



PLANNING COMMISSION

RZ -19-008



PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT

RZ-19-008

Planning Commission October 1st, 2019 / Mayor and City Council Meeting October 28th, 2019

GENERAL INFORMATION

Petition Number: RZ-19-008

Applicant: Salim Damani

Owner: Browns Mill Neighborhood LLC

Project Location: 4623 Klondike Road

District: District 5

Acreage: 3.031 acres

Existing Zoning: R-85 (Residential Med Lot) District

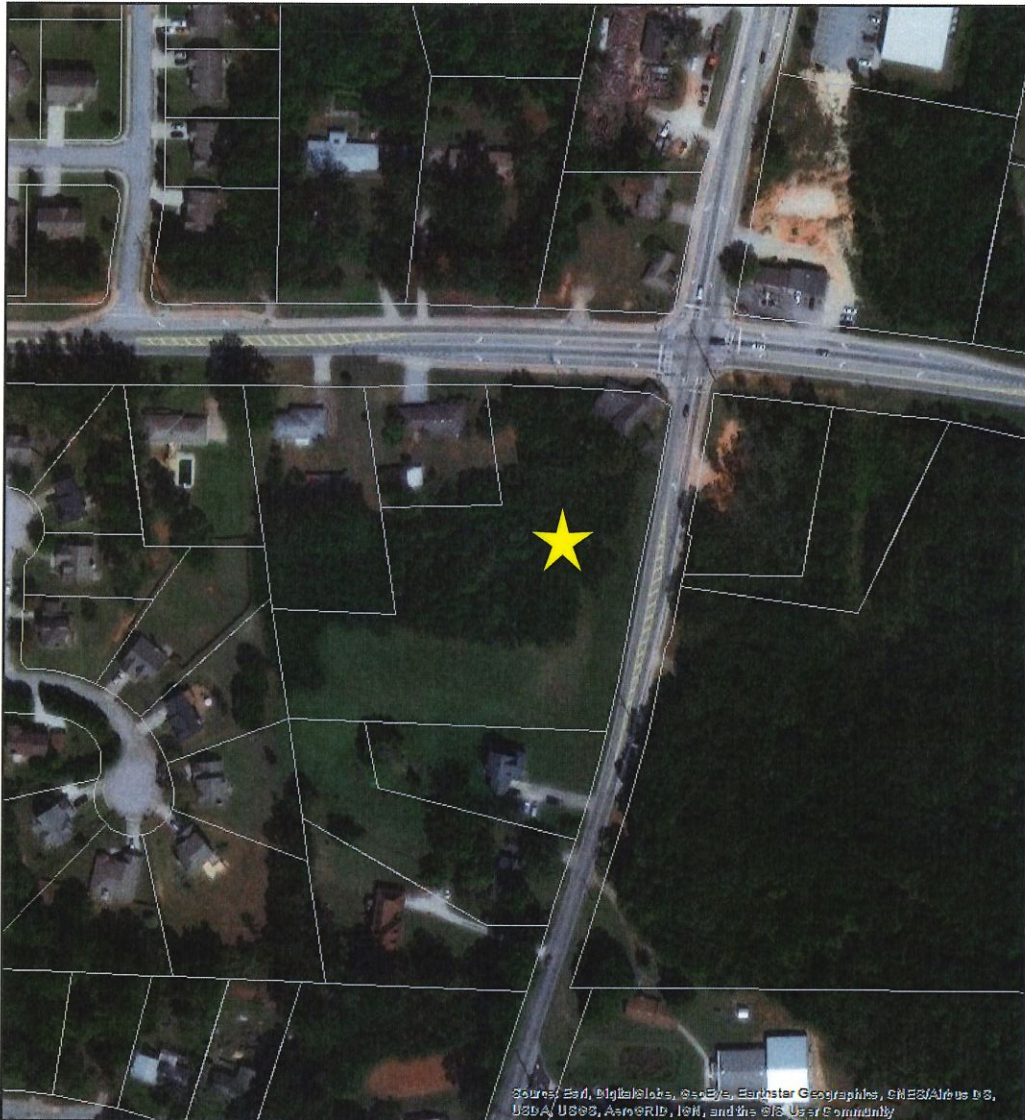
Proposed Zoning: C-2 (General Commercial) District

**Comprehensive Plan Community:
Area Designation** Neighborhood Center

Proposed Development/Request: The applicant is requesting to rezone the subject property from R-85 to C-2 for future commercial development.

Staff Recommendations: Approval with Conditions

Aerial Map



ZONING CASE: **RZ-19-008**

ADDRESS: **4623 Klondike Road**

CURRENT ZONING: **R-85 (Residential Med Lot)**

FUTURE LAND USE: **Neighborhood Center**

0 0.025 0.05 mi



Subject Property



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PROJECT OVERVIEW

Location

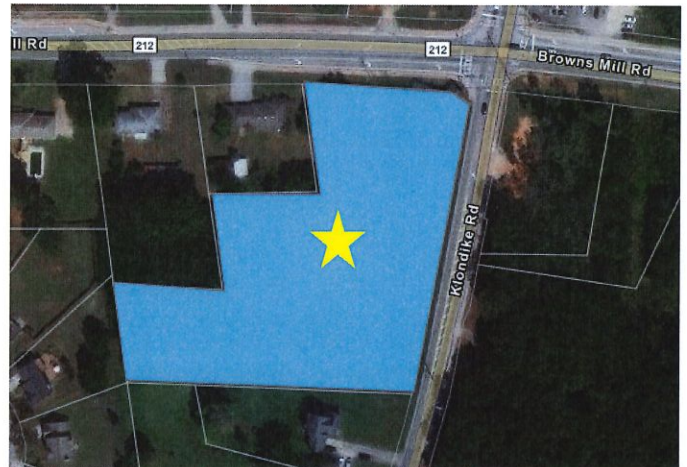
The subject property, 4623 Klondike Road, is located southwest corner of the Browns Mill Road (Hwy 212) and Klondike Road intersection.

The property is bounded by Browns Mill Road to the north, single family detached homes to the west and south, and Klondike Road to the east.

Further to the northeast is Klondike Corner Store, BP convenience store with accessory pumps, Chicken and Waffles, Boost Mobile and Klondike Package Store. Adjacent to the property is a Dollar General.

Background

Currently, the property is zoned R-85 under the Stonecrest Zoning Ordinance. First records show in 1997 the parcel shows the area at the corner zoned C-2 and the rest of the property zoned R-85. These same boundaries remained in place until the new county parcel map was created in 2015. DeKalb County transfer of zoning to the new map format in 2015, properties with more than one zoning were changed to a single zoning. Since most of this subject property was zoned R-85, the zoning of the whole property was changed to R-85. This zoning map was approved by the DeKalb County Board of Commissioners in 2015. The official zoning of the whole property was R-85 when the parcel left our jurisdiction.



Rezoning Request

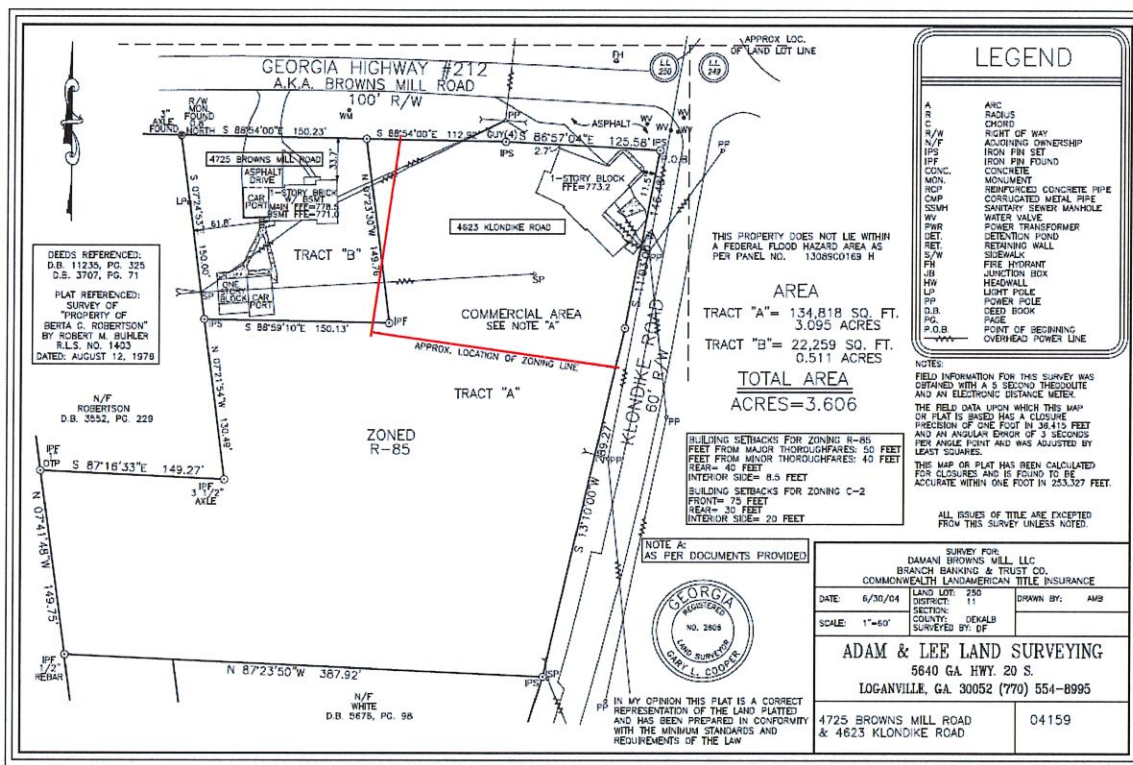
The applicant is requesting to rezone the subject property from R-85 to C-2 for future commercial development.

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Site Plan

The site plan indicates the subject property had two different zoning classifications.



Public Participation

Property owners within 500 feet of subject property were mailed notices of the proposed rezoning in August 2019. The community meeting was held on September 10th, 2019 at 7:00 pm at Stonecrest City Hall, City Council Chambers at 3120 Stonecrest Blvd, Stonecrest, Georgia 30038. Approximately five (5) people attended the community meeting. Main concerns from residents, what type of development will be constructed and what potential developers are interested in the property.



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STANDARDS OF REZONING REVIEW

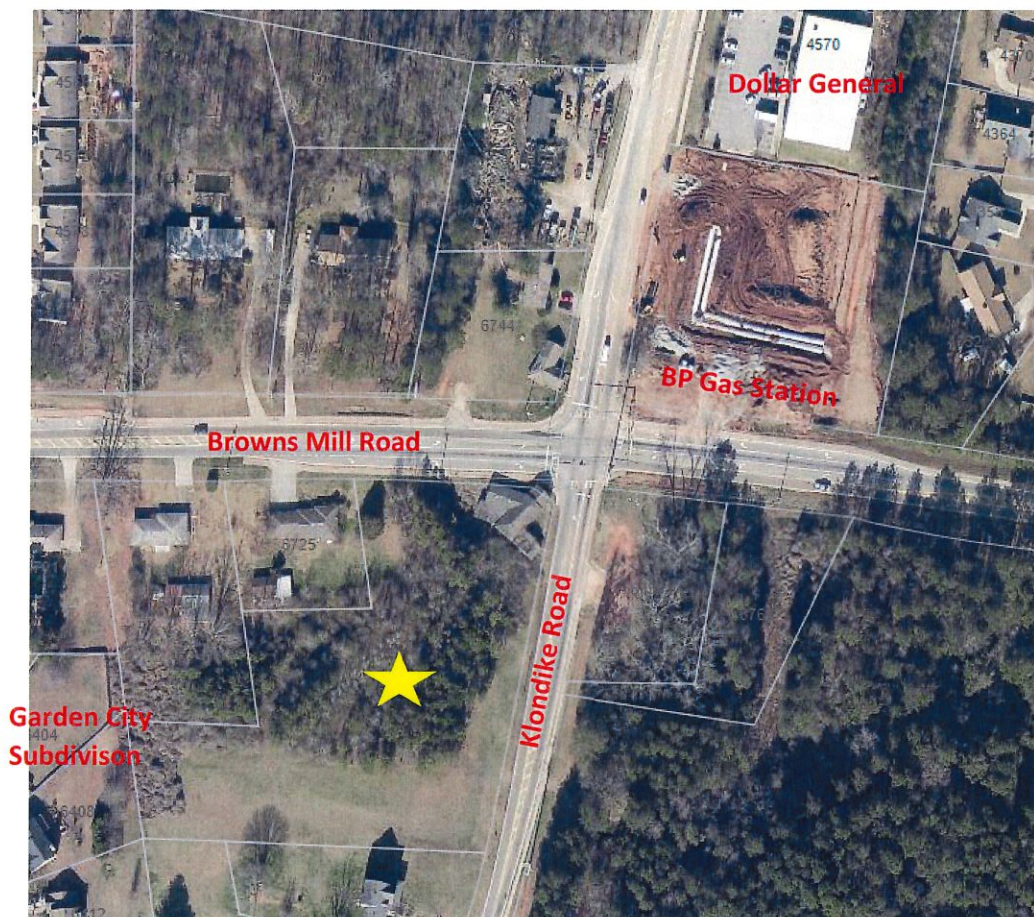
Section 7.3.4 of the Stonecrest Zoning Ordinance list eight factors to be considered in a technical review of a zoning case completed by the Community Development Department and Planning Commission. Each factor is listed with staff analysis.

- **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 commercial uses (shopping centers) and 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)
Nearby: North	C-2 (General Commercial)	Commercial	n/a
Nearby: East	C-1 (Local Commercial)	Commercial	n/a
Adjacent: South	R-85 (Residential Med Lot) District	Residential	2 – 4 units/acre
Adjacent: West	R-85 (Residential Med Lot) District	Residential	2 – 4 units/acre
Adjacent: West	R-75 (CZ-98084)	Commercial (Waffle House)	n/a
Nearby: Northeast	C-2 (S-15-19933, 33 & 37)	Commercial (BP Gas Station)	n/a
Nearby: Northeast	C-1	Commercial (Dollar General)	n/a

The presence of nearby retail and low-density housing and surrounding commercial suggest the proposed development would be suitable for this location.



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

The subject property is located within the Neighborhood Center character area of the Stonecrest Comprehensive Plan. The intent of the neighborhood center is to encourage development to complement the character of neighborhoods and have locations that promote walkability, reduce automobile travel, and increase transit use.

The proposed development is located in an ideal area to meet the intent of the character area. The development will provide services to the surrounding residents in the community with its future development of shopping and dining. Also, provide connectivity to the residential development to the north.

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

The property is currently zoned R-85 which permits the development of detached single-family home with a minimum lot size ranging from 12,000 square feet. The property has reasonable economic use a currently zoned.



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

The proposed commercial use is not anticipated to have a negative impact on the adjacent and nearby properties as the majority of the surrounding use are commercial uses or zoned for commercial such as the proposed use.

- **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.**

In 1997 the parcel showed the area at the corner zoned C-2 and the rest of the property zoned R-85. These same boundaries remained in place until the new county parcel map was created in 2015. Dekalb County transfer of zoning to the new map format in 2015, properties with more than one zoning were changed to single zoning. Since most of this subject property was zoned R-85, the zoning of the whole property was changed to R-85. Therefore, these conditions would give supporting grounds for approval.

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

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

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

The zoning proposal will not cause an excessive or burdensome use of existing streets and transportation facilities. Browns Mill Road is a minor arterial and Klondike Road is a collector which is designed to handle future local commercial development.

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

The proposed use will not have an excessive or burdensome use on schools.

- **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. The applicant will have to provide for the management of stormwater according to the City's regulations and state regulations.



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STAFF RECOMMENDATION

Staff recommends **Approval** of Land Use Petition RZ-19-008 with the following conditions:

1. The use of the Subject Property for any of the following shall be strictly prohibited:
 - a. Convenience Store;
 - b. Child day care center and/or kindergarten;
 - c. Blood collection center;
 - d. Check cashing establishment to include automobile title loan and pay day loan establishment;
 - e. Gold-Buying establishment;
 - f. Heavy truck and equipment and materials storage;
 - g. Outdoor open flea market;
 - h. Truck Stop and terminal;
 - i. Automobiles, boats, and trailers new and used sales;
 - j. Funeral home and/or crematory;
 - k. Fraternity or sorority house;
 - l. Boarding or rooming house;
 - m. Self-storage or mini warehouses, specifically excluding high rise climate controlled self-storage
 - n. Liquor and/or package stores;
 - o. Pawn shops;
 - p. Pool hall and/or sports bar;
 - q. Adult Entertainment or bookstores, etc.;
 - r. Nightclub;
 - s. Skating rink; and
 - t. indoor and/or outdoor recreation
2. The site shall be developed in general conformance with the site plan received by the City on May 7th, 2019.
3. Final elevations shall be subject to review and approval of the Community Development Director.
4. Owner/Developer shall install a five foot (5') wide sidewalk along the entire frontage of Covington Hwy.
5. Owner/Developer shall obtain all permits required by the City of Stonecrest in accordance with the development of the subject property.
6. Water and sewer approval is required by the DeKalb County Department of Watershed Management.



Rezoning Application RZ-19-008

Owner Information	Owner's Name: <u>SALIM DAMANI - BROWNS MILL NEIGHBORHOOD LLC</u>	
	Owner's Address: <u>P.O. Box 2986 LILBURN GA 30048</u>	
	Phone: <u>404 903 6789</u>	Email: <u>SALIM DAMANI @ GMAIL.COM</u>
	Property Address: <u>4623 KLONDIKE RD</u> Parcel Size: <u>3.031 Acre</u>	
	Parcel ID: <u>11 250 02 008</u>	
	Current Zoning Classification: <u>R-85 (Stonecrest) C-2 (DeKalb)</u>	
Requested Zoning Classification: <u>C-2</u>		
Property Information	Name: <u>SALIM DAMANI</u>	
	Address: <u>P.O. Box 2986 LILBURN GA 30048</u>	
	Phone: <u>404 903 6789</u>	Fax:
	Cell:	Email: <u>SALIM DAMANI @ GMAIL.COM</u>
	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? <div style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</div>	
	1. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby properties? <u>YES All other corners are commercial as was this</u>	
2. Will the affected property of the zoning proposal have a reasonable economic use as currently zoned? <u>NO Currently the parcel is R-85 according to Stonecrest C-2 in DeKalb</u>		
3. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property? <u>No</u>		
Questionnaire	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? <u>All other corners are commercial as this corner previously was</u>	
	5. Will the zoning proposal adversely affect historic buildings, sites, districts, or archaeological resources? <u>NO Empty land</u>	
	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? <u>NO</u>	




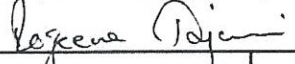
Affidavit	To the best of my knowledge, this zoning application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Stonecrest Zoning Ordinance.		
	Applicant's Name: SALIM DAMANI BROWNS MILL NEIGHBORHOOD LLC		
Notary	Applicant's Signature: <i>[Signature]</i>		Date: July 22 2019
	Sworn to and subscribed before me this <u>22</u> Day of <u>July</u> 20 <u>19</u>		
	Notary Public: ROZEENA TAJANI		Rozeena Tajani NOTARY PUBLIC Gwinnett County My Commission Expires 10-24-2020
	Signature: <i>[Signature]</i>		
	My Commission Expires: October 24, 2020		
<input type="checkbox"/> Application Fee <input type="checkbox"/> Sign Fee <input type="checkbox"/> Legal Fee			
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 Zoning Map Petition application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application for zoning amendment, and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

Property Owner (If Applicable)	Signature: 		Date: July 22 2019
	Address: P.O. Box 2986		City, State: LILBURN Zip: 30048
	Phone: 404 903 6789		
	Sworn to and subscribed before me this 22 day of July, 2019		
Property Owner (If Applicable)	Notary Public: ROZEENA TAJANI		Rozeena Tajani NOTARY PUBLIC Gwinnett County My Commission Expires 10-24-2020
	Signature: 		Date: 7/22/2019
	Address: 3072 Old Norcross Rd		City, State: Duluth, GA Zip: 30096
	Phone: 770 - 225 - 2259		
Property Owner (If Applicable)	Sworn to and subscribed before me this 22 day of July, 2019		
	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:		

PUBLIC
NOTARY
~~EDUCATION~~
INFORMATION



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").

PUBLIC NOTARY INFORMATION

Applicant / Petitioner	Signature:		Date: 07/22/2019
	Address: P.O. Box 2986		City, State: Lilburn Zip: 30048
	Phone: 404 903 6789		
	Sworn to and subscribed before me this <u>22</u> day of <u>July</u> , 20 <u>19</u>		
Notary Public	Notary Public: 		
	Signature:		Date: 7/22/19
	Address: 3072 OLD NORCROFT RD		City, State: DULUTH, GA Zip: 30096
	Phone: 770-225-2259		
Sworn to and subscribed before me this <u>22</u> day of <u>July</u> , 20 <u>19</u>			
Notary Public: Rozeena Tajani NOTARY PUBLIC Gwinnett County My Commission Expires 10-24-2020			

To the City of Stonecrest,

I Salim Damani the President/Owner of Browns Mill Neighborhood LLC would like to rezone and reinstate the property under our ownership at 4623 Klondike Rd to a Commercial Zoning. Previously the property was zoned C-2 but recently the Stonecrest maps show it with an R-85 zoning. The Dekalb County Tax Department, Property Appraisal Department, and the GIS Department all recognize the property as Commercially Zoned as of today and since I acquired the property over 10 years ago. I have attached documentation from the respective departments and have also been paying property taxes for a commercially zoned property for over 10 years.

I request the maps be amended to show the C-2 zoning as the land previously had.

Sincerely,

Salim Damani
salimdamani@gmail.com
404-903-6789

Public Participation Plan – 4623 Klondike Road

The purpose of this project is to reinstate the zoning of the property on the corner of Browns Mill Road and Klondike Road. The property in question is 4623 Klondike Road which is currently zoned by the DeKalb County Property Tax department as commercial (C-2), but after the incorporation of the City of Stonecrest was changed to residential (R-85). The opposing three corners are all commercial as was the fourth corner. DeKalb still recognizes the property as commercial.

The City of Stonecrest comprehensive plan designates the intersection of Browns Mill Road and Klondike Road, and the neighboring areas as a neighborhood/community centre that we intend to bring to fruition. If the property is reinstated to the correct zoning, we are hopeful that development would lead to the **creation of needed services, goods, and jobs** for the community. Ideally this would include but is not limited to shopping, grocery, banking, recreational, and hospitality businesses opening.

The development and rezoning of this corner would economically benefit the community by providing jobs and services. The additional taxes collected within Stonecrest would also provide betterment within the community. Neighborhoods and residents may see their homes increase in value. In addition to economic benefits the rezoning would also provide more convenient alternatives for the residents.

We invite you to attend our public participation meeting at Stonecrest City Council Chambers on September 10, 2019 at 7:00 PM.

Best,



Salim Damani

Print

Property Tax Information Results

Back

Pay Now

Online Payments are for 2018 Only

Property Identification
 Parcel ID: 11 250 02 008
 Pin Number: 0019003
 Property Address: 4623 KLONDIKE RD
 Property Type: Real Estate
 Tax District: 80 - STONECREST

Owner Information
 Last Name, First Name: BROWNS MILL NEIGHBORHOOD LLC
 Jan. 1st Owner: BROWNS MILL NEIGHBORHOOD LLC
 Co-Owner: BROWNS MILL NEIGHBORHOOD LLC
 Current Owner: BROWNS MILL NEIGHBORHOOD LLC
 Co-Owner: BROWNS MILL NEIGHBORHOOD LLC

Owner Address
 PO BOX 2986
 LILBURN GA 30048-2986

Care of Information
 ** CHANGE MAILING ADDRESS? **

Homestead Exemption
 Exemption Type: - NO EXEMPTION
 Tax Exempt Amount: \$0.00

APPLY FOR BASIC HOMESTEAD EXEMPTION AND PROPERTY ASSESSMENT FREEZE

Other Exemption Information
 Exemption Type: Value Exemption Amount
 Value Exemption Amount: \$0.00

Deed Information
 Deed Type: QUIT CLAIM DEED
 Deed Book/Page: 22368 / 00668
 Plat Book/Page: 0 / 0

Property Characteristics/ Sales Information
 NBHD Code: 9019
 Zoning Type: C2 - GEN COMMERCIAL DIST
 Improvement Type: 1950
 Year Built: 1950
 Condition Code: AVERAGE
 Quality Grade: FAIR
 Air Conditioning: FAIR
 Fireplaces: FAIR
 Stories: FAIR
 Square Footage: 2,735 Sq. Ft.
 Basement Area: 0 Sq. Ft.
 % Bsmt Finished: 0 Sq. Ft.
 Bedrooms: FAIR
 Bathrooms: FAIR
 Last Deed Date: 12/16/2010
 Last Deed Amount: \$0.00

Additional Property

[Click here to view property map](#)

Property Value/Billing Assessment

Taxable Year	2019
Land Value	\$318,500
Building Value	\$31,500
Misc. Improvement Value	\$0
Total Value	\$350,000
40% Taxable Assessment	\$140,000

Information as of 7/16/2019

For additional information on the data above, contact the Property Appraisal Department at 404-371-2471

Tax Information Summary

Taxable Year	2018
Millage Rate	0.04399
1 st Installment Amount	\$488.27
2 nd Installment Amount	\$488.27
DeKalb County Taxes Billed	\$6,406.05
DeKalb County Taxes Paid	\$5,429.51
DeKalb County Taxes Due	\$976.54
Total Taxes Billed	\$6,406.05
Total Taxes Paid	\$5,429.51
Total Taxes Due	\$976.54

DeKalb County Taxes

First Payment Date	10/5/2018
First Payment Amount	\$2,780.19
Last Payment Date	11/9/2018
Last Payment Amount	\$2,649.32

Tax Paid Receipt

Tax Bill Details

-- Choose a Tax Year --

Get Tax Payoff Info.

Property Tax Mailing Address
 DeKalb County Tax Commissioner
 Collections Division
 PO Box 100004
 Decatur, GA 30031-7004

Prior Years Tax
*** Please note that payment posting information may be delayed due to batch processing***

DeKalb County Tax

TaxYear	Total Owed	Total Paid	Total Due	Adjusted Bill Due Date
2018	\$6,406.05	\$5,429.51	\$976.54	
2017	\$6,718.42	\$6,718.42	\$0.00	
2016	\$6,250.44	\$6,250.44	\$0.00	
2015	\$6,306.44	\$6,306.44	\$0.00	
2014	\$6,968.47	\$6,968.47	\$0.00	
2013	\$6,797.32	\$6,797.32	\$0.00	
2012	\$6,441.00	\$6,441.00	\$0.00	
2011	\$6,308.00	\$6,308.00	\$0.00	

Delinquent Taxes/ Tax Sale Information
 Tax Sale File Number
 Fifa-GED Book/Page
 Levy Date
 Sale Date
 Delinquent Amount
 Due

Call 404-298-3053 for Payoff Amount

Property Appraisal Department

[Property Overview](#)

7/16/2019 7:54:56 PM

Close

Print

Parcel ID: 11 250 02 008

To view map, click on parcel ID number.


Owner Information

Tax District	80 - STONECREST	Zoning	C2 - GEN COMMERCIAL DIST
Jan. 1st Owner	BROWNS MILL NEIGHBORHOOD LLC	Land Use	373 - Retail - Single Occupancy
Co-Owner		Land Unit	132,030
Current Owner	BROWNS MILL NEIGHBORHOOD LLC	Calculated Acreage	3.031
Co-Owner		Deeded Acreage	3
Owner Address	PO BOX 2986	Neighborhood	9019
	LILBURN GA 30048-2986	Property Class	C3 - COMMERCIAL LOT
Property Address	4623 KLONDIKE RD		

Appeal Status

Date Notice Mailed	5/31/2019	
Appeal Code	2019	2018
Process Code	B - Appeal to Board of Assessors	E - Board of Equalization
Hearing Date	AF - Appeal Filed	BEA - BOE Heard
Hearing Time		3/19/2019 1:30 PM

Assessment Notice

You may need to download Adobe Acrobat Reader. It is available at 

Tax Year - ASMT Notice or Letter

- 2019 - Notice 1
- 2018 - Notice 1
- 2017 - Notice 1

The online appeal application is unavailable. Your letter of appeal must be hand-delivered or POSTMARKED BY THE U.S. POSTAL SERVICE by the Appeal Deadline Date shown on the front of your 2019 Notice to ensure acceptance as a timely appeal. If you do not file an appeal by this date, your right to file an appeal will be lost. Late appeals will not be processed.

Building Characteristics

Year Built	1950	Square Footage	2,735
Condition Code	AVERAGE	Unfinished Basement	0 Sq. Ft.
Quality Grade	FAIR	Finished Basement	0 Sq. Ft.
Air Conditioning		Bedrooms	
Fireplace		Bathrooms	
Stories			

Current Appraised & Assessment Value

Tax Year	Total Appraised	Taxable Land	Taxable Imp.	Total Taxable	Total Taxable Assessment (40%)	Value Code
2019	\$350,000	\$318,500	\$31,500	\$350,000	\$140,000	E18

Sales History

Book/Page	Sale Date	Deed Type	Sale Condition	Sale Price
22368 - 00668	12-16-2010	QC - QUIT CLAIM DEED	Q - QUIT CLAIM DEED	\$0.00
16374 - 00475	07-01-2004	QC - QUIT CLAIM DEED	Q - QUIT CLAIM DEED	\$0.00
16374 - 00470	07-01-2004	WD - WARRANTY DEED	o - VALID SALE FMV	\$475,000.00
11235 - 00625	08-02-1999	EX - EXECUTORS DEED	X - ESTATE EXEC ADMIN DEED	\$0.00
03701 - 00071	09-22-1977	WD - WARRANTY DEED	o - VALID SALE FMV	\$0.00

Sales which occurred prior to January 1 of this year were used to establish values for the current year. All sales which take place after January 1 will be considered for next year's valuations. These sales are provided for your convenience and may not have been verified or confirmed by our staff. We reserve the right to edit as needed.

[Sales Data Search](#)

[Detailed Property Data](#)

[Property Tax Data](#)

DeKalb County
 Property Appraisal Department
 Maloof Annex
 1300 Commerce Drive
 Decatur, GA 30030
 PHONE (404) 371-0841

ANNUAL NOTICE OF ASSESSMENT

PT-306 (revised May 2018)

Official Tax Matter - 2019 Tax Year

This correspondence constitutes an official notice of ad valorem assessment for the tax year shown above.

Annual Assessment Notice Date:

05/31/2019

Last date to file written appeal:

07/15/2019

This is not a tax bill - Do not send payment

County property records are available online at:
dekalbcountyga.gov/property-appraisal/welcome

BROWNS MILL NEIGHBORHOOD LLC
 1809 COLEVILLE OAK LN
 LAWRENCEVILLE, GA 30046-4052

A

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at Maloof Annex, 1300 Commerce Drive, Decatur, GA 30030 and which may be contacted by telephone at: (404) 371-0841.
Your staff contacts are KRISTAL PALMER (404) 371-2455 and GEOFFREY JOHNSON (404) 371-2716.

Additional information on the appeal process may be obtained at <http://dor.georgia.gov/property-tax-real-and-personal-property>

B

Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
0019003	11 250.02 008	3.00	STONECREST		NO
Property Description C3 - COMMERCIAL LOT					
Property Address 4623 KLONDIKE RD					
	100% Appraised Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
	350,000	350,000	140,000		
	40% Assessed Value	140,000	140,000		

Reasons for Assessment Notice

Annual Assessment Notice required by GA Law 48-5-306
 Based on the following Review, PropertyReturn or Audit

C

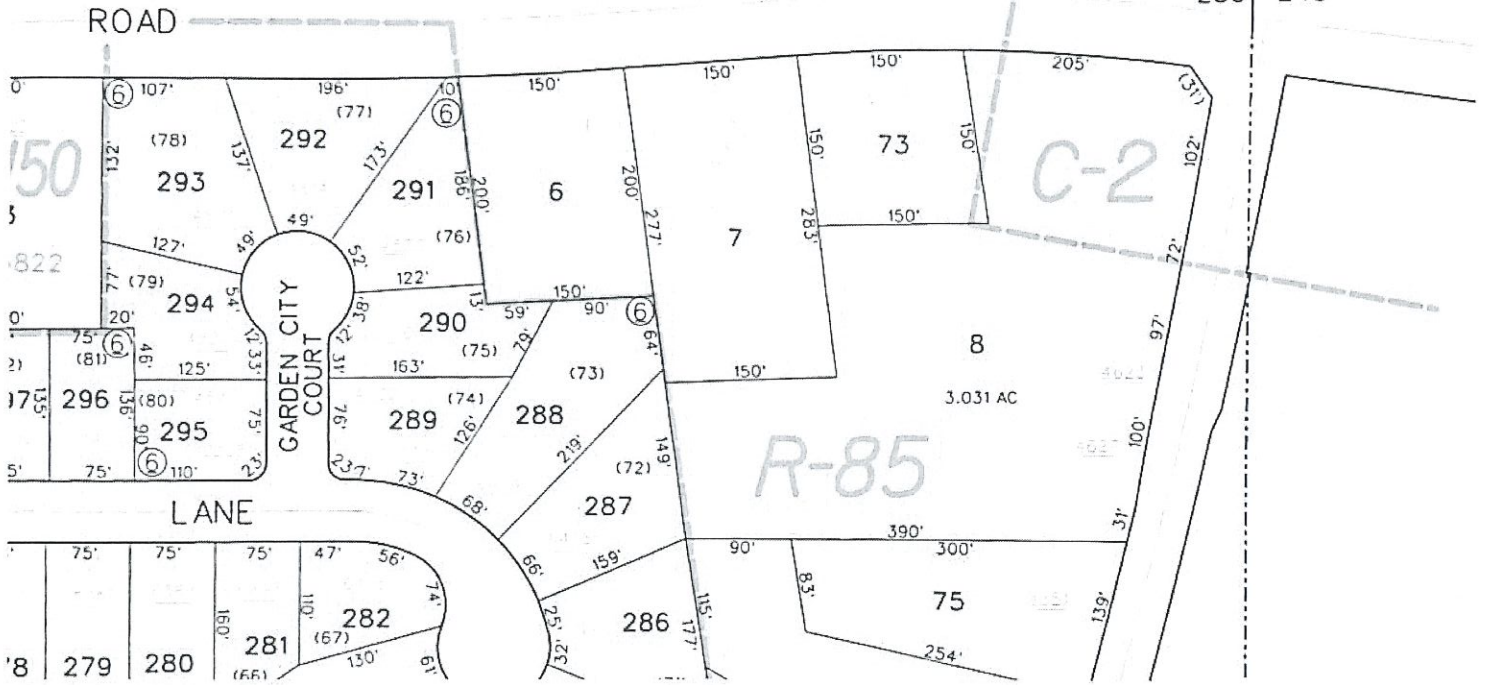
The estimate of your ad valorem tax bill for the current year is based on the previous or most applicable year's net millage rate and the fair market value contained in this notice. The actual tax bill you receive may be more or less than this estimate. This estimate may not include all eligible exemptions.

Taxing Authority	Taxable Assessment	x	2018 Millage	=	Gross Tax Amount	-	Frozen Exemption	-	CONST-HMST Exemption	-	EHost Credit	=	Net Tax Due
COUNTY OPNS	140,000		.009638		1,349.32		.00		.00		.00		1,349.32
HOSPITALS	140,000		.000726		101.64		.00		.00		.00		101.64
COUNTY BONDS	140,000		.000328		45.92		.00		.00		.00		45.92
UNIC BONDS	140,000		.000405		56.70		.00		.00		.00		56.70
FIRE	140,000		.002687		376.18		.00		.00		.00		376.18
UNIC TAXDIST	140,000		.002229		312.06		.00		.00		.00		312.06
POLICE SERVC	140,000		.004797		671.58		.00		.00		.00		671.58
SCHOOL OPNS	140,000		.023180		3,245.20		.00		.00		.00		3,245.20
STATE TAXES	140,000		.000000		.00		.00		.00		.00		.00
CITY TAXES	140,000		.000000		.00		.00		.00		.00		.00
STORMWTR FEE					63.84								63.84
Estimate for County			.043990		6,222.44		.00		.00		.00		6,222.44
Total Estimate			.043990		6,222.44		.00		.00		.00		6,222.44

SEE REVERSE

1121 113

250 249



PARID: 11 250 02 008
NBHD: 80-STONECREST
BROWNS MILL NEIGHBORHOOD LLC

JUR: 0019003
ROLL: RE
4623 KLONDIKE RD

Parcel

Status ACTIVE
Parcel ID 11 250 02 008
Alt ID 19003
Old Parcel ID
Address 4623 KLONDIKE RD
Unit
City LITHONIA
Zip Code 30038-
Neighborhood 9019
Super NBHD
Class C3 - COMMERCIAL LOT
Land Use Code 373-Retail - Single Occupancy
Living Units
Zoning C2 - GEN COMMERCIAL DIST
Location
Notes

Deactivation Flag
Max Appeal Level B - BTA APPEALS - VALUE
Max Appeal Status PA - Pending Appeal
Appraiser KRYSTAL - KRYSTAL PALMER (404) 371-2455

Mailing Address

BROWNS MILL NEIGHBORHOOD LLC
PO BOX 2986
LILBURN GA 30048-2986

Ownership

Owner BROWNS MILL NEIGHBORHOOD LLC - Co-Owner

Values

Original	100%	40%
	350,000	140,000
Class fied	0	0
Return Value		
Appeal Value	0	0
Appeal Status		
Appeal Level	-	
Total Taxable/Billing Value	350,000	140,000
Atlanta Equalized Value		0
Years Needing Recalc	NONE	
Recalc Message	N	
Recalc After		
Tenant		
Beg Year		

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

Annual Registration

Electronically Filed

Secretary of State

Filing Date: 03/27/2019 23:26:51

BUSINESS INFORMATION

BUSINESS NAME : BROWNS MILL NEIGHBORHOOD, LLC
CONTROL NUMBER : 0310762
BUSINESS TYPE : Domestic Limited Liability Company

BUSINESS INFORMATION CURRENTLY ON FILE

PRINCIPAL OFFICE ADDRESS : P.O. Box 2986, Lilburn, GA, 30048, USA
REGISTERED AGENT NAME : DAMANI, SALIM
REGISTERED OFFICE ADDRESS : 1809 Coleville Oak Ln, Lawrenceville, GA, 30046, USA
REGISTERED OFFICE COUNTY : Gwinnett

UPDATES TO ABOVE BUSINESS INFORMATION

PRINCIPAL OFFICE ADDRESS : P.O. Box 2986, Lilburn, GA, 30048, USA
REGISTERED AGENT NAME : DAMANI, SALIM
REGISTERED OFFICE ADDRESS : 1809 Coleville Oak Ln, Lawrenceville, GA, 30046, USA
REGISTERED OFFICE COUNTY : Gwinnett

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE : Salim Damani
AUTHORIZER TITLE : Registered Agent

Property Appraisal Department

[Property Overview](#)

8/8/2019 9:41:15 AM

[Close](#)
[Print](#)
Parcel ID: 11 250 02 220

To view map, click on parcel ID number.


Owner Information

Tax District	80 - STONECREST	Zoning	R75 - SF RES DIST
Jan. 1st Owner	GUILAVOGUI NORA R	Land Use	101 - Residential 1 family
Co-Owner	GUILAVOGUI DIGUE D	Land Unit	1 LOT
Current Owner	GUILAVOGUI NORA R	Calculated Acreage	0
Co-Owner	GUILAVOGUI DIGUE D	Deeded Acreage	0.2
Owner Address	6322 SUNFLOWER PL LITHONIA GA 30038-6212	Neighborhood	1710
Property Address	6322 SUNFLOWER PL	Property Class	R3 - RESIDENTIAL LOT

Appeal Status

Date Notice Mailed	5/31/2019	
Appeal Code	2019 N - C.O.A. Notice	2018 N - C.O.A. Notice
Process Code		
Hearing Date		
Hearing Time		

Assessment Notice

You may need to download Adobe Acrobat Reader. It is available at 

Tax Year - ASMT Notice or Letter

2019 - Notice 1
2018 - Notice 1
2017 - Notice 1

The online appeal application is unavailable. Your letter of appeal must be hand-delivered or **POSTMARKED BY THE U.S. POSTAL SERVICE** by the Appeal Deadline Date shown on the front of your **2019** Notice to ensure acceptance as a timely appeal. If you do not file an appeal by this date, your right to file an appeal will be lost. Late appeals will not be processed.

Building Characteristics

Year Built	2001	Square Footage	2,351
Condition Code	AVERAGE	Unfinished Basement	0 Sq. Ft.
Quality Grade	AVERAGE PLUS	Finished Basement	0 Sq. Ft.
Air Conditioning	YES	Bedrooms	3
Fireplace	1	Bathrooms	2.5
Stories	2		

Current Appraised & Assessment Value

Tax Year	Total Appraised	Taxable Land	Taxable Imp.	Total Taxable	Total Taxable Assessment (40%)
2019	\$153,400	\$14,000	\$139,400	\$153,400	\$61,360

Sales History

Book/Page	Sale Date	Deed Type	Sale Condition	Sale Price
12454 - 00277	08-01-2001	WD - WARRANTY DEED	2 - PARTIAL INTEREST	\$0.00
12380 - 00581	07-31-2001	WD - WARRANTY DEED	0 - VALID SALE FMV	\$152,900.00
10513 - 00170	12-31-1998	WD - WARRANTY DEED	S - OLD CODE NO LONGER USED	\$0.00

Sales which occurred prior to January 1 of this year were used to establish values for the current year. All sales which take place after January 1 will be considered for next year's valuations. These sales are provided for your convenience and may not have been verified or confirmed by our staff. We reserve the right to edit as needed.

[Sales Data Search](#)
[Detailed Property Data](#)
[Property Tax Data](#)

GEORGIA HIGHWAY #212
A.K.A. BROWNS MILL ROAD

LEGEND

A	ARC
R	RADIUS
C	CHORD
R/W	RIGHT OF WAY
N/F	ADJOINING OWNERSHIP
IPS	IRON PIN SET
IPF	IRON PIN FOUND
CONC.	CONCRETE
MON.	MONUMENT
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
SSMH	SANITARY SEWER MANHOLE
WV	WATER VALVE
PWR	POWER TRANSFORMER
DET.	DETENTION POND
RET.	RETAINING WALL
S/W	SIDEWALK
FH	FIRE HYDRANT
JB	JUNCTION BOX
HW	HEADWALL
LP	LIGHT POLE
PP	POWER POLE
D.B.	DEED BOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
---	OVERHEAD POWER LINE

DEEDS REFERENCED:
D.B. 11235, PG. 325
D.B. 3707, PG. 71

PLAT REFERENCED:
SURVEY OF
"PROPERTY OF
BERTA G. ROBERTSON"
BY ROBERT M. BUHLER
R.L.S. NO. 1403
DATED: AUGUST 12, 1976

N/F
ROBERTSON
D.B. 3552, PG. 229

N/F
WHITE
D.B. 5676, PG. 98

THIS PROPERTY DOES NOT LIE WITHIN
A FEDERAL FLOOD HAZARD AREA AS
PER PANEL NO. 13089C0169 H

AREA
TRACT "A" = 134,818 SQ. FT.
3.095 ACRES
TRACT "B" = 22,259 SQ. FT.
0.511 ACRES

TOTAL AREA
ACRES = 3.606

BUILDING SETBACKS FOR ZONING R-85
FEET FROM MAJOR THOROUGHFARES: 50 FEET
FEET FROM MINOR THOROUGHFARES: 40 FEET
REAR = 40 FEET
INTERIOR SIDE = 8.5 FEET

BUILDING SETBACKS FOR ZONING C-2
FRONT = 75 FEET
REAR = 30 FEET
INTERIOR SIDE = 20 FEET

NOTES:
FIELD INFORMATION FOR THIS SURVEY WAS
OBTAINED WITH A 5 SECOND THEODOLITE
AND AN ELECTRONIC DISTANCE METER.

THE FIELD DATA UPON WHICH THIS MAP
OR PLAT IS BASED HAS A CLOSURE
PRECISION OF ONE FOOT IN 36,415 FEET
AND AN ANGULAR ERROR OF 3 SECONDS
PER ANGLE POINT AND WAS ADJUSTED BY
LEAST SQUARES.

THIS MAP OR PLAT HAS BEEN CALCULATED
FOR CLOSURES AND IS FOUND TO BE
ACCURATE WITHIN ONE FOOT IN 253,327 FEET.

ALL ISSUES OF TITLE ARE EXCEPTED
FROM THIS SURVEY UNLESS NOTED.

NOTE A:
AS PER DOCUMENTS PROVIDED



IN MY OPINION THIS PLAT IS A CORRECT
REPRESENTATION OF THE LAND PLATTED
AND HAS BEEN PREPARED IN CONFORMITY
WITH THE MINIMUM STANDARDS AND
REQUIREMENTS OF THE LAW

SURVEY FOR: DAMANI BROWNS MILL, LLC BRANCH BANKING & TRUST CO. COMMONWEALTH LANDAMERICAN TITLE INSURANCE		
DATE: 6/30/04	LAND LOT: 250 DISTRICT: 11	DRAWN BY: AMB
SCALE: 1"=60'	SECTION: COUNTY: DEKALB SURVEYED BY: DF	
ADAM & LEE LAND SURVEYING 5640 GA. HWY. 20 S. LOGANVILLE, GA. 30052 (770) 554-8995		
4725 BROWNS MILL ROAD & 4623 KLONDIKE ROAD		04159

