materials.

II. IMPACT ANALYSIS

A.

THE ZONING PROPOSAL IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE COMPREHENSIVE PLAN

The Subject Property is designated Suburban under the DeKalb Comprehensive Land Use Plan through 2035. It is the Applicant's contention that the proposed rezoning is in conformity the following policies:

1. Promote new communities that feature greenspace and neighborhood parks, pedestrian circulation transportation options, and appropriate mix of uses and housing types:
2. Encourage the preservation of open space, farmland, natural and critical environmental areas
3. Implement zoning tools that preserve open space, natural resources and the environment
4. Preserve trees and other natural resources to protect the environment and aesthetically enhance communities.

B.

THE PROPOSED REZONING PERMITS A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY.

The proposed rezoning to R-75 will permit the continued development of single family

detached housing along the Panola Road corridor. The southern end of Panola Road near the South River has not had a significant new develop over the past fifteen. Furthermore, it is in the best interest of the surrounding community to reduce the amount of disturbance within the environmentally sensitive areas located on the Subject Property.

C.

THE SUBJECT PROPERTY DOES NOT HAVE A REASONABLE ECONOMIC USE AS PRESENTLY ZONED.

The Subject Property as currently zoned has marginal value, due to the costs associated with the development of the Subject Property in its entirety to achieve a marketable lot yield. The Applicant and the owners respectfully submit that the Stonecrest Zoning Ordinance, to the extent that it classifies the Subject Property in any zoning district which would preclude the development of this project, is unconstitutional as a taking of property, a denial of equal protection, an arbitrary and capricious act, and an unlawful delegation of authority under the specific constitutional provisions later set forth herein. Any existing inconsistent zoning of the Subject Property pursuant to the Stonecrest County Zoning Ordinance deprives the current owner of any alternative reasonable use and development of the Subject Property. Additionally, all other zoning classifications, including ones intervening between the existing classification and the one requested herein, would deprive the current owner of any reasonable use and development of the Subject Property. Further, an attempt by the Board of Commissioners to impose greater restrictions upon the manner in which the Subject Property will be developed than presently exist, such as by way of approving the zoning district requested but limiting development to standards allowed under more stringent zoning classifications, would be equally unlawful.

The Applicant submits that the current zoning classification and any other zoning of the Subject Property save for what has been requested by it as established in the Stonecrest Zoning Ordinance constitute an arbitrary and unreasonable use of the zoning and police powers because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant. All inconsistent zoning classifications between the existing zoning and the zoning requested hereunder would constitute an arbitrary and unreasonable use of the zoning and police powers because they bear or would bear no substantial relationship to the public health, safety, morality or general welfare of the public and would substantially harm the Applicant. Further, the existing inconsistent zoning classifications constitute, and all zoning and plan classifications intervening between the existing inconsistent zoning classification and that required to develop this project would constitute a taking of the owner's private property without just compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Due Process Clause of the Fourteenth Amendment of the United States Constitution and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States.

Further, the Applicant respectfully submits that the Board of Commissioners' failure to approve the requested zoning change would be unconstitutional and would discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment of the Constitution of the United States.

The Applicant respectfully submits that the Board of Commissioners cannot lawfully

impose more restrictive standards upon the development of the Subject Property than presently exist as to do so not only would constitute a taking of the Subject Property as set forth above, but also would amount to an unlawful delegation of their authority, in response to neighborhood opposition, in violation of Article IX, Section IV, Paragraph II of the Georgia Constitution.

Finally, the Applicant protests any action which would prohibit development of the Subject Property as requested inasmuch as the Zoning Ordinance was adopted in violation of or in other respects does not comply with the Zoning Procedures Law, O.C.G.A. § 36-66-1 et seq. and minimum procedural due process standards guaranteed by the Constitutional provisions set forth above.

This Application meets favorably the prescribed test set out by the Georgia Supreme Court to be used in establishing the constitutional balance between private property rights and zoning and planning as an expression of the government's police power, Guhl vs. Holcomb Bridge Road, 238 Ga. 322 (1977).

D.

THE PROPOSED REZONING WILL NOT ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY

The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property. As noted above, development patterns in the area are entirely consistent with the proposed use for the Subject Property.

E.

OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY

The area in which the Subject Property is a residential community. The Subject Property is currently underdeveloped due in part to the environmental challenges with the Subject Property. When this is factored in with the increasing construction costs for the development of residential subdivisions, and the stagnate house values in the area, the cost of developing the Subject Property is cost prohibitive without allowing for a reduction in the lot size by rezoning the Subject Property to R-75.

F.

THE ZONING PROPOSAL WILL NOT ADVERSELY AFFECT HISTORIC BUILDINGS, SITES, DISTRICTS OR ARCHAEOLOGICAL RESOURCES

The Applicant knows of no historic buildings, sites, districts, or archaeological resources either on the Subject Property or located in the immediate vicinity that would suffer adverse impacts from the rezoning requested.

G.

THE REQUESTED REZONING WILL NOT RESULT IN A USE WHICH WILL OR COULD CAUSE EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS

The proposed rezoning, if approved, will not affect existing transportation facilities or utilities, and it will not negatively impact the schools in the area, which are Flat Rock Elementary

is above capacity, but Salem Middle School and Martin Luther King Jr. High School are both below capacity, according to the DeKalb County Public School 2018 Facility Report. With respect to sanitary sewer capacity, the Applicant has submitted a Sewer Capacity Request Letter for the area.

IV. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Rezoning Application at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of City of Stonecrest so that such recommendations or input might be incorporated as conditions of approval of this Application. Please note that the Applicant's Notice of Constitutional Allegations and Preservation of Constitutional Rights have been submitted with this Application and are attached hereto and by this reference incorporated herein.

This 4th day of December, 2018.

Respectfully submitted,

Michèle L. Battle
Attorney For Applicant

NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTUTIONAL RIGHTS

The portions of the Stonecrest Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the Stonecrest Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the Stonecrest City Council to rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the Subject Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to allow the rezoning in questions would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the rezoning in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the City an opportunity to revise the Subject Property to a constitutional classification. If action is not taken by the City to rectify this unconstitutional zoning classification within a reasonable time, the Applicant is hereby placing the City on notice that it may elect to file a claim in the Superior Court of DeKalb County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's and owner's property rights.

Public Participation Plan

Applicant: Blue River Development, LLC

1. The applicant will send out notices for the proposed community meeting to those property owners identified in the property owner list generated by the City of Stonecrest and provided to the applicant at the time of submission of this application.

2. The property owners will be notified of the community meeting by postcard.

3. The applicant will hold a community meeting at 7:00pm at a location to be determined, which will be at a location within a one to two mile radius of the subject property.

4. Mailing list and copy of the letter to be mailed will be attached.

Environmental Site Analysis (ESA)

1. **Conformance with the Comprehensive Plan**. The Subject Property is located near the southeastern corner of Panola Road and Browns Mill Road located in the City of Stonecrest. The DeKalb County Comprehensive Map, which Stonecrest temporarily adopted, shows the Subject Property as having land use designations of Suburban. The two parcels are not within any overlay district. It is the Applicant's intent to amend the zoning map from R-100 to R-75 to allow for the development of 115 single-family homes.

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

   (a) **Wetlands.** According to the National Wetlands Inventory Wetlands Mapper, the Subject Property is not located within any area designated as Wetlands.

   (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 verification by the Applicant's surveyor, there are wetlands located on the Subject Property. The Applicant has identified them and has included the required stream buffers.

   (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 heavily 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, there are no archeological or historical sites located on the Subject Property.

3. Project Implementation Measures

   (a) **Protection of environmentally sensitive areas.** There are no environmentally sensitive areas located on the Subject Property. However, the Subject Property will be in compliance with all stream buffer requirements.

   (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.

   (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. It is the Applicant's intent to comply with all City of Stonecrest development regulations, and to connect into the existing utilities in the area in order to minimize disturbance.

(d) **Minimization on archeological/historically significant area.** To the Applicant's knowledge, there are no archeological/historically significant areas located on or near the Subject Property.

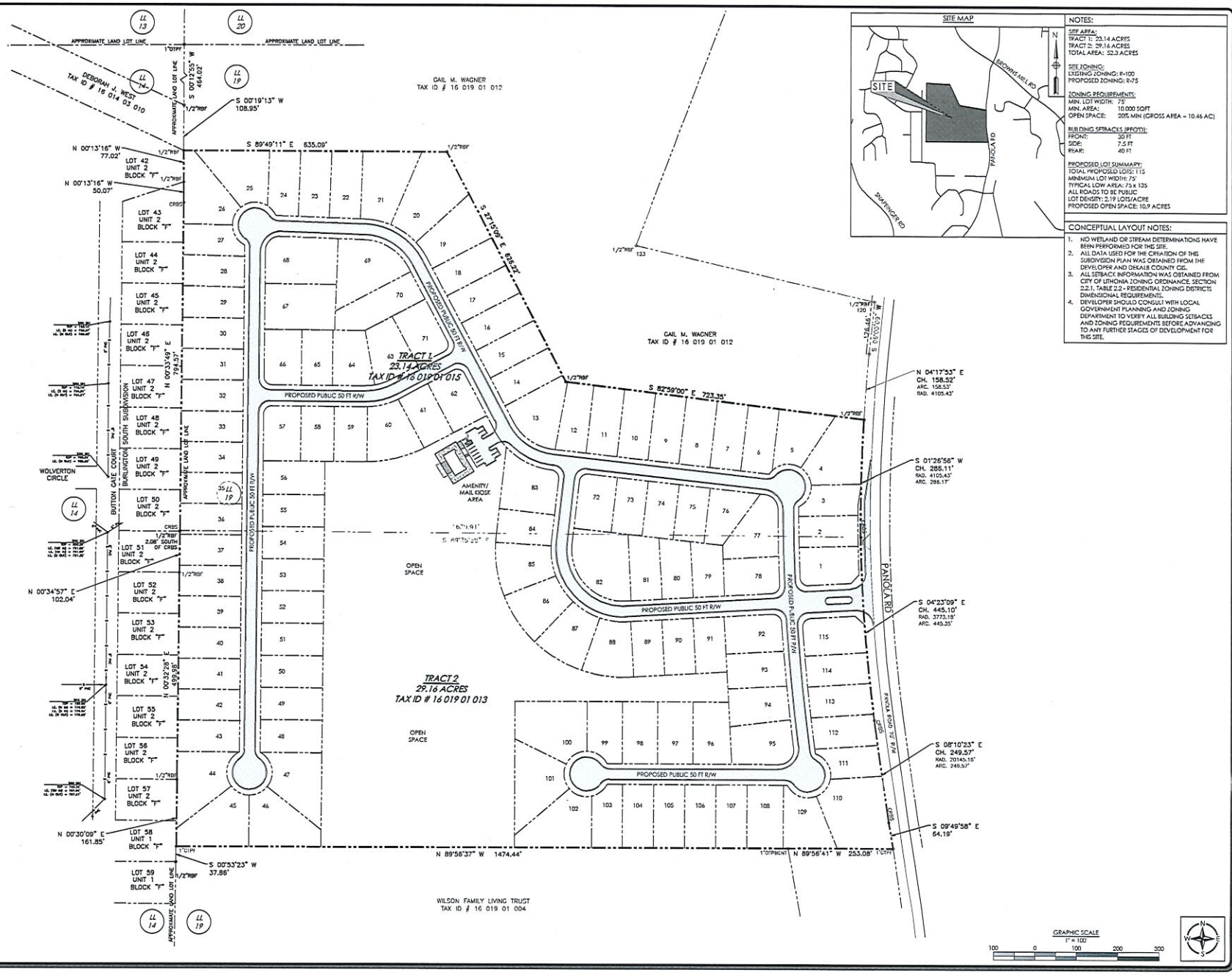
(e) **Minimization of negative impacts on environmentally stressed communities.** The proposed uses in the proposed project will be for residential uses which are compatible with nearby communities, as the use will be contained and to the knowledge of Applicant, will not generate any measurable dust, vibrations, odor, glare, emissions or noise beyond the Subject Property.

(f) **Creation and preservation of green space and open space.** The proposed project will result in the removal of trees from the Subject Property. As the proposed project is for a residential use, there will still be a significant amount of green space located on the Subject Property as shown on the site plan and required under the City's land development ordinance.

(g) **Protection of citizens from the negative impacts of noise and lighting.** All lighting and noise on the Subject Property will be in compliance with the City rules and regulations, and in accordance with the City's noise regulations.

(h) **Protection of parks and recreational green space.** To the Applicant's knowledge, there are no parks or recreational green space in the area.

(i) **Minimization of impacts to wildlife habitats.** To the Applicant's knowledge, there are no wildlife habitats on or near the Subject Property.



PRELIMINARY NOT FOR CONSTRUCTION

MAXWELL-REDDICK AND ASSOCIATES

ENGINEERING & LAND SURVEYING

PROPOSED SUBDIVISION
PANOLA RD
LITHONIA , GA

PROPOSED REZONE PLAN

DESIGNED	DRAWN	CHECKED
THP	TAL	CJM

DATE: AUG. 29, 2018

JOB NO.: 2018-147

SCALE: AS SHOWN

DRAWING NUMBER

C0.0

SHEET NUMBER 1

Kings Ridge

The city of Stoncrest

The Applicant, Blue River Development, LLC, requests a rezoning from R-100 to R-75 for the purpose of developing a residential project. The subject property is located off Panola Road in Lithonia, Dekalb County. The property contains a total of 53.16 acres. The Developer has proposed a plan for this property that corresponds with the existing area and trends of today.

The proposed development features 20% of the property, or 10.9 acres to be used for common open space. There is also proposed to be an active recreation area with a cabana and a pool within the community. Access to the property will be by one main entrance from Panola Road. Sidewalks are planned to connect the entire community. The applicant is also proposing to provide additional parking to service the commmunity amenities.

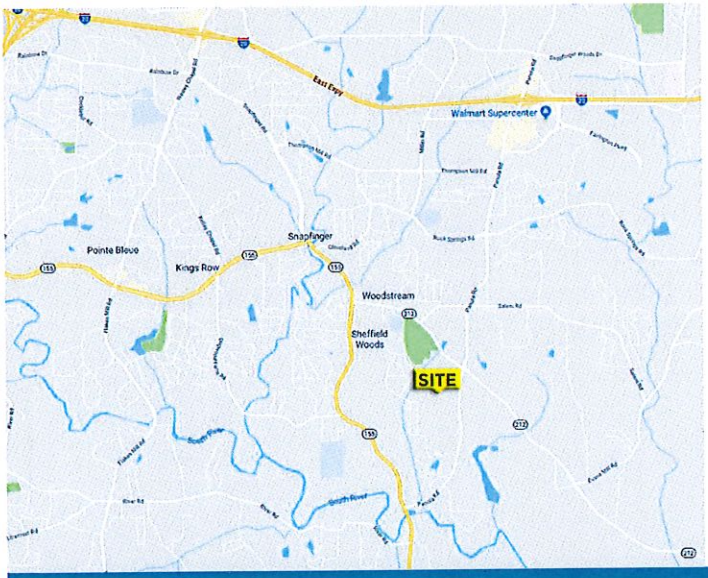
This residential project is proposed to consist of 115 detached homes varying in size, with a minimum size ranging from 1,600, however most homes will be larger depending on the home/floor plan selected by the buyer. The front facades of the homes will be a mixture of brick or stone with accents of concrete siding. The sides and rear facades of the residential units will be the same or all concrete lap siding. The units will have granite countertops, stainless steel appliances, 9 foot ceilings, and many other additional upgrades will be available. The buildings will be two-stories tall with a maximum height of thirty five (35) feet with a starting price point in the $300,000 range.

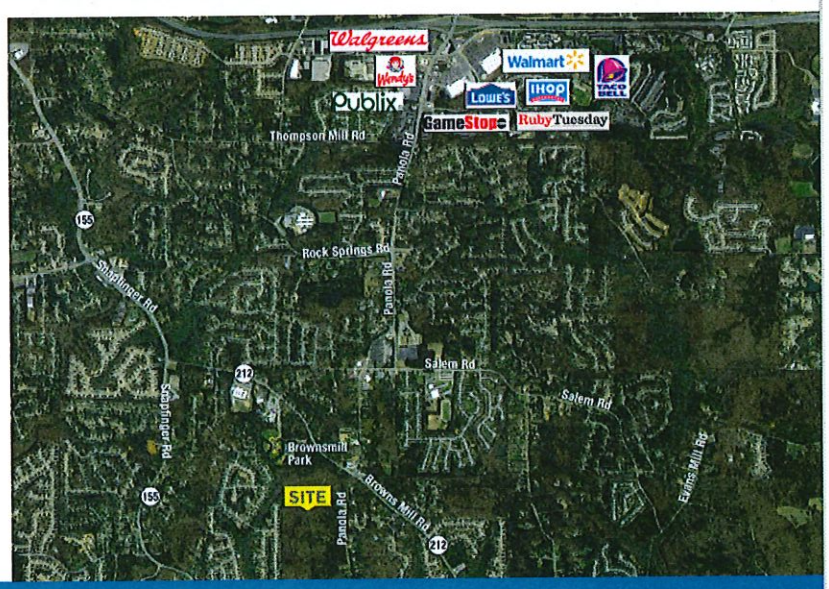
BLUE RIVER
DEVELOPMENT, LLC
BROKERAGE | DEVELOPMENT | CONSULTING

3810 Windermere Parkway | Suite 504 | Cumming, GA 30041 | blueriverdevelopment.com

Kings Ridge

The city of Stonecrest





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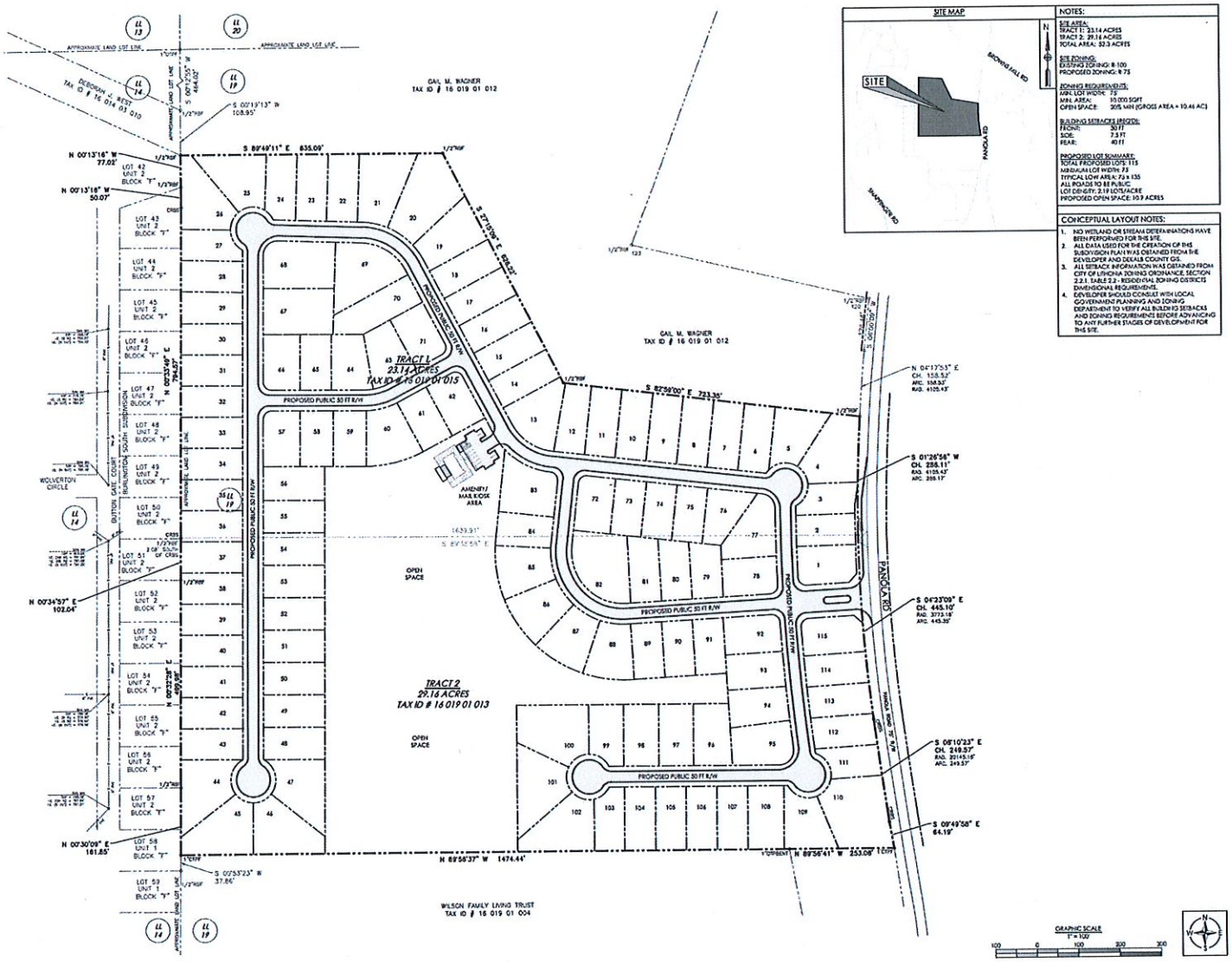

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SHEET SERIAL #

DRAWING DRAWING

SCALE: AS SHOWN

JOB NO: 2018-01-07

DATE: JANUARY 22, 2018

DWN: TMC

CHK: CTC

PROPOSED SUBDIVISION
PANOLA RD
LITHONIA , GA

PROPOSED REZONE PLAN

REVISIONS

PRELIMINARY NOT FOR CONSTRUCTION

BLUE RIVER
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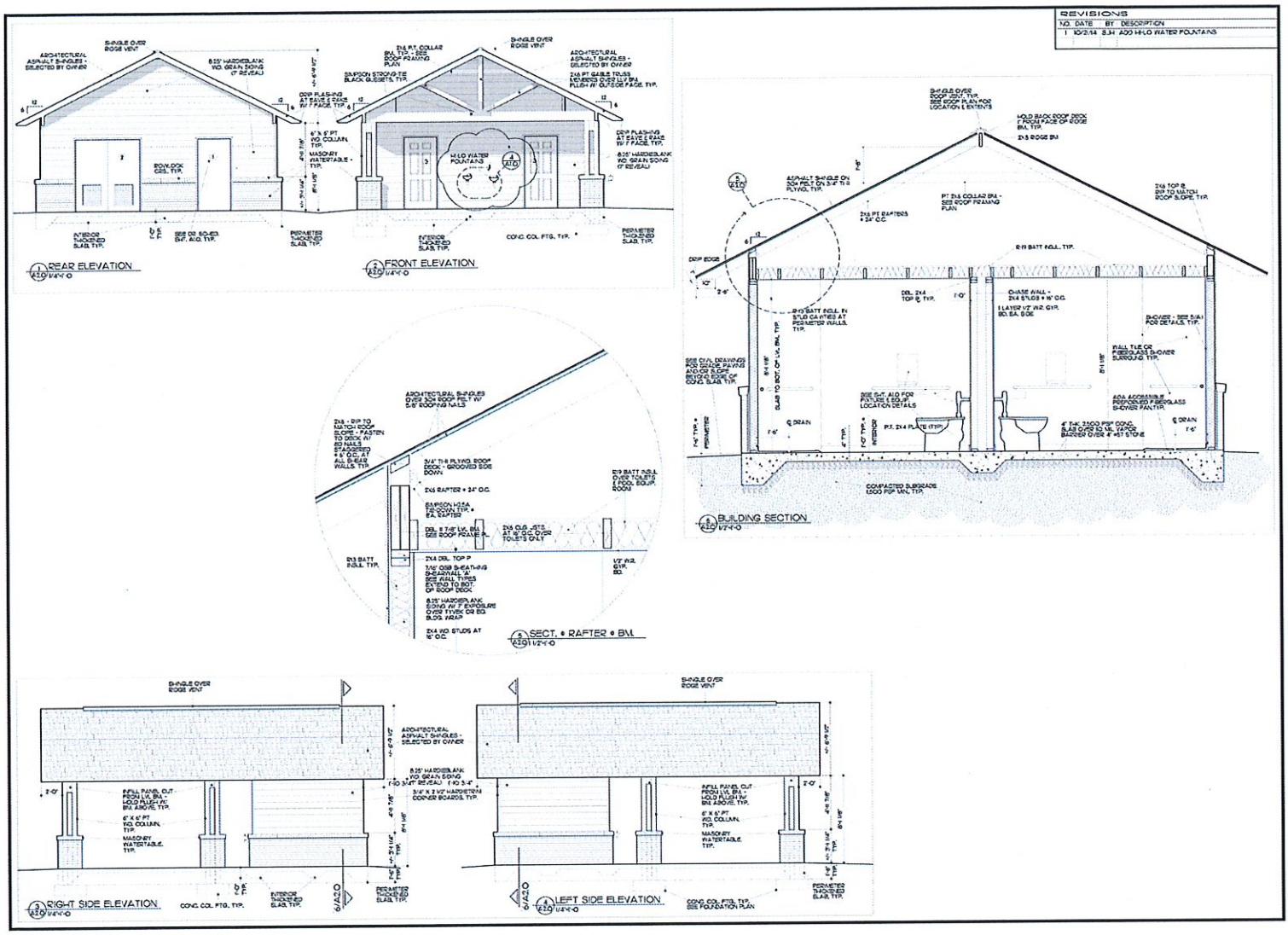

Amenities/Cabana Drawing & Elevations

BLUE RIVER DEVELOPMENT, LLC

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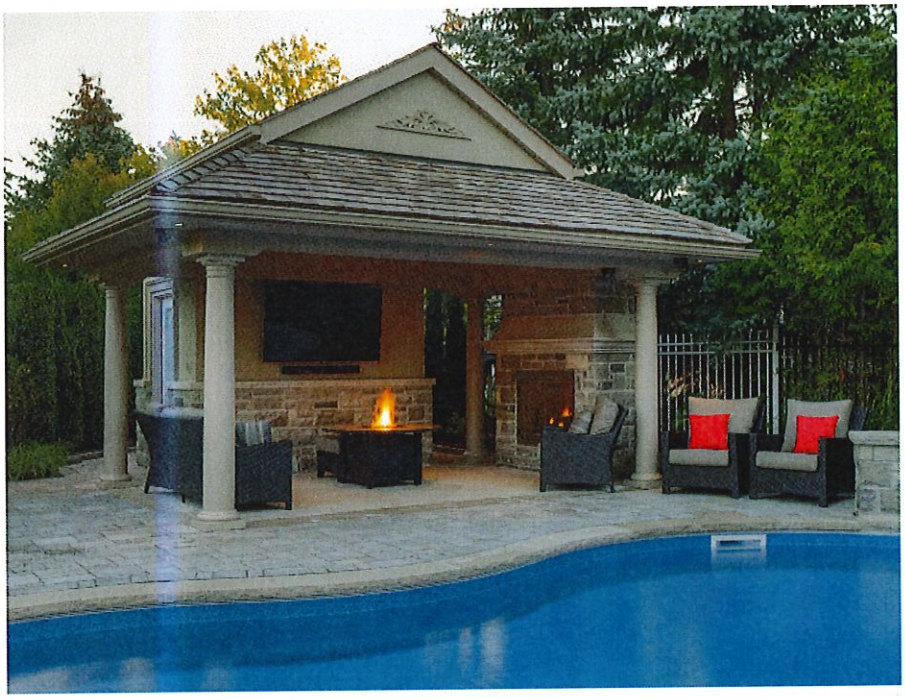

Amenities Pool/Cabana

Mail Kiosk

Trees Enhance Shading and Seasonal Color

Streetscape

Lawn Area

Lawn Benches

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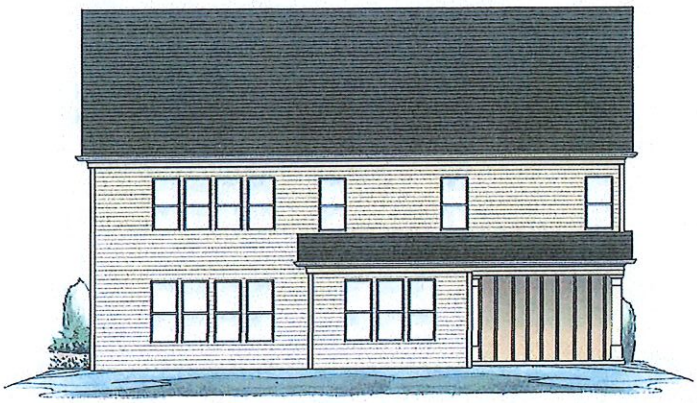
Kings Ridge

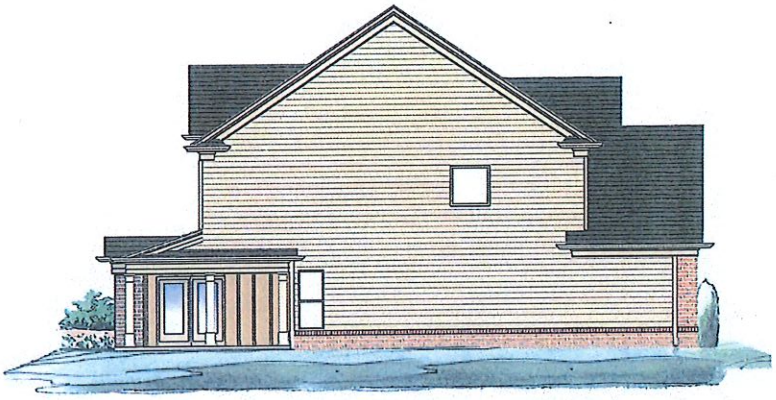
The city of Stoncrest

40' Wide Single Family Detached Series

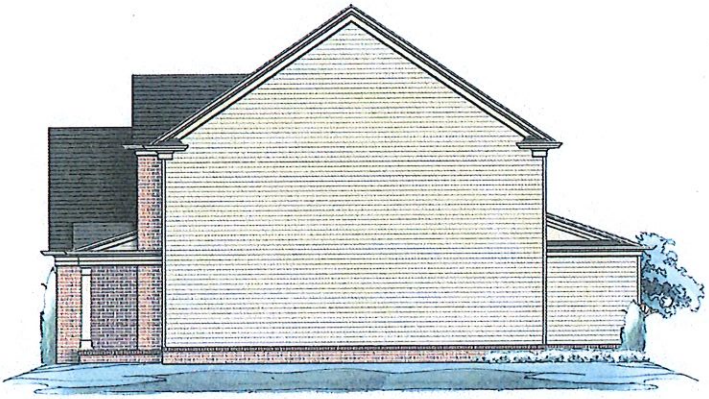
Front Elevation



Rear Elevation



Left Elevation



Right Elevation

BLUE RIVER
DEVELOPMENT, LLC
BROKERAGE | DEVELOPMENT | CONSULTING

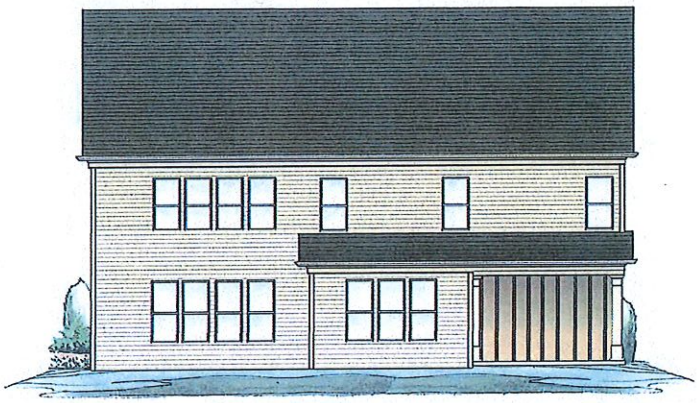
3810 Windermere Parkway | Suite 504 | Cumming, GA 30041 | blueriverdevelopment.com

Kings Ridge

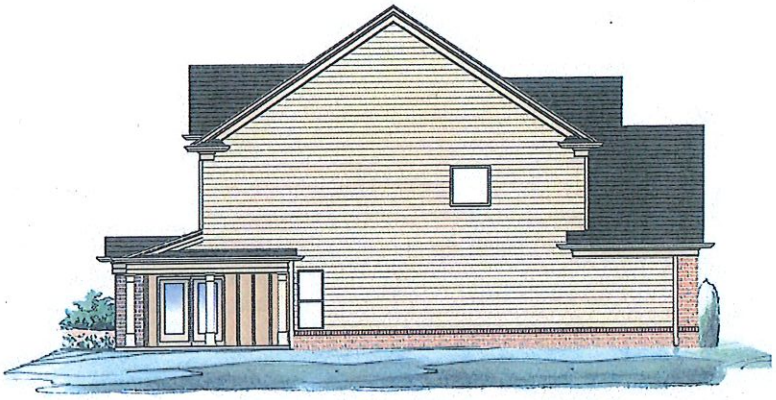
The city of Stoncrest

40' Wide Single Family Detached Series

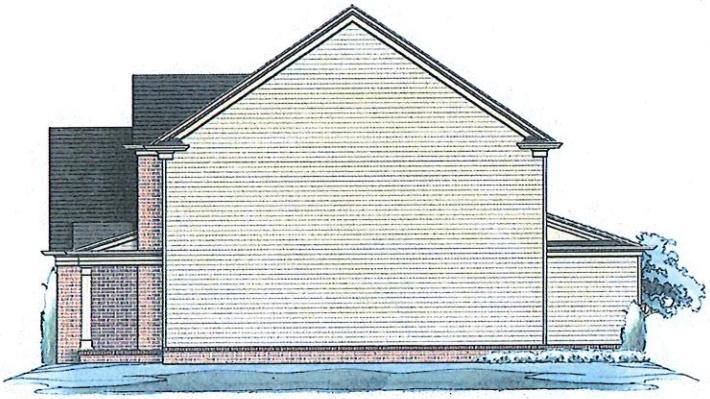
Front Elevation



Rear Elevation



Left Elevation



Right Elevation

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Kings Ridge

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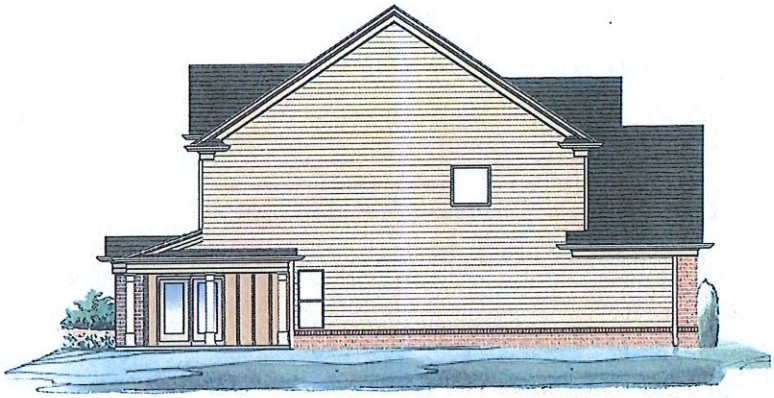
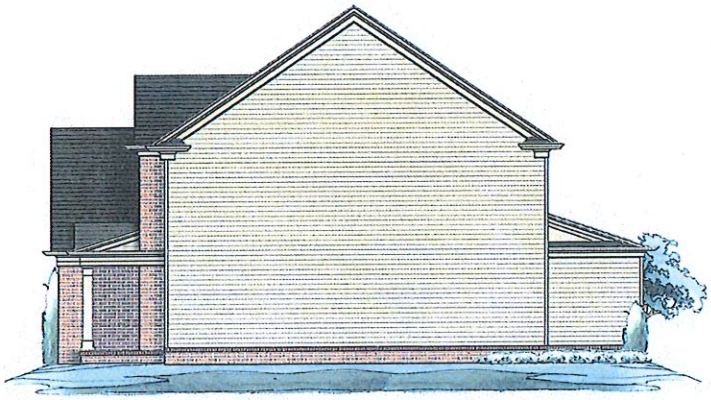
40' Wide Single Family Detached Series

Front Elevation

Rear Elevation



Left Elevation



Right Elevation

BLUE RIVER
DEVELOPMENT, LLC
BROKERAGE | DEVELOPMENT | CONSULTING

3810 Windermere Parkway | Suite 504 | Cumming, GA 30041 | blueriverdevelopment.com

LEGAL DESCRIPTION TOTAL TRACT

All that certain parcel of land lying and being in Land Lot 19 of the 16th Land District of Dekalb County, City of Stonecrest, Georgia, according to a survey prepared by Maxwell-Reddick and Associates, Inc., bearing the signature of Denver W. Youngblood, containing 52.30 acres which reads as follows:

COMMENCING at a one inch open top pipe found (1" OTP) at the Land Lot corner common to Land Lots 13, 14, 19 & 20, THENCE along the Land Lot line common to Land Lots 14 & 19 South 00°00'55" West a distance of 464.02' to a one half inch rebar found (1/2" RBF); THENCE along the Land Lot line common to Land Lots 14 & 19 South 00°19'13" West a distance of 108.95' to a one half inch rebar found (1/2" RBF) which is the POINT OF BEGINNING.

BEGINNING at said one half inch rebar found (1/2" RBF); THENCE South 89°49'11" East a distance of 635.09' to a one half inch rebar found (1/2" RBF); THENCE South 27°15'09" East a distance of 626.22' to a one half inch rebar found (1/2" RBF); THENCE South 82°59'00" East a distance of 723.35' to a one half inch rebar found (1/2" RBF) on the western right-of-way of Panola Road (70' R/W); THENCE along the western right-of-way of Panola Road (70' R/W) counterclockwise on the arc of a curve (Radius = 4105.43', Arc = 286.17') which subtends a chord of South 01°26'56" West a distance of 286.11' to a capped rebar set (CRBS); THENCE along the western right-of-way of Panola Road (70' R/W) counterclockwise on the arc of a curve (Radius = 3773.18', Arc = 445.35') which subtends a chord of South 04°23'09" East a distance of 445.10' to a capped rebar set (CRBS); THENCE along the western right-of-way of Panola Road (70' R/W) counterclockwise on the arc of a curve (Radius = 20145.16', Arc = 249.57') which subtends a chord of South 08°10'23" East a distance of 249.57' to a capped rebar set (CRBS); THENCE along the western right-of-way of Panola Road (70' R/W) South 09°49'58" East a distance of 64.19' to a one inch crimped top pipe found (1" CTPF); THENCE leaving the right-of-way of Panola Road North 89°56'41" West a distance of 253.08' to a one inch open top pipe found (bent) (1" OTPF); THENCE North 89°56'37" West a distance of 1474.44' to a one inch crimped top pipe found (1" CTPF) on the Land Lot line common to Land Lots 14 & 19; THENCE along the Land Lot line common to Land Lots 14 & 19 North 00°30'09" East a distance of 161.85' to one half inch rebar found (1/2" RBF); THENCE along the Land Lot line common to Land Lots 14 & 19 North 00°32'28" East a distance of 499.98' to a one half inch rebar found (1/2" RBF); THENCE along the Land Lot line common to Land Lots 14 & 19 North 00°34'57" East a distance of 102.04' to a capped rebar set (CRBS); THENCE along the Land Lot line common to Land Lots 14 & 19 North 00°33'49" East a distance of 794.57' to a capped rebar set (CRBS); THENCE along the Land Lot line common to Land Lots 14 & 19 North 00°13'16" West a distance of 50.07' to a one half inch rebar found (1/2" RBF); THENCE along the Land Lot line common to Land Lots 14 & 19 North 00°13'16" West a distance of 77.02' to a one half inch rebar found (1/2" RBF) which is the POINT OF BEGINNING.

Said parcel bound as follows:

NORTH by property of Gail M. Wagner.

EAST by the western right-of-way of Panola Road.

SOUTH by property of Wilson Family Living Trust.

WEST by various lots of Burlington South Subdivision, Unit 1 & Unit 2.

LEGAL DESCRIPTION TRACT #1

All that certain parcel of land lying and being in Land Lot 19 of the 16th Land District of Dekalb County, City of Stonecrest, Georgia, according to a survey prepared by Maxwell-Reddick and Associates, Inc., bearing the signature of Denver W. Youngblood, containing 23.14 acres which reads as follows:

COMMENCING at a one inch open top pipe found (1" OTP) at the Land Lot corner common to Land Lots 13, 14, 19 & 20, THENCE along the Land Lot line common to Land Lots 14 & 19 South 00°00'55" West a distance of 464.02' to a one half inch rebar found (1/2" RBF); THENCE along the Land Lot line common to Land Lots 14 & 19 South 00°19'13" West a distance of 108.95' to a one half inch rebar found (1/2" RBF) which is the POINT OF BEGINNING.

BEGINNING at said one half inch rebar found (1/2" RBF); THENCE South 89°49'11" East a distance of 635.09' to a one half inch rebar found (1/2" RBF); THENCE South 27°15'09" East a distance of 626.22' to a one half inch rebar found (1/2" RBF); THENCE South 82°59'00" East a distance of 723.35' to a one half inch rebar found (1/2" RBF) on the western right-of-way of Panola Road (70' R/W); THENCE along the western right-of-way of Panola Road (70' R/W) counterclockwise on the arc of a curve (Radius = 4105.43', Arc = 286.17') which subtends a chord of South 01°26'56" West a distance of 286.11' to a capped rebar set (CRBS); THENCE leaving the right-of-way of Panola Road North 89°35'58" West a distance of 1639.91' to a capped rebar set (CRBS) on the Land Lot line common to Land Lots 14 & 19; THENCE along the Land Lot line common to Land Lots 14 & 19 North 00°33'49" East a distance of 794.57' to a capped rebar set (CRBS); THENCE along the Land Lot line common to Land Lots 14 & 19 North 00°13'16" West a distance of 50.07' to a one half inch rebar found (1/2" RBF); THENCE along the Land Lot line common to Land Lots 14 & 19 North 00°13'16" West a distance of 77.02' to a one half inch rebar found (1/2" RBF) which is the POINT OF BEGINNING.

Said parcel bound as follows:

NORTH by property of Gail M. Wagner.

EAST by the western right-of-way of Panola Road.

SOUTH by Tract #2.

WEST by various lots of Burlington South Subdivision, Unit II

LEGAL DESCRIPTION TRACT #2

All that certain parcel of land lying and being in Land Lot 19 of the 16th Land District of Dekalb County, City of Stonecrest, Georgia, according to a survey prepared by Maxwell-Reddick and Associates, Inc., bearing the signature of Denver W. Youngblood, containing 29.16 acres which reads as follows:

COMMENCING at a one inch open top pipe found (1" OTP) at the Land Lot corner common to Land Lots 13, 14, 19 & 20, THENCE along the Land Lot line common to Land Lots 14 & 19 South 00°00'55" West a distance of 464.02' to a one half inch rebar found (1/2" RBF); THENCE along the Land Lot line common to Land Lots 14 & 19 South 00°19'13" West a distance of 108.95' to a one half inch rebar found (1/2" RBF); THENCE along the Land Lot line common to Land Lots 14 & 19 South 00°13'16" East a distance of 77.02' to a one half inch rebar found (1/2" RBF) THENCE along the Land Lot line common to Land Lots 14 & 19 South 00°13'16" East a distance of 50.07' to a capped rebar set (CRBS); THENCE along the Land Lot line common to Land Lots 14 & 19 South 00°33'49" West a distance of 794.57' to a capped rebar set (CRBS)which is the POINT OF BEGINNING.

BEGINNING at said capped rebar set (CRBS)); THENCE leaving the Land Lot line common to Land Lots 14 & 19 South 89°35'58" East a distance of 1639.91 capped rebar set (CRBS) on the western right-of-way of Panola Road (70' R/W); THENCE along the western right-of-way of Panola Road (70' R/W) counterclockwise on the arc of a curve (Radius = 3773.18', Arc = 445.35') which subtends a chord of South 04°23'09" East a distance of 445.10' to a capped rebar set (CRBS); THENCE along the western right-of-way of Panola Road (70' R/W) counterclockwise on the arc of a curve (Radius = 20145.16', Arc = 249.57') which subtends a chord of South 08°10'23" East a distance of 249.57' to a capped rebar set (CRBS); THENCE along the western right-of-way of Panola Road (70' R/W) South 09°49'58" East a distance of 64.19' to a one inch crimped top pipe found (1" CTPF); THENCE leaving the right-of-way of Panola Road North 89°56'41" West a distance of 253.08' to a one inch open top pipe found (bent) (1" OTPF); THENCE North 89°56'37" West a distance of 1474.44' to a one inch crimped top pipe found (1" CTPF) on the Land Lot line common to Land Lots 14 & 19; THENCE along the Land Lot line common to Land Lots 14 & 19 North 00°30'09" East a distance of 161.85' to one half inch rebar found (1/2" RBF); THENCE along the Land Lot line common to Land Lots 14 & 19 North 00°32'28" East a distance of 499.98' to a one half inch rebar found (1/2" RBF); THENCE along the Land Lot line common to Land Lots 14 & 19 North 00°34'57" East a distance of 102.04' to a capped rebar set (CRBS) which is the POINT OF BEGINNING.

Said parcel bound as follows:

NORTH by Tract #1.

EAST by the western right-of-way of Panola Road.

SOUTH by property of Wilson Family Living Trust.

WEST by various lots of Burlington South Subdivision, Unit II.

WETLANDS NOTE:

"ALL TIDAL AND NON-TIDAL TRIBUTARIES, MARSH AREAS AND WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATION AND APPROVAL FROM THOSE AGENCIES."

FLOOD ZONE NOTE

ACCORDING TO F.I.R.M. MAP NO. 13089C0166J, WITH AN EFFECTIVE REVISED DATE OF 05/16/2013, THE PROPERTY LIES WITHIN ZONE "X", ZONE "X" IS NOT A SPECIAL FLOOD HAZARD ZONE INUNDATED BY THE 100-YR. FLOOD.

LEGEND

	= WOODS DRIP LINE
	= STORM PIPE
S	= SANITARY SEWER
W	= WATER LINE
OHP	= OVERHEAD POWER
OHT	= OVERHEAD TELEPHONE
FO	= FIBER OPTIC LINE
G	= GAS LINE
X	= FENCE LINE
TELP	= TELEPHONE POLE
PP	= POWER POLE
LP	= LIGHT POLE
EM	= ELECTRIC METER
ET	= ELECTRIC TRANSFORMER
SAN	= SANITARY SEWER
SSLAT	= SANITARY LATERAL
STO	= STORM SEWER
STCCO	= STORM CLEANOUT
MH	= MANHOLE
WV	= WATER VALVE
WM	= WATER METER
WVAULT	= WATER VAULT
FH	= FIRE HYDRANT
FDC	= FIRE DEPT. CONNECT
IRV	= IRR. VALVE
ICV	= IRR. CONTROL VALVE
TP	= TELEPHONE PEDESTAL
TB	= TELEPHONE BOX
FOB	= FIBER OPTIC BOX
FOP	= FIBER OPTIC PEDESTAL
OHCTV	= OVERHEAD CABLE TV
DW	= DOGWOOD
MP	= MAPLE
OHCTV	= OVERHEAD CABLE TV
CONC.	= CONCRETE

CORNER LEGEND

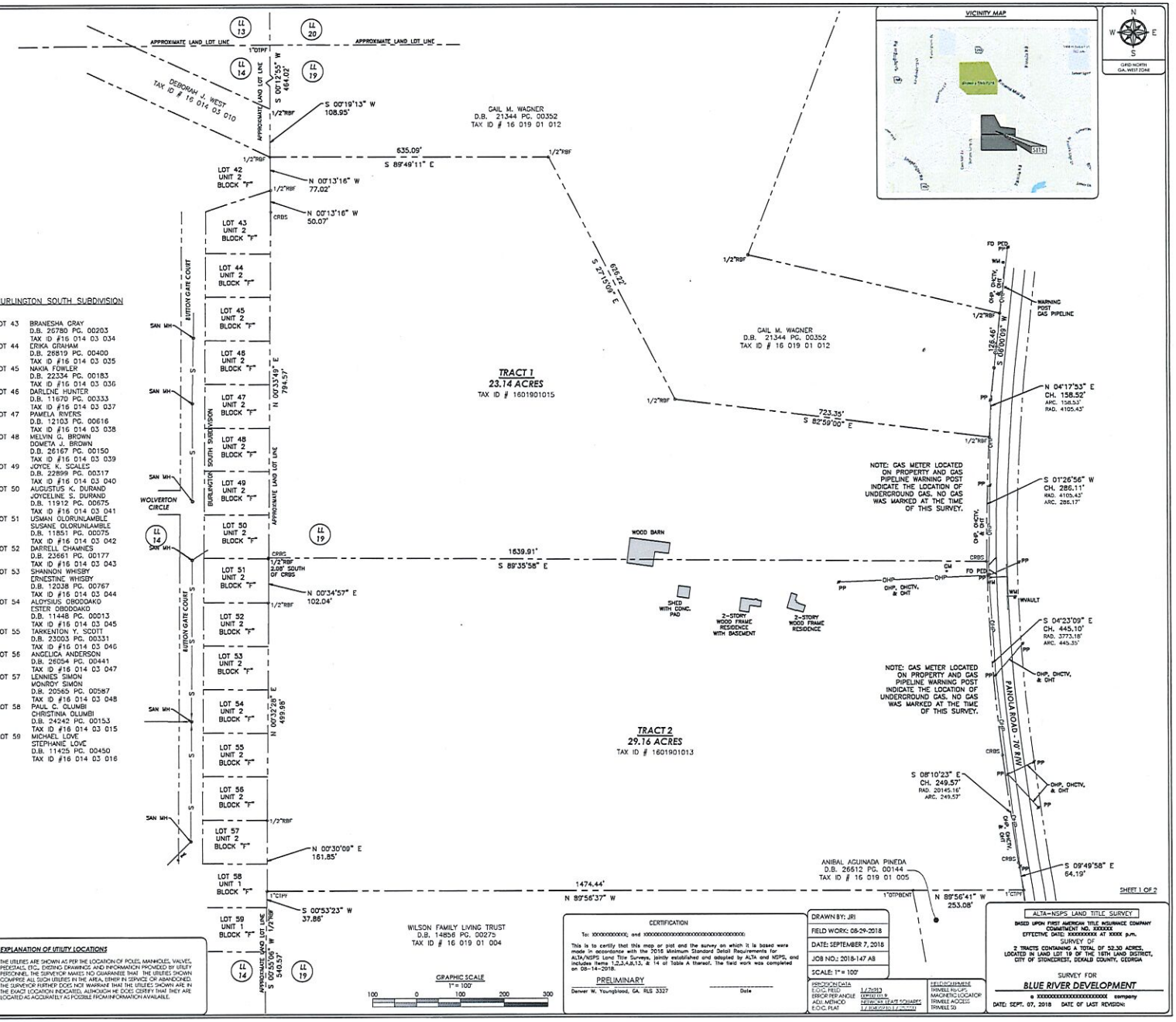
RNWF	= RIGHT-OF-WAY MARKER FOUND
RBF	= REBAR FOUND
PKNS	= P-K NAIL SET
CRBS	= 1/2" CAPPED REBAR SET
CRBF	= 1/2" CAPPED REBAR FOUND
CMF	= CONCRETE MARKER FOUND
CTPF	= CRIMPED TOP PIPE FOUND
OTPF	= OPEN TOP PIPE FOUND
POC	= POINT OF COMMENCING
POB	= POINT OF BEGINNING

GENERAL NOTES:

1. OWNERS AND TAX ID. NUMBERS WERE TAKEN FROM THE DEKALB COUNTY TAX ASSESSORS WEB SITE.

SUBJECT PROPERTY

1. PREVIOUS PLATS FOUND IN ALTA/ACSM SURVEY BY TECHNICAL SURVEY SERVICES, INC. FOR WFL VENTURES, LLC DATED APRIL 17, 2015.
2. TAX PARCEL IDS:
   TRACT 1 #16019 01 015
   TRACT 2 #16019 01 013
3. ADDRESS: 3969 & 4001 PANOLA ROAD
   LITHONIA, GA 30038



BURLINGTON SOUTH SUBDIVISION

LOT 43	BRANESHA GRAY D.B. 26780 PG. 00203 TAX ID #16 014 03 034
LOT 44	ERIKA GRAHAM D.B. 26819 PG. 00400 TAX ID #16 014 03 035
LOT 45	NAKIA FOWLER D.B. 22334 PG. 00183 TAX ID #16 014 03 036
LOT 46	DARLENE HUNTER D.B. 11670 PG. 00333 TAX ID #16 014 03 037
LOT 47	PAMELA RIVERS D.B. 12103 PG. 00616 TAX ID #16 014 03 038
LOT 48	MELVIN G. BROWN DOMETA J. BROWN D.B. 26167 PG. 00150 TAX ID #16 014 03 039
LOT 49	JOYCE K. SCALES D.B. 22899 PG. 00317 TAX ID #16 014 03 040
LOT 50	AUGUSTUS K. DURAND JOYCELINE S. DURAND D.B. 11912 PG. 00675 TAX ID #16 014 03 041
LOT 51	USMAN OLORUNLAMBLE SUSANE OLORUNLAMBLE D.B. 11851 PG. 00075 TAX ID #16 014 03 042
LOT 52	DARRELL CHAMNES D.B. 23661 PG. 00177 TAX ID #16 014 03 043
LOT 53	SHANNON WHISBY ERNESTINE WHISBY D.B. 12038 PG. 00767 TAX ID #16 014 03 044
LOT 54	ALOYSIUS OBODOAKO ESTER OBODOAKO D.B. 11448 PG. 00013 TAX ID #16 014 03 045
LOT 55	TARKENTON Y. SCOTT D.B. 23003 PG. 00331 TAX ID #16 014 03 046
LOT 56	ANGELICA ANDERSON D.B. 26054 PG. 00441 TAX ID #16 014 03 047
LOT 57	LENNIES SIMON MONROY SIMON D.B. 20565 PG. 00587 TAX ID #16 014 03 048
LOT 58	PAUL C. OLUMBI CHRISTINIA OLUMBI D.B. 24242 PG. 00153 TAX ID #16 014 03 015
LOT 59	MICHAEL LOVE STEPHANIE LOVE D.B. 11425 PG. 00450 TAX ID #16 014 03 016

CERTIFICATION

To: XXXXXXXXXXXX; and XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1,2,3,4,6,13, & 14 of Table A thereof. The field work was completed on 08-14-2018.

PRELIMINARY

Denver W. Youngblood, GA. RLS 3327 — Date

SURVEYOR CERTIFICATIONS

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

PRELIMINARY

Denver W. Youngblood – GA. RLS #3327 — Date

MAXWELL-REDDICK AND ASSOCIATES
ENGINEERING & LAND SURVEYING
40 JOE KENNEDY BLVD.
STATESBORO, GA. 30460
(912) 489-7112 OFFICE
(912) 489-7126 FAX
11600 HAYNES BRIDGE RD. SUITE 473
ALPHARETTA, GA. 30009
(404) 693-1618 OFFICE

CERTIFICATE OF AUTHORIZATION # LSFCCPS-0

GEORGIA REGISTERED No. 3327 PRELIMINARY DENVER W. YOUNGBLOOD

EXPLANATION OF UTILITY LOCATIONS

THE UTILITIES ARE SHOWN AS PER THE LOCATION OF POLES, MANHOLES, VALVES, PEDESTALS, ETC., EXISTING DRAWINGS, AND INFORMATION PROVIDED BY UTILITY PERSONNEL. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

CERTIFICATION

To: XXXXXXXXXXXX; and XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1,2,3,4,6,13, & 14 of Table A thereof. The field work was completed on 08-14-2018.

PRELIMINARY

Denver W. Youngblood, GA. RLS 3327 — Date

DRAWN BY: JRI	
FIELD WORK: 08-29-2018	
DATE: SEPTEMBER 7, 2018	
JOB NO.: 2018-147 A8	
SCALE: 1" = 100'	

PROCESSING DATA		FIELD EQUIPMENT
E.O.C. FIELD	1/2/2013	TRIMBLE R6 GPS
ERROR PER ANGLE	0"/SQRT(n) ±	MAGNETIC LOCATOR
ADJ. METHOD	NETWORK LEAST SQUARES	TRIMBLE ACCESS
E.O.C. PLAT	1/ 100,000 / 1/ 200,000	TRIMBLE 5G

ALTA–NSPS LAND TITLE SURVEY

BASED UPON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. XXXXXX

EFFECTIVE DATE: XXXXXXXXX AT XXXX p.m.

SURVEY OF

2 TRACTS CONTAINING A TOTAL OF 52.30 ACRES, LOCATED IN LAND LOT 19 OF THE 18TH LAND DISTRICT, CITY OF STONECREST, DEKALB COUNTY, GEORGIA

SURVEY FOR

BLUE RIVER DEVELOPMENT

a XXXXXXXXXXXXXXXXXXXXXX company

DATE: SEPT. 07, 2018 DATE OF LAST REVISION:

SHEET 1 OF 2

FLOOD ZONE NOTE

ACCORDING TO F.I.R.M. MAP NO. XXXXXXXXXXX, WITH AN EFFECTIVE REVISED DATE OF XXXXXXXXXX, THIS PROPERTY IS WITHIN ZONE "X", ZONE "X" IS NOT A SPECIAL FLOOD HAZARD ZONE INDICATED BY THE 100-YR. FLOOD.

WETLANDS NOTE:

"ALL TIDAL AND NON-TIDAL WATERFALLS, MARSH AREAS AND WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATION AND APPROVAL FROM THESE AGENCIES."

DATUM NOTES

THE HORIZONTAL DATUM FOR THE SURVEY IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83) FROM GPS OBSERVATIONS PERFORMED BY MAXWELL-REDDICK AND ASSOCIATES, INC. UTILIZING TRIMBLE VRS NOW.

THE VERTICAL DATUM FOR THE SURVEY IS BASED ON THE NORTH AMERICAN DATUM OF 1988 (NAVD88) FROM GPS OBSERVATIONS PERFORMED BY MAXWELL-REDDICK AND ASSOCIATES, INC. UTILIZING TRIMBLE VRS NOW.

LEGAL DESCRIPTION TOTAL TRACT

All that certain parcel of land lying and being in Land Lot 19 of the 15th Land District of DeKalb County, City of Stonecrest, Georgia, according to a survey prepared by Maxwell-Reddick and Associates, Inc., bearing the signature of Denver W. Youngblood, containing 52.30 acres which reads as follows:

COMMENCING at a one inch open top pipe found (1" OTP) at the land lot corner common to Land Lots 22, 24, 19 & 20; THENCE along the Land lot line common to land
Lots 24 & 19 South 00°00'55" West a distance of 664.92' to a one half inch rebar
found (1/2" RBF); THENCE along the Land Lot line common to Land
Lots 24 & 19 North 00°39'51" West a distance of 308.95' to a one half inch rebar
found (1/2" RBF) which is the POINT OF BEGINNING.

BEGINNING at said one half inch rebar found (1/2" RBF); THENCE South 89°44'11" East a distance of 425.84' to a one half inch rebar found (1/2" RBF); THENCE South 27°15'49" East a distance of 626.22' to a one half inch rebar found (1/2" RBF); THENCE South 40°19'00" East a distance of 72.31' to a one half inch rebar found (1/2" RBF) on the western right-of-way of Pamela Road (70' R/W); THENCE along the western right-of-way of Pamela Road (70' R/W) counterclockwise on the arc of a curve (Radius = 4015.47, Arc = 286.17) which subtends a chord of South 01°16'56" West a distance of 286.11' to a capped rebar set (CRBS); THENCE along the western right-of-way of Pamela Road (70' R/W) counterclockwise on the arc of a curve (Radius = 3773.38', Arc = 445.35') which subtends a chord of South 03°23'49" East a distance of 445.10' to a capped rebar set (CRBS); THENCE along the western right-of-way of Pamela Road (70' R/W) counterclockwise on the arc of a curve (Radius = 2035.39', Arc = 249.57') which subtends a chord of South 08°10'21" East a distance of 249.57' to a capped rebar set (CRBS); THENCE along the western right-of-way of Pamela Road (70' R/W) South 11°45'00" East a distance of 61.18' to a one inch crimped top pipe found (1" CTPF); THENCE leaving the right-of-way of Pamela Road North 88°14'41" West a distance of 2761.68' to a one inch open top pipe found (open) (1" OTPF); THENCE North 89°16'39" West a distance of 1874.06' to a one half crimped top pipe found (1/2" CTPF) on the Land lot line common to Land Lots 24 & 19; THENCE along the land lot line common to Land Lots 24 & 19 North 00°39'51" East a distance of 761.81' to one half inch rebar found (1/2" RBF); THENCE along the Land lot line common to Land Lots 24 & 19 North 00°32'28" East a distance of 290.82' to a one half inch rebar found (1/2" RBF); THENCE along the Land lot line common to Land Lots 24 & 19 North 00°34'47" East a distance of 202.04' to a capped rebar set (CRBS); THENCE along the Land lot line common to Land Lots 24 & 19 North 00°33'49" East a distance of 294.57' to a capped rebar set (CRBS); THENCE along the Land lot line common to Land Lots 24 & 19 North 00°33'56" West a distance of 50.07' to a one half inch rebar found (1/2" RBF); THENCE along the Land lot line common to Land Lots 24 & 19 North 00°31'51" West a distance of 77.07' to a one half inch rebar found (1/2" RBF) which is the POINT OF BEGINNING.

Said parcel bound as follows:

NORTH by property of Gail M. Wagner.

EAST by the western right-of-way of Pamela Road.

SOUTH by property of Wilcox Family Living Trust.

WEST by various lots of Burlington North Subdivision, Unit 2A, Unit 2.

LEGAL DESCRIPTION TRACT #1

All that certain parcel of land lying and being in Land Lot 19 of the 15th Land District of DeKalb County, City of Stonecrest, Georgia, according to a survey prepared by Maxwell-Reddick and Associates, Inc., bearing the signature of Denver W. Youngblood, containing 21.14 acres which reads as follows:

COMMENCING at a one inch open top pipe found (1" OTP) at the land lot corner common to Land Lots 22, 24, 19 & 20; THENCE along the Land lot line common to Land
Lots 24 & 19 South 00°00'55" West a distance of 664.92' to a one half inch rebar
found (1/2" RBF); THENCE along the Land Lot line common to land
Lots 24 & 19 South 00°39'51" West a distance of 308.95' to a one half inch rebar
found (1/2" RBF) which is the POINT OF BEGINNING.

BEGINNING at said one half inch rebar found (1/2" RBF); THENCE South 89°44'11" East a distance of 425.84' to a one half inch rebar found (1/2" RBF); THENCE South 27°15'49" East a distance of 626.22' to a one half inch rebar found (1/2" RBF); THENCE South 40°19'00" East a distance of 72.31' to a one half inch rebar found (1/2" RBF) on the western right-of-way of Pamela Road (70' R/W); THENCE along the western right-of-way of Pamela Road (70' R/W) counterclockwise on the arc of a curve (Radius = 4015.47, Arc = 286.17) which subtends a chord of South 01°16'56" West a distance of 286.11' to a capped rebar set (CRBS); THENCE along the western right-of-way of Pamela Road (70' R/W) counterclockwise on the arc of a curve (Radius = 3773.38', Arc = 445.35') which subtends a chord of South 03°23'49" East a distance of 445.10' to a capped rebar set (CRBS); THENCE along the western right-of-way of Pamela Road (70' R/W) counterclockwise on the arc of a curve (Radius = 2035.39', Arc = 249.57') which subtends a chord of South 08°10'21" East a distance of 249.57' to a capped rebar set (CRBS); THENCE along the Land lot line common to Land lots 24 & 19 North 00°33'56" West a distance of 50.07' to a one half inch rebar found (1/2" RBF); THENCE along the Land lot line common to Land lots 24 & 19 North 00°31'51" West a distance of 77.07' to a one half inch rebar found (1/2" RBF) which is the POINT OF BEGINNING.

Said parcel bound as follows:

NORTH by property of Gail M. Wagner.

EAST by the western right-of-way of Pamela Road.

SOUTH by Tract #2.

WEST by various lots of Burlington North Subdivision, Unit 2.

LEGAL DESCRIPTION TRACT #2

All that certain parcel of land lying and being in Land Lot 19 of the 15th Land District of DeKalb County, City of Stonecrest, Georgia, according to a survey prepared by Maxwell-Reddick and Associates, Inc., bearing the signature of Denver W. Youngblood, containing 31.16 acres which reads as follows:

COMMENCING at a one inch open top pipe found (1" OTP) at the land lot corner common to Land Lots 22, 24, 19 & 20; THENCE along the Land lot line common to Land
Lots 24 & 19 South 00°00'55" West a distance of 664.92' to a one half inch rebar
found (1/2" RBF); THENCE along the Land Lot line common to land
Lots 24 & 19 South 00°39'51" West a distance of 308.95' to a one half inch rebar
found (1/2" RBF) which is the POINT OF BEGINNING.

BEGINNING at said one half inch rebar found (1/2" RBF); THENCE South 89°44'11" East a distance of 425.84' to a one half inch rebar found (1/2" RBF); THENCE South 27°15'49" East a distance of 626.22' to a one half inch rebar found (1/2" RBF); THENCE South 40°19'00" East a distance of 72.31' to a one half inch rebar found (1/2" RBF) on the western right-of-way of Pamela Road (70' R/W); THENCE along the western right-of-way of Pamela Road (70' R/W) counterclockwise on the arc of a curve (Radius = 4015.47, Arc = 286.17) which subtends a chord of South 01°16'56" West a distance of 286.11' to a capped rebar set (CRBS); THENCE along the western right-of-way of Pamela Road (70' R/W) counterclockwise on the arc of a curve (Radius = 3773.38', Arc = 445.35') which subtends a chord of South 03°23'49" East a distance of 445.10' to a capped rebar set (CRBS); THENCE along the western right-of-way of Pamela Road (70' R/W) counterclockwise on the arc of a curve (Radius = 2035.39', Arc = 249.57') which subtends a chord of South 08°10'21" East a distance of 249.57' to a capped rebar set (CRBS); THENCE along the Land lot line common to Land lots 24 & 19 North 00°33'56" West a distance of 50.07' to a one half inch rebar found (1/2" RBF); THENCE along the Land lot line common to Land lots 24 & 19 North 00°31'51" West a distance of 77.07' to a one half inch rebar found (1/2" RBF) which is the POINT OF BEGINNING.

Said parcel bound as follows:

NORTH by property of Gail M. Wagner.

EAST by the western right-of-way of Pamela Road.

SOUTH by Tract #1.

WEST by various lots of Burlington North Subdivision, Unit 2.

SCHEDULE B, PART II EXCEPTIONS FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE

10. Easements as contained in that Right of Way Deed from Mrs. Julia Mae Jackson, et al. to Fulton County, dated April 20, 1949, and recorded at Deed Book 2472, page 449, Fulton County, Georgia Records. Does not affect the subject property.
11. Right of Way Easement from Robert F. Davis to Georgia Power Company, dated February 3, 1949, and recorded at Deed Book 2034, page 61, Fulton County, Georgia Records. Does affect the subject property and is blanket in nature.
12. Easement from Mini-Schools, Ltd. To Georgia Power Company, dated February 28, 1974, and recorded at Deed Book 6029, page 88, Fulton County, Georgia Records. Does affect the subject property and is blanket in nature.
13. Easement from Mini-Schools, Ltd. To Georgia Power Company, dated August 29, 1974, and recorded at Deed Book 6165, page 140, Fulton County, Georgia Records. Does affect the subject property and is blanket in nature.
14. Indemnity Agreement from Terramar Associates to City of Atlanta, dated July 26, 1989, and recorded at Deed Book 12842, page 173, Fulton County, Georgia Records. Does affect the subject property. Insufficient information to determine exact location of storm water retention or improved swale. No field evidence of storm water retention or an improved swale was observed during this survey.

SHEET 2 OF 2

MAXWELL-REDDICK AND ASSOCIATES
ENGINEERING & LAND SURVEYING
4125 FLOWERS ROAD
DORAVILLE, GA 30360
(770) 457-7510 OFFICE
(770) 457-7125 FAX
THOMAS HAYES BROOK
P.O. BOX 672
ALPHARETTA, GA 30009
GEN. VICE-PRESIDENT OFFICE

SURVEYOR CERTIFICATIONS

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

PRELIMINARY

Denver W. Youngblood – GA. RLS #3327 Date

GEORGIA CERTIFICATE OF AUTHORIZATION # LSF000843
GEORGIA REGISTERED No. 3327 PRELIMINARY LAND SURVEYOR DENVER W. YOUNGBLOOD

CORNER LEGEND

RBNF	=	RIGHT-OF-WAY MARKER FOUND
RBF	=	REBAR FOUND
PKNS	=	P-K NAIL SET
CRWS	=	1/2" CAPPED REBAR SET
CRBF	=	1/2" CAPPED REBAR FOUND
CMF	=	CONCRETE MARKER FOUND
CTPF	=	CRIMPED TOP PIPE FOUND
OTPF	=	OPEN TOP PIPE FOUND
POC	=	POINT OF COMMENCING
POB	=	POINT OF BEGINNING

CERTIFICATION

To: XXXXXXXXXXX; and XXXXXXXXXX

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: Blue River Development, LLC By:
	Address:
	Date: 12-3-18

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

Date	Government Official	Official Position	Description	Amount

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	
	Battle Law, P.C. / Michele L. Battle
Signature:	
Address:	One West Court Sq., Suite 750, Decatur GA
Date:	12/4/2018

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

Date	Government Official	Official Position	Description	Amount

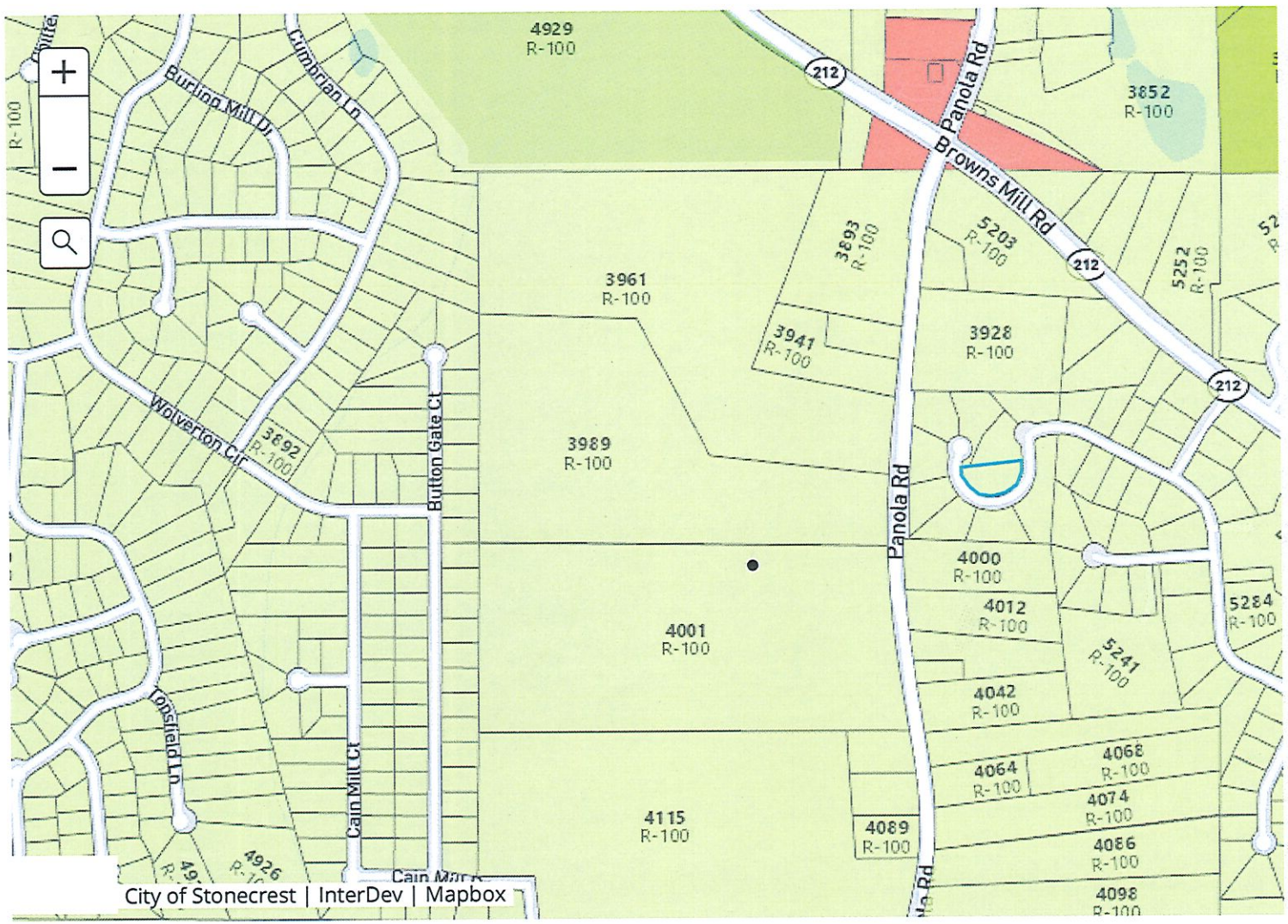
4001 and 3989 Panola Road
Trip Generation

Land Use (ITE Code)	Intensity	Daily	A.M. Peak			P.M. Peak		
			In	Out	Total	In	Out	Total
Single Family Detached (210)	115 Housing Units	117	25	68	93	77	44	121
	TOTAL	117	25	68	93	77	44	121

Explore Stonecrest

City of Stonecrest, Georgia

WELCOME COUNCIL DISTRICTS CURRENT ZONING ZONING OVERLAYS FUTURE LAND USE



DOWNLOAD ZONING MAP

City Limits

Current Zoning

Zoning

- NS - Neighborhood
- C-1 - Local Commer
- C-2 - General Comr
- OIT - Office/Institutional/
- OI - Office/Institutic
- OD - Office/Distribu
- M - Light Industrial
- M-2 - Heavy Industr
- MU-4 - Mixed-Use H Density
- RE - Residential Est

DeKalb County School District
Development Review Comments

Analysis Date: 1/9/2018

Submitted to: City of Stonecrest

Parcel #: 16-01-01-003, 16-019-01-3015

Name of Development: Kings Ridge

Location: 3989 & 4001 Panola Road

Description: Proposed development of 115 lot single family subdivision.

Impact of Development: This development is expected to generate 54 additional students: 10 at Flat Rock ES, 6 at Salem MS, 10 at MLK HS, 24 at other DCSD schools, and 4 at Private schools. The middle and high schools have capacity for addtional students. Flat Rock ES does not have capacity for additional students and may require an addition portable classroom.

Current Condition of Schools	Flat Rock ES	Salem MS	Martin Luther King Jr. HS	Other DCSD Schools	Private Schools	Total
Capacity	925	1,225	2,037			
Portables	1	0	0			
Enrollment (Fcst. Oct. 2019)	1,040	1,071	1,494			
Seats Available	-115	154	543			
Utilization (%)	112.4%	87.4%	73.3%			
New students from development	10	6	10	24	4	54
New Enrollment	1,050	1,077	1,504			
New Seats Available	-125	148	533			
New Utilization	113.5%	87.9%	73.8%			

Yield Rates	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.0903	0.1003	0.0145	0.2051
Middle	0.0551	0.0454	0.0057	0.1062
High	0.0888	0.0618	0.0063	0.1568
Total	**0.2342**	**0.2075**	**0.0264**	**0.4681**

Student Calculations

Proposed Units	115
Unit Type	SF
Cluster	Lithonia

Units x Yield	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	10.39	11.53	1.67	23.59
Middle	6.34	5.23	0.65	12.22
High	10.21	7.10	0.72	18.03
Total	**26.94**	**23.86**	**3.04**	**53.84**

Anticipated Students	Attend Home School	Attend other DCSD School	Private School	Total
Flat Rock ES	10	12	2	24
Salem MS	6	5	1	12
Martin Luther King Jr. HS	10	7	1	18
Total	**26**	**24**	**4**	**54**