



CITY OF STONECREST, GEORGIA

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

Vacant – District 5

CITY COUNCIL MEETING AGENDA

October 14, 2019

7:00 p.m.

3120 Stonecrest Blvd. Suite 190

Stonecrest, Georgia

- I. CALL TO ORDER:** Mayor Jason Lary
- II. ROLL CALL:** Megan Reid, City Clerk
- III. INVOCATION**
- IV. PLEDGE OF ALLEGIANCE**
- V. AWARDS AND HONORS**
- VI. APPROVAL OF THE COUNCIL AGENDA**
- VII. MINUTES:**
 - a. Approval of the September 23, 2019 City Council Meeting Minutes
 - b. Approval of the October 03, 2019 City Council Meeting Minutes
- VIII. PRESENTATIONS:**
- IX. PUBLIC COMMENTS**
- X. APPOINTMENTS:**
- XI. PUBLIC HEARINGS:**
 - a. SLUP- 19-003- 6764 Hillcreek Cove

XII. NEW BUSINESS:

- a. Final Plat- Parks of Stonecrest Pod D Phase 1

XIII. OLD BUSINESS:

- a. Capital Asset Policy

XIV. EXECUTIVE SESSION:

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

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.



COUNCIL MEETING AGENDA ITEM

SUBJECT: Minutes from 09/23/2019

- | | | |
|--|-------------------------------------|---|
| <input type="checkbox"/> ORDINANCE | <input type="checkbox"/> POLICY | <input type="checkbox"/> STATUS REPORT |
| <input type="checkbox"/> DISCUSSION ONLY | <input type="checkbox"/> RESOLUTION | <input checked="" type="checkbox"/> OTHER |

Council Meeting: 10-14-2019

SUBMITTED BY: Megan Reid

PURPOSE:

HISTORY:

FACTS AND ISSUES:

OPTIONS:

RECOMMENDED ACTION: Approval by Mayor and Council



CITY OF STONECREST, GEORGIA

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

Vacant – District 5

CITY COUNCIL MEETING MINUTES

September 23, 2019

7:00 p.m.

3120 Stonecrest Blvd. Suite 190

Stonecrest, Georgia

- I. **CALL TO ORDER:** Mayor Jason Lary
- II. **ROLL CALL:** Council Member Jazzmin Cobble was absent .
- III. **INVOCATION:** Invocation was led by Pastor Reamon Price of The Refreshing Place Ministries.
- IV. **PLEDGE OF ALLEGIANCE**
- V. **AWARDS AND HONORS**
 1. Mayor Lary recognized Chris Wheeler as the Director of Planning and Zoning. Mayor Lary also recognized Angela Venable for receiving her drone pilot license.
- VI. **APPROVAL OF THE COUNCIL AGENDA:**

Motion 1- was made by Council Member Rob Turner to add under New Business “A Resolution To Exercise Their Authority To Reduce The Twenty-Four (24) Month Time Period For A New Application For Rezoning For 1882 Coffee Road Tract A” and approve the agenda and was seconded by Council Member Jimmy Clanton.

Motion passed unanimously.
- VII. **MINUTES:**

Motion 2- was made by Council Member George Turner to approve the Council Meeting Minutes from September 9, 2019 and Council Member Jimmy Clanton gave the second..

Motion passed unanimously.

VIII. PRESENTATIONS:

None.

IX. PUBLIC COMMENTS:

- Jeremy Scott- would like to see paving on Lacy Lane and Tadmore Lane. Code Enforcement doing a great job and he would like to see more sweeps.
- Joyce Walker- Thanked the Mayor and Council for the paving on Thompson Mill Road.
- Dave Marcus- Would like the Mayor and Council to publish attainable goals and timelines in more detail than the Comp Plan.
- Geraldine Champion- Concerns about the safety of the Public Park on Salemn Road and also has concerns about city expenses
- Renee Cail – Concerns about the Overlay District for Tier 3 and 4

X. APPOINTMENTS:

Mayor Jason Lary appointed Bernard Smith to the Education Committee.

XI. PUBLIC HEARINGS:

1. **SLUP 19-003 6764 Hill Creek Cove**
2. **Motion 3-** was made by Council Member Jimmy Clanton to open the Public Hearing and seconded by Council Member Rob Turner.

Motion passed unanimously.

There were no proponents for this SLUP 19-003.

Public that spoke in Opposition:

Jamal Solange
Darion Cole
Bernard Knight
Dave Marcus

Motion 4- was made by Council Member George Turner to close the Public Hearing and was seconded by Council Member Rob Turner.

Motion passed unanimously.

Motion 5- was made by Council member Jimmy Clanton to defer the decision of SLUP-19-003 to October 14, 2019 and a second was provided by Council Member George Turner.

Motion passed unanimously.

XII. NEW BUSINESS:

1. **A Resolution To Exercise Their Authority To Reduce The Twenty-Four (24) Month Time Period For A New Application For Rezoning For 1882 Coffee Road Tract A**

Motion 6- was made by Council Member George Turner to approve the Resolution as read and a second was provided by Council Member Jimmy Clanton.

Motion passed unanimously.

XIII. OLD BUSINESS:

1. Resolution of the City Council of the City of Stonecrest, Georgia to Support the 2020 Complete Census Count

Motion 7- was made by Council Member George Turner to approve the Resolution as read and was seconded by Council Member Rob Turner.

Motion passed unanimously.

XIV. EXECUTIVE SESSION:

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

None.

XV. CITY MANAGER COMMENTS:

No comments.

XVI. CITY ATTORNEY COMMENTS:

No comments

XVII. MAYOR AND COUNCIL COMMENTS:

Council Member George Turner Invited the public to Arabia Mountain on October 12 for a 5K Run for Breast Cancer Awareness

Council Member Jimmy Clanton- On September 29, 2019 at 2:30pm at the New Covenant Church he will be holding a meeting to discuss the Economic Development in Stonecrest.

Will have the District 1- Community Leaders Meeting meeting on the 1st Saturday in October at the AEI Start Up Factory from 10:00am -12:30pm.

Council Member Rob Turner- Invited the Public to join him at the Lou Walker Center on October 1

Mayor Jason Lary- Will be available to speak at neighborhoods and if anyone is interested please contact Iris Settles or Al Franklin to schedule

XVIII. ADJOURNMENT:

Motion 8- was made by Jimmy Clanton to adjourn the Council Meeting and a second was provided by Council Member George Turner.

Motion passed unanimously.

Read and adopted in the regular meeting of the City Council held on this _____ day of _____, 2019.

Mayor Jason Lary

ATTEST:

Megan P. Reid, City Clerk



COUNCIL MEETING AGENDA ITEM

SUBJECT: Minutes from 10/03/2019

- | | | |
|--|-------------------------------------|---|
| <input type="checkbox"/> ORDINANCE | <input type="checkbox"/> POLICY | <input type="checkbox"/> STATUS REPORT |
| <input type="checkbox"/> DISCUSSION ONLY | <input type="checkbox"/> RESOLUTION | <input checked="" type="checkbox"/> OTHER |

Council Meeting: 10-14-2019

SUBMITTED BY: Megan Reid

PURPOSE:

HISTORY:

FACTS AND ISSUES:

OPTIONS:

RECOMMENDED ACTION: Approval by Mayor and Council



CITY OF STONECREST, GEORGIA

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 Diane Adoma – District 5

SPECIAL CALLED COUNCIL MEETING MINUTES

October 03, 2019

6:00 p.m.

3120 Stonecrest Blvd. Suite 190

Stonecrest, Georgia

- I. **CALL TO ORDER:** Mayor Jason Lary
- II. **ROLL CALL:** Council Member Jazzmin Cobble was absent.

III. EXECUTIVE SESSION:

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

Motion 1- was made by Council Member Rob Turner to go into Executive Session for Real Estate and seconded by Council Member George Turner.

Motion passed unanimously.

Motion 2- was made by Mayor Jason Lary to approve the wire transfer of the final 90% for the purchase of the 66 acres on Fairington Road with the Conservation Easement and was seconded by Council Member Rob Turner.

Motion passed unanimously.

Motion 3- was made by Mayor Jason Lary to approve sending \$105,000 earnest money to begin the due diligence for the purchase of the Sears Roebuck building with SPLOST Funds for a Public Safety Building and transfer the remainder of the funds once the due diligence is complete and was seconded Council Member Jimmy Clanton.

Motion passed unanimously.

IV. ADJOURNMENT:

Motion 16- was made by Mayor Jason Lary to adjourn the Called Meeting at 7:15pm and a second was provided by Council Member Jimmy Clanton.

Motion passed unanimously.

Read and adopted in the regular meeting of the City Council held on this _____ day of _____, 2019.

Mayor Jason Lary

ATTEST:

Megan P. Reid, City Clerk



CITY COUNCIL AGENDA ITEM

**SUBJECT: Ordinance for Special Land Use Permit
SLUP-19-003 (6764 Hill Creek Cove)**

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

Date Submitted: 10/11/19 **Work Section:** **Council Meeting: 10/14/2019**

SUBMITTED BY: Christopher Wheeler Planning and Zoning Director 

PURPOSE: Special Land Use Permit to operate a personal care home for three (3) individuals or less

HISTORY: This application was originally to be heard at the September 23rd City Council meeting but was deferred to the October 14th City Council meeting to allow the applicant more time to address issues with staff. The application was heard at the September 4th Planning Commission meeting. The applicant requested a Special Land Use Permit to operate a personal care home. The Planning Commission recommends approval with conditions.

OPTIONS: Approve; Deny; or make Alternative conditions

RECOMMENDED ACTION:

Planning Commission recommended approval of SLUP-19-003 with conditions at the September 4th meeting.

ATTACHMENTS:

- # 1 10/11/19 Staff Report
- # 2 10/11/19 Application
- #3 10/11/19 Power Point Presentation



PLANNING COMMISSION AND CITY COUNCIL STAFF REPORT

MEETING DATE: September 4th, 2019

GENERAL INFORMATION

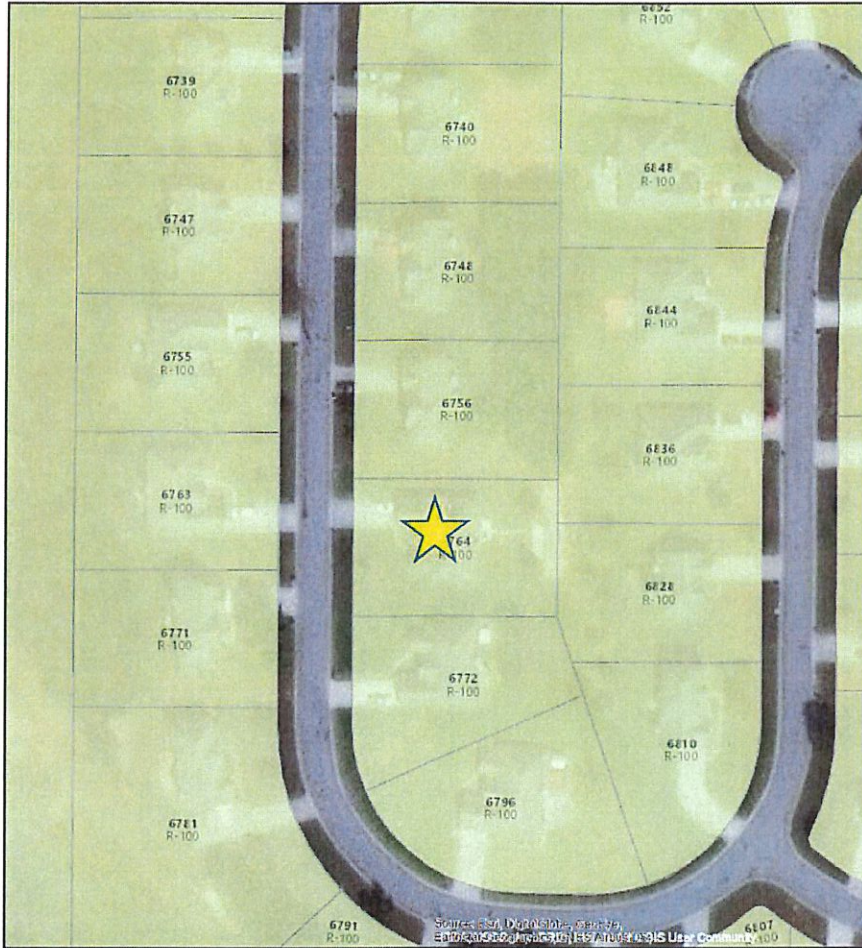
Petition Number:	SLUP 19-003
Applicant:	Lisa Foster and Belinda Brunson
Owner:	Sonya Taylor
Project Location:	6764 Hill Creek Cove Stonecrest Ga 30038
District:	District 1
Acreage:	0.3 Acres
Existing Zoning:	Residential Med Lot (R-100)
Proposed Zoning:	Residential Med Lot (R-100)
Proposed Development/Request:	The applicant is requesting a Special Land Use Permit (SLUP) to operate a Personal Care Home up to six (6) residents within in an R-100 (Medium Lot Residential) District, in accordance with Chapter 27- Article 4.1 Use Table and Sections 4.2.41. B of Stonecrest Zoning Code.
Staff Recommendations:	Approval with Conditions
Planning Commission:	Approval with Conditions

SLUP-19-003



PLANNING COMMISSION AND CITY COUNCIL STAFF REPORT

Zoning Map



ZONING CASE: **SLUP-19-003**

ADDRESS: **6764 Hill Creek Cove**
CURRENT ZONING: **R-100 (Residential Med Lot)**
FUTURE LAND USE: **Suburban**



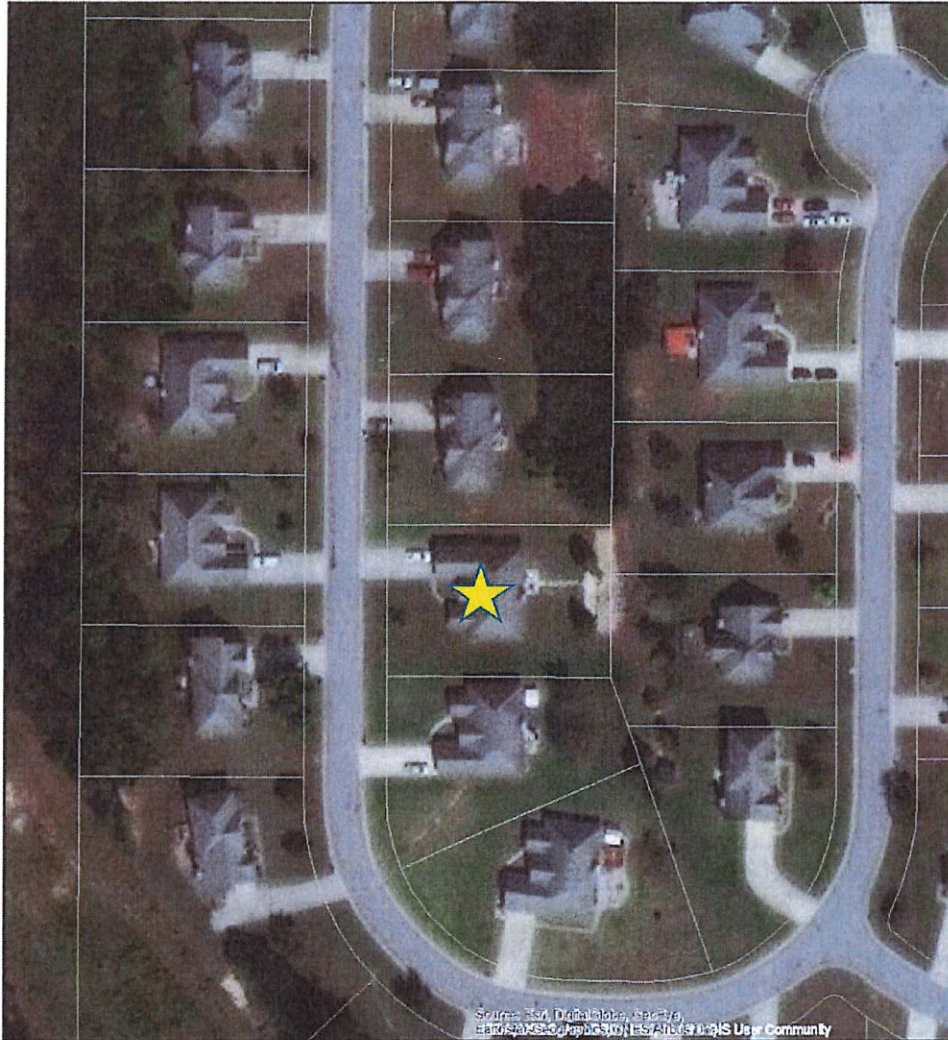
Subject Site

0 0.0125 0.025 mi



PLANNING COMMISSION AND CITY COUNCIL STAFF REPORT

Aerial Map



ZONING CASE: **SLUP-19-003**

ADDRESS: **6764 Hill Creek Cove**

CURRENT ZONING: **R-100 (Residential Med Lot)**

FUTURE LAND USE: **Suburban**



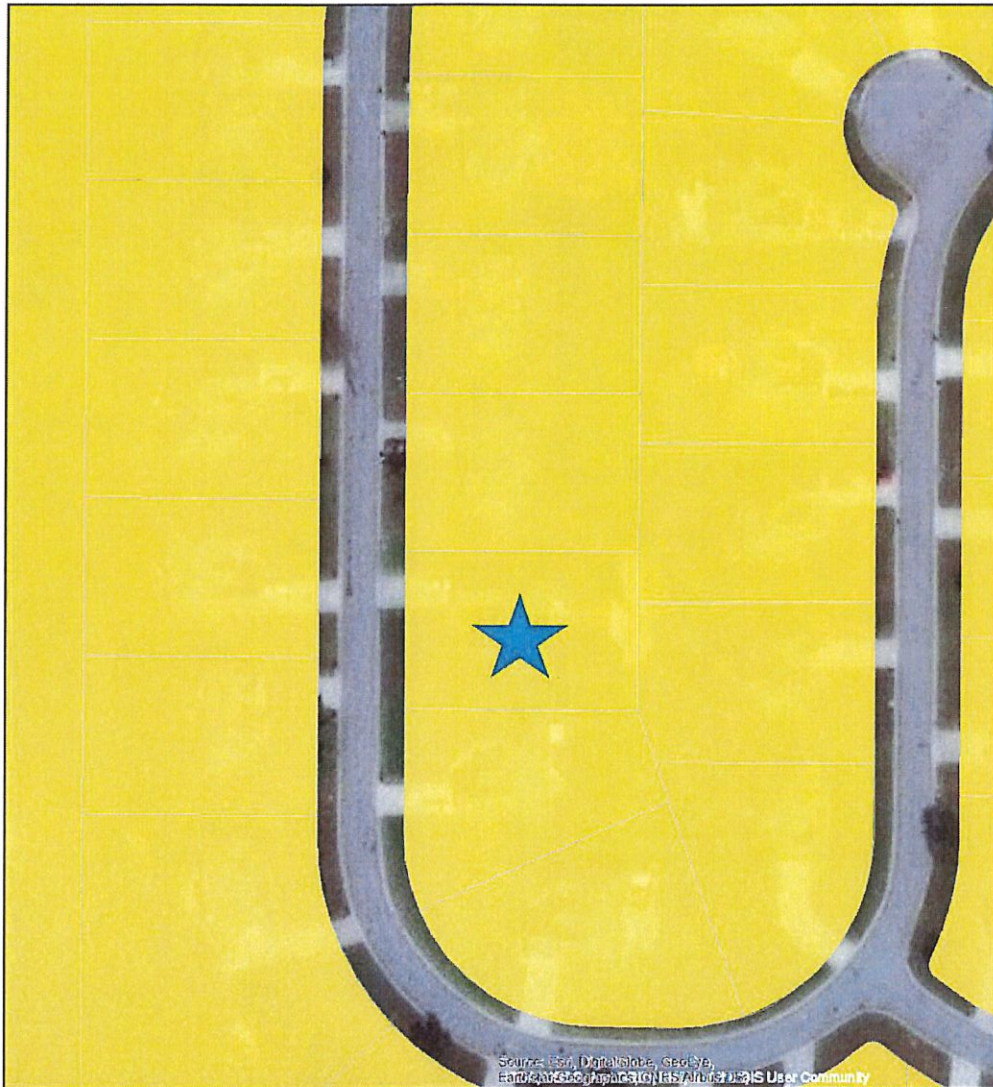
Subject Site

0 0.0125 0.025 mi



PLANNING COMMISSION AND CITY COUNCIL STAFF REPORT

Future Land Use Map



Source: Esri, DigitalGlobe, GeoEye, Earthstar, CNES/Airbus, USDA, USDA, USDA, USGS, AeroGRID, IGN, Esri, User Contributed Data

ZONING CASE: **SLUP-19-003**

ADDRESS: **6764 Hill Creek Cove**

CURRENT ZONING: **R-100 (Residential Med Lot)**

FUTURE LAND USE: **Suburban**



Subject Site

0 0.0125 0.025 mi

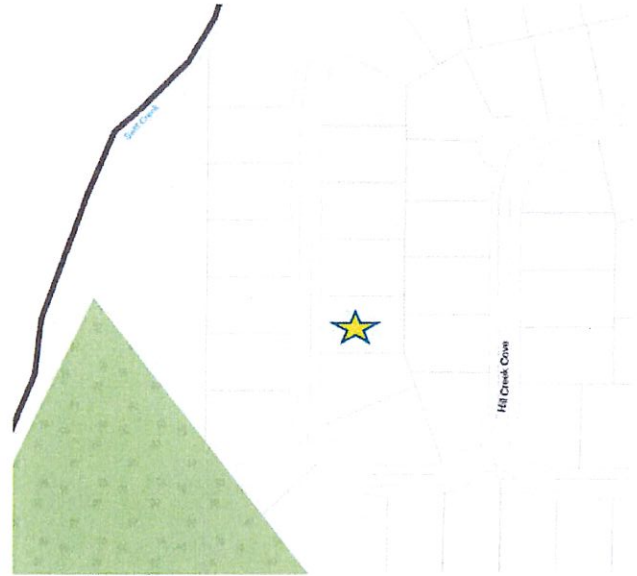


PLANNING COMMISSION AND CITY COUNCIL STAFF REPORT

PROJECT OVERVIEW

Location

The subject property, 6764 Hill Creek Cove, is in the Rogers Crossing Subdivision. The subject site sits existing single-family residence. The subject property is approximately 0.7 mile south of Rogers Lake and S. Deshon intersection. Access is available via the existing driveway on Hill Creek Cove Road. The subject property is surround by single-family homes.



Background

Currently, the property maintains its original zoning R-100 (Med Lot) classification and the property has 2,831 square foot single story frame house. The property and the surrounding area were developed in 2009 as part of a planned community. The property can be characterized as even across the property.





PLANNING COMMISSION AND CITY COUNCIL STAFF REPORT

Existing Elevations



Special Land Use Permit Request

The applicant is requesting a Special Land Use Permit to a personal care home. The subject location will house three individuals with an applicant living in the home. The applicant will provide active daily living and recreational activities for the residents.

Neighborhood Meeting

Property owners within 500 feet of the subject property were mailed notices of the propose special land use permit application. The community meeting was held July 1ST at 6:30 pm at the subject property. The main concerns of the residents were the amount of traffic the use will generate and what type of residents would live at the property.



PLANNING COMMISSION AND CITY COUNCIL STAFF REPORT

STANDARDS OF REVIEW

- A. Adequacy of the size of the site for the use contemplated and whether or not the adequate land area is available for the proposed use including the provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located.**

The approximately 2,831 square foot residence on 0.5 acres is adequate for the operation of the personal care home.

- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district.**

The proposed personal care home for three (3) person is compatible with another single-family residence Panola Road. There will be no outside physical changes to the existing single-family structure or signage indicating the use is personal care home.

- C. Adequacy of public services, public facilities, and utilities to serve the proposed use.**

The subject property is located in an established single-family residential neighborhood, it appears that there are adequate public services, public facilities, and utilities to serve the proposed personal care home.

- D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area.**

Hill Creek Cove is a collector road, the Planning Staff believes little or no impact on the public streets or traffic in the area.

- E. Whether existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use.**

The traffic of the vehicles generated by the proposed use will not adversely impact existing land uses along access routes to the sites.

- F. Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of a fire or another emergency.**

The existing residential structure on the site is accessed by vehicles via existing curb cut with a driveway on Panola Road. Emergency vehicles can access the site from the existing driveway.

- G. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use.**



PLANNING COMMISSION AND CITY COUNCIL STAFF REPORT

The proposed use may not create an adverse impact upon any adjoining single-family land uses by reason of noise, smoke, odor, dust or vibration,

H. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.

Per the information submitted with the application, the applicant intends to run an adult care facility with three residents.

I. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.

The operation of the personal care home of three (3) residents will not affect the adjoining single-family residence on Panola Road. The site will operate basically as a single-family residence with the owner/operator is required to reside at the property.

J. Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.

The proposed use is otherwise consistent with the requirement of the zoning district classification in which the use is proposed to be located

K. Whether the proposed use is consistent with the policies of the comprehensive plan.

The subject property is in the Suburban Neighborhood Character area designated by the 2035 Comprehensive Land Use Plan. The proposed use is listed as primary land use and is consistent with the policies of the character area, However, there is an existing personal care home located to the south of the subject property

L. Whether the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located.

Transitional buffers are not required.

M. Whether there is adequate provision of refuse and service areas.

An adequate refuse area will be provided.

N. Whether the length of time for which the special land use permit is granted should be limited in duration.

Staff believes there isn't a compelling reason to limit the special land use duration as the applicant appears to be the only personal care home within the vicinity,



PLANNING COMMISSION AND CITY COUNCIL STAFF REPORT

- O. Whether the size, scale, and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale, and massing of adjacent and nearby lots and buildings.**

The personal care home would be in an existing residential structure which is consistent in size, scale and massing with adjacent surrounding single-family residence in the area.

- P. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.**

This use will not adversely affect any historic buildings, sites, districts, or archaeological resources.

- Q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.**

Personal Care homes must provide at least four (4) parking spaces within a driveway, garage or carport and must comply with any appliance requirement in Article 6 - Parking. The subject site meets this requirement.

- R. Whether the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height.**

Adjacent and surrounding residential properties are one-story frame structures which are the same as the existing residence on the site. There will be no negative show impact on any adjoining lot.

- S. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objective of the comprehensive plan.**

The proposed use would be consistent with the needs of the community as a whole, as it appears there are no immediate personal care homes within the immediate area.



PLANNING COMMISSION AND CITY COUNCIL STAFF REPORT

RECOMMENDATION

Base on the findings and conclusions, it appears the applicant does meet all the criteria for approval. Therefore, staff recommends **APPROVAL** of **SLUP-19-003** with the following conditions;

1. Limit the use of personal care home only to three (3) persons.
2. Access shall be limited to the existing curb cut off Hill Creek Cove Drive.
3. All refuse containers shall be screened from public view except during pick up.
4. No identification sign for personal care home shall be posted on the property.
5. Owner/Operator must live on the property according to the supplemental regulations cited in the Stonecrest Zoning Ordinance Sec. 4.2.31 and 4.2.41.
6. The applicants shall secure the necessary certification by the State of Georgia and the necessary business license, building permits and certification of occupancy for three people from the city of Stonecrest.
7. The Special Land Use Permit shall be issued to Lisa Foster and Belinda Brunson (operator) for the operation of a personal care home and shall not be transferable.

PLANNING COMMISSION RECOMMENDATION

At the September 4th, 2019 public hearing, the Planning Commission recommend **APPROVAL** of the Special Land Use Permit SLUP-19-003 with the following enumerated conditions.

1. Limit the use of personal care home only to three (3) persons.
2. Access shall be limited to the existing curb cut off Hill Creek Cove Drive.
3. All refuse containers shall be screened from public view except during pick up.
4. No identification sign for personal care home shall be posted on the property.
5. Owner/Operator must live on the property according to the supplemental regulations cited in the Stonecrest Zoning Ordinance Sec. 4.2.31 and 4.2.41.
6. The applicants shall secure the necessary certification by the State of Georgia and the necessary business license, building permits and certification of occupancy for three people from the city of Stonecrest.
7. The Special Land Use Permit shall be issued to Lisa Foster and Belinda Brunson (operator) for the operation of a personal care home and shall not be transferable.



ENTERED
6-21-19/2 (5)

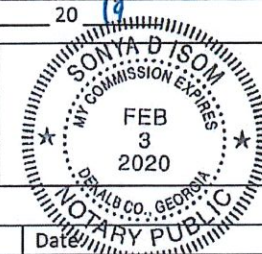
SLU19-000006

Received 6-14-19

Special Land Use Permit
Application

SLUP-19-003

Applicant Information	Name: Lisa H. Foster		
	Address: 987 Brigade St	Stone Mountain GA 30087	
	Phone:	Fax:	Email: SHAWPCH@gmail.com
	Owner's Name:		
Owner Information	Owner's Address:		
	Phone: 404-426-9813	Fax:	Email: SHAWPCH@gmail.com
	Property Address: 6764 Hill Creek Cove Lithonia	Acreage:	
	Parcel ID:		
Property Information	Current Zoning Classification: Residential - Single Family Home		
	Proposed Use of Property: Personal Care Home		
	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="radio"/> Yes <input checked="" type="radio"/> No		
	Property Information: I would like to have a Personal Care Home for not more than three seniors		
Affidavit	To the best of my knowledge, this variance 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: Lisa H. Foster		
	Applicant's Signature: [Signature]	Date: 6/14/19	
	Sworn to and subscribed before me this 14 th Day of June 20 19		
Notary	Notary Public: Sonya D. Isom		
	Signature: [Signature]		
	My Commission Expires: Feb. 3, 2020		
	<input type="checkbox"/> Application Fee <input type="checkbox"/> Sign Fee <input type="checkbox"/> Legal Fee Fee: \$ Payment: <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Check <input type="checkbox"/> CC Date:		
<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date:			



08-03-2017



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: <i>[Handwritten Signature]</i>		Date: <i>6/11/19</i>
	Address: <i>087 Brigade st</i>	City, State: <i>Stone Mountain</i>	Zip: <i>30087</i>
	Phone: <i>(404) 426-0813</i>		
Sworn to and subscribed before me this _____ day of _____, 20____			
Notary Public:			
Attorney / Agent	Signature:		Date:
	Address:	City, State:	Zip:
	Phone:		
Sworn to and subscribed before me this _____ day of _____, 20____			
Notary Public:			



Campaign Disclosure Statement

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

Yes No

Applicant / Owner	Signature: <i>[Handwritten Signature]</i>
	Address: <i>6764 Hill Creek Cwe, Lithonia GA 30058</i>
	Date: <i>June 1 2019</i>

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

Date	Government Official	Official Position	Description	Amount
	<i>N/A</i>			



Property Owner(s) *See attached document*
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:		Date:
	Address:	City, State:	Zip:
	Phone:		
	Sworn to and subscribed before me this _____ day of _____, 20____		
Notary Public:			
Property Owner (If Applicable)	Signature:		Date:
	Address:	City, State:	Zip:
	Phone:		
	Sworn to and subscribed before me this _____ day of _____, 20____		
Notary Public:			
Property Owner (If Applicable)	Signature:		Date:
	Address:	City, State:	Zip:
	Phone:		
	Sworn to and subscribed before me this _____ day of _____, 20____		
Notary Public:			

See attached document

I, Sonya Taylor, the owner of the house/property located at 6764 Hill Creek Cove, Lithonia, GA 30058 rented to Lisa Foster. The house is available for use as a Personal Care Home business.

Sonya Taylor
(Signature)

Sonya Taylor
(Printed Name)

State of Georgia
County of DeKalb

This instrument was acknowledged before me this 14 day of March, 2019, by Sonya Taylor (Name of Signer).

Personally Known
 Produced Identification
Type and # of ID _____

Chantell Sanders
(Signature of Notary)

Chantell Sanders
(Name of Notary Typed, Stamped, or Printed)
Notary Public, State of Georgia



This rental agreement is made by and between **Sonya Taylor** (hereinafter referred to as Lessor) and **Lisa Foster** (hereinafter referred to as Lessee).

1. PREMISES:

(a) The common description is **6764 Hill Creek Cove, Lithonia GA 30058**, in the county of **DeKalb**.

(b) Lessee has inspected the leased premises and accepts same for occupancy in its "AS IS" condition. Neither Lessor nor any agent or representative of Lessor has made any warranty or mis-representation with respect to the lease premises and Lessor knows of no defects of a magnitude significant enough to necessitate disclosure herein.

2. TERM:

(a) The term of this lease/rental agreement shall commence on **March 1, 2019** and ends on **March 1, 2020** unless terminated earlier in accordance with the provisions of this agreement.

(b) Lessee agrees to make monthly payments of \$1,400.00 during the first six months and thereafter \$1,500.00 per month through the duration of this agreement. Payments are to be received on or before the 5th day of each month, for the leased premises at the address of the Lessor set forth in this agreement for the term of this agreement.

(c) If rent is not received by midnight on the 5th of the month there will be a \$75.00 late fee.

3. PERMITTED USES:

Lessee may use the leased premises as a multi- family residence.

4. PROHIBITED USES:

Lessee shall not do or permit anything to be done in or about the leased premises that in any way increases the existing rate of or affects any fire or other insurance on the leased premises or any of its contents, or that causes a cancellation of any insurance policy covering the leased premises or any of its contents. Lessee shall not use the leased premises in any way that will conflict with any law, statute, or ordinance, government rule or regulation now in force or which may later be enacted or promulgated.

5. ALTERATIONS.

Lessee shall not make or cause to be made any type of alteration or improvement without consent of Lessor/Seller.

6. LIENS:

Lessee shall keep the leased premises and the property on which the leased premises are situated free from any liens arising out of any work performed, materials furnished or obligations incurred by Lessee.

7. ASSIGNMENT AND SUBLETTING:

Lessee shall not assign, transfer, mortgage pledge, hypothecate or otherwise encumber this lease agreement or any part of it. Lessee shall not sublet the leased premises or any part of them. Any assignment or subletting shall terminate this agreement and lease.

8. WAIVER OF CLAIMS:

Lessor shall not be liable to Lessee and Lessee waives all claims against Lessor for any injury or damage to any person or property in or about the leased premises by or from any cause whatsoever.

9. HOLD HARMLESS:

Lessee shall hold Lessor harmless from and defend Lessor against any and all claims or liability for any injury or damage to any person or property when such injury or damage shall be caused or alleged, to be caused, in part or in whole by the act or negligence or fault of the Lessee, their agents, servants, employees or invitees.

10. INSURANCE:

Lessor has prepaid homeowners insurance policy for the initial 12 months of this agreement and agrees to maintain the same insurance policy throughout the duration of this agreement.

11. UTILITIES:

Lessee shall pay for all water, gas, heat, light, power, phone, service and all other services and utility services supplied to the leased premises.

12. MAINTENANCE:

Lessee, at their sole cost, shall maintain the leased premises and every part of them in good and sanitary condition, and shall repair all damages resulting from use by the Lessee or any person caused to be on the leased premises by the Lessee.

13. TAXES.

Lessor shall pay before delinquency, all property taxes assessed during this agreement.

14. ENTRY BY LESSOR:

Lessor reserves and shall at all times have the right to enter the leased premises to inspect them. Lessor shall give Lessee reasonable notice before making any such entry.

15. HOLDING OVER:

If, with Lessor's consent, Lessee holds possession of the leased premises after the term of this agreement, Lessee shall become a tenant from month to month.

16. DEFAULT BY LESSEE:

The occurrence of any of the following shall constitute material default and breach of this agreement:

(a) The abandonment or vacated of the leased premises by Lessee.

(b) Any failure by Lessee to make scheduled monthly payments or to make any other payment required to be made by the Lessee under this agreement.

(c) A failure by Lessee to observe and perform any other provisions of this agreement that is to be observed or performed by Lessee.

(d) In case of any such default by Lessee, then in addition to any other remedies available to Lessor at law or in equity, Lessor shall have the immediate option to terminate this agreement and all rights of Lessee.

17. NOTICES :

All communications, notices of any kind that either party may be required or may desire to give to the other party shall be made in writing and sent to the following addresses:

LESSOR: Sonya Taylor
926 Emerson Ave, SE
Atlanta, Ga. 30316

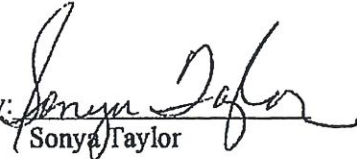
LESSEE: Lisa Foster
6764 Hill Creek Cove
Lithonia, Ga. 30316

16. MISCELLANEOUS.

This agreement is governed by the laws of the state of Georgia and any question arising under it shall be construed or determined according to such law.

Lessor and Lessee have executed this agreement the day and year written above.

LESSOR:

By: 
Sonya Taylor

LESSEE:

By: 
Lisa Foster

Lisa Foster

987 Brigade st
Stone Mountain , GA 30087
Shawpch@gmail.com

June 12, 2019

City of Stonecrest
3120 Stonecrest Blvd
Stonecrest, GA30087

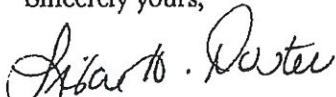
City of Stonecrest,

My name is Lisa Foster. I have being living in the Stone Mountain community since 1999 with my twin daughters Chanell Wilson and Chantell Sanders. They both attended and graduated from Stephenson HS top of their class. Shortly thereafter, my brother Federico moved to Lithonia, and met his wife Nicky and now are raising their young children Rian and Nolan. My mother Cheryl, sister Monica, and her son Francisco also moved from New York City and made Lithonia their home for the past ten years. We have made Stonecrest our community and build our life here. I am a registered Nurse working in this community for the past 20 years. What I have learned and seen is lack of Personal Care Home for our seniors.

I am proposing to put a personal care home at 6764 Hill Creek Cove, Lithonia for three or less seniors. A home that can provide seniors with warmth, comfortable , modern, safe environment with 24 hours assistance to each one. A home where they can maintained their dignity, where they have a voice and choices in their lives. Most important, live in the comfort of a home.

Belinda Brunson will be living in the home and I will be directly involve in all aspect of up keep of the property, insuring resident safety, and following every law in running a personal care home by The State of Georgia.

Sincerely yours,


Lisa Foster

City of Stonecrest: SLUP Criteria

- A, There is adequate space for all area listed
- B, Yes it is compatible with adjacent property and use
- C, The home will not interfere with public services or utility
- D, The property drive way is equipped for 4 car but only one car will be at the property. And will not cause any street congestion.
- E, There will be no increase or additional interference with public traffic
- F, Will not cause any interference or obstruction with emergency vehicle, pedestrian entrance or it's safety and convenience.
- G, Will not cause any nuisance to adjacent property because it will operate as a personal care home for the elderly
- H, Will not cause increase in noise level, the home will be and peaceful
- I, Will not impact adjacent home. Property will be used for daily family use.
- J, Yes it will be used for residential use
- K, Yes it will be used for policy intended
- L, Yes it will be
- M, Yes it is
- N, There should not be a limit because it will be the permanent home of the elderly
- O, Yes size is appropriate for use
- P, No it will not and has not
- Q, Yes, it is residential land and was created for single family use. And we are asking for a permit to change the single family home use into a PCH
- R, No, We will not alter the height of the home, As it is the standard of a single family home equal to homes within the area. Therefore not creating as negative shadow.
- S, No, because PCH are currently being guided by the city of Stonecrest as to the numbered of PCH allowed within the distant of each other. Therefore, my single personal care home will not have the ability to generate a rapid increase in PCH within my area.
- T, Yes it will be

Lisa Foster & Belinda Brunson

Shaw Personal Care Home
6764 Hill Creek Cove
Lithonia, GA. 30058

June 20, 2019

Lisa Foster Owner
Belinda Brunson Co-Owner

Greeting Neighbor,

On Sunday June 30th '19 3:00PM We will be hosting a neighbor meeting at the location stated above for discussion of opening a personal care home in our neighborhood. Please feel free to attend to voice your approval or disapproval.

Thank you in advance!
Lisa Foster & Belinda Brunson

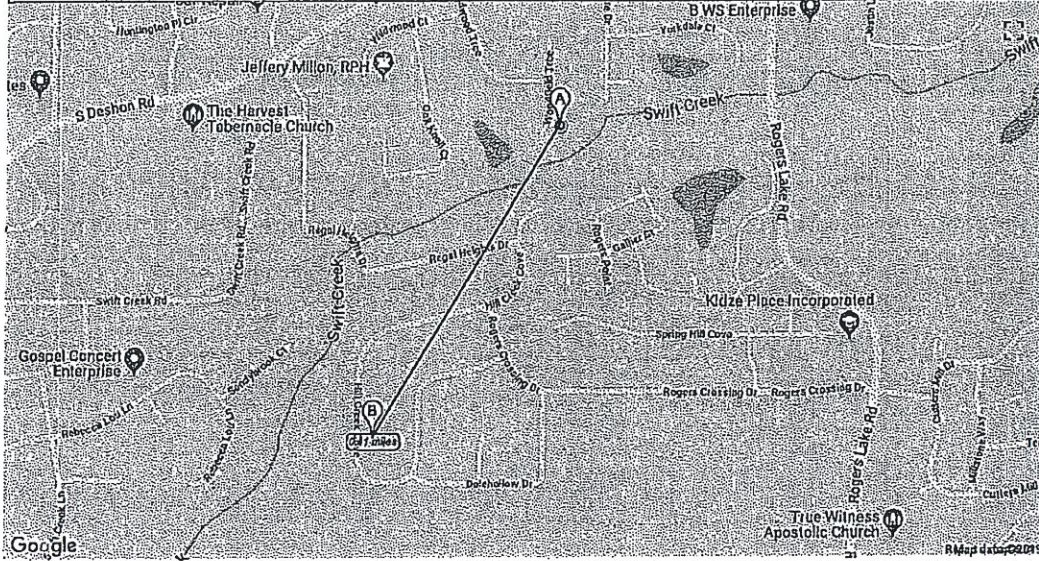
A handwritten signature in black ink that reads "Belinda Brunson". The signature is written in a cursive style with a long horizontal flourish at the end.



5764 Hill Creek Cove X Q
Show search results for 5764 Hill Creek Cove

Measurement
1 Feet (US)
Measurement Result
2,150.4 Feet (US)
Clear

34 Search Results for: Private Home Care Providers Within 5 Miles Of 8764 Hill Creek Cove



ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE. NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUBS & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTESTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

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BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTESTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES.

TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DROPLINE). PORTIONS OF THIS PLAN ARE SCHEMATIC IN NATURE AND HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEYING METHODS. NO RELIANCE UPON THE ACCURACIES OF THE SIZE, SHAPE NOR LOCATION OF THE PLANIMETRICS SHOWN HEREON SHALL BE AFFORDED IN ANY MANNER.

NO DETERMINATION OF FLOOD HAZARD HAS BEEN MADE FOR THIS PROPERTY BY THIS SURVEYOR.

- * L E G E N D *
- NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT. AKA ALSO KNOWN AS
- APD AS PER DEED
 - APP AS PER PLAT
 - BEL. BUILDING (SETBACK) LINE
 - CP COMPUTED POINT
 - CTP CRISP TOP PIPE FOUND
 - D DEED (BOOK/PAGE)
 - DW DRIVEWAY
 - EP EDGE OF PAVEMENT
 - FPE FINISH FLOOR ELEVATION
 - FKA FORMERLY KNOWN AS
 - FPF IRON PIN FOUND
 - L ARC LENGTH
 - LL LAND LOT
 - LLL LAND LOT LINE
 - N NEIGHBORS
 - N/F NOW OR FORMERLY
 - NAIL NAIL FOUND
 - P PLAT (BOOK/PAGE)
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - R RADIUS LENGTH
 - R/W RIGHT-OF-WAY
 - REF REINFORCING BAR FOUND
 - RES 1/2" REINFORCING BAR SET (1/2" UNO)
 - SF SIDEWALK
 - SSE SANITARY SEWER EASEMENT
 - SSCO SANITARY SEWER CLEANOUT
 - X- FENCE LINE

MAGNETIC

HILL CREEK COVE ~ 50' R/W
27'± BC/SC

PROPERTY ADDRESS:
6784 Hill Creek Cove
Lithonia, GA 30058

LAND AREA:
15018 SF
0.345 AC

IMPERVIOUS AREA:
DW: 398.818 SF
HOUSE: 2531 SF
SOME: 256 SF
PATIO: 523 SF
EXIST: 4428 SF = 29.5%

ZONING: R-100

0 20
SCALE 1" = 20'

PLAT PREPARED FOR:
6764 HILL CREEK COVE

LOT 154 BLOCK C PHASE 2 SUBDIVISION ROGERS CROSSING

LAND LOT 131 18th DISTRICT BY:

DEKALB COUNTY, GEORGIA FIELD DATE: 6-04-2019 NS

LOCATED IN STONECREST DRAWN DATE: 6-05-2019 SS

REFERENCE: PLAT BOOK PAGE ALL MATTERS OF TITLE ARE EXCEPTED - NOT FOR RECORDING

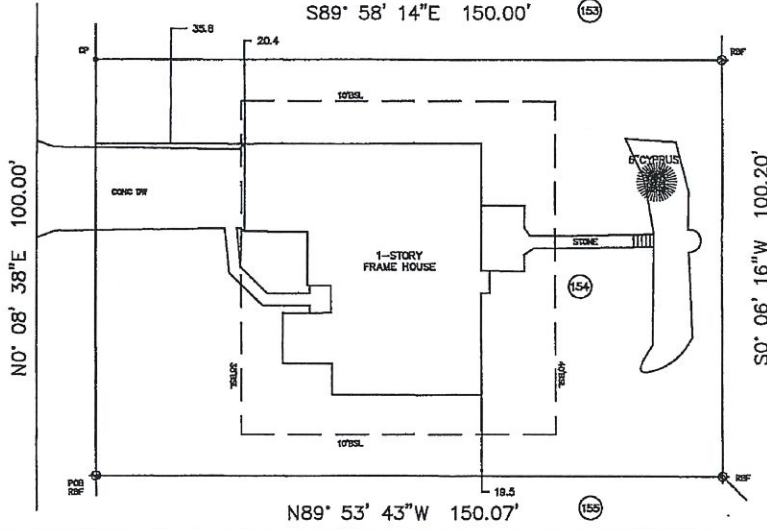
REFERENCE: DEED BOOK PAGE 423

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 0.5 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 40,000 FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-57.



SURVEY SYSTEMS ATLANTA
2158 W Park Ct, Ste D, Stone Mtn, GA 30087
COA #LSP000557, info@surveysystemsatlanta.com
Call 878-591-6064 ~ Office 404-780-0010

















September 4th 2019

**Planning Commission
Public Hearing**



SLUP-19-003

**6764 Hill Creek Cove, Stonecrest
GA 30038**



Petition Information

- APPLICANT: Lisa Foster and Belinda Brunson
- LOCATION: 6764 Hill Creek Cove
- ACREAGE: 0.3 acres
- REQUEST: The applicant is requesting a Special Land Use Permit (SLUP) to operate a personal care home up three (3) residents.



Background Information

Location

The subject property, 6764 Hill Creek Cove, is in the Rogers Crossing Subdivision. The subject site sits existing single-family residence. The subject property is approximately 0.7 mile south of Rogers Lake and S. Deshon intersection. Access is available via the existing driveway on Hill Creek Cove Road. The subject property is surround by single-family homes.



Background

Currently, the property maintains its original zoning R-100 (Med Lot) classification and the property has 2,831 square foot single story frame house. The property and the surrounding area were developed in 2009 as part of a planned community. The property can be characterized as even across the property.



Land Survey

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* L E G E N D *

- AKA ALSO KNOWN AS
- APR AS PER RECORD
- APP AS PER PLAT
- BSL BUILDINGS (SETBACK) LINE
- CP COMPLETED POINT
- CTR CRIMP TOP PIPE FOUND
- D DEED (BOOK/PAGE)
- DW DRIVEWAY
- EP EDGE OF PAVEMENT
- FF FINISH FLOOR ELEVATION
- FFA FORMERLY KNOWN AS
- FFP IRON PIN FOUND
- L ARC LENGTH
- LL LAND LOT
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- N/O NOW OR FORMERLY
- NAL NAL FOUND
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- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- R RADIUS LENGTH
- R/W RIGHT-OF-WAY
- RSB REINFORCING BAR FOUND
- RS (1/2" UNID)
- RSB 1/2" REINFORCING BAR SET
- SW SIDEWALK
- SEE SANITARY SEWER EASEMENT
- SSOD SANITARY SEWER CLEANOUT
- X- FEHCL LINE

MAGNETIC

PROPERTY ADDRESS:
6764 Hill Creek Cove
Lithonia, GA 30058

LAND AREA:
16,018 SF
0.3645 AC

IMPERVIOUS AREA:
DW/5/8 818 SF
HOUSE:2631 SF
SOME:596:256 SF
PATIO:523 SF
EXIST+ 4438 SF=29.5X

ZONING:R-100

PLAT PREPARED FOR:
6764 HILL CREEK COVE

LOT 154 BLOCK C PHASE 2 SUBDIVISION ROGERS CROSSING
LAND LOT 131 16th DISTRICT BY:

ROKALS COUNTY, GEORGIA FIELD DATE: 6-04-2019 NS

LOCATED IN STONECREST DRAWN DATE: 6-06-2019 SS

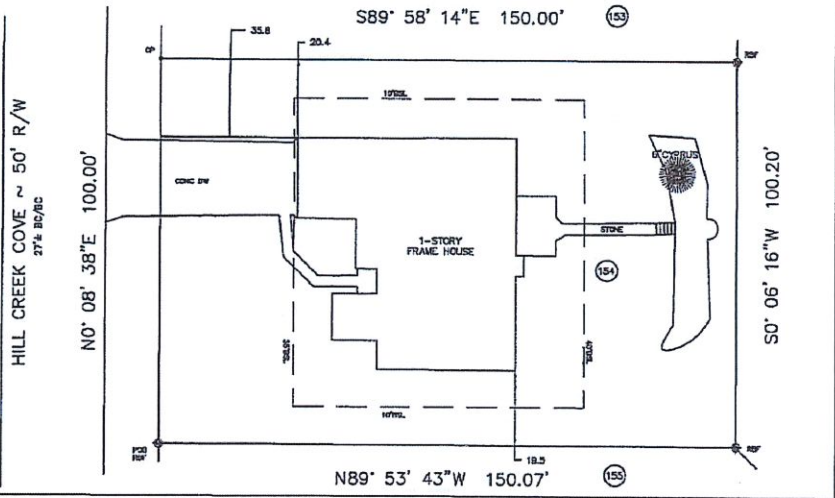
REFERENCE: PLAT BOOK PAGE ALL MATTERS OF TITLE ARE
REFERENCE: DEED BOOK 1480, PAGE 423 (REVISED - NOT FOR RECORD)

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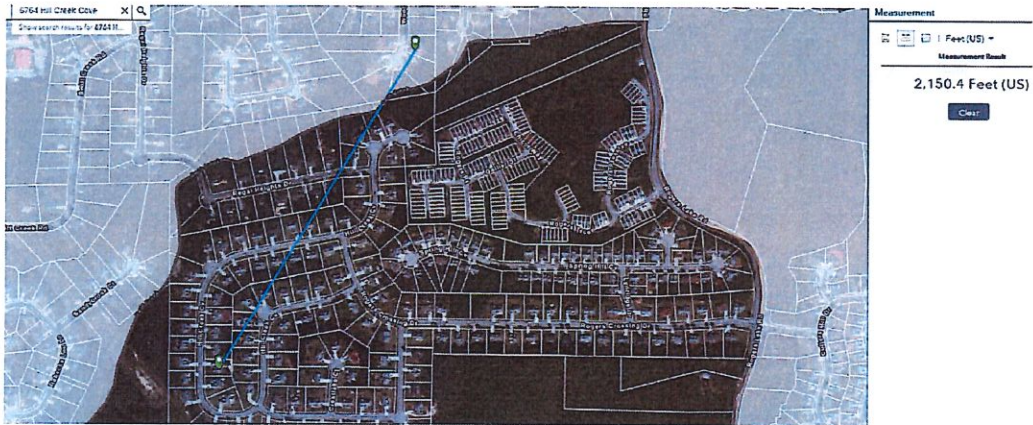
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SEAL OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS OF THE STATE OF GEORGIA
CHARLES W. LOWLESS
LICENSE NO. 3039

SURVEY SYSTEMS ATLANTA
2156 W Park Ct, Ste D, Stone Mt, GA 30087
COA #LSFD00867, Info@SurveySystemsAtlanta.com
Call 678-501-8064 • Office 404-780-0210



Additional Information



Home Find Healthcare Facilities Find Long Term Care Facilities Find Home Healthcare Contact us

Print Map Geographic Boundary Layers Distance Measurement Tools Add Geocoder Hide Markers Add Weather Layer

32 Search Results for: Private Home Care Providers Within 5 Miles Of 6764 Hill Creek Cove, Lithonia Ga

Map Satellite

Car Repair
The Harvest Tabernacle Church in Jamaica
Jeffery Millon, RPH
Kidze Place Incorporated

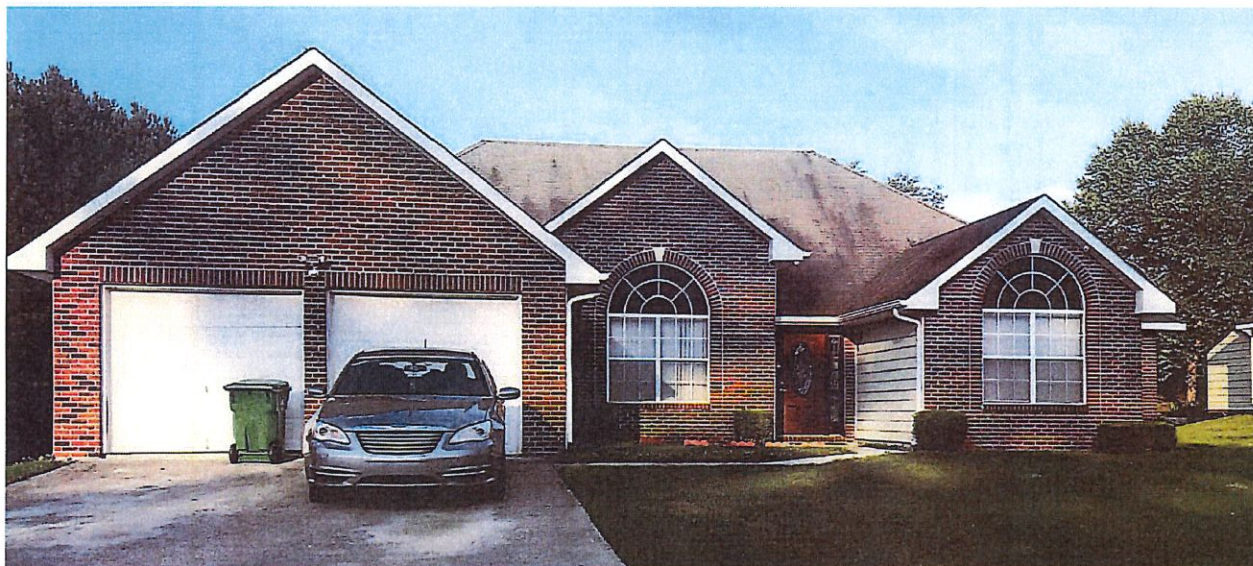
Swift Creek

0.4 miles

Google True Witness
Map data ©2019 Terms of Use Report a map error

Facility Name	Address	City	Zip Code	Distance in Miles
CONTENT HEALTHCARE SERVICES LLC	1212 WOODFIELD TRACE	LITHONIA	30050	0.41

Front Elevation of Subject Property



Side Elevation of Subject Property



Side Elevation of Subject Property



Rear Elevation of Subject Property



STANDARDS OF REVIEW

Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located.

Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district.

Adequacy of public services, public facilities, and utilities to serve the proposed use.

Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area.

Whether existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use.

Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency.



STANDARDS OF REVIEW

Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use.

Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.

Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.

Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.

Whether the proposed use is consistent with the policies of the comprehensive plan.

Whether the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located.



STANDARDS OF REVIEW

Whether there is adequate provision of refuse and service areas.

Whether the length of time for which the special land use permit is granted should be limited in duration.

Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings.

Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources

Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.

Whether the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height.

Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objective of the comprehensive plan.



Staff Analysis

The proposed SLUP is consistent in use with the surrounding uses. Staff believes the proposed use is suitable in view of the use and development of adjacent and nearby properties. The proposed use would be in keeping with the policies and intent of the Comprehensive Plan; therefore, the Department of Community Development recommends **APPROVAL of SLUP-19-003**



Staff Recommendation

Base on the findings and conclusions, it appears the applicant does meet all the criteria for approval. Therefore, staff recommends **APPROVAL** of **SLUP-19-003** with the following conditions;

1. Limit the use of personal care home only to three (3) persons.
2. Access shall be limited to the existing curb cut off Hill Creek Cove Drive.
3. All refuse containers shall be screened from public view except during pick up.
4. No identification sign for personal care home shall be posted on the property.
5. Owner/Operator must live on the property according to the supplemental regulations cited in the Stonecrest Zoning Ordinance Sec. 4.2.31 and 4.2.41.
6. The applicants shall secure the necessary certification by the State of Georgia and the necessary business license, building permits and certification of occupancy for three people from the city of Stonecrest.
7. The Special Land Use Permit shall be issued to Lisa Foster and Belinda Brunson (operator) for the operation of a personal care home and shall not be transferable.

Planning Commission Recommendation

At the September 4th Planning Commission hearing the commission recommends **APPROVAL** of **SLUP-19-003** with the following conditions;

1. Limit the use of personal care home only to three (3) persons.
2. Access shall be limited to the existing curb cut off Hill Creek Cove Drive.
3. All refuse containers shall be screened from public view except during pick up.
4. No identification sign for personal care home shall be posted on the property.
5. Owner/Operator must live on the property according to the supplemental regulations cited in the Stonecrest Zoning Ordinance Sec. 4.2.31 and 4.2.41.
6. The applicants shall secure the necessary certification by the State of Georgia and the necessary business license, building permits and certification of occupancy for three people from the city of Stonecrest.
7. The Special Land Use Permit shall be issued to Lisa Foster and Belinda Brunson (operator) for the operation of a personal care home and shall not be transferable.



September 4th, 2019

**Planning Commission
Public Hearing**



CITY COUNCIL AGENDA ITEM

SUBJECT: Final Plat of Parks of Stonecrest - Pod D Phase One

ORDINANCE **POLICY** **STATUS REPORT**

DISCUSSION ONLY **RESOLUTION** **OTHER**

Date Submitted: 10/11/19 **Work Section:** **Council Meeting: 10/14/2019**

SUBMITTED BY: Christopher Wheeler, Planning and Zoning Director

PURPOSE: The applicant (D.R. Horton) requesting final plat approval for Pod D Phase One subdivision.

HISTORY: This application was heard at the October 14th work session

OPTIONS: Approve; Deny; or Defer

RECOMMENDED ACTION:

Staff recommended approval of final plat application.

ATTACHMENTS:

#1 Plat

SHEET INDEX

COVER	SHEET 1
FINAL PLAT	SHEET 2
FINAL PLAT TABLES	SHEET 3

**FINAL PLAN
FOR
THE PARKS OF STONECREST - POD 'D'
PHASE ONE**

STONECREST (LITHONIA), GEORGIA 30038

[LDP AP# 962074; COMBO AP# 3029226; FINAL PLAT AP# 3038482]

TAX PARCEL: 16-181-01-003

OWNER/DEVELOPER:
STONECREST CAPITAL PARTNERS, LLC
3840 WINDERMERE PARKWAY
SUITE 402
CUMMING, GA 30041
CONTACT: GEE HARVEY
TEL: 678-895-6877
EMAIL: geeharvey@icloud.com

PLAT APPROVAL

THIS PLAT HAS BEEN SUBMITTED TO AND ACCEPTED BY THE COMMUNITY DEVELOPMENT DEPARTMENT FOR THE CITY OF STONECREST, GA AND HAS BEEN APPROVED AS REQUIRED BY STATE LAW AND CITY CODES AS MEETING ALL CONDITIONS PRECEDENT TO RECORDING IN THE SUPERIOR COURT OF THIS CIRCUIT.

MAYOR, CITY OF STONECREST
Clayton White
DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT
DATE: 10/2/19

DEKALB COUNTY DEPARTMENT OF WATERSHED MANAGEMENT
I CERTIFY THAT THE DEVELOPER HAS COMPLIED WITH THE POTABLE WATER REQUIREMENTS AND THE SANITARY SEWER REQUIREMENTS OF THE COUNTY.
THIS 6th DAY OF AUGUST, 2019

Reginald Wells
DIRECTOR
DEPARTMENT OF WATERSHED MANAGEMENT

GENERAL NOTES

- STREAM BUFFERS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.
- STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.
- ACCORDING TO THE F.I.R.M. OF DEKALB COUNTY, PANEL NUMBER 13089C0187A, DATED MAY 16, 2013, A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- CITY OF STONECREST AND DEKALB COUNTY PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL EASEMENTS.

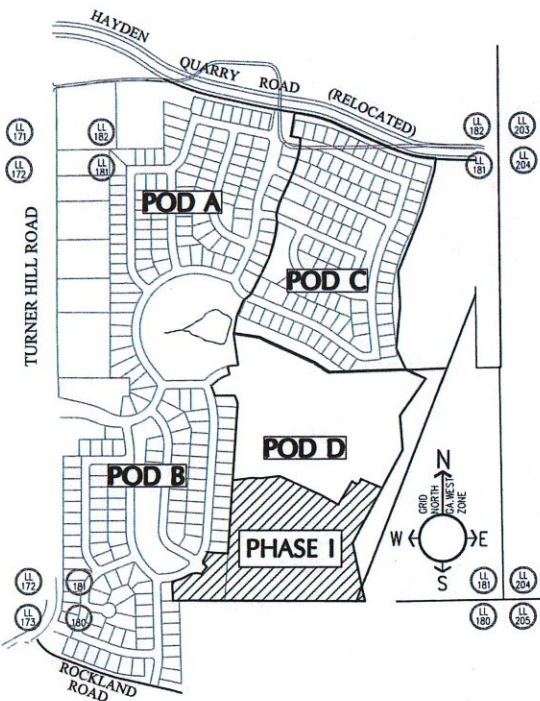
SITE DATA - 7402-7412 SILL ROAD / 8076-8078 WHITE OAK LOOP / 3606 DOGWOOD PASS - LITHONIA, GEORGIA 30038

- GROSS LAND AREA FOR POD 'D' IS 40.35 ACRES.
- PHASE ONE LAND AREA IS 17.69 ACRES.
- PROPERTY IS IDENTIFIED AS DEKALB COUNTY TAX PARCELS ID: 16 181 01 003
- THIS PROPERTY IS ZONED R-60 (RESIDENTIAL SMALL LOT - 60) DISTRICT PER REZONING CASE # RZ-19-002 BY THE CITY OF STONECREST (APRIL 22, 2019) IN ACCORDANCE WITH THE ZONING ORDINANCE OF STONECREST, GEORGIA.

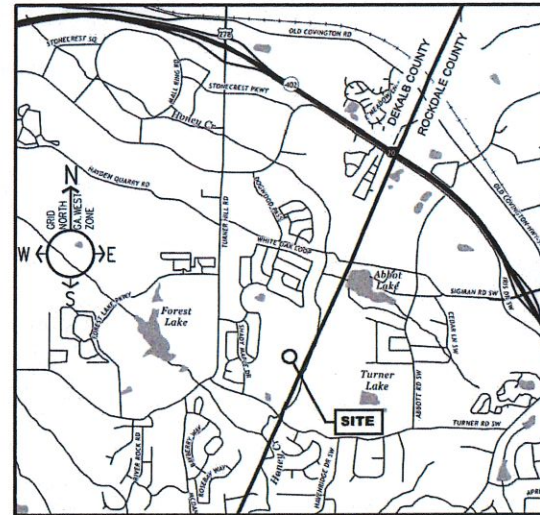
R-60 (RESIDENTIAL SMALL LOT - 60) DISTRICT

- MINIMUM LOT AREA: 6,000 SF / 3,500 SF COTTAGE
- MINIMUM UNIT SIZE, HEATED LIVING AREA: 1,200 SF / 800 - 1,200 SF IF COTTAGE
- MINIMUM LOT FRONTAGE: 60 FEET
- MAXIMUM LOT COVERAGE: 35%
- MINIMUM OPEN SPACE REQUIRED: 20%
- MINIMUM SETBACKS:
 - FRONT: 20 FEET
 - SIDE: 7.5 FEET
 - REAR: 30 FEET
- MAXIMUM BUILDING HEIGHT: 35 FEET

5. TOTAL LOTS PROPOSED THIS PHASE: 58 LOTS



**THE PARKS OF STONECREST
VICINITY MAP
NOT TO SCALE**



**VICINITY MAP
NOT TO SCALE**

16TH LAND DISTRICT
LAND LOT(S) 181
DEKALB COUNTY, GA
CITY OF STONECREST

GRADING AND DRAINAGE NOTES

- FLOODPLAIN IS SHOWN ON THIS PROPERTY FROM PER FIRM PANEL 13089C0187A, MAP REVISED MAY 16, 2013.
- WETLANDS ARE SHOWN ON THIS PROPERTY PER "SITE RECONNAISSANCE FOR WETLANDS, STREAMS, AND STREAM BUFFERS PREPARED DECEMBER 13, 2017 FOR MS. JORDAN HUNT, DR HORTON, INC." AND PREPARED BY NELSON ENVIRONMENTAL, INC. THERE ARE NO KNOWN WETLANDS BEING DISTURBED ON THIS SITE.
- A 50-FOOT UNDISTURBED BUFFER AND A 75-FOOT IMPERVIOUS SETBACK SHALL BE MAINTAINED ADJACENT TO ALL STREAMS.

FLOOD HAZARD

THE SPECIAL FLOOD HAZARD AREAS (SFHA) SHOWN HEREIN WERE DETERMINED BY THE PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED HERETO. THE CITY OF STONECREST DOES NOT, BY APPROVING THIS PLAT, WARRANT THEIR ACCURACY, AND DOES NOT IMPLY THAT LAND OUTSIDE THE AREAS OF FLOOD HAZARD SHOWN WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. FURTHER, THE CITY OF STONECREST DOES NOT BY APPROVING THIS PLAT NOR ACCEPTING THE PUBLIC IMPROVEMENTS THEREIN, ASSUME MAINTENANCE OF THE FLOOD CARRYING CAPACITY OF THE FLOOD AREAS OR WATERCOURSES. MAINTENANCE SHALL REMAIN THE RESPONSIBILITY OF THE OWNER(S) OF THE LAND UPON WHICH THEY EXIST. THE OWNER OF A LOT OR PARCEL THAT CONTAINS A FLOOD HAZARD AREA IS REQUIRED TO SUBMIT A SITE PLAN TO THE CITY OF STONECREST PRIOR TO THE INITIATION OF ANY IMPROVEMENTS TO THE LOT OR PARCEL. THE SITE PLAN SHALL INCLUDE THE LOCATION AND ELEVATION OF THE S F HA WITHIN THE LOT OR PARCEL AND THE EXISTING AND PROPOSED IMPROVEMENTS. APPROVAL OF THE SITE PLAN BY THE CITY OF STONECREST IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

DRAINAGE

THE OWNER OF RECORD ON BEHALF OF HIMSELF (ITSELF) AND ALL SUCCESSORS IN INTEREST SPECIFICALLY RELEASES THE CITY OF STONECREST FROM ANY AND ALL LIABILITY AND RESPONSIBILITY FOR FLOODING OR EROSION FROM STORM DRAINS OR FROM FLOODING FROM HIGH WATER OF NATURAL CREEKS, RIVER, OR DRAINAGE FEATURES. A DRAINAGE EASEMENT IS HEREBY ESTABLISHED FOR THE SOLE PURPOSE OF PROVIDING FOR THE EMERGENCY PROTECTION OF THE FREE FLOW OF SURFACE WATERS ALONG ALL WATERCOURSES AS ESTABLISHED BY CITY REGULATIONS. THE CITY MAY CONDUCT EMERGENCY MAINTENANCE OPERATIONS WITHIN THIS EASEMENT WHERE EMERGENCY CONDITIONS EXIST. EMERGENCY MAINTENANCE SHALL BE THE REMOVAL OF TREES AND OTHER DEBRIS, EXCAVATION, FILLING AND THE LIKE, NECESSARY TO REMEDY A CONDITION, WHICH IN THE JUDGMENT OF STAFF AND DIRECTOR, IS POTENTIALLY INJURIOUS TO LIFE, PROPERTY, OR THE PUBLIC ROAD OR UTILITY SYSTEM. SUCH EMERGENCY MAINTENANCE CONDUCTED FOR THE COMMON GOOD SHALL NOT BE CONSTRUED AS CONSTITUTING A CONTINUING MAINTENANCE OBLIGATION ON THE PART OF THE CITY OF STONECREST NOR ABROGATION OF THE CITY OF STONECREST RIGHT TO SEEK REIMBURSEMENT FOR EXPENSES FROM THE OWNER(S) OF THE PROPERTY(IES) OR THE LANDS THAT GENERATED THE CONDITIONS.

- NOTE: STREAM BUFFERS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.
NOTE: STRUCTURES, OTHER THAN APPROVED STORM STRUCTURES, ARE NOT ALLOWED IN DRAINAGE EASEMENTS.

SANITARY SEWER NOTES

- ALL WORK TO BE DONE IN ACCORDANCE WITH DEKALB COUNTY DEPARTMENT OF WATERSHED MANAGEMENT STANDARDS AND SPECIFICATIONS.
- MINIMUM HORIZONTAL SEPARATION OF 10 FEET SHALL BE MAINTAINED BETWEEN WATER AND SANITARY SEWER FACILITIES.
- DEKALB COUNTY SHALL BE RESPONSIBLE SOLELY FOR THE 8-INCH SANITARY SEWER, THE 6-INCH SEWER SERVICE LATERAL PIPE UP TO THE CLEAN-OUT.
- FOR HOMES LOCATED BELOW THE STREET, A SEWER RELIEF VALVE IS REQUIRED ON CLEAN-OUT OUTSIDE EACH BUILDING AND BELOW THE LOWEST FLOOR ELEVATION. A BACKFLOW CHECK VALVE IS REQUIRED BETWEEN CLEAN-OUT AND THE STRUCTURE.

WATER DISTRIBUTION AND FIRE PROTECTION NOTES

- DEKALB COUNTY SHALL BE RESPONSIBLE SOLELY FOR THE 8-INCH WATER MAIN.
- ALL WORK TO BE DONE IN ACCORDANCE WITH DEKALB COUNTY DEPARTMENT OF WATERSHED MANAGEMENT STANDARDS AND SPECIFICATIONS.
- MINIMUM HORIZONTAL SEPARATION OF 10 FEET SHALL BE MAINTAINED BETWEEN WATER AND SANITARY SEWER FACILITIES.
- HYDRANTS ARE TO BE INSTALLED SO THAT THE LARGE FIRE DEPARTMENT CONNECTION FACES THE STREET. THAT SAME CONNECTION IS TO BE NO LESS THAN 18" OR MORE THAN 36" ABOVE FINISHED GRADE. HYDRANTS LOCATED IN PARKING AREAS SHALL BE PROTECTED BY BARRIERS THAT WILL PREVENT PHYSICAL DAMAGE BY VEHICLES.
- HYDRANTS AND MAINS SHALL BE INSTALLED AND UNDER PRESSURE BEFORE ANY COMBUSTIBLE CONSTRUCTION IS STARTED.
- VALVES AND FITTINGS MAY NOT BE DRAWN TO SCALE. VALVES ARE NOT TO BE INSTALLED UNDERNEATH ROAD PAVING.
- FIRE HYDRANTS SHALL BE A MINIMUM OF 3 FT. AND A MAXIMUM OF 15 FT. FROM THE BACK OF THE CURB OR ROAD EDGE WITH THE LARGE FIRE DEPARTMENT CONNECTION FACING THE NEAREST FIRE DEPARTMENT ACCESS POINT AND SET A MINIMUM OF 18" AND A MAXIMUM OF 36" ABOVE FINISHED GRADE TO THE CENTER OF THE LARGE FIRE DEPARTMENT CONNECTION.
- DURING CONSTRUCTION AND FOR PERMANENT ACCESS, ROADWAYS CONSTRUCTED OF AN ALL WEATHER SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS GROSS WEIGHT SHALL BE PROVIDED PER INTERNATIONAL FIRE CODE, CHAPTER 5, SECTION 503.2.3, 2012 EDITION.
- THE OWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING LONG SIDE AND SHORT SIDE WATER SERVICE LINES EXTENDED PAST OR OUTSIDE THE SIDEWALK.

DEKALB COUNTY
GIS DEPARTMENT
APPROVED
Date: 8-13-19
Approved By: *Archie Jell*

SURVEYOR'S ACKNOWLEDGEMENT
IN MY OPINION, THIS PLAT, DRAWN BY ME OR UNDER MY SUPERVISION, WAS MADE FROM AN ACTUAL SURVEY, AND IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

THOMAS W. WOODSMALL, R.L.S. NO. 2767
DATE: 8/13/2019

FINAL SURVEYOR'S CERTIFICATE
IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 208,818 FEET AND AN ANGULAR ERROR OF 0.6" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 282,403 FEET, AND CONTAINS A TOTAL OF 17.69 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED WITH A 5-SECOND TRIMBLE S-6 ROBOTIC TOTAL STATION INSTRUMENT.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-18, 43-15-22.

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

SURVEY NOTES

- BOUNDARY INFORMATION SHOWN IS BASED ON "ALTA/NSPS LAND TITLE SURVEY FOR D.R. HORTON, INC., THE PARKS OF STONECREST - POD 'D' PREPARED BY BLUE LANDWORKS, LLC AND DATED 1/5/2018.
- IPS (IRON PIN SET) IS 1/2" RE-BAR; NS (NAIL SET) IS MAGNAIL.

REFERENCES

- ALTA/ACSM LAND TITLE SURVEY FOR REO FUNDING SOLUTIONS III, LLC, CALLOWAY TITLE AND ESCROW, LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY, PREPARED BY CHASTAIN & ASSOCIATES, P.C., AND DATED MAY 21, 2013;
- FINAL PLAT FOR THE PARKS OF STONECREST (FKA STONECREST PARK) POD B UNIT ONE, PREPARED BY DEVELOPMENT CONSULTANTS GROUP, INC., AND LAST REVISED MAY 20, 2008 (RECORDED IN DEED BOOK 204, PAGE 71);
- FINAL PLAT FOR THE PARKS OF STONECREST (FKA STONECREST PARK) POD B UNIT FOUR, PREPARED BY DEVELOPMENT CONSULTANTS GROUP, INC., AND LAST REVISED JANUARY 2, 2008 (RECORDED IN DEED BOOK 199, PAGE 30);
- FINAL PLAT FOR THE PARKS OF STONECREST POD C UNIT FOUR, PREPARED BY DEVELOPMENT CONSULTANTS GROUP, INC., AND LAST REVISED JUNE 4, 2007 (RECORDED IN DEED BOOK 199, PAGE 26); AND
- ALTA/ACSM LAND TITLE SURVEY FOR STONECREST ATLANTA, LLC, CFN (1-20), INC., RBC CENTURA BANK AND CHICAGO TITLE INSURANCE COMPANY, PREPARED BY DEVELOPMENT CONSULTANTS GROUP, INC., AND DATED JANUARY 15, 2005.

GPS STATEMENT

THE INITIAL CONTROL POINTS FOR THIS SURVEY WERE LOCATED UTILIZING GPS. THE EQUIPMENT USED WAS A CHAMPION T100 GNSS RECEIVER WITH CARLSON SURVIVE DATA COLLECTION SOFTWARE. ALL COORDINATES ARE BASED ON NAD83(2011) AND GEOID12B. NETWORK RTK CORRECTIONS WERE RECEIVED VIA A CELLULAR MODEM. THE TYPE OF SURVEY WAS NETWORK RTK UTILIZING THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .04 FT. HORIZONTAL AND .07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

OWNER'S ACKNOWLEDGEMENT

I, George E. Harvey III, THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND FOR VALUE RECEIVED THE SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DO HEREBY CONVEY ALL STREETS INDICATED AS PUBLIC STREETS AND RIGHTS-OF-WAY, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREOF SHOWN FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED. IN CONSIDERATION OF THE APPROVAL OF THIS DEVELOPMENT PLAN AND OTHER VALUABLE CONSIDERATIONS, THE OWNER FURTHER RELEASES AND HOLDS HARMLESS CITY OF STONECREST FROM ANY AND ALL CLAIMS, DAMAGES OR DEMANDS ARISING ON ACCOUNT OF THE DESIGN, CONSTRUCTION AND MAINTENANCE OF THE PROPERTY SHOWN HEREON; ON ACCOUNT OF THE ROADS, FILLS, EMBANKMENTS, DITCHES, CROSS-DRAINS, CULVERTS, WATER MAINS, SEWER LINES, AND BRIDGES WITHIN THE PROPOSED RIGHTS-OF-WAY AND EASEMENTS SHOWN; AND ON ACCOUNT OF BACKWATER, THE COLLECTION AND DISCHARGE OF SURFACE WATER, OR THE CHANGING OF COURSES OF STREAMS, AND FURTHER THE OWNER WARRANTS THAT HE OWNS FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREES THAT CITY OF STONECREST SHALL NOT BE LIABLE TO HIM/HER, HIS/HER HEIRS, SUCCESSORS OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF CROSS-DRAIN EXTENSIONS, DRIVES, STRUCTURES, STREETS, CULVERTS, CURBS OR SIDEWALKS, THE CHANGING OF COURSES OF STREAMS AND RIVERS, FLOODING FROM NATURAL CREEKS AND RIVERS, SURFACE WATERS AND ANY OTHER MATTER WHATSOEVER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO SELL AND CONVEY THE LAND ACCORDING TO THIS PLAT AND DO HEREBY BIND MYSELF AND OWNERS SUBSEQUENT IN TITLE TO DEFEND BY VIRTUE OF THESE PRESENTS.

THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO IN PERSON OR THROUGH A DELEGATED AGENT HEREBY ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES TO CITY OF STONECREST, AS NOTED BELOW, THE COMPLETE OWNERSHIP AND USE OF ALL IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAT, AND DEDICATES TO THE USE OF THE PUBLIC FOREVER THE FOLLOWING:

PUBLIC STREET RIGHT-OF-WAY	3.52 ACRES
DRAINAGE EASEMENT	0.34 ACRES
PUBLIC ACCESS/PEDESTRIAN EASEMENTS	N/A ACRES
PUBLIC WATER/SEWER EASEMENTS TO DEKALB COUNTY	0.34 ACRES

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 16th DAY OF September, 2019

Stonecrest Capital Partners, LLC
(OWNER)

WITNES: *[Signature]*
NOTARY PUBLIC.



ISSUE NO.	DATE	DESCRIPTION
1	7/03/2019	SUBMIT FOR REVIEW
2	8/13/2019	ADDRESS REVIEW AGENCY COMMENTS

BLUE LANDWORKS LLC
5019 West Broad Street
Suite M230
Sugar Hill, Georgia 30518
Tel: (678) 804-8586
info@blueandworks.com
www.blueandworks.com
PROJECT 2017.055

**FIRM
FLOOD INSURANCE RATE MAP**
DEKALB COUNTY, GEORGIA
AND INCORPORATED AREAS
PANEL 187 OF 201
MAP NUMBER 13089C0187A
MAP REVISED MAY 16, 2013

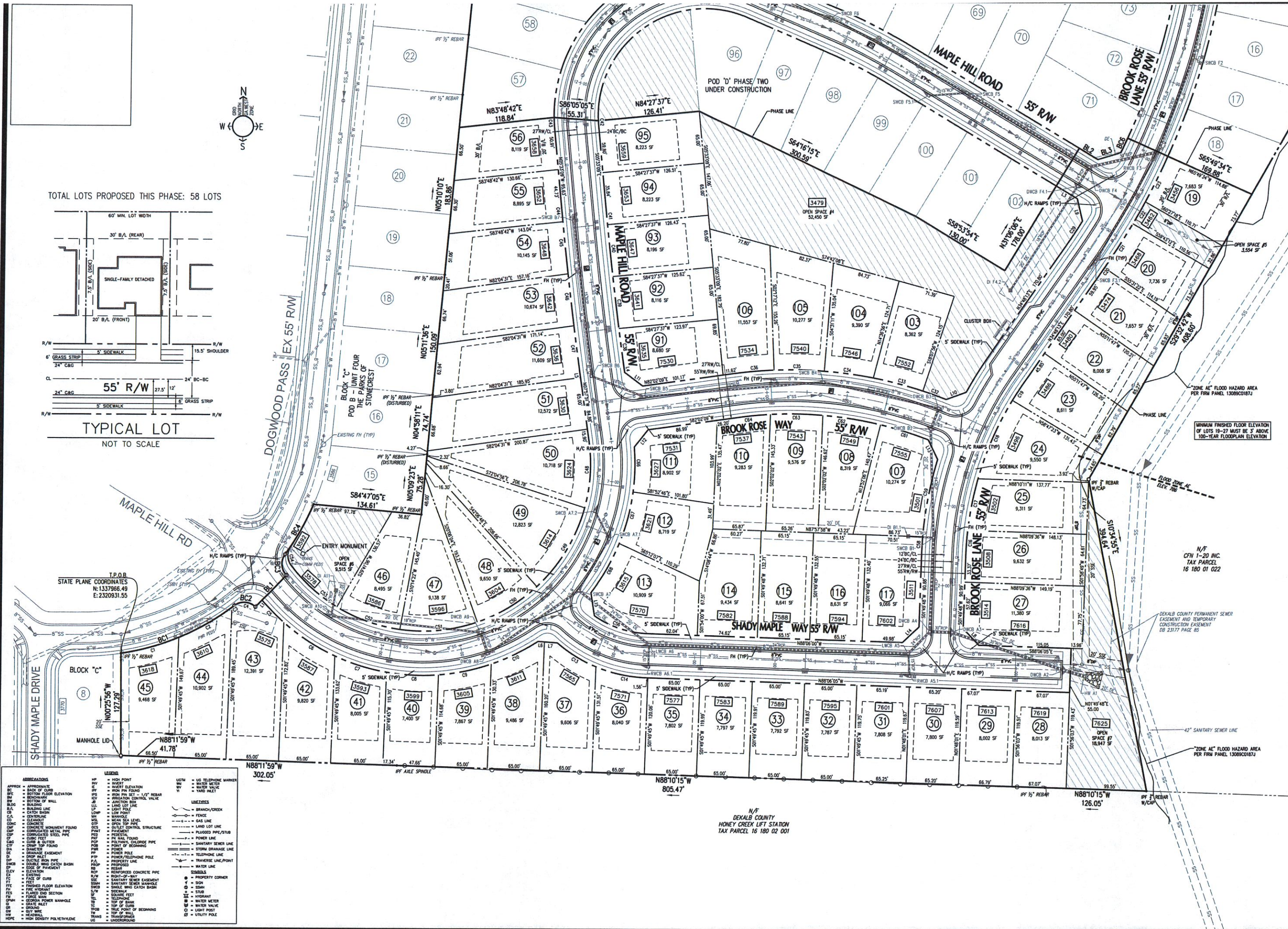
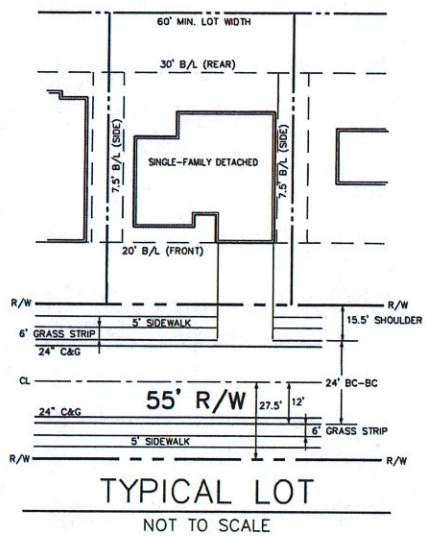
ISSUE #	DATE	REVISIONS
1	8/13/19	SUBMIT FOR REVIEW
2	8/13/19	ADDRESS REVIEW REVISION COMMENTS



THE PARKS OF STONECREST - POD 'D'
 FINAL FLAT PHASE ONE
 16TH LAND DISTRICT
 PARCELS 16 181 01 003
 CITY OF STONECREST
 DRAWING: CA/ML/NO
 DEKALB COUNTY, GA
 CHECKED: SAM



TOTAL LOTS PROPOSED THIS PHASE: 58 LOTS



ABBREVIATIONS	LEGEND	SYMBOLS
APPROX = APPROXIMATE	HP = HIGH POINT	UTM = U.S. TELEPHONE MARKER
BACK = BACK OF CURB	INVERT = INVERT	WM = WATER METER
BE = BOTTOM FLOOR ELEVATION	INVERT ELEVATION = INVERT ELEVATION	WV = WATER VALVE
BM = BENCHMARK	IRON PIN FOUND = IRON PIN FOUND	YD = YARD INLET
BW = BOTTOM OF WALL	IRON PIN SET - 1/2\"/>	

N/F DEKALB COUNTY
 HONEY CREEK LIFT STATION
 TAX PARCEL 16 180 02 001

MINIMUM FINISHED FLOOR ELEVATION
 OF LOTS 19-27 MUST BE 3' ABOVE
 100-YEAR FLOODPLAIN ELEVATION

N/F
 CFM 1-20 INC.
 TAX PARCEL
 16 180 01 022

DEKALB COUNTY PERMANENT SEWER
 EASEMENT AND TEMPORARY
 CONSTRUCTION EASEMENT
 DB 23177 PAGE 05

42\"/>

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STREET ADDRESS LOT CHART

LOT NUMBER	STREET ADDRESS	
	NUMBER	NAME
19	3456	BROOK ROSE LANE
20	3468	BROOK ROSE LANE
21	3474	BROOK ROSE LANE
22	3480	BROOK ROSE LANE
23	3486	BROOK ROSE LANE
24	3496	BROOK ROSE LANE
25	3502	BROOK ROSE LANE
26	3508	BROOK ROSE LANE
27	3514	BROOK ROSE LANE
27	7616	SHADY MAPLE WAY
28	7619	SHADY MAPLE WAY
29	7613	SHADY MAPLE WAY
30	7607	SHADY MAPLE WAY
31	7601	SHADY MAPLE WAY
32	7595	SHADY MAPLE WAY
33	7589	SHADY MAPLE WAY
34	7583	SHADY MAPLE WAY
35	7577	SHADY MAPLE WAY
36	7571	SHADY MAPLE WAY
37	7565	SHADY MAPLE WAY
38	3611	MAPLE HILL ROAD
39	3605	MAPLE HILL ROAD
40	3599	MAPLE HILL ROAD
41	3593	MAPLE HILL ROAD
42	3587	MAPLE HILL ROAD
43	3581	MAPLE HILL ROAD
44	3610	DOGWOOD PASS
45	3618	DOGWOOD PASS
46	3586	MAPLE HILL ROAD
47	3596	MAPLE HILL ROAD
48	3604	MAPLE HILL ROAD
49	3614	MAPLE HILL ROAD
50	3624	MAPLE HILL ROAD
51	3630	MAPLE HILL ROAD
52	3636	MAPLE HILL ROAD
53	3642	MAPLE HILL ROAD
54	3648	MAPLE HILL ROAD
55	3652	MAPLE HILL ROAD
56	3658	MAPLE HILL ROAD
91	7530	BROOK ROSE WAY
91	3635	MAPLE HILL ROAD
92	3641	MAPLE HILL ROAD
93	3647	MAPLE HILL ROAD
94	3653	MAPLE HILL ROAD
95	3659	MAPLE HILL ROAD
103	7552	BROOK ROSE WAY
104	7546	BROOK ROSE WAY
105	7540	BROOK ROSE WAY
106	7534	BROOK ROSE WAY
107	3501	BROOK ROSE LANE
107	7555	BROOK ROSE WAY
108	7549	BROOK ROSE WAY
109	7543	BROOK ROSE WAY
110	7537	BROOK ROSE WAY
110	7531	BROOK ROSE WAY
111	3627	MAPLE HILL ROAD
112	3621	MAPLE HILL ROAD
113	3615	MAPLE HILL ROAD
113	7570	SHADY MAPLE WAY
114	7582	SHADY MAPLE WAY
115	7588	SHADY MAPLE WAY
116	7594	SHADY MAPLE WAY
117	7602	SHADY MAPLE WAY
117	3511	BROOK ROSE LANE
OPEN SP #4	3479	BROOK ROSE LANE
OPEN SP #5	3462	BROOK ROSE LANE
OPEN SP #6	3592	DOGWOOD PASS
OPEN SP #6	3578	MAPLE HILL ROAD
OPEN SP #7	7625	SHADY MAPLE WAY

R/W Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C1	75.16	309.95	N74°21'15"E	74.98
C2	76.42	309.95	N60°20'25"E	76.23
C3	3.60	309.95	N52°56'56"E	3.60
C4	28.55	20.00	N86°28'55"W	26.19
C5	38.88	262.50	N44°32'46"W	38.84
C6	76.15	262.50	N57°06'00"W	75.89
C7	67.60	262.50	N72°47'19"W	67.41
C8	65.18	262.50	N87°16'45"W	65.01
C9	67.04	262.50	S78°17'29"W	66.86
C10	64.80	262.50	S63°55'31"W	64.44
C11	NOT USED			
C12	NOT USED			
C13	56.75	177.52	N58°19'30"W	56.50
C14	64.83	177.52	N77°56'38"W	64.47
C15	NOT USED			
C16	31.27	397.50	S04°05'01"W	31.26
C17	65.63	397.50	S11°04'04"W	65.56

R/W Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C18	106.93	397.50	S23°30'14"W	106.60
C19	24.93	397.50	S33°00'25"W	24.93
C20	5.05	887.50	N34°38'25"E	5.05
C21	65.01	887.50	N32°22'43"E	65.00
C22	31.44	887.50	N29°15'54"E	31.44
C23	63.14	887.50	N26°12'43"E	63.13
C24	NOT USED			
C25	NOT USED			
C26	NOT USED			
C27	NOT USED			
C28	NOT USED			
C29	36.79	832.50	N33°32'15"E	36.79
C30	NOT USED			
C31	NOT USED			
C32	30.92	527.50	S70°11'19"E	30.92
C33	63.81	527.50	S75°20'00"E	63.77
C34	61.51	527.50	S82°08'23"E	61.48
C35	62.66	536.20	S88°58'51"E	62.62
C36	52.27	536.20	N84°52'43"E	52.25
C37	NOT USED			
C38	50.10	4972.50	S07°40'31"E	50.10
C39	65.02	4972.50	S07°00'44"E	65.02

R/W Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C40	65.01	4972.50	S06°15'47"E	65.01
C41	29.16	4972.50	S05°43'14"E	29.16
C42	5.20	132.50	S04°25'38"E	5.20
C43	14.32	187.50	N03°21'55"W	14.31
C44	20.28	5027.50	S05°40'05"E	20.28
C45	65.30	5027.50	S06°09'20"E	65.30
C46	65.01	5027.50	S06°53'54"E	65.01
C47	61.02	5027.50	S07°36'59"E	61.01
C48	82.83	207.50	N03°28'18"E	82.28
C49	116.14	207.50	N30°56'33"E	114.63
C50	86.61	207.50	N58°56'06"E	85.98
C51	97.93	207.50	N84°24'47"E	97.02
C52	83.80	207.50	S70°29'50"E	83.23
C53	77.23	207.50	S48°15'55"E	76.79
C54	25.03	20.66	S02°18'56"E	23.52
C55	NOT USED			
C56	70.72	122.50	N71°33'42"W	69.74
C57	NOT USED			
C58	21.34	452.50	S03°10'51"W	21.33
C59	98.21	452.50	S10°44'58"W	98.02

R/W Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C60	NOT USED			
C61	62.31	472.50	N72°32'57"W	62.27
C62	72.67	472.50	N80°44'01"W	72.60
C63	65.32	472.50	N89°06'03"W	65.27
C64	40.43	458.88	S84°29'14"W	40.42
C65	NOT USED			
C66	56.08	262.28	N01°11'50"E	55.97
C67	66.76	262.28	N14°36'52"E	66.58
C68	70.50	262.28	N29°36'23"E	70.29

R/W Line Table		
Line #	Length	Direction
L1	11.76	N44° 03' 16"E
L2	NOT USED	
L3	30.75	N58° 53' 54"W
L4	4.93	S07° 57' 51"E
L5	3.99	N07° 57' 51"W
L6	8.06	S86° 08' 44"E
L7	16.00	S86° 08' 44"E
L8	28.27	S43° 08' 09"E
L9	28.57	N13° 18' 49"W
L10	26.50	N70° 00' 01"E
L11	28.28	S52° 57' 51"E
L12	27.53	S38° 33' 14"W
L13	27.21	S25° 54' 07"E
L14	28.30	S46° 51' 54"W
L15	28.85	N08° 52' 03"W

Boundary Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
BC1	155.18	309.95	N66°57'32"E	153.56
BC2	28.55	20.00	S86°28'55"E	26.19
BC3	28.47	20.00	N04°09'44"W	26.13
BC4	71.85	310.00	N29°23'24"E	71.69
BC5	NOT USED			
BC6	20.19	832.50	N24°52'07"E	20.19
BC7	NOT USED			

Boundary Line Table		
Line #	Length	Direction
BL1	55.00	N44° 03' 17"E
BL2	27.13	S58° 53' 54"E
BL3	29.62	N73° 19' 57"E

CENTERLINE CURVE TABLE									
CURVE #	ARC LENGTH	RADIUS	CHORD BEARING	CHORD	TANGENT	DELTA	PC STA	PT STA	
#1	442.46	270.00	N87°05'07"W	394.59	289.00	093°53'35"	1+26.95	5+69.41	
#2	507.76	720.00	S60°20'31"E	497.30	264.95	040°24'23"	6+24.27	11+32.03	
#3	244.59	425.00	N18°19'00"E	241.23	125.78	032°58'25"	2+38.44	4+83.03	
#4	380.48	860.00	N22°07'45"E	377.38	193.41	025°20'55"	6+53.88	10+34.31	
#5	119.89	150.00	S65°12'07"E	116.73	63.36	045°47'47"	1+20.29	2+40.18	
#6	268.05	500.00	S82°36'22"E	264.85	137.33	030°42'57"	2+60.29	5+28.34	
#7	630.23	235.00	N68°51'55"E	457.64	1004.23	153°39'30"	1+23.15	7+53.38	
#8	210.45	5000.00	N06°45'30"W	210.44	105.24	002°24'42"	8+38.26	10+48.71	
#9	331.73	160.00	N53°50'35"E	275.42	270.50	118°47'28"	11+44.34	14+76.07	
#10	99.49	725.00	S62°49'47"E	99.41	49.82	007°51'46"	15+77.75	16+77.24	

PIPE CHART (DESIGN DATA)											
UPSTREAM STRUCTURE	PIPE ID	DESIGN STORM	SIZE (in)	MATERIAL	LENGTH (ft)	SLOPE (%)	INV IN	INV OUT			
DWCB	A2-1	25-YR	36	RCP	25	0.51	791.91	791.91			
DWCB	A3-2	25-YR	30	RCP	147	4.99	799.23	799.23			
DWCB	A4-3	25-YR	30	RCP	28	5.93	801.13	800.89			
SWCB	A5-4	25-YR	24	RCP	38	3.55	802.58	802.58			
SWCB	A6-5	25-YR	24	RCP	322	2.21	809.71	809.71			
SWCB	A7-6	25-YR	24	RCP	110	1.09	810.98	810.91			
DWCB	A8-7	25-YR	24	RCP	138	0.67	811.90	811.90			
DWCB	A9-8	25-YR	24	RCP	28	0.50	812.29	812.04			
SWCB	A10-9	25-YR	18	RCP	187	1.50	815.20	815.10			
DI	A11-10	25-YR	15	RCP	33	2.32		815.96			
SWCB	A5.1-A5	25-YR	15	RCP	28	3.02		804.04			
SWCB	A6.1-A6	25-YR	15	RCP	28	1.08		811.00			
SWCB	A7.1-A7	25-YR	15	RCP	74	3.77	815.70	815.70			
SWCB	A7.2-7.1	25-YR	15	RCP	39	3.51		817.07			
SWCB	B1-A4	25-YR	30	RCP	117	0.97	802.10	802.03			
DWCB	B2-1	25-YR	24	RCP	135	0.76	803.13	803.13			
DWCB	B3-2	25-YR	24	RCP	28	0.57	803.34	803.29			
SWCB	B4-3	25-YR	18	RCP	147	3.13	808.12	807.95			
SWCB	B5-4	25-YR	18	RCP	224	6.99	823.72	823.66			
SWCB	B6-5	25-YR	18	RCP	70	5.56	827.64	827.64			
SWCB	B7-6	25-YR	15	RCP	195	3.85		835.13			
DI	B1.1-B1	25-YR	15	RCP	31	5.57		806.64			
JB	E2-1	25-YR	42	RCP	70	0.55	794.65	791.65			
SWCB	E4-2	25-YR	30	RCP	55	1.38	795.40	795.40			
SWCB	E5-4	25-YR	30	RCP	85	1.08	800.74	796.32			
SWCB	E6-5	25-YR	18	RCP	281	5.43	815.98	815.98			
SWCB	E7-6	25-YR	15	RCP	193	5.01	825.63	825.63			
SWCB	E8-7	25-YR	15	RCP	191	2.53	830.50	830.47			
SWCB	E9-8	25-YR	15	RCP	178	6.30		841.73			
SWCB	E4.1-E4	25-YR	18	RCP	28	2.93	798.40	798.40			
SWCB	E6.1-E6	25-YR	15	RCP	28	1.21		816.88			
SWCB	E8.1-E8	25-YR	15	RCP	28	3.24		831.41			
DWCB	F1-E2	25-YR	36	RCP	86	0.83	793.63	793.37			
SWCB	F2-1	25-YR	30	RCP	132	1.46	795.56	795.65			
SWCB	F3-2	25-YR	30	RCP	125	0.97	796.77	796.77			
DWCB	F4-3	25-YR	30	RCP	87	1.15	797.98	797.78			
SWCB	F5-4	25-YR	24	RCP	178	2.85	803.27	803.07			
SWCB	F6-5	25-YR	18	RCP	194	6.56	815.98				



COUNCIL MEETING AGENDA ITEM

SUBJECT: Capital Asset Policy

- | | | |
|--|--|--|
| <input type="checkbox"/> ORDINANCE | <input type="checkbox"/> POLICY | <input type="checkbox"/> STATUS REPORT |
| <input type="checkbox"/> DISCUSSION ONLY | <input checked="" type="checkbox"/> RESOLUTION | <input type="checkbox"/> OTHER |

Council Meeting: 10/14/2019

SUBMITTED BY: Interim City Manager Julian Jackson

PURPOSE: Policy needs to be adopted according to 2018 Auditor's Recommendation

HISTORY:

FACTS AND ISSUES:

OPTIONS:

RECOMMENDED ACTION: Adopt the Capital Asset Policy at the next Council Meeting

Capital Asset Policy

PURPOSE

The City of Stonecrest has established guidelines and procedures to appropriately account for and classify eligible capital asset property in accordance with Generally Accepted Accounting Principles (GAAP)

A capital asset must meet all the following requirements:

1. The asset is tangible or intangible and ready for its intended use.
2. The asset is used in the operation of the City's activities.
3. The asset has a useful life greater than one fiscal year.
4. The asset is of significant value.

Capital assets may be acquired through donation, purchase, capital lease or self-constructed. Capital assets purchased, including capital outlay costs, are recorded as expenditures in the fund financial statements at the time of purchase. On the City-wide financial statements, all purchased capital assets are valued at cost where historical records are available and at estimated historical cost based on appraisals or deflated current replacement cost where no historical records exist. Costs for self-constructed assets may include legal and title fees, closing costs, fees, land costs, demolition costs, relocation costs, architect and accounting fees, and insurance premiums and interest costs during construction. Donated capital assets are recorded at fair market value on the date donated.

The City's assets are classified into four major classes of assets as defined by GAAP. They are land, buildings and improvements, equipment, and intangible assets. The following capitalization thresholds and estimated useful life for depreciation will be used for the different classes of the City's capital assets reported in the City-wide statements:

	<u>General Policy</u>	<u>Useful Life</u>
Land	All	N/A
Buildings and Improvements	All	20 to 50 Years
Equipment	\$5,000	5 to 10 Years
Intangible Assets	\$1,000,000	10 Years

LAND

Land acquired by purchase is recorded at cost to include amount paid for the land and all incidental costs. Incidental costs may include, but not be limited to, land preparation cost, land excavation, and grading.

Land acquired by gift or bequest is recorded at the fair market value at the date of the acquisition if appraisal is available. If no appraisal is available, the fair value used will be the amount the person or entity paid before it was gifted to the City.

Land acquired with buildings erected thereon, total cost is allocated between the two in reasonable proportion at the date of acquisition. Land is not a depreciable asset but is capitalized regardless of cost.

BUILDINGS AND IMPROVEMENTS

Buildings will be recorded at either their acquisition cost or construction cost. If purchased, the capitalized cost should include the purchase price and other incidental expenses at the time of acquisition.

If a building is constructed, the capitalized cost should include all construction costs and capitalized upon completion of the project when it is deemed ready for its intended use or when certificate of occupancy is received. All major component units such as HVAC, kitchen equipment, plumbing system, sprinkler systems, etc. are included in the cost of the building when the building is originally constructed.

Costs to furnish the building such as furniture and equipment will not be included in the building's capitalized cost.

Building or site improvements are defined as the extension to a pre-existing building. This also includes any major renovations or alterations with an existing

building. Site improvements may include items such as site work, sewer systems, parking lots, outdoor lighting, covered walkways, tennis courts, running tracks, grandstands, athletic fields, etc. The costs of the addition will be recorded at their construction cost. Building or site improvements will be capitalized separately and depreciated over their useful life. Site improvements are designed as depreciable or non-depreciable. The non-depreciable improvements (such as drainage improvements and wetlands mitigation) are treated like land and capitalized but not depreciated.

Component units such as HVAC, kitchen equipment, plumbing system, sprinkler systems, et c. that were originally included in the construction cost of the building will not be removed from the property report since it is not a separately valued component. The new component unit will be depreciated over the estimated useful life of the applicable class of property.

CONSTRUCTION IN PROGRESS

This includes all construction project expenses and allocations for building and site improvement construction not completed or ready for intended use by the end of the fiscal year. Construction in Progress is not depreciable. Completed projects will be moved to the applicable fixed asset class when complete.

EQUIPMENT

Equipment costing \$5,000 or more per item and having an estimated life of more than one year will be capitalized. Expenditures for items such as furniture and computer equipment purchased in groups costing more than \$5,000 and having an estimated life of more than one year may be capitalized by type as a group. Equipment will be depreciated over its estimated useful life.

INTANGIBLE ASSETS

Per Governmental Accounting Standard Board (GASB) Statement 51, an intangible asset possesses all of the following: (1) Lack of physical substance, (2) nonfinancial nature, and (3) initial useful life extending beyond a single reporting period. Internally developed computer software is the most common type of intangible asset the City may have.

In order to be classified as internally developed software the software must be created or produced by the government or an entity contracted by the

government or commercially available software that is purchased or licensed and is modified using more than minimal effort.

Only the costs of the internally developed computer software associated with the application development stage are capitalized. These costs include design, coding, installation to hardware, data conversion, and testing. All other costs associated with internally developed software are expensed in the year they are incurred. The capitalization threshold for this type of software is \$1,000,000. Depreciation of this type of asset will begin when the software system is put into service. Until the system is put into service, the City will show the cost in construction in progress.

LEASED ASSETS

Operating leases will be capitalized if one or more of the following criteria are met and chance of cancellation is low:

- Ownership is transferred by the end of the lease term.
- The lease contains a bargain purchase option.
- The lease term is greater than or equal to 75 percent of the asset's service life.
- The present value of the minimum lease payment is greater than or equal to ninety percent (90%) of the fair market value of the asset at the inception of the lease.

DONATED ASSETS

Assets that have been donated to the City are valued at their estimated fair value at the time of donation. If the donated asset is land or a building, the estimated fair value should be the amount listed on an appraisal. If no appraisal is available, the fair value used should be the amount the person or entity paid for the property before it was donated. The value of all other donated assets should be provided by the donor.

SALE OF CAPITAL ASSETS

The sale of a capital asset must be to the highest, responsible bidder and must be

conducted by sealed bid or by auction. The sale must be approved and publicized in accordance with State law.

DISPOSAL OF ASSETS

Disposal of assets are deleted at depreciated recorded cost. The cost of normal maintenance and repairs that do not add to the value of assets or materially extend the useful lives of the assets is not capitalized. Depreciation is computed using the straight-line method. Depreciation is calculated based on the month the asset is placed into service or substantially completed. Depreciation expense is used to allocate the actual or estimated historical cost of all capital assets over estimated useful lives. The asset record, including disposal information, will remain on the master file for three (3) fiscal years, after which time it is purged from the system in accordance with GAAP.

A disposal action is appropriate when certain conditions occur resulting in an asset no longer being in the possession of the City. Assets no longer in use which remain in the possession of the department are considered surplus property and not a disposal.

Capital assets may be disposed of in any one of six (6) ways:

1. Sale or trade-in;
2. Abandonment/retirement;
3. Lost or stolen;
4. Transfer;
5. Cannibalization (taking parts for other uses); and,
6. Casualty loss

Only when the asset is no longer in possession of the City, due to one of the reasons above, is disposal action appropriate.

Assets are "abandoned" or "retired" when there is no longer any use for them in the Department, they are of no use to any other City department, or they cannot be repaired, transferred, cannibalized, sold or traded in.

Stolen items must be reported to the DeKalb County Police Department and a report filed. A copy of this report must accompany the disposal record.

Casualty losses must be documented within 24 hours of loss and reported to the City Manager immediately.

Departmental management is responsible for reviewing disposal reports, evaluating causes and trends leading to disposals, and effectively managing and controlling disposals in which they are responsible.

IMPAIRMENT OF ASSETS

GASB Statement 42 establishes accounting and financial reporting standards for a capital asset that has experienced a significant unexpected decline in its service utility. The City shall evaluate annually prominent events or changes in circumstances affecting assets to determine whether an impairment of a capital asset has occurred. In order to meet the impairment, test a decline in service utility must be both:

- ▶ Significant
- ▶ Unexpected

INVENTORY OF CAPITAL ASSETS

An inventory of capital assets will be conducted under the supervision of the city manager annually and reported in the CAFR.