



## CITY OF STONECREST, GEORGIA

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*Honorable Mayor Jason Lary, Sr.*

*Council Member Jimmy Clanton, Jr. – District 1*

*Council Member Rob Turner- District 2*

*Council Member Jazzmin Cobble – District 3*

*Council Member George Turner- District 4*

*Council Member Tammy Grimes – District 5*

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### CITY COUNCIL WORK SESSION VIRTUAL MEETING June 22, 2020 6:00PM

Citizen Access: URL

**I. CALL TO ORDER:** Mayor Jason Lary

**II. AGENDA ITEMS:**

1. Stonecrest Parks & Recreation Update
  - i. Everett Park/Chestnut Lakes Park Expansion Opportunity
2. Document requests for the city clerk to send to council
3. Set a date for Mid-year budget review
4. Contract Management
5. Job description/job announcement for Finance Director
6. Job description/ job announcement for Procurement Manager
7. Decision on the Internal Auditor position
8. Follow up discussion on the officers of the city within the charter

*Americans with Disabilities Act*

*The City of Stonecrest does not discriminate on the basis of disability in its programs, services, activities and employment practices.*

*If you need auxiliary aids and services for effective communication (such as a sign language interpreter, an assistive listening device or print material in digital format) or reasonable modification to programs, services or activities contact the ADA Coordinator, Megan Reid, as soon as possible, preferably 2 days before the activity or event.*

9. Discuss the process of staff dismissal/removal
10. Policy on council meeting/work session agenda packets and minutes
11. Discuss funding source of the Stonecrest Cares program
12. Stipend for Planning Commission Members
13. Mayor and Council 2022 Salary
14. Start the process to search for a city manager

### **III. ADJOURNMENT**

***In the event the Work Session agenda is not completed by 7:00pm, the Work Session agenda will recess for the Council Meeting and will then resume at the completion of the Council Meeting.***

#### Americans with Disabilities Act

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## CITY OF STONECREST, GEORGIA

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*Honorable Mayor Jason Lary, Sr.*

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*Council Member Rob Turner- District 2*

*Council Member Jazzmin Cobble – District 3*

*Council Member George Turner- District 4*

*Council Member Tammy Grimes – District 5*

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### CITY COUNCIL MEETING AGENDA

#### VIRTUAL MEETING

June 22, 2020

7:00 p.m.

Citizen Access: URL

- I. CALL TO ORDER:** Mayor Jason Lary
- II. ROLL CALL:** Megan Reid, City Clerk
- III. INVOCATION**
- IV. PLEDGE OF ALLEGIANCE**
- V. APPROVAL OF THE COUNCIL AGENDA**
- VI. MINUTES:**
  - a. Approval of the May 26, 2020 City Council Meeting Minutes
  - b. Approval of the June 8, 2020 City Council Meeting Minutes
  - c. Approval of the June 16, 2020 at 4:00pm Special Called Meeting Minutes
  - d. Approval of the June 16, 2020 at 6:00pm Special Called Meeting Minutes
- VII. PRESENTATIONS:**
  - a. Historic Resource Survey Presentation - Presented by the Atlanta Regional Commission (Elizabeth Sandlin)
- VIII. APPOINTMENTS:**
  - a. N/A
- IX. PUBLIC COMMENTS**

*(since this meeting will be conducted virtually, the public comments received via email in advance of the meeting will be read into the minutes by the City Clerk)*

**X. WORK SESSION ITEMS**

- i. N/A

**XI. PUBLIC HEARINGS:**

- a. N/A

*(since this meeting will be conducted virtually, only those public hearing comments received via email in advance of the meeting will be read by the City Clerk)*

**XII. NEW BUSINESS:**

- i. N/A

**XIII. OLD BUSINESS:**

- a. Ordinance for Rezoning Application RZ-20-001 (6086 & 6100 Hillandale Drive)
- b. Sam's Club & Sears Property Purchase
  - i. Review Updated Financing Schedule
  - ii. First Read of Bond Authorizing Ordinance
  - iii. Special Called Meeting of Urban Redevelopment Authority to adopt Bond Resolution (following this meeting)

**XIV. EXECUTIVE SESSION: (if necessary)**

**WHEN AN EXECUTIVE SESSION IS REQUIRED, ONE WILL BE CALLED FOR THE FOLLOWING ISSUES: 1) PERSONNEL, 2) LITIGATION, 3) REAL ESTATE**

**XV. CITY MANAGER COMMENTS**

**XVI. CITY ATTORNEY COMMENTS**

**XVII. MAYOR AND COUNCIL COMMENTS**

**XVIII. ADJOURNMENT**

*Americans with Disabilities Act*

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# Approval of the May 26, 2020 City Council Meeting Minutes



## CITY OF STONECREST, GEORGIA

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*Honorable Mayor Jason Lary, Sr.*

*Council Member Jimmy Clanton, Jr. – District 1*

*Council Member Rob Turner- District 2*

*Council Member Jazzmin Cobble – District 3*

*Council Member George Turner- District 4*

*Tammy Grimes – District 5*

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### CITY COUNCIL MEETING MINUTES

May 26, 2020

7:00 p.m.

Virtual Meeting Available to the Public via YouTube Live

- I. **CALL TO ORDER:** Mayor Jason Lary
- II. **ROLL CALL:** All members present.
- III. **INVOCATION:** Invocation was led by Council Member Rob Turner.
- IV. **PLEDGE OF ALLEGIANCE**
- V. **APPROVAL OF THE COUNCIL AGENDA:**

There was much discussion regarding Public Hearings being held virtually.

Mayor Lary suggested the amendment to the agenda to remove the Public Hearing for RZ-20-001 and place it on the June 8, 2020 Council Agenda if the applicant agrees to sign the waiver from the in person public hearing.

**Motion 1-** was made by Council Member Rob Turner to approve the agenda with the stated amendments and was seconded by Mayor Jason Lary.

**Motion passed unanimously.**

- VI. **MINUTES:**
  - a. **May 11, 2020 Minutes Council Meeting Minutes**  
**Approval of the Minutes**

**Motion 2-** was made by Council Member George Turner to approve the May 11, 2020 Minutes with the correction to item 6a to include the correction under new

business that the Mayor and Council will discuss the contracts at a Special Called Meeting and was seconded by Council Member Jimmy Clanton.

**Motion passed unanimously.**

**VII. PRESENTATIONS:**

a. Council Member Tammy Grimes acknowledged the 2020 Retired Teachers and Support Staff from DeKalb County.

1. Albert Bell - Teacher: Health and Physical Ed. - Stoneview Elementary
2. Joette Edge – School Nurse (RN/LPN): – Stoneview Elementary
3. Glenda Hoskins – Teacher: Spanish – Martin Luther High Jr. High School
4. Nettie McCrary-Brown – Teacher: Interrelated: Support Services/Instruction at– Murphey-Candler Elem.
5. Barbara Middlebrooks – Assistant: The School Office – Miller Grove High
6. Patricia Ramsey – Teacher: Kindergarten - E.L. Bouie, Sr. Elementary
7. Allen Sampson - Teacher, Health and Physical Ed. –Martin Luther High Jr. High School
8. Taneesha Thomas - Administrative Support - Arabia Mountain High School
9. Harriett Thompson – School Nutrition Assistant – Lithonia Middle School
10. Tracey Williams – Assistant Principal – Salem Middle School
11. Janis McDonald – Teacher: Special Education – Lithonia High School

**VIII. APPOINTMENTS:**

a. None

**IX. PUBLIC COMMENTS**

**RECEIVED VIA EMAIL AND READ ALOUD BY CITY CLERK INTO THE MINUTES**

a. Pyper Green- I am a 30 year resident of Dekalb county, and a homeowner for 26 of those years. I recently discovered you all have allowed a concrete recycling plant to start building in my residential area. This cannot happen. This is going to RUIN our quality of life as well as our home values. This literally going up in our backyards. We expect white officials to do this, but we don't expect BLACK elected officials to sell us out. We are asking that you all stop this development. Please do not do this our communities. The chemicals that have been shown in a 2017 study will contaminate

our communities. The noise from the trucks will also affect our quality of life. NO ONE advised us of this development, or we would have come out in full force. In fact there was opposition to this in January 202, but you all still voted for it. There are other areas in Dekalb county for this. Send this to NORTH Dekalb county. Why is this being dumped on a predominantly Black RESIDENTIAL AREA?

Elections are coming up. IN addition, we may also need to seek legal recourse if this development is allowed to destroy our community. Please stop this plant from being built in our backyards.

b. Jeremy Scott

Valaise Path

Stonecrest, GA 30038

Good evening,

I would like to comment know. Ode enforcement within our city, while I have generally been pleased with the responsiveness of code enforcement it's is clear that our code enforcement is much more reactive than proactive. Many of the code complaints that I have submitted over the last couple of years should have been easily spotted by a code officer driving through the major corridors in Stonecrest, however I have been disappointed to find that in many instances my code request were the first for a given property.

As a city we are still setting our baseline, it is imperative that code enforcement take a proactive approach and begin citing business owners and plazas within our city under their own volition. Seeing enforcement officers in plazas and businesses should become common place. We need to set the standards for the city we want to be, and once that baseline has been set we can relax and take a more reactionary approach. Grime covered buildings and overgrown landscaping shouldn't be common place here but unfortunately it is.

## **X. PUBLIC HEARING**

**a. Moved to June 8, 2020**

## **XI. NEW BUSINESS**

**a. Moved to June 8, 2020**



- b. **Lot Combination for Parcels: 16-132-1-1, 16-132-2-2, 16-132-2-3, 16-133-1-2, 16-125-1-153, 16-124-1-3, 16-132-1-19**

**Motion 3-** was made by Mayor Jason Lary to approve the Lot Combination after Chris Wheeler verifies the parcel numbers are correct and was seconded by Council Member George Turner.

**Motion passed unanimously.**

**XII. OLD BUSINESS**

None.

**XIII. EXECUTIVE SESSION**

**Motion 4-** was made by Council Member George Turner to go into Executive Session for personnel matters and was seconded by Mayor Jason Lary.

**Motion passed 5-1 with Council Member Jimmy Clanton voting nay.**

**Motion 5-** was made by Council Member Rob Turner to reenter into Regular Session and was seconded by Council Member George Turner.

**Motion passed unanimously.**

**XIV. CITY MANAGER UPDATE**

Deputy City Manager Plez Joyner- None

**XV. CITY ATTORNEY**

None.

**XVI. MAYOR AND COUNCIL UPDATES**

**Council Member Jimmy Clanton-** None

**Council Member Rob Turner-** Stay Healthy, Stay Wise, and Be Safe.

**Council Member Jazzmin Cobble-** Echoed the sentiments from Council Member Rob Turner and keep everyone in your prayers and fill out Census 2020.

**Council Member George Turner-** 2020 Census Count is currently at 49% in Stonecrest. Keep completing the Census!

**Council Member Tammy Grimes-** Will be conducting a 2020 Census at the Evans Mill Townhomes along with the Delta Sorority.

**Mayor Jason Lary-** The Stonecrest Industrial Parks and new Residential Buildings are growing. We need more growth in the Commercial aspect.

**XVII. ADJOURNMENT**

**Motion 6-** was made by Council Member George Turner to adjourn and was seconded by Council Member Tammy Grims.

**Motion passed unanimously.**

**Read and adopted in the regular meeting of the City Council held on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.**

\_\_\_\_\_  
**Mayor Jason Lary**

**ATTEST:**

\_\_\_\_\_  
**Megan P. Reid, City Clerk**

# Approval of the June 8, 2020 City Council Meeting Minutes



## CITY OF STONECREST, GEORGIA

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*Honorable Mayor Jason Lary, Sr.*

*Council Member Jimmy Clanton, Jr. – District 1*

*Council Member Rob Turner- District 2*

*Council Member Jazzmin Cobble – District 3*

*Council Member George Turner- District 4*

*Tammy Grimes – District 5*

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### CITY COUNCIL MEETING MINUTES

June 8, 2020

7:00 p.m.

Virtual Meeting Available to the Public via YouTube Live

**I. CALL TO ORDER:** Mayor Jason Lary

**II. ROLL CALL:** All members present.

**III. INVOCATION:** Invocation was led by Council Member Rob Turner.

**IV. PLEDGE OF ALLEGIANCE**

**V. APPROVAL OF THE COUNCIL AGENDA:**

Mayor Jason Lary suggested amending the agenda to add the unfinished Work Sessions Items after Public Comments and before the Public Hearings. The items are as followed:

1. Stonecrest Public Works Department
  - ii. Millage Rate Transfer from DeKalb County
  - iii. Schedule for Implementation of Public Works
  
3. Stonecrest Parks & Recreation Update
  - i. Facilities Safety for COVID-19 Pandemic
  - ii. Everett Park/Chestnut Lakes Park Expansion Opportunity
  - iii. Southeast Athletic Complex Upgrade Opportunity

**Motion 1-** was made by Council Member Mayor Jason Lary to approve the agenda with the suggested amendment and was seconded by Council George Turner.

**Motion passed unanimously.**

**VI. MINUTES:**

**a. May 26, 2020 Minutes Council Meeting Minutes  
Approval of the Minutes**

**Motion 2-** was made by Council Member Tammy Grimes to defer the approval of the minutes to the next Council Meeting and was seconded by Council Member Rob Turner.

**Motion passed unanimously.**

**VII. PRESENTATIONS:**

a. Mayor Lary presented an award to Sean de Palma, former Parks and Recreation Director.

Mayor Lary announced that Brandon Riley will be the Interim Parks and Recreation Director moving forward and that Sheldon Fleming would be Operations Manager for the Parks and Recreation Department.

**VIII. APPOINTMENTS:**

a. Emergency Covid-19 Stimulus Committee

Members:

Councilman Rob Turner

Councilman Jimmy Clanton

Plez Joyner

Will Settle

Clarence Boone

Ed Nelson

Mayor Jason Lary

**Motion 3-** was made by Mayor Jason Lary to appoint the Emergency Covid-19 Stimulus Committee by Resolution and was seconded by Council Member Rob Turner.

Motion passed unanimously.

b. Parks and Recreation Director

The Mayor asked the Council if they would be in favor of offering the Sam's Club for a Testing Site for Covid-19 and a Food Give-Away?

**Motion 4-** was made by Mayor Jason Lary to approve the use of the Sam's Building and Parking lot contingent of Insurance and Financial Resources and was seconded by Council Member Rob Turner.

**Motion passed unanimously.**

1. Stonecrest Public Works Department
  - ii. Millage Rate Transfer from DeKalb County
  - iii. Schedule for Implementation of Public Works

## IX. PUBLIC COMMENTS

- a. City Clerk Megan Reid read aloud the Public Comments.

Jeremy Scott submitted a public Comment via email.

*Jeremy Scott, 2860 Valaise Path, Stonecrest, GA  
Good evening, As we speak Wesley Chapel rd is in the process of getting the first approval for a Chipotle, when we see that in our city?*

## X. PUBLIC HEARING

- a. Ordinance for Rezoning Application RZ-20-001 (6086 & 6100 Hillandale Drive)

**Motion 5-** was made by Council Member Rob Turner to open the Public Hearing and was seconded by Council member George Turner.

**Motion passed unanimously.**

Chris Wheeler, Planning and Zoning Director, made the staff report and recommendations from Staff and Zoning Board.

Attorney Michell Battle spoke on behalf of her Client.

City Clerk Megan Reid read aloud two public hearing comments from her email.

*Rob Watts @ Parks at Stonecrest*

*How would this development compare to the site that your company proposed for Chamblee which will include "fitness facilities, rooftop hangouts, and about 2,700 square feet of street-level retail fronting..."*

<https://atlanta.curbed.com/2019/3/28/18284751/affordable-workforce-housing-chamblee-dekalb-peachtree-marta>

*Will this be considered a "mixed-use" development that provides integrated retail locations that provide a Work, Live and Play concept that is truly benefiting other cities like Chamblee, Alpharetta, Atlanta, Dunwoody, Cumming (coming soon), etc.*

<https://chambleega.com/DocumentCenter/View/3136/Staff-Memo---PZ2019-441-Residences-at-Sky-Harbor>

*Maxine D. Williams, Somerset Condominium Community  
Greetings to Mayor Lary, council members, Rob Turner, my councilman, & citizens  
of our city "Stonecrest"  
I am Maxine D. Williams and a 31 year resident of the Somerset Condominium  
Community.  
Let me simply share the growth and changes I have witnessed in the county:  
2001 - The Mall at Stonecrest  
2005 - DeKalb Medical at Hillandale which is now Emory @ Hillandale  
2006 - Lou Walker Center (current member of this Awesome Facility)  
Others include - Lithonia Industrial I-20 Interchange, the Brightstone Senior  
Community and most importantly, the creation of the City of Stonecrest in 2017!  
Surely, the Best is yet to come!  
I am in support of Blue Ridge Atlantic Development in the creation of workforce  
housing to continue with economic development that is so vital for our families &  
our communities.  
With Sincere Thanks & Best Regards,*

*M. Williams*

**Motion 6-** was made by Council Member Jimmy Clanton to close the public hearing and was seconded by Mayor Jason Lary.

## **XI. NEW BUSINESS**

### **a. Ordinance for Rezoning Application RZ-20-001 (6086 & 6100 Hillandale Drive)**

**Motion 7-** was made by Council Member Rob Turner to defer the decision until the next meeting on June 22, 2020 and was seconded by Council Member Jazzmin Cobble.

There was much discussion.

**Motion passed 4-2 with Mayor Jason Lary and Council Member Jimmy Clanton opposing.**

## **XII. OLD BUSINESS**

**None.**

## **XIII. EXECUTIVE SESSION**

**None.**

**Motion 8-** was made by Council Member Rob Turner to have a Special Work Session on June 11, 2020 at 4pm and was seconded by Council Member George Turner.

**Motion passed 5-1 with Council Member Jimmy Clanton opposing.**

**XIV. CITY MANAGER UPDATE**

None.

**XV. CITY ATTORNEY**

None.

**XVI. MAYOR AND COUNCIL UPDATES**

**Council Member Jimmy Clanton- None**

**Council Member Rob Turner- None.**

**Council Member Jazzmin Cobble- None.**

**Council Member George Turner- None.**

**Council Member Tammy Grimes- None.**

**Mayor Jason Lary- None.**

**XVII. ADJOURNMENT**

**Motion 6-** was made by Council Member Jazzmin Cobble to adjourn and was seconded by Mayor Tammy Grimes.

**Motion passed unanimously.**

**Read and adopted in the regular meeting of the City Council held on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.**

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**Mayor Jason Lary**

**ATTEST:**

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**Megan P. Reid, City Clerk**



Approval of the June 16, 2020  
at 4:00pm Special Called  
Meeting Minutes



## CITY OF STONECREST, GEORGIA

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*Honorable Mayor Jason Lary, Sr.*

*Council Member Jimmy Clanton, Jr. – District 1*

*Council Member Rob Turner- District 2*

*Council Member Jazzmin Cobble – District 3*

*Council Member George Turner- District 4*

*Tammy Grimes – District 5*

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### CITY COUNCIL MEETING MINUTES

June 16, 2020

4:00 p.m.

Virtual Meeting Available to the Public via YouTube Live and in person

**I. CALL TO ORDER:** Mayor Jason Lary

**II. ROLL CALL:** All members present.

**III. PUBLIC HEARING**

a. Property Tax Increase

**Motion 1-** was made by Mayor Jason Lary to open the Public Hearing and was seconded by Council Member George Turner.

**Motion passed unanimously.**

Deputy City Manager Plez Joyner read aloud the state requirements pertaining to the Property Tax Increase.

There were no comments submitted via email. The following residents came in person and made their comments.

- Dee Tyner of Rock Springs Road in Stonecrest
- Joyce Walker of Stonecrest

**Motion 2-** was made by Mayor Jason Lary to close the public hearing and was seconded by Council Member George Turner.

**Motion passed unanimously.**

**IV. ADJOURNMENT**

**Motion 6-** was made by Council Member Mayor Jason Lary to adjourn and was seconded by Mayor Rob Turner.

**Motion passed unanimously.**

**Read and adopted in the regular meeting of the City Council held on this \_\_\_\_ day of \_\_\_\_\_, 2020.**

\_\_\_\_\_  
**Mayor Jason Lary**

**ATTEST:**

\_\_\_\_\_  
**Megan P. Reid, City Clerk**

Approval of the June 16, 2020  
at 6:00pm Special Called  
Meeting Minutes



## CITY OF STONECREST, GEORGIA

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*Honorable Mayor Jason Lary, Sr.*

*Council Member Jimmy Clanton, Jr. – District 1*

*Council Member Rob Turner- District 2*

*Council Member Jazzmin Cobble – District 3*

*Council Member George Turner- District 4*

*Tammy Grimes – District 5*

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### CITY COUNCIL MEETING MINUTES

June 16, 2020

6:00 p.m.

Virtual Meeting Available to the Public via YouTube Live and in person

**I. CALL TO ORDER:** Mayor Jason Lary

**II. ROLL CALL:** All members present.

**III. PUBLIC HEARING**

a. Property Tax Increase

**Motion 1-** was made by Mayor Jason Lary to open the Public Hearing and was seconded by Council Member Jimmy Clanton.

**Motion passed unanimously.**

Deputy City Manager Plez Joyner read aloud the state requirements pertaining to the Property Tax Increase.

There were no comments in person and City Clerk Megan Reid read the emailed comments aloud.

*Dave Marcus- Rockland Road, Stonecrest*

*This hearing is not just about moving millage from DeKalb County to Stonecrest. It is indirectly about the city government making a large expansion in the city's operations.*

*These are very uncertain financial times. Is this is the time for Stonecrest to spend effort adding a large new department, especially if there is no detailed financial model that shows the city can pay for delivering Public Works for the new tax revenue that we would get?*

*As of April 30, we had taken in \$1.9 million less in revenue in 2020 than by the same date in 2019, not including SPLOST. 1.9 million dollars less than last year. That is 17pct - almost one-fifth - of the city's budget for the whole year, that hasn't yet appeared*

*We don't have a finance manager to help steer the ship. We don't have a finance director to help in planning our course. We don't have a purchasing manager to make sure that our purchasing is tightly managed. We haven't had a city manager for almost 6 months and haven't started a recruitment campaign for one. (And do we continue to pay Jacobs the same amount as if those positions were filled? I believe we do.)*

*At least as of two weeks ago, no one in the city had started grappling with what to do about the shortfall. The council was told that that the city was waiting for the regular midyear budget review, which for some reason has not been moved up, as if this was financially a normal year.*

*With so many financial and management positions unfilled, and staring down the barrel of a large budget shortfall, the city needs to figure out how to better do the things that we're doing today. The city needs to figure out how to do the things in the comprehensive plan that we have skipped doing, such as conducting a feasibility study for a police force and creating an economic development plan. That was supposed to be done in 2019.*

*Is this the time to think about bringing on a large new department? My opinion is that the city should put it off for a year, deal with the budget shortfall, and get the basics right first. Then expand.*

**Motion 2-** was made by Mayor Jason Lary to close the public hearing and was seconded by Council Member Rob Turner.

**Motion passed unanimously.**

*Mayor and Council made comments.*

**IV. ADJOURNMENT**

**Motion 3-** was made by Council Member Mayor Jason Lary to adjourn and was seconded by Mayor Rob Turner.

**Motion passed unanimously.**

**Read and adopted in the regular meeting of the City Council held on this \_\_\_\_ day of \_\_\_\_\_, 2020.**

\_\_\_\_\_  
**Mayor Jason Lary**

**ATTEST:**

\_\_\_\_\_  
**Megan P. Reid, City Clerk**

Historic Resource Survey  
Presentation - Presented by the  
Atlanta Regional Commission  
(Elizabeth Sandlin)





# CITY OF STONECREST HISTORIC RESOURCE AND COMMUNITY STRATEGY PROJECT

ARC Community Development Assistance Program

# PURPOSE, PROCESS, & TIMELINE

## Purpose

- Historic Resource Significance and Integrity
- Historic Resource Protection Methods

## Process

- Project Management Team Meetings
- Stakeholder Interviews
- Historic Resource Survey

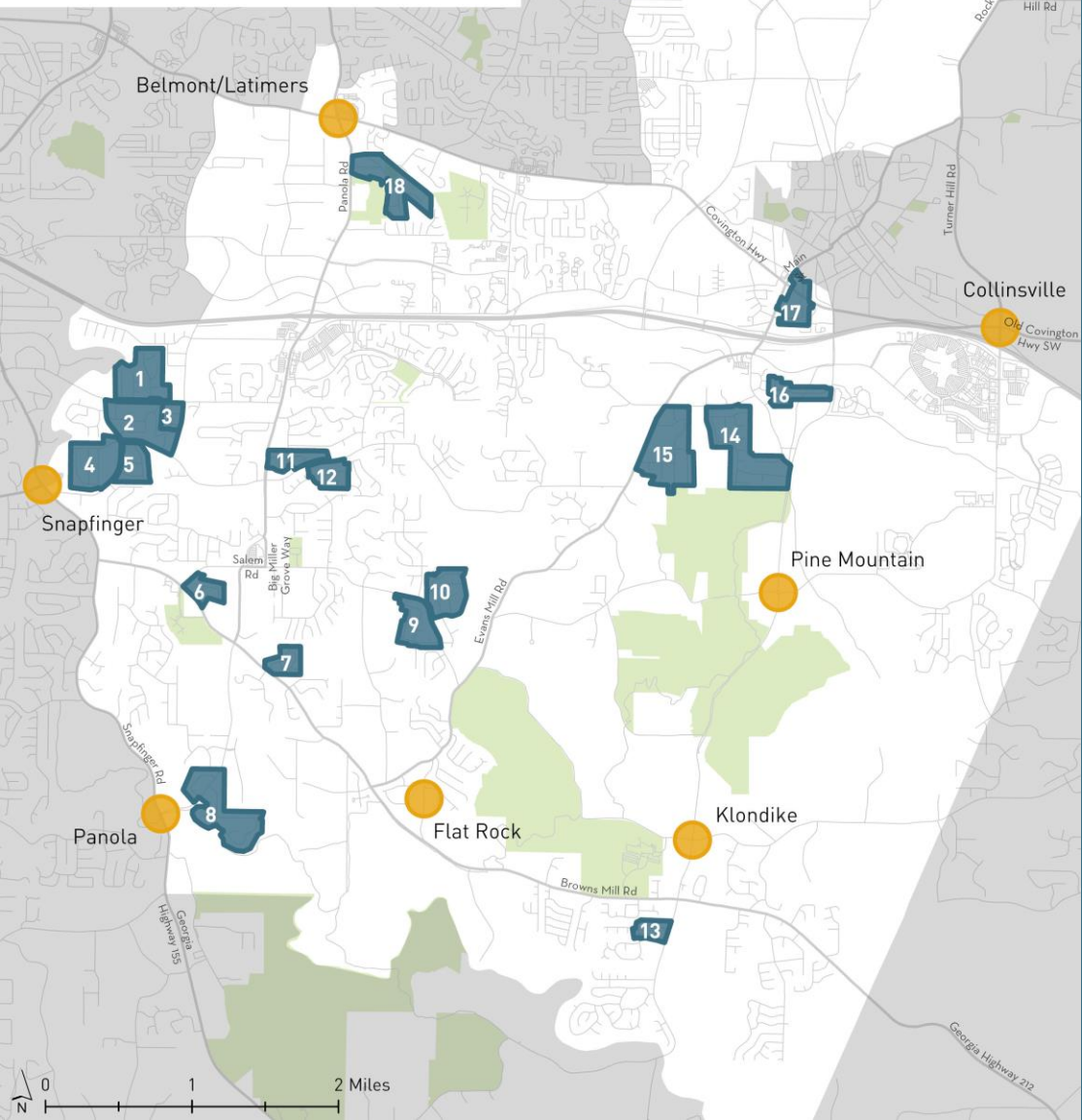
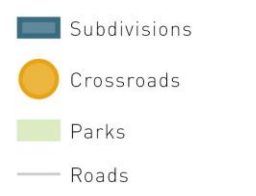
## Timeline

- June 2019 - March 2020

# IMPLEMENTATION STRATEGIES

- Neighborhood Associations
- Homeowner's Handbook
- Conservation Overlay Districts
- National Register Historic Districts
- Local Historic Districts

# City of Stonecrest Subdivisions and Crossroads



## SUBDIVISIONS\*

- Amherst Woods (13)
- Arabian Woods (16)
- Black Hawk Forest (11)
- Bramblewood (10)
- Chaparral (14)
- Cleveland Woods (4)
- Eagle Rock Heights (7)
- Evans Mill (15)
- Kings Forest (5)
- Miller Grove Park (18)
- Miller Road (3)
- Miners Creek (8)
- Old Salem Woods (9)
- Patillo (17)
- Runnymede Forest (2)
- Springtree (6)
- Stratford Farms (1)
- Winslow Crossing (12)

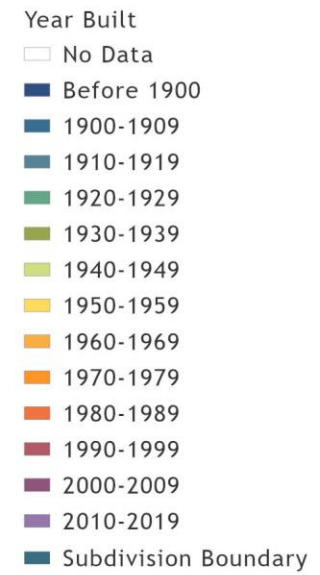
## CROSSROADS

- Belmont/Latimers
- Collinsville
- Flat Rock
- Klondike
- Panola
- Pine Mountain
- Snapfinger

*\*The number in parentheses corresponds to the numbered areas on the map.*

**STRATFORD FARMS**

# Stratford Farms



## HOUSING TYPES

- Linear Ranch
- Linear-with-Clusters Ranch
- Split Level

## HOUSING STYLES

- Colonial Revival
- Rustic (Western)
- Spanish Colonial Revival

## ROOF TYPES

- Gable
- Hip
- Pyramidal

## MATERIALS

- Brick
- Wood - Vertical Board

# STRATFORD FARMS [A]



## HOUSE TYPE

Linear-with-Clusters Ranch

## HOUSE STYLE

Dutch Colonial Revival

## ROOF TYPE(S)

Gable - Lateral (Side)  
Gambrel

## MATERIAL(S)

Brick  
Wood - Shingle

# STRATFORD FARMS [B]

## HOUSE TYPE

Split Level

## HOUSE STYLE

Spanish Colonial Revival

## ROOF TYPE(S)

Gable - Lateral (Side)  
Pyramidal

## MATERIAL(S)

Brick  
Wood - Vertical Board





# STRATFORD FARMS [C]



## HOUSE TYPE

Linear Ranch

## HOUSE STYLE

Rustic (Western)

## ROOF TYPE(S)

Gable - Lateral (Side)

## MATERIAL(S)

Brick

Ordinance for Rezoning  
Application RZ-20-001 (6086  
& 6100 Hillandale Drive)



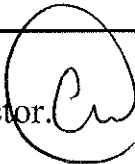
**CITY COUNCIL AGENDA ITEM**

**SUBJECT: Ordinance for Rezoning Applications  
RZ-20-001**

**ORDINANCE**                       **POLICY**                       **STATUS REPORT**  
 **DISCUSSION ONLY**             **RESOLUTION**             **OTHER**

**Date Submitted: 5/20/20**            **Work Section:**            **Council Meeting: 5/26/2020**

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**SUBMITTED BY:** Christopher Wheeler, Planning and Zoning Director. 

**PURPOSE:** The applicant is requesting to rezone the subject properties from MR-1 to MR-2 and Future Land Use Character to Urban Neighborhood for the development of 120 units of workforce housing.

**HISTORY:** This item was heard at the March 10<sup>th</sup> Planning Commission Meeting. The applicant requested to change the subject property zoning from MR-1 to MR-2 for the development of workforce housing. The Planning Commission recommend approval of land use petition.

**OPTIONS:** Approve or Deny; Defer

**RECOMMENDATED ACTION:**

Planning Commission recommended approval RZ-20-001 at the March 10<sup>th</sup> meeting.

**ATTACHMENTS:**

- # 1 5/20/2020 Staff Report
- # 2 5/20/2020 Rezoning Application

# 3 05/20/2020 Power Point Presentation



PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT

RZ-20-001

Planning Commission March 10<sup>th</sup>, 2020 / Mayor and City Council Meeting March 23<sup>rd</sup>, 2020

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**GENERAL INFORMATION**

**Petition Number:** RZ-20-001

**Applicant:** Blue Ridge Atlantic Development

**Owner:** James Mac Sams & Joslin Sams

**Project Location:** 6086 & 6100 Hillandale Drive

**District:** District 2

**Acreage:** 5.63

**Existing Zoning:** MR-1 (Med Density Residential)

**Proposed Zoning:** MR-2 (Med Density Residential)

**Comprehensive Plan Community:  
Area Designation** Office Professional

**Proposed Development/Request:** The applicant is requesting to rezone the subject properties from MR-1 to MR-2 and Future Land Use Character to Urban Neighborhood for the development of 120 units of workforce housing.

**Staff Recommendations:** *Approval with Conditions*

**Planning Commission:** **Approval with Conditions**



PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT

RZ-20-001

Aerial Map



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNR/Airphoto, IGN, DAAC/GeoEye, USDA/GeoEye, AeroGRID, IGN, Suser Community

**ZONING CASE: RZ-20-001**

ADDRESS: **6086 & 6100 Hillendale Road**

CURRENT ZONING: **MR-1 (Med Density Residential)**

FUTURE LAND USE: **Office Professional**



**Subject Property**

0 0.025 0.05 mi



PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT

RZ-20-001

Zoning Map



**ZONING CASE: RZ-20-001**

ADDRESS: **6086 & 6100 Hillandale Road**

CURRENT ZONING: **MR-1 (Med Density Residential)**

FUTURE LAND USE: **Office Professional**



**Subject Property**

0 0.025 0.05 mi



PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT

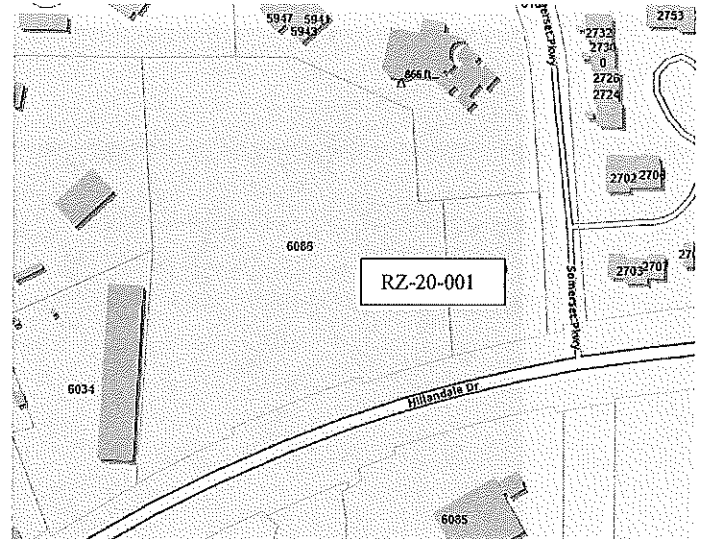
RZ-20-001

**PROJECT OVERVIEW**

**Location**

The subject properties are located at 6086 & 6100 Hillandale Drive. The property is approximately 564 feet northwest of Hillandale and Farington intersection.

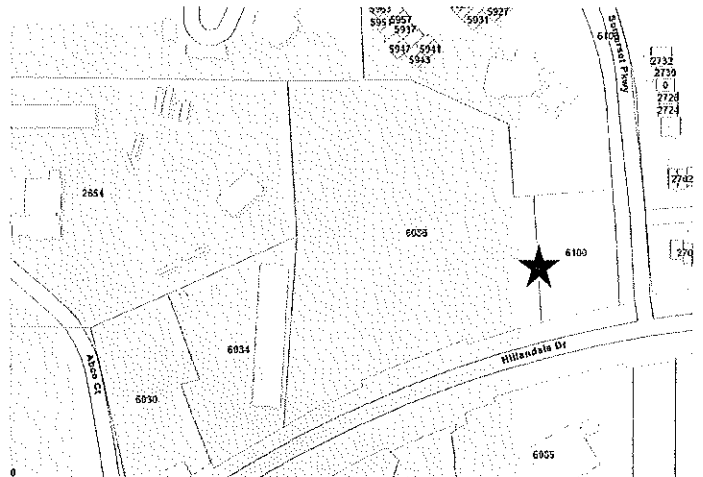
The property is bounded by Hillandale Drive to south, by Somerset Condominium and Bella Vista Apartment to the north and west and an undeveloped parcel to the east.



**Background**

Currently, the property has kept its original zoning classification of MR-1 under Stonecrest Zoning Ordinance per Dekalb County Zoning case Z-86017.

The properties are currently undeveloped lots. The topography of the property is characterized as being even throughout. The properties also have a mixture of hardwoods and mature pines as well.



**Rezoning Request**

The applicant is requesting to rezone the 5.63 acres of the subject properties from MR-1 (Medium Residential Density) District to MR-2 (Medium Residential Density) District and future land use character from Office Professional to Urban Neighborhood for the development of 120 units of work force housing. The proposed project would have a density of 24 units per acre and the building will be a maximum of 3 stories.



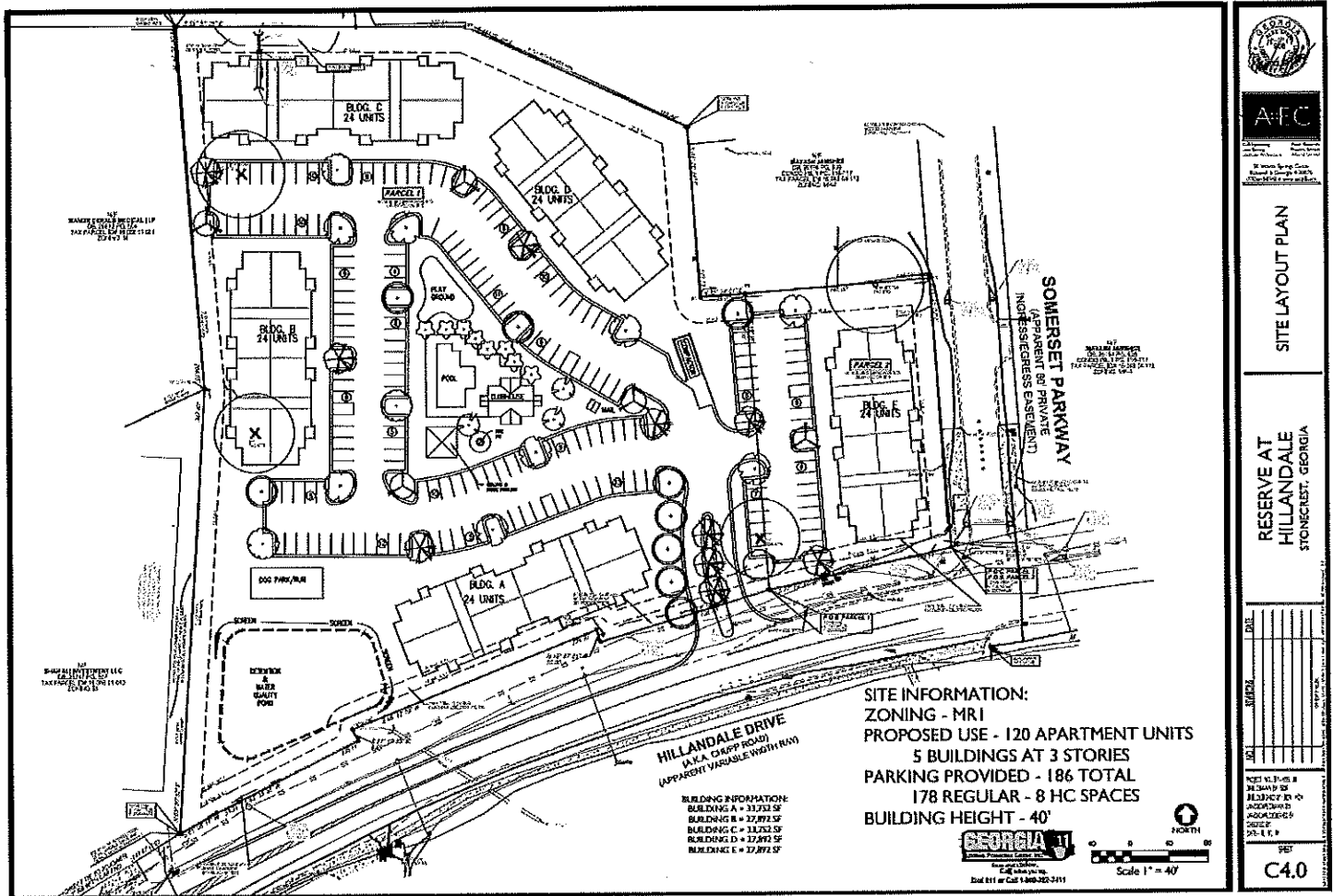
PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT

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The applicant plans on partnering with a community serve provider that will provide certain education services to residents and their family such as ready schools, adult home buyer classes and financial independence training classes.

The building exteriors will be comprised of brick or stone façades with hardi-plank siding for enhance architectural appeal. The applicant will provide several amenities for the residents including but not limited to fitness center, business center, pool, dog park area, playground area, resident gathering area, conference room for resident use and outdoor grilling facility.

Conceptual Site Plan





PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT

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Proposed Elevations



<p>MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.          25 CHURCH STREET, SUITE 201 DECATUR, GEORGIA 30030 404-375-580          RESERVE AT HILLDALE          STONECREST, GA</p>

**Public Participation**

Property owners within 500 feet of subject property were mailed notices of the proposed rezoning in January. The community meeting was held on February 20<sup>th</sup>, 2020, at 6:30 pm at Stonecrest City Hall chambers, Stonecrest Georgia 30038. Several residents show up at the community meeting regarding the rezoning application.



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**STANDARDS OF REZONING REVIEW**

Section 7.3.4 of the Stonecrest Zoning Ordinance list eight factors to be considered in a technical review of a zoning case completed by the Community Development Department and Planning Commission. Each element is listed with staff analysis.

- **Whether the proposed land use change will permit uses that are suitable in consideration of the use and development of adjacent and nearby property or properties.**

As shown in the table below, the subject property is surrounded by medium density housing. \* Please see the map below table

Adjacent & Surrounding Properties	Zoning (Petition Number)	Land Use	Density Non-Residential (SF/Acre) Residential (Units/Acre)
Applicant	Proposed: MR-2	Residential	21 units/acre
Adjacent: North	MR-1 (Med Residential Density) District	Multi-family (Bella Vista Apartments)	12 units/acre
Adjacent: North / East	MR-1 (Med Residential Density) District	Attached Single-family (Somerset Condos)	15 units/acre
Adjacent: West	M (Light Industrial) District	Multi-family (Brightstone Senior)	24 units/acre
Adjacent: West	M (Light Industrial) District	Industrial (Undeveloped parcel)	n/a
Nearby: South West	M (Light Industrial) District	Office-Institutional (Hillandale Dialysis)	11,500 square feet/acre
Nearby: South East	M (Light Industrial) District	Commercial (Hillandale Center)	7,000 square feet/acre

The proposed land use change would permit a use that would be suitable in view and development of the nearby properties as majority of the property surrounding the property are multi-family developments. The applicant proposed use would be suitable.

- **Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property or properties.**

The proposed land use change will not adversely affect the existing use or usability of adjacent of nearby property or properties. The current zoning of the property is the recommend zoning classification for the proposed land use and would be similar to the property and properties.



## PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT

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

Access to the property be via Hillandale Drive, which is a major collector road that staff believes would have the traffic capacity to handle the volume of traffic generated by the zoning change and will not cause an excessive or burdensome use of the existing street or transportation. The project trip generation submitted by the applicant show the development would be under 100 trips during the peak hours.

The zoning proposal will not cause an excessive or burdensome on utilities as De the property has the sewer capacity for commercial development.

When fully constructed, this development would be expected to generate 27 students: 12 at Stoneview ES, 5 at Lithonia MS, 4 at Lithonia HS, 6 at other DCSD schools, and 0 at private schools. Enrollment at Stoneview ES is already above capacity and additional portable classrooms may be required to accomodate students from new developments.

- **Whether the amendment is consistent with the written policies in the comprehensive plan text and any applicable small areas studies.**

The amendment is consistent with the written polices in the Stonecrest comprehensive plan. The surrounding properties have the same FLU designation as the proposed change which allow the property to be more consistent with the Stonecrest Comp Plan.

- **Whether there are potential impacts on property or properties in an adjoining governmental jurisdiction, in cases of proposed changes near county or municipal boundary lines.**

There is no potential impact on property or properties in ad adjoining governmental jurisdiction in case of the proposed changes near county or municipal boundary lines.

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

There are existing conditions affecting the use and development of the affected land area which supports the approval of the land use change. The current zoning of the property (MR-1) is a not a permitted zoning classification in Office Professional, therefore changing the FLU character would make the property consistent with the Stonecrest Comp Plan.

- **Whether there will be an impact on historic buildings, sites, districts or archaeological resources resulting from the proposed change.**

There are currently no historic buildings, sites, districts, or archaeological resources on the subject property, therefore there will be no impact on historic



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**STANDARDS OF REZONING REVIEW**

Section 7.3.5 of the Stonecrest Zoning Ordinance list eight factors to be considered in a technical review of a zoning case completed by the Community Development Department and Planning Commission. Each element is listed with staff analysis.

- **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property or properties.**

As shown in the table below, the subject property is surrounded by low to medium density housing. \* Please see the map below table

Adjacent & Surrounding Properties	Zoning (Petition Number)	Land Use	Density Non-Residential (SF/Acre) Residential (Units/Acre)
Applicant	Proposed: MR-2	Residential	21 units/acre
Adjacent: North	MR-1 (Med Residential Density) District	Multi-family (Bella Vista Apartments)	12 units/acre
Adjacent: North / East	MR-1 (Med Residential Density) District	Attached Single-family (Somerset Condos)	15 units/acre
Adjacent: West	M (Light Industrial) District	Multi-family (Brightstone Senior)	24 units/acre
Adjacent: West	M (Light Industrial) District	Industrial (Undeveloped parcel)	n/a
Nearby: South West	M (Light Industrial) District	Office-Institutional (Hillandale Dialysis)	11,500 square feet/acre
Nearby: South East	M (Light Industrial) District	Commercial (Hillandale Center)	7,000 square feet/acre

The proposed change in zoning would permit a use that would be suitable in view and development of the nearby properties. The medium residential medium density district is intended development for the Urban Neighbor Hood Character area. The proposed density would be like other developments in the area.

- **Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.**

The subject property is located within the Urban Neighborhood character area of the Stonecrest Comprehensive Plan. The character area intends to limit small scale goods and Townhomes; Multi-family developments. The proposed zoning change and development of residential development would be in keeping with the policy and intent of the comp plan.



## PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT

RZ-20-001

- **Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**

The property is currently zoned MR-1, which permits the development of attached single-family homes and multifamily homes at density of 8 units per acre. The property does have reasonable economic use as currently zoned.

- **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property or properties.**

The proposed zoning proposal is not anticipated to have a negative impact on the existing use or usability of adjacent or nearby properties. Staff believes the suggested zoning for the residential development would not adversely affect the existing use of the property as the applicant is essentially asking for the same zoning classification.

- **Whether there are other existing or changing conditions affecting the use and development of the property, which gives supporting grounds for either approval or disapproval of the zoning proposal.**

There are existing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal. The current zoning is the same proposed zoning classification. The applicant is asking for increase in density which would still be consistent with the area.

- **Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.**

There are currently no historic buildings, sites, districts, or archaeological resources on the subject property.

- **Whether the zoning proposal will result in a use that will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

Access to the property be via Hillandale Drive, which is a major collector road that staff believes would have the traffic capacity to handle the volume of traffic generated by the zoning change and will not cause an excessive or burdensome use of the existing street or transportation. The project trip generation submitted by the applicant show the development would be under 100 trips during the peak hours.

The zoning proposal will not cause an excessive or burdensome on utilities as De the property has the sewer capacity for commercial development.

When fully constructed, this development would be expected to generate 27 students: 12 at Stoneview ES, 5 at Lithonia MS, 4 at Lithonia HS, 6 at other DCSD schools, and 0 at private schools. Enrollment at Stoneview ES is already above capacity and additional portable classrooms may be required to accomodate students from new developments.



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- **Whether the zoning proposal adversely impacts the environment or surrounding natural resources.**

The zoning proposal will not adversely impact the environment or surrounding natural resources.



## PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT

RZ-20-001

### STAFF RECOMMENDATION

Staff recommends **APPROVAL** of RZ-20-001, **subject to the following conditions:**

1. The site shall be developed in general conformance with the site plan received by the city on January 7<sup>th</sup>, 2020.
2. The development shall be limited to 12.0 units per acre.
3. Exterior elevations shall be substantially similar to the elevations received by the city on January 7<sup>th</sup>, 2020. Final elevations shall be subject to review and approval of the Planning and Zoning Director.
4. The project shall be limited to one (1) full access curb cut on Hillandale Drive. The location shall meet all requirement for spacing and sight distance and is subject to the approval of the City Engineer.
5. Owner/Developer shall install 5' sidewalk, curb & gutter, and drainage improvements along the entire frontage of Hillandale Drive.
6. Owner/Developer shall dedicate, at no coast to the City of Stonecrest, additional right-of-way along the entire frontage of Hillandale Drive such that there is at least thrifty feet (30') from centerline, twelve feet (12') from back of curb, or two feet (2') from back of sidewalk, whichever is greater.
7. Owner/Developer shall construct a deceleration lane on Hillandale Drive at the project entrance per Section 14-200 (9)a of the City of Stonecrest Development Regulations, subject to the approval of the City Engineer.
8. Owner/Developer shall construct a left turn lane on Hillandale Drive at the project per Section 14-200 (9)b of the Stonecrest Development Regulations, subject to the approval of the City Engineer.

### PLANNING RECOMMENDATION

On March 10<sup>th</sup>, 2020 the Planning Commission recommend **approval of RZ-20-001** with the following conditions;

1. The site shall be developed in general conformance with the site plan received by the city on January 7<sup>th</sup>, 2020.
2. The development shall be limited to 12.0 units per acre.
3. Exterior elevations shall be substantially similar to the elevations received by the city on January 7<sup>th</sup>, 2020. Final elevations shall be subject to review and approval of the Planning and Zoning Director.
4. The project shall be limited to one (1) full access curb cut on Hillandale Drive. The location shall meet all requirement for spacing and sight distance and is subject to the approval of the City Engineer.
5. Owner/Developer shall install 5' sidewalk, curb & gutter, and drainage improvements along the entire frontage of Hillandale Drive.
6. Owner/Developer shall dedicate, at no coast to the City of Stonecrest, additional right-of-way along the entire frontage of Hillandale Drive such that there is at least thrifty feet (30') from centerline, twelve feet (12') from back of curb, or two feet (2') from back of sidewalk, whichever is greater.
7. Owner/Developer shall construct a deceleration lane on Hillandale Drive at the project entrance per Section 14-200 (9)a of the City of Stonecrest Development Regulations, subject to the approval of the City Engineer.
8. Owner/Developer shall construct a left turn lane on Hillandale Drive at the project per Section 14-200 (9)b of the Stonecrest Development Regulations, subject to the approval of the City Engineer.



RZ-20-0001



Received

JAN 07 2020

City of Stonecrest, Georgia  
Planning & Zoning Department

Rezoning Application

Owner Information  
Property Information  
Questionnaire

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			
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? <input type="checkbox"/> Yes <input type="checkbox"/> No			
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			

Attending March 3, 2020 Planning Com. meeting



## Site Plan Checklist

(All items must be included on the Site Plan; separate sheets may be used)

- Key and/or legend and site location map with North arrow
- Boundary survey of subject property which includes dimensions along property lines that match the metes and bounds of the property's written legal description and clearly indicates the point of beginning.
- Acreage of subject property
- Location of land lot lines and identification of land lots
- Existing, proposed new dedicated and future reserved rights-of-way of all streets, roads, and railroads adjacent to and on the subject property
- Proposed streets on the subject site
- Current zoning of the subject site and adjoining properties
- Existing buildings with square footages and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvements on the subject property
- Existing buildings' locations and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvement on adjacent properties within 200 feet of the subject property.
- Location of proposed buildings with total square footage
- Layout and minimum lot size of proposed single family residential lots
- Topography on the subject site and adjacent property up to 200 feet as required to assess runoff effects
- Location of overhead and underground electrical and pipeline transmission/conveyance lines
- Required and/or proposed setbacks.
- 100-year flood plain horizontal limits and flood zone designations as shown on survey or FEMA FIRM maps.
- Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed.
- Required and proposed parking spaces; Loading and unloading facilities.
- Lakes, streams, wetlands, and Waters of the State and associated buffers.
- Proposed stormwater management facilities.
- Community wastewater facilities including preliminary areas reserved for septic drain fields and points of access.
- Availability of water system and sanitary sewer system.
- Location of existing trees and trees to be removed, or a statement that there are none, and whether the trees identified are specimen trees. *(A specimen tree is any hardwood (oak, hickories, poplars, etc.) or softwood (pines, evergreens, etc.) tree with a diameter at breast height (DBH) of 30 inches and larger, or a small tree (dogwoods, redbuds, sourwoods, etc.) with a DBH of 10 inches and larger. If no specimen trees exist on the site, note their absence on the plans. If a specimen tree is to be removed, provide a calculation for recompense at 1.5x the diameter.)*



## Rezoning Application

Owner Information  
Property Information  
Questionnaire

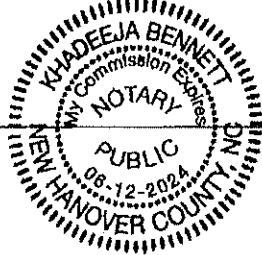
Owner's Name: FRANK KAMOR			
Owner's Address: 6100 HILLANDALE DR, STONECREST, GA 30058			
Phone:	Fax:	Email:	
Property Address: 6100 HILLANDALE DR, STONECREST, GA 30058			Parcel Size: 4.9 COMBINED FOR 5.63
Parcel ID: 16 088 01 007			
Current Zoning Classification: MR-1			
Requested Zoning Classification: MR-2 WITH DENSITY BONUS OF 24 UNITS PER ACRE			
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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>			
1. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby properties? <p style="text-align: center;">YES</p>			
2. Will the affected property of the zoning proposal have a reasonable economic use as currently zoned? <p style="text-align: center;">NO</p>			
3. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property? <p style="text-align: center;">NO</p>			
4. Are there 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? <p style="text-align: center;">NO</p>			
5. Will the zoning proposal adversely affect historic buildings, sites, districts, or archaeological resources? <p style="text-align: center;">NO</p>			
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? <p style="text-align: center;">NO</p>			



### 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
	Phone: 252-515-7331		
Sworn to and subscribed before me this 12 <sup>th</sup> day of December, 20 19			
Notary Public: Khadeeja Bennett			
Attorney / Agent	Signature:		Date: 12/12/2019
	Address: 1120 Military Ct		City, State: Wilmington, NC
	Phone: 910-509-3357		
Sworn to and subscribed before me this 12 <sup>th</sup> day of December, 20 19			
Notary Public:			





## Letter of Intent







## 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 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





## Public Participation Plan





## Public Participation Plan

6086 & 6100 Hillandale 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**  
community + development

(Date)

Name

Address

City, State Zip

Dear Property Owner:

Blue Ridge Atlantic has filed with the City of 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



Property Owners within 500-Feet of:  
6086-6100 Hillandale Drive, Stonecrest, GA 30058



**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 healthy, 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





BLUE RIDGE ATLANTIC  
community ↔ development

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.



## 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



## Zoning Map Amendments



**BLUE RIDGE ATLANTIC**  
community ↔ development

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 healthy, 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.



## Environmental Site Analysis



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,

**I. 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-I 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

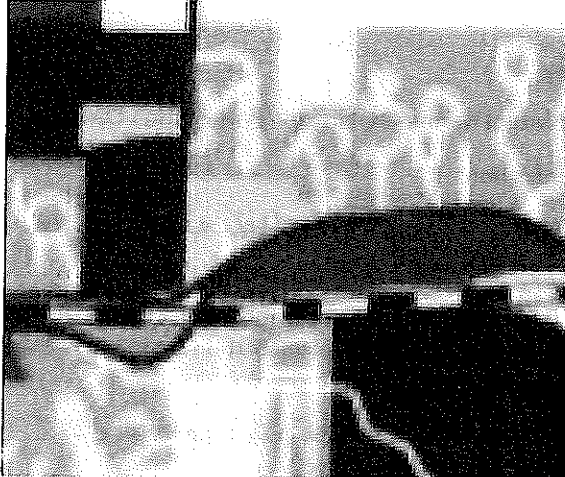
- Historic Resources Survey
- Georgia Department of Natural Resources, Historic Preservation Division
- Field Observation and verification

**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.

m:\2019 jobs\19-4355 stonecrest-workforce-apts\environmental site analysis (esa).docx



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





## Site Plan / Rendering



2018 Eastwood Rd, Wilmington, NC 28403







## Trip Generation Report



2018 Eastwood Rd, Wilmington, NC 28403



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 Hillendale 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 Hillendale 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*, 10<sup>th</sup> Ed, 2017. Table 1 summarizes the trip generation for the proposed development.

**Table 1: Trip Generation**

Project Land Use	Project Density	Project Trips			ITE Code	Variable	Equation Used <sup>1</sup>	In/Out Distribution
		Total	Inbound	Outbound				
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(I) = 0.95Ln(X) - 0.51 23% / 77%	
	PM Road Peak	69	43	26			Ln(I) = 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:  
<sup>1</sup> 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



## **Legal Description**



2018 Eastwood Rd, Wilmington, NC 28403

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 preceding 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 16<sup>th</sup> 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 Drive (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.





## Survey



2018 Eastwood Rd, Wilmington, NC 28403

**SURVEY NOTES**

ALTA/NSPS LAND TITLE SURVEY FOR BLUE RIDGE ATLANTIC & ALLIANT NATIONAL TITLE INSURANCE COMPANY (6086 & 6100 HILLDALE DRIVE) LOCATED IN LAND LOT 88, 18TH DISTRICT CITY OF STONECREST, DEKALB COUNTY, GEORGIA

This survey was conducted on or about 06/15/2023. The survey was performed in accordance with the Georgia Surveying Law, Chapter 45 of the Official Code of Georgia Annotated, and the rules and regulations of the Board of Surveying and Mapping, State of Georgia. The survey was performed using a Leica Total Station and a Leica AutoLevel. The survey was performed in accordance with the Georgia Surveying Law, Chapter 45 of the Official Code of Georgia Annotated, and the rules and regulations of the Board of Surveying and Mapping, State of Georgia. The survey was performed using a Leica Total Station and a Leica AutoLevel.

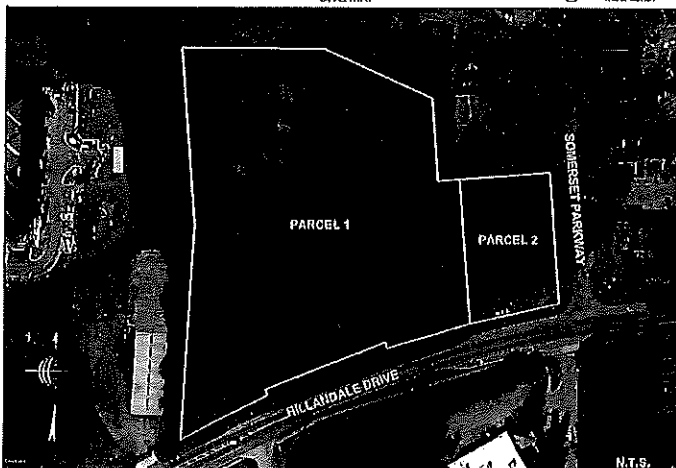
ALTA/NSPS LAND TITLE SURVEY  
FOR  
BLUE RIDGE ATLANTIC &  
ALLIANT NATIONAL TITLE INSURANCE COMPANY  
(6086 & 6100 HILLDALE DRIVE)  
LOCATED IN  
LAND LOT 88, 18TH DISTRICT  
CITY OF STONECREST, DEKALB COUNTY, GEORGIA



LOCATION MAP  
SCALE: 1" = 400'

SITE MAP

FIGURE LOCATIONS AND ELEVATIONS



**TITLE NOTES**

- 1. ALL INFORMATION IS SUBJECT TO THE RECORDS OF THE DEPARTMENT OF REVENUE.
- 2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND NEIGHBORING PROPERTIES.
- 3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND NEIGHBORING PROPERTIES.
- 4. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND NEIGHBORING PROPERTIES.
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- 8. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND NEIGHBORING PROPERTIES.
- 9. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND NEIGHBORING PROPERTIES.
- 10. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND NEIGHBORING PROPERTIES.

**SITE INFORMATION**

6086 HILLDALE DRIVE  
6100 HILLDALE DRIVE  
HILLDALE DRIVE  
SOMERSET PARKWAY  
LAND LOT 88, 18TH DISTRICT  
CITY OF STONECREST, DEKALB COUNTY, GEORGIA

**REFERENCE MATERIAL**

- 1. ALL INFORMATION IS SUBJECT TO THE RECORDS OF THE DEPARTMENT OF REVENUE.
- 2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND NEIGHBORING PROPERTIES.
- 3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND NEIGHBORING PROPERTIES.
- 4. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND NEIGHBORING PROPERTIES.
- 5. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND NEIGHBORING PROPERTIES.

**SPECIAL NOTES**

1. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND NEIGHBORING PROPERTIES.

2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND NEIGHBORING PROPERTIES.

**PROPERTY DESCRIPTION PARCEL 2**

1. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND NEIGHBORING PROPERTIES.

2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND NEIGHBORING PROPERTIES.

**PROPERTY DESCRIPTION PARCEL 1**

1. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND NEIGHBORING PROPERTIES.

2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND NEIGHBORING PROPERTIES.

**SURVEYOR'S CERTIFICATE**

I, [SURVEYOR'S NAME], A LICENSED SURVEYOR IN THE STATE OF GEORGIA, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT STATEMENT OF THE RESULTS OF MY SURVEY OF THE PROPERTY DESCRIBED ABOVE, AS CONDUCTED ON OR ABOUT [DATE].



PHOTO #1



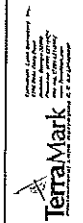
PHOTO #2



PHOTO #3



PHOTO #4



NO.	DESCRIPTION	DATE

ALTA/NSPS LAND TITLE SURVEY FOR BLUE RIDGE ATLANTIC & ALLIANT NATIONAL TITLE INSURANCE COMPANY (6086 & 6100 HILLDALE DRIVE) LOCATED IN LAND LOT 88, 18TH DISTRICT CITY OF STONECREST, DEKALB COUNTY, 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: <i>Kathleen Parns Jordan</i>	Date: <i>12-12-19</i>	
	Address: 6100 Hillendale Dr	City, State: Stonecrest, GA	Zip: 30058
	Phone: <i>(404) 808-2633</i>		
	Sworn to and subscribed before me this <i>12</i> day of <i>December</i> , 20 <i>19</i>		
Notary Public: <i>[Signature]</i>			
Property Owner (if Applicable)	Signature: <i>Marisa Speer Jantzen</i>	Date: <i>12-13-2019</i>	
	Address: 6100 Hillendale Dr	City, State: Stonecrest, GA	Zip: 30058
	Phone: <i>(404) 265-2201</i>		
	Sworn to and subscribed before me this _____ day of <i>December</i> , 20 <i>19</i>		
Notary Public: <i>[Signature]</i>			
Property Owner (if Applicable)	Signature: <i>James Mac Jones</i>	Date: <i>12/16/19</i>	
	Address: <i>6100 Hillendale Dr</i>	City, State: <i>Stonecrest, GA</i>	Zip: <i>30058</i>
	Phone: _____		
	Sworn to and subscribed before me this _____ day of <i>December</i> , 20 <i>19</i>		
Notary Public: _____			



## 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)

#### 36-67 Disclosure 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.)

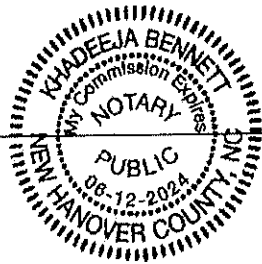
*Official Code of Georgia Annotated Copyright 1982 - 2000 State of Georgia.*



**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").

<b>Applicant / Petitioner</b>	Signature: <u>[Handwritten Signature]</u>	Date: <u>12/12/19</u>	
	Address: <u>2018 Eastwood Rd.</u>	City, State: <u>Wilmington, NC</u>	Zip: <u>28403</u>
	Phone: <u>252-515-7331</u>		
Sworn to and subscribed before me this <u>12<sup>th</sup></u> day of <u>December</u> , 20 <u>19</u>			
Notary Public: <u>Khadeeja Bennett</u>			
<b>Attorney / Agent</b>	Signature: <u>Khadeeja Bennett</u>	Date: <u>12/12/2019</u>	
	Address: <u>1120 Military Ct</u>	City, State: <u>Wilmington, NC</u>	Zip: <u>28405</u>
	Phone: <u>910-509-3351</u>		
Sworn to and subscribed before me this <u>12<sup>th</sup></u> day of <u>December</u> , 20 <u>19</u>			
Notary Public:			





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

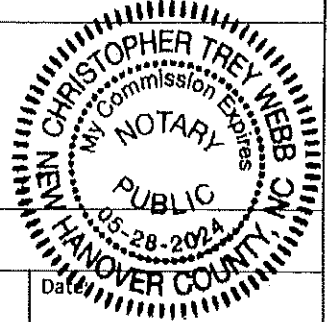
Applicant's Signature: [Signature] Date: 1/24/2020

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

Notary Public: CHRISTOPHER TREY WEBB

Signature: [Signature]

My Commission Expires: 5/28/2024



Application Fee    Sign Fee    Legal Fee

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






### 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

<b>Applicant / Owner</b>	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



## Thresholds for Additional Studies, Reports & Forms

The Department of Community Affairs has formulated development thresholds as listed on the next page. When a development meets or exceeds the thresholds, the Atlanta Regional Commission (ARC) and the Georgia Regional Transportation Authority (GRTA) shall review the project concurrently. Applicants shall first file the rezoning/use permit request with the City of Stonecrest. After the ARC/GRTA findings are completed, the rezoning/use permit request will be placed on the next available appropriate agenda. It is the applicant's responsibility to contact and follow all ARC and GRTA review procedures. For details, contact the ARC at <http://www.dca.ga.gov/DR/> and GRTA at <http://www.grta.org/dri/> or at 404-463-3000.

<b>Development of Regional Impact – Tiers and Development Thresholds</b>	
Type of Development	Metropolitan Region
Office	Greater than 400,000 square feet
Commercial	Greater than 300,000 square feet
Wholesale & Distribution	Greater than 500,000 square feet
Hospitals and Health Care	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day
Housing	Greater than 400 new lots or units
Industrial	Greater than 500,000 gross square feet; or employing more than 1,600 workers; or covering more than 400 acres
Hotel	Greater than 400 rooms
Mixed Use	Gross square feet greater than 400,000 (with residential units calculated at 1,800 sq. ft. per unit toward the total gross sq. ft.); or covering more
Airports	All new airports, runways and runway extensions
Attractions and Recreational Facilities	Greater than 1,500 parking spaces or a seating capacity of more than 6,000
Post-Secondary Schools	New school with a capacity of more than 2,400 students; or expansion by at least 25% of capacity
Waste Handling Facilities	New facility or expansion of use of existing facility by 50% or more
Quarries, Asphalt and Cement Plants	New facility or expansion of existing facility by 50%
Wastewater Treatment Facilities	New facility or expansion of existing facility by 50%
Petroleum Storage Facilities	Storage greater than 50,000 barrels if within 1,000 feet of any water supply; otherwise storage capacity greater than 200,000 barrels
Water Supply Intakes/Reservoirs	New facilities
Intermodal Terminals	New facilities
Truck Stops	A new facility with more than three diesel fuel pumps; or containing a half acre of truck parking or 10 truck parking spaces
Any other development types not identified above (includes parking facilities)	1,000 parking spaces

### **Environmental Impact Report**

Projects having any appreciable impact on the environment --either on site or in the region-- as a result of this proposed action may be required to submit an Environmental Impact Report detailing the impact as a result of the proposed project, and the attenuation measures (Erosion/Sediment Control Plan, water quality devices, noise & lighting barricades, etc.) proposed.



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 filling additional materials as specified by the City of Stonecrest Zoning Ordinance.		
	Applicant's Name: <u>Blue Ridge Atlantic Development Chris Eisenzimmer</u>		
	Applicant's Signature: <u>[Signature]</u>	Date: <u>1/24/2020</u>	
	Sworn to and subscribed before me this <u>24</u> Day of <u>JANUARY</u> 20 <u>20</u>		
	Notary Public: <u>CHRISTOPHER TREY WEBB</u>		
	Signature: <u>[Signature]</u>		
	My Commission Expires: <u>5/28/2024</u>		
	<input type="checkbox"/> Application Fee <input type="checkbox"/> Sign Fee <input type="checkbox"/> Legal Fee		
	Fee: \$	Payment: <input type="checkbox"/> Cash <input type="checkbox"/> Check <input type="checkbox"/> CC	Date:
	<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Date:

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



### 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: <u>[Signature]</u>	Date: <u>12-11-19</u>	
	Address: 6086 Hillandale Dr	City, State: Stonecrest, GA	Zip: 30058
	Phone: <u>404-634-9760</u>		
	Sworn to and subscribed before me this <u>11th</u> day of <u>November</u> , 20 <u>19</u>		
Property Owner (if Applicable)	Notary Public: <u>[Signature]</u>		
	Signature:	Date:	
	Address:	City, State:	Zip:
	Phone:		
Property Owner (if Applicable)	Sworn to and subscribed before me this _____ day of _____, 20____		
	Notary Public:		
	Signature:	Date:	
	Address:	City, State:	Zip:
Property Owner (if Applicable)	Phone:		
	Sworn to and subscribed before me this _____ day of _____, 20____		
	Notary Public:		



## Rezoning Application – Instructions

This application applies to:

- Comprehensive plan amendments
- Zoning map amendments
- Major amendments/modifications to one or more conditions attached to previously approved zoning map amendments

If an applicant needs to further relax the dimensional standards of the Zoning Ordinance for a specific property for the purpose of construction, they can request a variance to the text of the Zoning Ordinance. Such a request might seek to modify the strict terms of lot coverage, placement, setback, yard, buffer, landscape strip, parking and loading or other regulations, but these applications will not occur concurrently, and the approval of one does not indemnify the approval of the other. The City Council, following recommendation by the planning commission, shall determine whether the proposed amendment meets the applicable requirements.

The amendment process for the City of Stonecrest involves two public meetings:

The first meeting, a public hearing, is in front of the Planning Commission, where the item will be heard and a recommendation will be made that goes in front of the City Council. The Planning Commission meets the first Tuesday of each month at 6:00 PM. In the Stonecrest City Hall Suite 155, located at 310 Stonecrest Blvd, Stonecrest, GA 30038.

Following the Planning Commission public hearing, the application will be heard in front of the City Council for a final decision based on the applicant's submittal information, the report generated by city staff, and the non-binding recommendation from the Planning Commission.

To initiate a request for a Rezoning within the City of Stonecrest, an applicant must schedule and hold a pre-application meeting with the city Planning & Zoning staff which must take place by the deadline of 4pm on the Friday preceding the application submission deadline. These meetings are scheduled as-needed and the purpose of the pre-application meeting is to establish an expectation on the part of both staff and the applicant for the rezoning process. The applicant shall provide preliminary/finalized site plans, a letter of intent regarding the request, and/or other illustrative documents as necessary at the time of the pre-application meeting. The applicant will then provide an overview of their proposed application and their reasoning for why the application is necessary. Staff can then inform the applicant of the City's process to affect the proposed change, and offer a preliminary analysis of the feasibility of the proposal, including ways upon which the proposal may need improvements or revisions.

Following the pre-application meeting, applicants can submit their application and required supplemental materials (detailed in the following checklist) by the deadline to:

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

Public notification of the pending action is the responsibility of the City for all Public Hearings; however, all costs associated with the noticing is the responsibility of the applicant. In all cases, legal advertisements in the City's legal organ (currently On Common Grounds) shall be placed by the City no more than 45 days prior to the Mayor and City Council meeting, and not less than 15 days prior to the Planning Commission meeting.

All application revisions and other documentation related to a petition from the applicant and/or the public must be submitted 2 weeks prior to any meeting date to be included in the package that will be distributed to the board.



## Rezoning Application Checklist

*(Incomplete applications will not be accepted)*

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

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

### Comprehensive Plan Land Use Map Amendments

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

- a. Whether the proposed land use change will permit uses that are suitable in view of the use and development of adjacent and nearby property;
- b. Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property;
- c. Whether the proposed land use change will result in uses that will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools;
- d. Whether the amendment is consistent with the written policies in the comprehensive plan text;
- e. Whether there are environmental impacts or consequences resulting from the proposed change;
- f. Whether there are impacts on properties in an adjoining governmental jurisdiction in cases of proposed changes near city boundary lines;
- g. Whether there are other existing or changing conditions affecting the use and development of the affected land areas that support either approval or denial of the proposed land use change; and



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



### Zoning Map Amendments

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

- a. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive 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;
- c. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;
- d. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
- 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;
- f. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources; and
- 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.

**The following items may be required:**  
*(Review provided thresholds for applicability)*

- Traffic Impact Study
- Development of Regional Impact Review
- Environmental Impact Report
- DeKalb County Department of Watershed Management Capacity Letter
- DeKalb County School Capacity Letter (for 10 residential dwellings/units or more)





## Environmental Site Analysis

Analyze the impact of the proposed rezoning and provide a written point-by-point response to Points 1 through 3:

### 1. Conformance to the Comprehensive Plan:

- a. Describe the proposed project and the existing environmental conditions on the site.
- b. Describe adjacent properties. Include a site plan that depicts the proposed project.
- c. Describe how the project conforms to the Comprehensive Land Use Plan.
- d. Include the portion of the Comprehensive Plan Land Use Map which supports the project's conformity to the Plan.
- e. Evaluate the proposed project with respect to the land use suggestion of the Comprehensive Plan as well as any pertinent Plan policies.

### 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

#### b. Floodplain

- Federal Emergency Management Agency (<http://www.fema.org>)
- Field observation and verification

#### c. Streams/stream buffers

- Field observation and verification

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

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

#### e. Vegetation • United States Department of Agriculture, Nature Resource Conservation Service

- Field observation

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

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

#### g. Archeological/Historical Sites

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



### 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.
- b. Protection of water quality
- c. Minimization of negative impacts on existing infrastructure
- d. Minimization on archeological/historically significant areas
- 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.
- f. Creation and preservation of green space and open space
- g. Protection of citizens from the negative impacts of noise and lighting
- h. Protection of parks and recreational green space
- i. Minimization of impacts to wildlife habitats



## Community Participation Meeting & Report

### General Requirements

The Public Participation Program consists of a two-part process designed to enhance dialogue between applicants and communities which may be impacted by a proposed development. The applicant will contact City of Stonecrest Community of Liaison to assist with the process with reach out to the community and setup the meeting.

Part 1 of the process is the Public Participation Plan which is required with all rezoning, amendments to the comprehensive plan and/or special land use permit applications. The plan must be filed simultaneously with the application. The minimum standards for the plan are as follows:

- The city shall provide a mailing list identifying all property owners within 500-feet of the subject property including the name, street address, and tax parcel identification.  
*(Staff would suggest also including homeowners' associations, environmentally stressed communities, political jurisdictions, and any other public agencies or organizations which may be affected by an application)*
- Applicant shall provide a copy of the letter to be mailed to affected parties identifying the date, location within the City of Stonecrest, and time of the information meeting to be scheduled no later than the first business day of the month preceding the Planning Commission hearing date.

Part 2 of the Community Participation Meeting is the Community Meeting Report which is required to be submitted to the Community Development Department no later than the last day of the business week of which the information meeting was held. The report shall include the following information/documentation:

- Provide a sign-in sheet of meeting attendees.
- A summary of concerns of issues expressed by interested parties.
- A summary of the applicant's response to concerns and issues expressed.

The requirement for a Public Participation Plan does not give communities decision making powers or force a consensus on issues. Applicants are not obligated to make any concessions or changes based upon input from citizens. Non-attendance at a community information meeting, by those on the mailing list, does not mean that an applicant fails to meet the requirements of the Public Participation Plan.



**Received**

JAN 07 2020

City of Stonecrest, Georgia  
Planning & Zoning Department

1. A **Trip Generation Report** shall be submitted as a part of zoning applications for all Non-Residential and Mixed Use developments and for Residential Developments with greater than 10 proposed units. Applicants should follow this sample report:

Land Use (ITE Code)	Intensity	Daily	A.M Peak		P.M. Peak			
		Total	In	Out	Total	In	Out	Total
General Office (710)	50,000 Gross Square Feet	782	95	13	108	23	112	135
Townhouse (230)	200 Units	1,157	15	75	90	71	35	106
<b>TOTAL</b>		<b>1,939</b>	<b>110</b>	<b>88</b>	<b>198</b>	<b>94</b>	<b>147</b>	<b>241</b>

2. A **Traffic Impact Study** shall be submitted as part of the zoning application for developments that produce 100 or more peak hour trips or at the discretion of the Public Works Department based on review of the request at the pre-application meeting.
3. The minimum requirements of the Traffic Impact Study shall be as follows:

Land Use	ITE Code	Variable	Rate Trips/ Var	Minimum Size for 100 Peak Hour Trips
<b>Residential</b>				
Single Family Detached	210	Housing Units	1.01	99 Units
Apartment	220	Housing Units	0.62	161 Units
Townhome/Condo	230	Housing Units	0.52	192 Units
<b>Retail</b>				
Shopping Center	820	1000 sf GLA	3.71	26 ksf GLA
Specialty Center	826	1000 sf GLA	5.02	20 ksf GLA
Pharmacy -no drive-thru	880	1000 sf	8.4	11.5 ksf
Pharmacy -w/drive-thru	881	1000 sf	9.91	10 ksf
<b>Services</b>				
Fast Food	934	1000 sf	45.42	2.2 ksf
Sit Down Restaurant	932	1000 sf	10.81	9 ksf
Coffee/Donut Shop	937	1000 sf	100.58	1 ksf
Bank no drive-thru	911	1000 sf	12.13	8 ksf
Bank w/drive-thru	912	1000 sf	24.3	4 ksf
Gas Station	944	Pumps	13.87	7 pumps
<b>Institutional</b>				
Day Care	565	Students	0.81	123 Students
Private School (K-8)	534	Students	0.9	111 Students
Private School (K-12)	536	Students	0.81	123 Students
<b>Office</b>				
General Office	710	1000 sf	1.56	64 ksf
Medical Office	720	1000 sf	3.57	28 ksf
<b>Lodging</b>				
Hotel	310	Rooms	0.6	166 Rooms

# First Read of Bond Authorizing Ordinance

**ORDINANCE AUTHORIZING AGREEMENT OF SALE WITH  
URBAN REDEVELOPMENT AGENCY OF THE CITY OF STONECREST**

**WHEREAS**, in furtherance of the purposes for which it was created, the Urban Redevelopment Agency of the City of Stonecrest (the “Issuer”) proposes to issue \$5,390,000 in original aggregate principal amount of its Revenue Bond (City of Stonecrest Projects), Series 2020A and its Revenue Bond (City of Stonecrest Projects), Federally Taxable Series 2020B (each a “Bond” and collectively the “Bonds”), in order to finance the costs of acquiring, renovating, and installing urban redevelopment projects described in urban redevelopment plans entitled “The City of Stonecrest City Hall Urban Redevelopment Plan” and “The City of Stonecrest Government Complex Urban Redevelopment Plan” (collectively the “Projects”) and to finance related costs; and

**WHEREAS**, the City of Stonecrest (the “Purchaser”) has taken all actions required by Chapter 61 of Title 36 of the Official Code of Georgia Annotated, entitled the “Urban Redevelopment Law,” as amended (the “Urban Redevelopment Law”), to qualify the Projects as “urban redevelopment projects” thereunder, including, without limitation, designating the premises on which the Projects will be located as included in “urban redevelopment areas” and approving urban redevelopment plans for the Projects following public hearings required by the Urban Redevelopment Law; and

**WHEREAS**, Section 1.03(b)(28) of the Charter of the Purchaser authorizes the Purchaser to provide for the acquisition, construction, building, operation, or maintenance of public buildings and educational facilities; and

**WHEREAS**, Section 36-34-2(5) of the Official Code of Georgia Annotated authorizes the Purchaser to contract with any state agency or political subdivision to perform any service or execute any project for such agency or subdivision in which the Purchaser has an interest; and

**WHEREAS**, the Urban Redevelopment Law authorizes the Purchaser to appropriate such funds and make such expenditures as may be necessary to carry out the purposes of the Urban Redevelopment Law and to levy taxes and assessments for such purposes; and

**WHEREAS**, Article IX, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 authorizes the Purchaser (1) to contract for any period not exceeding fifty years with any public agency, public corporation, or public authority for joint services, for the provision of services, or for the joint or separate use of facilities or equipment, if such contract deals with activities, services, or facilities that the contracting parties are authorized by law to undertake or provide, and (2) in connection with any such contract to convey any existing facilities or equipment to any public agency, public corporation, or public authority; and

**WHEREAS**, the Purchaser proposes to purchase the Projects from the Issuer pursuant to an Agreement of Sale, to be dated as of the first day of the month of its execution and delivery (the “Contract”), under the terms of which the Purchaser (1) will agree to make installment payments of purchase price to the Issuer in amounts sufficient to enable the Issuer to pay the principal of, premium, if any, and interest on the Bonds when due and (2) will agree to levy an annual ad valorem tax on all taxable property located within the corporate limits of the

Purchaser, at such rates within the 3.35 mill limit prescribed by the Purchaser's Charter or such greater millage limit hereafter prescribed by applicable law, as may be necessary to produce in each year revenues that are sufficient to fulfill the Purchaser's obligations under the Contract; and

**WHEREAS**, the Issuer will sell the Bonds to Truist Bank (the "Bond Buyer") pursuant to a Bond Purchase Agreement, to be dated the date of its execution and delivery, between the Issuer and the Bond Buyer; and

**WHEREAS**, pursuant to the terms of an Assignment and Security Agreement, to be dated as of the first day of the month of its execution and delivery, between the Issuer and the Bond Buyer, the Issuer will assign and pledge, and grant a first priority security interest in, its right, title, and interest in the Contract to the Bond Buyer as security for payment of the Bonds; and

**WHEREAS**, after careful study and investigation, the Purchaser desires to enter into the Contract;

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Stonecrest as follows:

1. The form, terms, and conditions and the execution, delivery, and performance of the Contract, which has been filed with the Purchaser, are hereby approved and authorized. The Contract shall be in substantially the form submitted to the City Council of the Purchaser with such changes, corrections, deletions, insertions, variations, additions, or omissions as may be approved by the Mayor or Mayor Pro Tempore of the Purchaser, whose approval thereof shall be conclusively evidenced by the execution of the Contract.

2. The Mayor or Mayor Pro Tempore of the Purchaser is hereby authorized and directed to execute on behalf of the Purchaser the Contract, and the City Clerk or Deputy City Clerk of the Purchaser is hereby authorized and directed to affix thereto and attest the seal of the Purchaser, upon proper execution and delivery by the Issuer, provided, that in no event shall any such attestation or affixation of the seal of the Purchaser be required as a prerequisite to the effectiveness thereof, and the Mayor or Mayor Pro Tempore and City Clerk or Deputy City Clerk of the Purchaser are authorized and directed to deliver the Contract on behalf of the Purchaser to the Issuer and to execute and deliver all such other instruments (including, without limitation, deeds and bills of sale conveying to the Issuer title to any of the Projects owned by the Purchaser), contracts, documents, affidavits, or certificates and to do and perform all such things and acts as each shall deem necessary or appropriate in furtherance of the issuance of the Bonds and the carrying out of the transactions authorized by this Ordinance or contemplated by the instruments and documents referred to in this Ordinance.

3. This Ordinance and the Contract, as approved by this Ordinance, which is hereby incorporated in this Ordinance by this reference thereto, shall be placed on file at the office of the Purchaser and made available for public inspection by any interested party immediately following the passage and approval of this Ordinance.

**PASSED, ADOPTED, SIGNED, APPROVED, and EFFECTIVE** this 8th day of July 2020.

(SEAL)

**CITY OF STONECREST**

Attest:

By: \_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk



**CITY CLERK'S CERTIFICATE**

I, **MEGAN REID**, the duly appointed, qualified, and acting City Clerk of the City of Stonecrest (the "Purchaser"), **DO HEREBY CERTIFY** that the foregoing pages of typewritten matter constitute a true and correct copy of an ordinance adopted on July 8, 2020 by the City Council of the Purchaser in a meeting duly called and assembled in accordance with applicable laws and with the procedures of the Purchaser, by a vote of \_\_\_\_\_ Yea and \_\_\_\_\_ Nay, which meeting was open to the public and at which a quorum was present and acting throughout, and that the original of the foregoing ordinance appears of public record in the Minute Book of the Purchaser, which is in my custody and control.

**GIVEN** under my hand and the seal of the Purchaser, this 8th day of July 2020.

(SEAL)

\_\_\_\_\_  
City Clerk, City of Stonecrest

# Bond Resolution

## **BOND RESOLUTION**

A BOND RESOLUTION OF THE URBAN REDEVELOPMENT AGENCY OF THE CITY OF STONECREST AUTHORIZING, INTER ALIA, THE ISSUANCE OF ITS REVENUE BOND (CITY OF STONECREST PROJECTS), SERIES 2020A AND ITS REVENUE BOND (CITY OF STONECREST PROJECTS), FEDERALLY TAXABLE SERIES 2020B IN AN ORIGINAL AGGREGATE PRINCIPAL AMOUNT OF \$5,390,000

Adopted June 22, 2020

Exhibit "A" - Form of Bond Purchase Agreement

Exhibit "B" - Form of Agreement of Sale

Exhibit "C" - Form of Assignment and Security Agreement

## **BOND RESOLUTION**

**WHEREAS**, the City of Stonecrest (the “Purchaser”), in order to exercise the powers conferred upon the Purchaser by Chapter 61 of Title 36 of the Official Code of Georgia Annotated, entitled the “Urban Redevelopment Law,” as amended (the “Urban Redevelopment Law”), adopted a resolution on December 9, 2019, finding that one or more pockets of blight exist in the City of Stonecrest and that the rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City of Stonecrest; and

**WHEREAS**, the Purchaser, by resolution adopted on January 27, 2020, designated the areas covered by the hereinafter defined Urban Redevelopment Plans as “urban redevelopment areas,” or “pockets of blight,” which the City Council of the Purchaser designated as appropriate for urban redevelopment projects; and

**WHEREAS**, the City Council of the Purchaser held public hearings on March 2, 2020 on proposed urban redevelopment plans entitled “The City of Stonecrest City Hall Urban Redevelopment Plan” and “The City of Stonecrest Government Complex Urban Redevelopment Plan” (collectively the “Urban Redevelopment Plans”), copies of which are on file with the Purchaser; and

**WHEREAS**, public notice of such public hearings was published in (1) The Champion Newspaper, a newspaper having a general circulation in the area of operation of the City of Stonecrest, on February 27, 2020 and (2) the On Common Ground News, a newspaper having a general circulation in the area of operation of the City of Stonecrest, on February 21, 2020, and proof of such publication is on file with the Purchaser; and

**WHEREAS**, the Purchaser, by resolution adopted on March 2, 2020, approved the Urban Redevelopment Plans and the urban redevelopment projects set forth therein; and

**WHEREAS**, the Urban Redevelopment Agency of the City of Stonecrest (the “Issuer”) is a public body corporate and politic duly created and validly existing under and pursuant to the Urban Redevelopment Law; and

**WHEREAS**, the Purchaser, by resolution adopted on December 9, 2019, activated the Issuer and elected to have the Issuer exercise the Purchaser’s “urban redevelopment project powers” under the Urban Redevelopment Law, and the Issuer’s commissioners have been appointed as provided in the Urban Redevelopment Law and are currently acting in that capacity; and

**WHEREAS**, the Urban Redevelopment Law authorizes the Issuer to issue bonds to finance the undertaking of any “urban redevelopment project” under the Urban Redevelopment Law, which bonds shall be made payable, as to both principal and interest, solely from the income, proceeds, revenues, and funds of the Issuer derived from or held in connection with its undertaking and carrying out of urban redevelopment projects under the Urban Redevelopment Law; and

**WHEREAS**, the Urban Redevelopment Law authorizes the Issuer to undertake and carry out within the corporate limits of the Purchaser “urban redevelopment projects,” which are defined to

include undertakings or activities of the Issuer in an urban redevelopment area under the Urban Redevelopment Law for the elimination and for the prevention of the development or spread of pockets of blight and may involve pocket of blight clearance and redevelopment in an urban redevelopment area, rehabilitation or conservation in an urban redevelopment area, the implementation of public improvements, or any combination or part thereof, in accordance with an urban redevelopment plan adopted pursuant to the Urban Redevelopment Law; and

**WHEREAS**, the Urban Redevelopment Law authorizes the Issuer to make and execute contracts and other instruments necessary or convenient to the exercise of its powers under the Urban Redevelopment Law; to install, construct, and reconstruct streets, utilities, parks, playgrounds, and other public improvements; to acquire, by purchase, grant, or otherwise, any real property (defined to include all lands, including improvements and fixtures thereon and property of any nature appurtenant thereto or used in connection therewith); to hold, improve, clear, or prepare for redevelopment any such property; to dispose of any real property; and to borrow money for the purposes of the Urban Redevelopment Law and to give such security as may be required and to enter into and carry out contracts in connection therewith; and

**WHEREAS**, the Issuer proposes to issue, sell, and deliver its revenue bonds to be known as (1) “Urban Redevelopment Agency of the City of Stonecrest Revenue Bond (City of Stonecrest Projects), Series 2020A,” and (2) “Urban Redevelopment Agency of the City of Stonecrest Revenue Bond (City of Stonecrest Projects), Federally Taxable Series 2020B,” in the original aggregate principal amount of \$5,390,000, for the purpose of obtaining funds to finance the costs of acquiring, renovating, and installing the urban redevelopment projects described in the Urban Redevelopment Plans (collectively the “Projects”) and to finance related costs; and

**WHEREAS**, the Issuer proposes to sell the Projects to the Purchaser pursuant to an Agreement of Sale, to be dated as of the first day of the month of its execution and delivery (the “Contract”), under the terms of which the Purchaser (1) will agree to make installment payments of purchase price to the Issuer in amounts sufficient to enable the Issuer to pay the principal of, premium, if any, and interest on the Series 2020A Bond and the Series 2020B Bond (each a “Bond” and collectively the “Bonds”) when due and (2) will agree to levy an annual ad valorem tax on all taxable property located within the corporate limits of the Purchaser, at such rates within the 3.35 mill limit prescribed by the Purchaser’s Charter or such greater millage limit hereafter prescribed by applicable law, as may be necessary to produce in each year revenues that are sufficient to fulfill the Purchaser’s obligations under the Contract; and

**WHEREAS**, the Issuer proposes to sell the Bonds at private sale as permitted by the Urban Redevelopment Law, by selling the Bonds to Truist Bank (the “Bond Buyer”), pursuant to a Bond Purchase Agreement, to be dated the date of its execution and delivery (the “Bond Purchase Agreement”), between the Issuer and the Bond Buyer; and

**WHEREAS**, to secure its obligation to pay principal of, premium, if any, and interest on the Bonds, the Issuer proposes to assign and pledge to the Bond Buyer, and proposes to grant a first priority security interest in, all of its right, title, and interest in the Contract (except for the Unassigned Rights, as defined in the Contract) and all revenues, payments, receipts, and moneys to be received and held thereunder, pursuant to an Assignment and Security Agreement, to be dated as

of the first day of the month of its execution and delivery (the “Assignment”), between the Issuer and the Bond Buyer; and

**WHEREAS**, the Issuer hereby finds and determines that the Projects are “urban redevelopment projects” within the meaning of the Urban Redevelopment Law and that the financing of the Projects will further the purposes and policies of the Urban Redevelopment Law; and

**WHEREAS**, the Board of Commissioners of the Issuer has determined that accomplishing the foregoing is in the best interests of the Issuer, and the Board of Commissioners of the Issuer has found and does hereby declare that such undertaking is for a lawful, valid, and necessary public purpose, which will prevent and eliminate pockets of blight, all to the public benefit and good; and

**WHEREAS**, copies of the forms of the following documents relating to the transactions described above have been submitted to the Issuer, are now on file with the Issuer, and are attached as exhibits:

Exhibit “A” - Bond Purchase Agreement, to be dated the date of its execution and delivery, between the Issuer and the Bond Buyer;

Exhibit “B” - Agreement of Sale, to be dated as of the first day of the month of its execution and delivery, between the Issuer and the Purchaser; and

Exhibit “C” - Assignment and Security Agreement, to be dated as of the first day of the month of its execution and delivery, between the Issuer and the Bond Buyer;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE URBAN REDEVELOPMENT AGENCY OF THE CITY OF STONECREST AS FOLLOWS:**

1. In order to further the public purposes of the Urban Redevelopment Law, the Issuer is hereby authorized to issue the Bonds to finance the costs of acquiring, renovating, and installing the Projects and to finance related costs, and all such assistance previously provided is hereby ratified and approved. It is hereby found, ascertained, determined, and declared that the Projects constitute “urban redevelopment projects,” within the meaning of that term as defined in the Urban Redevelopment Law, and that the financing of the acquisition, renovation, and installation of the Projects and the related costs thereto is for a public purpose and is necessary to prevent and eliminate pockets of blight, all to the public benefit and good.

2. For the purpose of financing the costs of the acquisition, renovation, and installation of the Projects and of financing related costs, the issuance of \$5,390,000 in original aggregate principal amount of revenue bonds of the Issuer to be known as “Urban Redevelopment Agency of the City of Stonecrest Revenue Bond (City of Stonecrest Projects), Series 2020A” and “Urban Redevelopment Agency of the City of Stonecrest Revenue Bond (City of Stonecrest Projects), Federally Taxable Series 2020B” is hereby approved and authorized pursuant to the provisions of the Urban Redevelopment Law.

3. The Series 2020A Bond shall be dated the date of its issuance and delivery, shall be issued as a single, fully registered bond without coupons in the original principal amount of \$3,175,000, and shall be numbered RA-1.

The Series 2020A Bond shall bear interest from the dates advances are made under the Bond Purchase Agreement on the outstanding principal amount thereof at the rate of 2.92% per annum, computed on the basis of a 360-day year consisting of twelve 30-day months.

Interest on the Series 2020A Bond shall be payable on August 1, 2020 and semi-annually thereafter on February 1 and August 1 of each year. Principal of the Series 2020A Bond shall be payable on February 1, in the years and in the amounts as follows, unless earlier called for redemption:

<u>Year</u>	<u>Amount</u>	<u>Year</u>	<u>Amount</u>
2030	\$ 85,000	2036	\$315,000
2031	270,000	2037	320,000
2032	280,000	2038	330,000
2033	285,000	2039	340,000
2034	295,000	2040	350,000
2035	305,000		

Upon the occurrence of a Determination of Taxability (as defined in the Bond Purchase Agreement), the interest rate per annum borne by the Series 2020A Bond shall be increased to the rate per annum of \_\_\_\_% (computed on the basis of a 360-day year consisting of twelve 30-day months) as of, from, and after the Date of Taxability (as defined in the Bond Purchase Agreement). An amount equal to the difference between the interest paid on the Series 2020A Bond at the rate per annum of 2.92% during the Inclusion Period (as defined in the Bond Purchase Agreement) and the interest that would have accrued on the Series 2020A Bond during the Inclusion Period had the interest rate on the Series 2020A Bond during the Inclusion Period been equal to the rate per annum of \_\_\_\_%, which amount shall be owed retroactively on the Series 2020A Bond as a result of the occurrence of a Determination of Taxability, shall be payable by the Issuer thirty (30) days after the date of the Determination of Taxability, and shall be apportioned among each registered owner of the Series 2020A Bond during the Inclusion Period according to the ratio of the number of days it was a registered owner of the Series 2020A Bond during the Inclusion Period to the total number of days within the Inclusion Period. Retroactive interest payable on the Series 2020A Bond as a result of the occurrence of a Determination of Taxability shall be paid by check or draft mailed to each registered owner of the Series 2020A Bond during the Inclusion Period at its address as it appears on the registration books of the Issuer. Upon an increase in the interest rate on the Series 2020A Bond caused by the occurrence of a Determination of Taxability, such fact shall be clearly marked on the face of the Series 2020A Bond, together with the fact that a Determination of Taxability has occurred.

Upon the occurrence of a Determination of Non-Bank Qualified Status (as defined in the Bond Purchase Agreement), the interest rate per annum borne by the Series 2020A Bond shall be increased to the rate per annum of \_\_\_\_% (computed on the basis of a 360-day year consisting of twelve 30-day months) as of, from, and after the Date of Non-Bank Qualified Status (as defined in

the Bond Purchase Agreement). An amount equal to the difference between the interest paid on the Series 2020A Bond at the rate per annum of 2.92% during the Inclusion Period (as defined in the Bond Purchase Agreement) and the interest that would have accrued on the Series 2020A Bond during the Inclusion Period had the interest rate on the Series 2020A Bond during the Inclusion Period been equal to the rate per annum of \_\_\_\_%, which amount shall be owed retroactively on the Series 2020A Bond as a result of the occurrence of a Determination of Non-Bank Qualified Status, shall be payable by the Issuer thirty (30) days after the date of the Determination of Non-Bank Qualified Status, and shall be apportioned among each registered owner of the Series 2020A Bond during the Inclusion Period according to the ratio of the number of days it was a registered owner of the Series 2020A Bond during the Inclusion Period to the total number of days within the Inclusion Period. Retroactive interest payable on the Series 2020A Bond as a result of the occurrence of a Determination of Non-Bank Qualified Status shall be paid by check or draft mailed to each registered owner of the Series 2020A Bond during the Inclusion Period at its address as it appears on the registration books of the Issuer. Upon an increase in the interest rate on the Series 2020A Bond caused by the occurrence of a Determination of Non-Bank Qualified Status, such fact shall be clearly marked on the face of the Series 2020A Bond, together with the fact that a Determination of Non-Bank Qualified Status has occurred.

4. The Series 2020B Bond shall be dated the date of its issuance and delivery, shall be issued as a single, fully registered bond without coupons in the original principal amount of \$2,215,000, and shall be numbered RB-1.

The Series 2020B Bond shall bear interest from the dates advances are made under the Bond Purchase Agreement on the outstanding principal amount thereof at the rate of 3.04% per annum, computed on the basis of a 360-day year consisting of twelve 30-day months.

Interest on the Series 2020B Bond shall be payable on August 1, 2020 and semi-annually thereafter on February 1 and August 1 of each year. Principal of the Series 2020B Bond shall be payable on February 1, in the years and in the amounts as follows, unless earlier called for redemption:

<u>Year</u>	<u>Amount</u>	<u>Year</u>	<u>Amount</u>
2021	\$200,000	2026	\$235,000
2022	205,000	2027	240,000
2023	210,000	2028	245,000
2024	220,000	2029	255,000
2025	225,000	2030	180,000

5. Each Bond shall bear interest on any overdue installment of principal and, to the extent permitted by applicable law, on any overdue installment of interest, at the aforesaid applicable rates. A late charge shall be immediately payable under each Bond in an amount equal to five percent (5%) of any installment payment thereunder that is not paid within fifteen (15) days after such payment is due.

6. Each Bond shall be substantially in the form set forth in the Bond Purchase Agreement hereinafter authorized and shall be subject to redemption, shall be payable in such medium of



payment at such place or places, shall be of such tenor, and shall have such other terms and provisions as are provided in the Bond Purchase Agreement. The form of each Bond and the provisions for execution, delivery, payment, substitution, transfer, registration, and redemption shall be as set forth in the Bond Purchase Agreement hereinafter authorized.

7. The Bonds shall be secured as provided in the Bond Purchase Agreement and the Assignment.

8. The Bonds shall never constitute an indebtedness or general obligation of the State of Georgia, the City of Stonecrest, or any other political subdivision of the State of Georgia, within the meaning of any constitutional or statutory provision whatsoever, nor a pledge of the faith and credit or taxing power of any of the foregoing, nor shall any of the foregoing be subject to any pecuniary liability thereon. The Issuer has no taxing power. The Bonds shall not be payable from nor a charge upon any funds other than the revenues pledged to the payment thereof and shall be limited or special obligations of the Issuer payable solely from the funds provided therefor in the Bond Purchase Agreement and the Assignment, including the proceeds of the ad valorem tax that the Purchaser is obligated to levy pursuant to the Contract. No owner of the Bonds shall ever have the right to compel the exercise of the taxing power of the State of Georgia, the City of Stonecrest, or any other political subdivision of the State of Georgia, except to levy the ad valorem tax required by the Contract, to pay the principal of the Bonds or the interest or any premium thereon, or to enforce payment thereof against any property of the foregoing, other than the proceeds of the ad valorem tax required by the Contract, nor shall the Bonds constitute a charge, lien, or encumbrance, legal or equitable, upon any property of the foregoing other than the revenues pledged to the payment thereof and the proceeds of the ad valorem tax required by the Contract. Neither the members of the Board of Commissioners of the Issuer nor any person executing the Bonds shall be liable personally on the Bonds by reason of the issuance thereof.

9. The obligations of the Issuer with respect to the Security (as defined in the Bond Purchase Agreement) shall be as provided in the Bond Purchase Agreement and the Assignment.

10. The forms, terms, and conditions and the execution, delivery, and performance of the Bond Purchase Agreement, the Contract, and the Assignment, attached hereto as Exhibits A, B, and C, respectively, are hereby approved and authorized. The Bond Purchase Agreement, the Contract, and the Assignment (collectively the "Bond Documents") shall be in substantially the forms submitted to the Board of Commissioners of the Issuer with such changes, corrections, deletions, insertions, variations, additions, or omissions as may be approved by the Chairman or Vice Chairman of the Board of Commissioners of the Issuer, whose approval thereof shall be conclusively evidenced by the execution of each such instrument.

11. The execution and delivery of the Bonds to the Bond Buyer for the purchase price and upon the terms and conditions set forth in the Bond Purchase Agreement are hereby approved and authorized. The Issuer hereby determines that the sale of the Bonds at private sale upon a negotiated basis in the manner, at the price, and at the time determined in and pursuant to the Bond Purchase Agreement is most advantageous to the Issuer.

12. The Chairman or Vice Chairman of the Board of Commissioners of the Issuer is hereby authorized and directed to execute on behalf of the Issuer the Bond Documents, and the Secretary or

Assistant Secretary of the Issuer is hereby authorized and directed to affix thereto and attest the seal of the Issuer, upon proper execution and delivery by the other parties thereto, provided, that in no event shall any such attestation or affixation of the seal of the Issuer be required as a prerequisite to the effectiveness thereof, and the Chairman or Vice Chairman and Secretary or Assistant Secretary are authorized and directed to deliver the Bond Documents on behalf of the Issuer to the other parties thereto and to execute and deliver all such other contracts, instruments, documents, affidavits, or certificates and to do and perform all such things and acts as each shall deem necessary or appropriate in furtherance of the issuance of the Bonds and the carrying out of the transactions authorized by this Bond Resolution or contemplated by the instruments and documents referred to in this Bond Resolution. The Bonds shall be executed on behalf of the Issuer by the Chairman or Vice Chairman of the Board of Commissioners of the Issuer by his or her manual signature, and the official seal of the Issuer shall be impressed thereon and attested by the manual signature of the Secretary or Assistant Secretary of the Issuer.

13. The attorneys for the Issuer, Fincher Denmark LLC, are hereby authorized and instructed to commence validation proceedings in accordance with the requirements of Article 3 of Chapter 82 of Title 36 of the Official Code of Georgia Annotated, as amended, and to take all actions necessary to obtain an order of the Superior Court of DeKalb County validating and confirming the Bonds and the security therefor. The Chairman or Vice Chairman of the Board of Commissioners of the Issuer and the Secretary or Assistant Secretary of the Issuer are hereby authorized and directed to execute any pleadings in connection therewith.

14. The Chairman or Vice Chairman of the Board of Commissioners of the Issuer is authorized and directed on behalf of the Issuer (i) to execute and deliver a certificate as to the reasonable expectations of the Issuer regarding the amount and use of the proceeds of the Series 2020A Bond, such certificate to be based upon representations of the Purchaser; (ii) to execute and file with the Internal Revenue Service Internal Revenue Service Form 8038-G, as required by Section 149(e) of the Internal Revenue Code of 1986, as amended (the "Code"); and (iii) to execute and make all other certifications and filings required under Section 103 of the Code and the applicable Treasury Regulations promulgated thereunder.

15. The Issuer hereby designates the Series 2020A Bond as a "qualified tax-exempt obligation" for purposes of Section 265(b)(3) of the Code and covenants that not more than \$10,000,000 in aggregate principal amount of obligations the interest on which is excludable from gross income for federal income tax purposes (excluding, however, private activity bonds, as defined in Section 141 of the Code, other than qualified 501(c)(3) bonds, as defined in Section 145 of the Code), including the Series 2020A Bond, have been or shall be issued by the Issuer, including all subordinate entities of the Issuer and all entities that issue obligations on behalf of the Issuer, during the calendar year 2020.

16. This Bond Resolution and the Bond Purchase Agreement, the Contract, and the Assignment, as approved by this Bond Resolution, all of which are hereby incorporated in this Bond Resolution by this reference thereto, shall be placed on file at the office of the Issuer and made available for public inspection by any interested party immediately following the passage and approval of this Bond Resolution.

17. No representation, statement, covenant, stipulation, obligation, or agreement herein contained, or contained in the Bonds, in the Bond Documents, or in any certificate or other instrument to be executed in connection with the issuance of the Bonds, shall be deemed to be a representation, statement, covenant, stipulation, obligation, or agreement of any commissioner, officer, employee, or agent of the Issuer in his or her individual capacity, and none of the foregoing persons nor any of the officers of the Issuer executing the Bonds, the Bond Documents, or any certificate or other instrument to be executed in connection with the issuance of the Bonds shall be liable personally thereon or be subject to any personal liability or accountability by reason of the execution or delivery thereof.

18. Except as otherwise expressly provided herein or in the Bonds or the Bond Documents, nothing in this Bond Resolution or in the Bonds or the Bond Documents, express or implied, is intended or shall be construed to confer upon any person, firm, corporation, or other organization, other than the Issuer, the Purchaser, the Bond Buyer, and the registered owner from time to time of either Bond, any right, remedy, or claim, legal or equitable, under and by reason of this Bond Resolution or any provision hereof, or of the Bonds or the Bond Documents, all provisions hereof and thereof being intended to be and being for the sole and exclusive benefit of the Issuer, the Purchaser, the Bond Buyer, and the registered owner from time to time of the Bonds.

19. All acts, conditions, and things relating to the passage of this Bond Resolution; to the issuance, sale, and delivery of the Bonds; and to the execution and delivery of the Bond Documents, required by the Constitution or other laws of the State of Georgia to happen, exist, and be performed precedent to the passage hereof, have happened, exist, and have been performed as so required, with the exception of the validation proceedings referred to in paragraph 13 above.

20. The commissioners of the Issuer and its officers, attorneys, engineers, or other agents or employees are hereby authorized to do all acts and things required of them by this Bond Resolution, the Bonds, and the Bond Documents and to do all acts and things that are desirable and consistent with the requirements hereof or of the Bonds and the Bond Documents for the full, punctual, and complete performance of all the terms, covenants, and agreements contained herein or in the Bonds and the Bond Documents.

21. The Issuer covenants and agrees that this Bond Resolution shall constitute a contract between the Issuer and the registered owner from time to time of the Bonds and that all covenants and agreements set forth herein and in the Bonds and the Bond Documents to be performed by the Issuer shall be for the benefit and security of the registered owner from time to time of the Bonds.

22. All motions, orders, ordinances, bylaws, resolutions, and parts thereof in conflict herewith are hereby repealed to the extent only of such conflict. This repealer shall not be construed as reviving any motion, order, ordinance, bylaw, resolution, or part thereof.

23. The Issuer declares its intent to use proceeds of tax-exempt bonds to reimburse the Purchaser for moneys used to pay expenditures related to the Projects. This Bond Resolution is and constitutes the Issuer's "official intent" (within the meaning of Treasury Regulation Section 1.150-2) to reimburse original expenditures related to the Projects with proceeds of such tax-exempt bonds.

24. This Bond Resolution shall become effective immediately, and if any section, paragraph, clause, or provision hereof shall for any reason be held invalid or unenforceable, the invalidity or unenforceability thereof shall not affect any of the remaining provisions hereof.

**PASSED, ADOPTED, SIGNED, APPROVED, and EFFECTIVE** this 22nd day of June 2020.

**URBAN REDEVELOPMENT AGENCY OF  
THE CITY OF STONECREST**

(SEAL)

By: \_\_\_\_\_  
Chairman

Attest:

\_\_\_\_\_  
Secretary

**SECRETARY’S CERTIFICATE**

I, **GEORGE TURNER, JR.**, the duly appointed, qualified, and acting Secretary of the Urban Redevelopment Agency of the City of Stonecrest (the “Issuer”), **DO HEREBY CERTIFY** that the foregoing pages of typewritten matter pertaining to the revenue bonds designated “Urban Redevelopment Agency of the City of Stonecrest Revenue Bond (City of Stonecrest Projects), Series 2020A” and “Urban Redevelopment Agency of the City of Stonecrest Revenue Bond (City of Stonecrest Projects), Federally Taxable Series 2020B” constitute a true and correct copy of the Bond Resolution adopted on June 22, 2020 by the commissioners of the Issuer in a meeting duly called and assembled, after due and reasonable notice was given in accordance with the procedures of the Issuer and with applicable provisions of law, which was open to the public and at which a quorum was present and acting throughout, and that the original of such Bond Resolution appears of public record in the Minute Book of the Issuer, which is in my custody and control.

I further certify that such Bond Resolution has not been rescinded, repealed, or modified.

**GIVEN** under my hand and the seal of the Issuer, this 22nd day of June 2020.

(SEAL)

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Secretary, Urban Redevelopment Agency of the  
City of Stonecrest