SLUP-19-009

STATEMENT OF INTENT AND IMPACT ANALYSIS

and

Other Material Required by
City of Stonecrest Zoning Ordinance
For
A Special Land Use Permit for a Convenience Store with
Accessory Fuel Pumps and Accessory Alcohol Outlet
Pursuant to City of Stonecrest Zoning Ordinance

of

Brownsmill Enterprises Corporation
c/o Battle Law, P.C.

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Pursuant to City of Stonecrest Zoning Ordinance

of

Brownsmill Enterprises Corporation
c/o Battle Law, P.C.

for

1.66± acres of land
located at
3332 Turner Hill Road
Stonecrest, Georgia

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Submitted for Applicant by:

Michèle L. Battle, Esq.
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I. STATEMENT OF INTENT

The Applicant, Brownsmill Enterprises Corporation, is seeking to obtain a Special Land Use Permit to construct a Convenience Store with Accessory Fuel Pumps and Accessory Alcohol Outlet for beer and wine sales on the 1.66-acre tract of land at 3332 Turner Hill Road in Stonecrest, Georgia (the "Subject Property"). The Subject Property has a land use designation of Urban Neighborhood, is zoned R-100 and is located in Tier IV of the Stonecrest Overlay District. The Applicant is seeking to demolish the existing 1-story, 1,158 sq. ft. single family home located on the Subject Property in order to develop a 16,000 sq. ft. retail center, which will include a convenience store with accessory fuel pumps, and accessory alcohol outlet for beer and wine sales. This Application is being submitted simultaneously with an application to rezone the Subject Property from R-100 to NS.

This document is submitted both as a Statement of Intent with regard to this Application, a preservation of the Applicant's constitutional rights, and the Impact Analysis of this Application as required by the City of Stonecrest Ordinance, § 27, Article 7 Decision Criteria. A surveyed plat and conceptual site plan of the Subject Property controlled by the Applicant has been filed contemporaneously with the Application, along with other required materials.

II. IMPACT ANALYSIS

(a) *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.*

The Subject Property is more than adequate for proposed use. All of the requirements of the Tier IV Stonecrest Overly District requirements are met, including the placement of the pumps within the side yard of the Subject Property versus between the building and the right of way. Furthermore, while the Subject Property is abutted to the rear by residentially zoned property, the Subject Property is more than adequate for the provision of the 50 ft transitional buffer, while also providing the required open space on site.

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(b) *Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district.*

The Subject Property is suitable for the proposed use. Turner Hill Road is a major arterial road which requires a 150ft right of way pursuant to the City's land development ordinance. Additionally, the Subject Property is located within Tier IV of the Stonecrest Overlay District and in the Urban Neighborhood Land Use District. The creation of a mixed use environment with both commercial and medium density residential development has been envisioned along Turner Hill Road for at least a decade. The west side of Turner Hill Road is located within Tier III of the Stonecrest Overlay District, which allows for the development of multi-family uses, as well as a myriad of commercial, retail and offices uses in buildings up to 3 stories in height. The uses allowed in Tier IV are substantially similar, however, gas stations are not prohibited, and buildings are allowed up to 5 stories in height. Therefore, it has always been contemplated that uses, such as those proposed by the Applicant, are appropriate adjacent to the single-family residential community to the rear of the Subject Property. In fact, the clear intent of the Stonecrest Overlay District is to provide neighborhood retail uses for the surrounding residential uses along the main arterial road that runs through the neighborhood. This intent is supported by the Stonecrest City Council's approval of the Comprehensive Land Use Plan which shows the Subject Property, along with the other parcels abutting Turner Hill south of Hayden Quarry Road, having a land use designation of Urban Neighborhood.

(c) *Adequacy of public services, public facilities, and utilities to serve the proposed use*

The Subject Property has access to public water and sewer. The proposed project will not result in overburdening any nearby public facilities or public services that would serve the Subject Property.

(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.*

The Subject Property abuts Turner Hill Road which is designated as a major arterial road and can accommodate the traffic that will be generate by the proposed redevelopment. Additionally, the majority of the traffic that will frequent the Subject Property is traffic that is already on the road within the surrounding community. It is highly unlikely that traffic from around Stonecrest Mall will utilize this particular project due to it being in excess of a quarter mile

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from Mall Parkway, with no major intersections or non-residential uses 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 existing land uses along the access routes to the site will not be adversely impacted by the character of the vehicles or the volume of traffic generated by the proposed use for the reasons set forth above

(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 fire or other emergency.*

As the submitted site plan indicates, the Applicant is proposing one access point to Turner Hill Road. The proposed fuel pumps will be located along the side yard of the Subject Property, which allows for the building to be brought closer to the sidewalk for a more pedestrian friendly environment. Additionally, the Application is proposing a 10ft multi-path along the project's street frontage in lieu of the bike path and 6ft sidewalk in order to ensure pedestrian safety.

(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.*

The proposed use will not create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use.

(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.*

The Applicant is proposing hours of operation between 7am and 11pm daily. As this project is intended to support the surrounding residential community, these hours are appropriate, and will eliminate any adverse impact that may occur if the facility was open 24hours a day, 7 days a week.

(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.*

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The manner of operation of the proposed use is consistent with the adjoining land uses, for the reasons set forth above.

(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 consistent with the requirements of the zoning district dimensional requirements, as well as with the Stonecrest Overlay District Tier IV requirements.

(k) *Whether the proposed use is consistent with the policies of the comprehensive plan.*

The Subject Property has a Land Use Designation of Urban Neighborhood (UN) which supports the development of small-scale convenience goods and services to meet the needs of the surrounding community. Additionally, the proposed rezoning to NS is consistent with the Land Use Designation of UN.

(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.*

All buffers required under the Stonecrest Overlay District are provided for on the submitted site plan.

(m) *Whether there is adequate provision of refuse and service areas.*

The refuse area will be located in the northeastern corner of the proposed parking lot.

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

No time limitations should be placed on the granting of the proposed Special Land Use Permit. The proposed use is suitable for the area in question and will facilitate the development of the corridor.

(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 size, scale and massing of the proposed buildings are appropriate in relation to the size of the Subject Property. It is the Applicant's intent to build a 1 story

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building on the Subject Property. The positioning of the building also narrows the massing of the building.

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

To the best of the Applicant's knowledge, there are no historic buildings, sites, districts, or archaeological resources in the area that will be adversely impacted by the proposed use.

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

The proposed used satisfies the supplemental regulations for the accessory fuel pumps, including Section 4.2.28 of the Stonecrest Zoning Ordinance.

(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.*

The proposed use will not create a negative shadow impact on any adjoining lot or building

(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 is consistent with the needs of the neighborhood and community as a whole. The residents south of Hayden Quarry Road should not have to drive into what will soon become a very congested area in order to access the QuikTrip and BP on the North side of I-20 outside of the Stonecrest city limits. These two convenience stores do not generate any sales tax or property tax revenue for the City of Stonecrest. Having a gas station and small retail shops that cater to the residential subdivisions in the area, provides a needed convenience for the community. This facility will be pedestrian friendly, visually attractive, and have hours of operation that fit the needs of the community. While many in Stonecrest suggest that there are to many gas stations, and that they should not be the first priority for the growth and development of the Stonecrest Mall area, the fact is there are basic needs and services that have to be addressed as more and more people and business move into the area. Having a clean, aesthetically pleasing gas station on the south end of Turner Hill Road, will allow residents in the immediate area to make a quick stop either before leaving for

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work, or on their way home from work, for gas or other items. Additionally, the Applicant is looking to have a coffee shop located within the plaza which again will cater to the surrounding residential community. Turner Hill Road is a major arterial road. The continued use of the Subject Property for a single-family residential home is not what is envisions along Turner Hill Road, and will not contribute to the growth and development of the area.

III. CONSTITUTIONAL ALLEGATIONS

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

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

A denial of this Application would constitute an arbitrary and capricious act by the Stonecrest City Council without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

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

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

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IV. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Rezoning and Land Use Amendment Applications at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of Stonecrest so that such recommendations or input might be incorporated as conditions of approval of this Application.

This 8th day of October 2019.

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Respectfully Submitted,

Michèle L. Battle, Esq.
Attorney For Applicant

Public Participation Plan

Applicant: Brownsmill Enterprises Corporation

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

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

3. The Applicant will hold a community meeting at 6:30pm at a location to be determined, which will be held at the library on Klondike Road in the Stonecrest Overlay District.

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Environmental Site Analysis (ESA)

1. **Conformance with the Comprehensive Plan**. The Subject Property is located at 3332 Turner Hill Road, Stonecrest, GA. The Stonecrest Comprehensive Map shows the Subject Property as having land use designations of Urban Neighborhood. It is the Applicant's intent to rezone the Subject Property from R-100 to NS to allow for the development of a 16,000 sq. ft. shopping center, with a convenience store with fuel pumps.

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

   (a) **Wetlands.** According to the National Wetlands Inventory Wetlands Mapper there are no wetlands located on the Subject Property.

   (b) **Floodplain.** According to the FEMA National Flood Hazard interactive mapping system, the Subject Property is in an area of minimal flood hazard Zone X.

   (c) **Streams/stream buffers.** Based on fields observation and verification by the Applicant's surveyor, there are no streams location on the Subject Property.

   (d) **Slopes exceeding 33 percent over a 10-foot rise in elevation.** Based on fields observation and verification by the Applicant's surveyor, there are no slopes exceeding 33 percent over a 10-foot rise in elevation on the Subject Property.

   (e) **Vegetation (including endangered species).** The Subject Property is sparsely vegetated, however, to the Applicant's knowledge, based on field observation there are no endangered species located on the Subject Property.

   (f) **Wildlife Species (including fish and endangered species).** Based on field observation, to the Applicant's knowledge, there are no endangered species located on the Subject Property.

   (g) **Archeological/Historical Sites.** Based on field observation, to the Applicant's knowledge, there are no archeological or historical sites located on the Subject Property.

3. Project Implementation Measures

   (a) **Protection of environmentally sensitive areas.** There are no environmental sensitive areas located on the Subject Property.

   (b) **Protection of water quality.** All stormwater runoff generated from the Subject Property shall be adequately treated before discharge in accordance with City of Stonecrest development regulations.

   (c) **Minimization of negative impacts on existing infrastructure.** The existing infrastructure surrounding the Subject Property will not be negatively impacted by the development of the proposed project. It is the Applicant's intent to comply with all City of Stonecrest development regulations, and to connect into the existing utilities in the area in order to minimize disturbance.

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

(e) **Minimization of negative impacts on environmentally stressed communities.** The proposed use of the Subject Property is compatible with nearby communities, and to the knowledge of Applicant, will not generate any measurable dust, vibrations, odor, glare, emissions or noise beyond the Subject Property.

(f) **Creation and preservation of green space and open space.** The proposed project will result in the removal of a few trees from the Subject Property. The proposed project, however, will provide for a 50 ft transitional buffer along the rear property line, which will be vegetated with additional trees most likely being planted in buffer area in order to make the buffer denser.

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

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

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

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Environmental Impact Report

1. **Environmental Adverse Uses.** To the Applicant's knowledge, there will not be any environmentally adverse uses of the Subject Property.

2. **Impact on noise levels of the surrounding area.** The use of the Subject Property will be in compliance with the City rules and regulations regarding noise levels. As the use on the Subject Property will be wholly contained within the proposed improvements with adequate and required noise buffering, there should be no impact on the surrounding area from the proposed use of the Subject Property.

3. **Impact on air quality of surrounding area.** As previously stated, the proposed project will not generate any measurable dust, vibrations, odor, glare, emissions or noise beyond the Subject Property.

4. **Impacts of water quality/resources.** All stormwater runoff generated from a site shall be adequately treated before discharge in accordance with City of Stonecrest development regulations.

5. **Impacts on vegetation, fish and wildlife species.** To the best of Applicant's knowledge there is no wildlife located on or near the Subject Property. There are trees located on the Subject Property some of which will be removed in accordance with the City's Tree Protection Ordinance.

6. **Impacts of thermal and explosive hazards on the surround areas.** The Subject Property will be used for the development of a shopping center. Currently there is no intent for thermal or explosive hazards to be located on the Subject Property, and to the extent that any such uses may be located on the Subject Property in accordance with the District Regulations, such uses will be conducted in accordance with all Federal, State and local laws and regulations.

7. **Impacts of hazardous wastes on the surrounding area.** The Subject Property will be used for a shopping center, and to the extent that any hazardous waste is generated in connection with the operation of any business to be located on the Subject Property, all operations shall be conducted in accordance with the District Regulations, such waste shall be disposed of in accordance with all Federal, State and local laws and regulations.

8. **Minimization of negative impacts on environmentally stressed communities.** The proposed shopping center is compatible with nearby residential communities, and to the knowledge of Applicant, will not generate any measurable dust, vibrations, odor, glare, emissions or noise beyond the Subject Property. Furthermore, to the best of the Applicant's knowledge, there are no environmental stressed communities within the general vicinity of the Subject Property.

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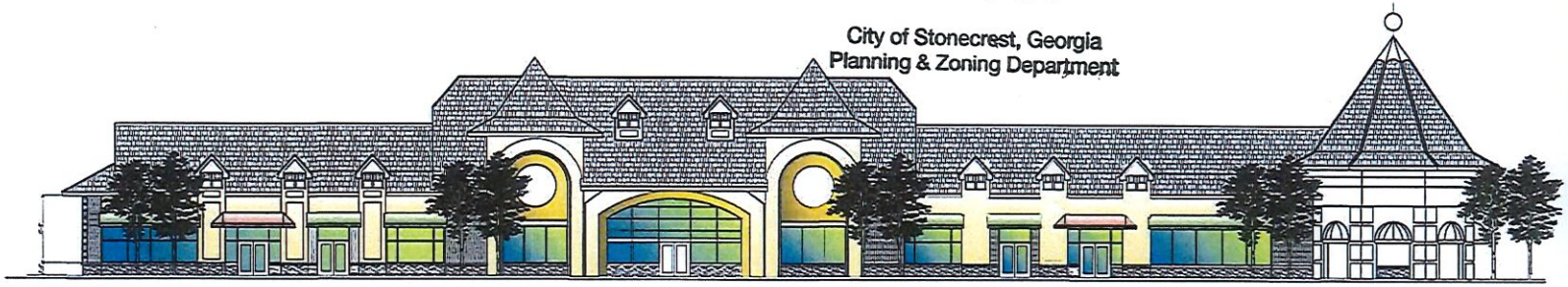

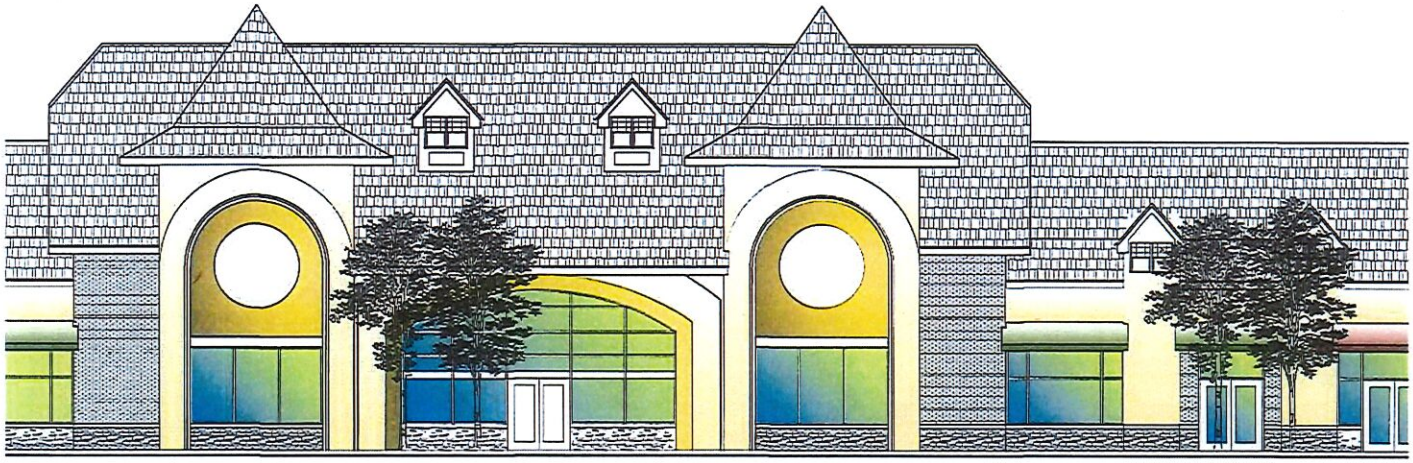

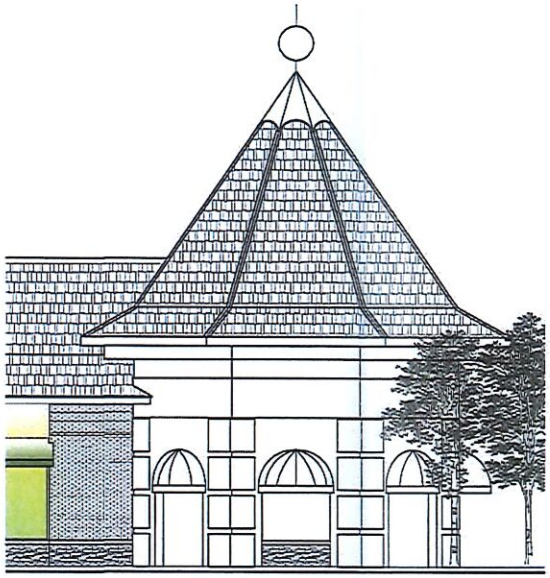

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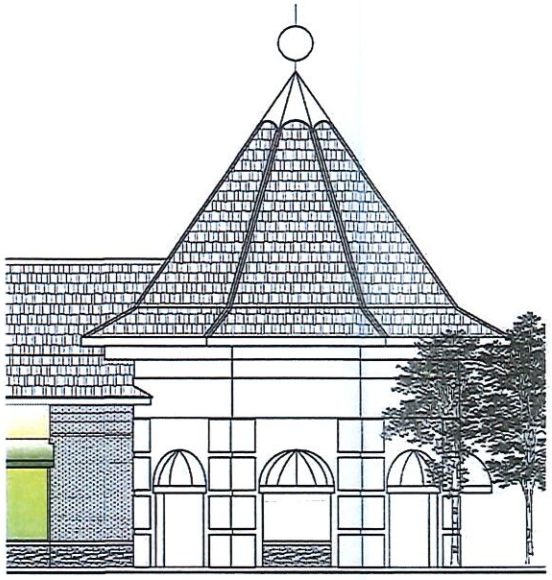

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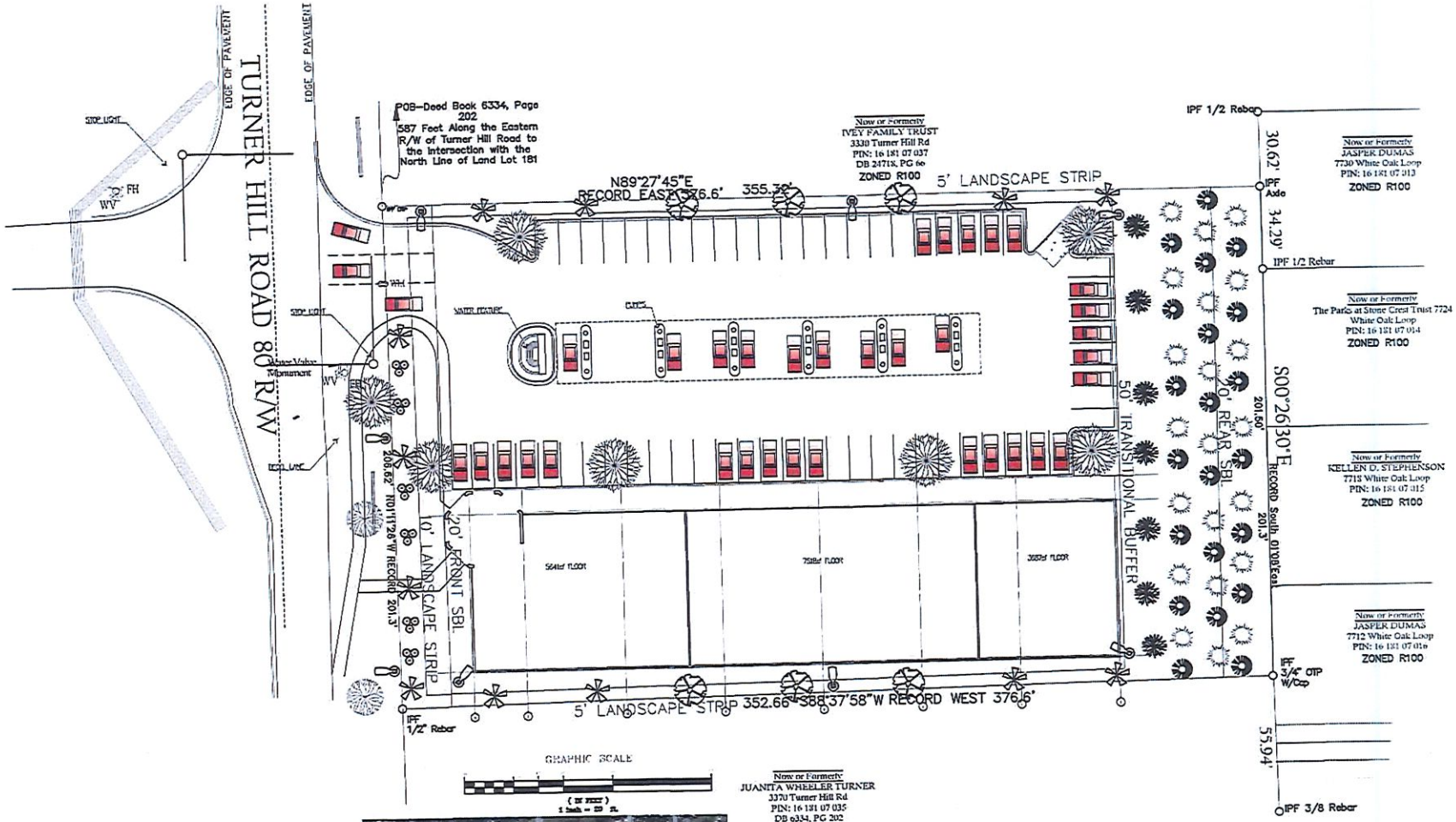

LOCATION MAP

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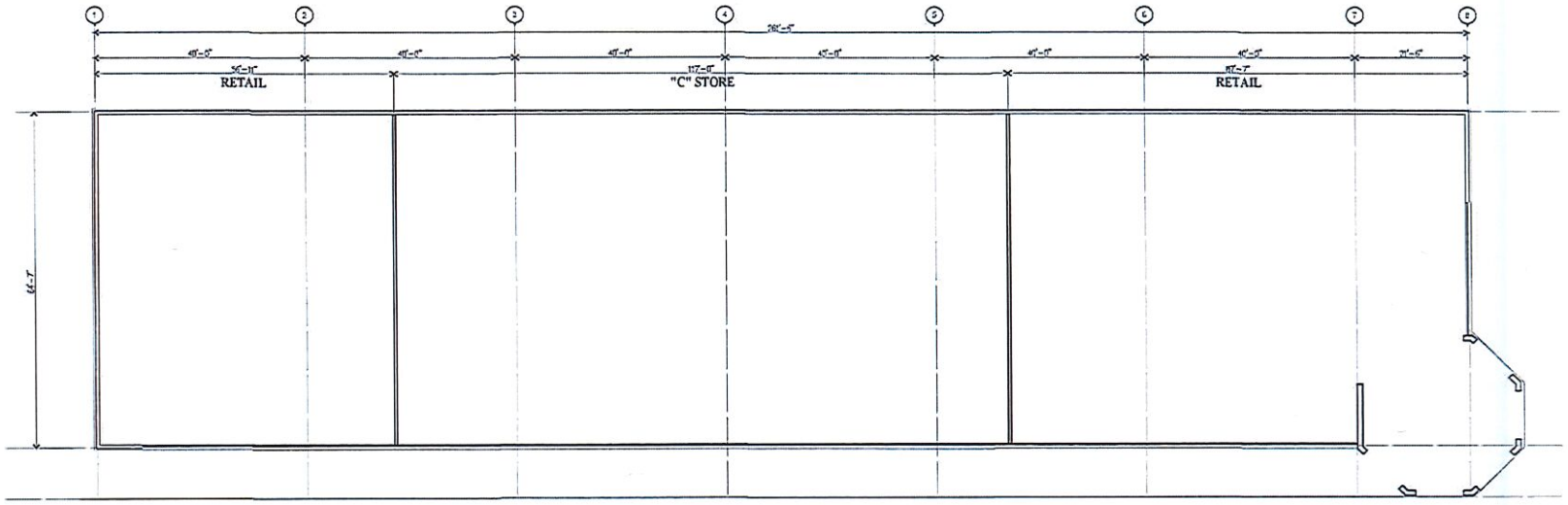
NEIGHBORHOOD DEVELOPMENT PROJECT SITE PLAN

Design Group, Inc.

CP-100



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NEIGHBORHOOD DEVELOPMENT
FIRST FLOOR PLAN
TA Design Group, Inc.
A-101

LOWE ENGINEERS

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Turner Hill Rd – Gas Station / Retail Trip Generation

October 2, 2019

To: Brownsmill Enterprises Corporation

This memo is a summary of the vehicle trip generation analysis for the intersection of the proposed Gas Station / Retail Development.

Project Description

A proposed development is planned to be located on Turner Hill Rd in the City of Stonecrest, GA. The development consists of twelve (12) gasoline pumping stations and a 16,000 square foot (SF) building consisting of 7,500 sf of gas station convenience market and 8,500 sf general retail. The site location is shown in Figure 1.

Figure 1: Site Aerial

Trip Generation and Distribution

A trip generation for the proposed development was created using the Institute of Traffic Engineers (ITE) Trip Generation Manual 10th Edition, 2017. A full trip generation including equations used is shown in Table 1.

990 Hammond Drive, Suite 900, Atlanta, Georgia 30328
Phone: 770.857.8400 I Fax: 770.857.8401 I loweengineers.com

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Table 1: Trip Generation Summary

Land Use Information	Reduction %	Project Trips Total	Inbound	Outbound	Equation Used[1]	In / Out Distribution
945 Gasoline/Service Station with Convenience Market					**12**	**Pumps**
Daily		2,061	1,031	1,030	T = 268.46(X) - 1161	50% / 50%
AM Peak Hour		131	67	64	T = 19(X) - 96.53	51% / 49%
PM Peak Hour		168	86	82	T = 13.99(X)	51% / 49%
Reductions for Pass-By Trips						
Daily	59%	1,216	608	608		
AM Peak Hour	62%	81	42	39		
PM Peak Hour	56%	94	48	46		
Net New External Vehicle Trips						
Daily		845	423	422		
AM Peak Hour		50	25	25		
PM Peak Hour		74	38	36		
820- Shopping Center					**8,500**	**1000 S.F.**
Daily		1,125	563	562	Ln(T) = 0.68Ln(X)+5.57	50% / 50%
AM Peak Hour		156	97	59	T = 0.5(X) + 151.78	62% / 38%
PM Peak Hour		88	42	46	Ln(T) = 0.74Ln(X)+2.89	48% / 52%
Reductions for Pass-By Trips						
Daily	26%	293	146	147		
AM Peak Hour	17%	27	16	11		
PM Peak Hour	34%	30	14	16		
Net New External Vehicle Trips						
Daily		832	417	415		
AM Peak Hour		129	81	48		
PM Peak Hour		58	28	30		
Total Trip Generation						
Daily		3,186	1,594	1,592	945- Gasoline/Service Station with Convenience Market	
AM Peak Hour		287	164	123	820- Shopping Center	
PM Peak Hour		256	128	128		
Reductions for Pass-By Trips						
Daily	47%	1,509	754	755		
AM Peak Hour	38%	108	58	50		
PM Peak Hour	48%	124	62	62		
Net New External Vehicle Trips						
Daily		1,677	840	837		
AM Peak Hour		179	106	73		
PM Peak Hour		132	66	66		

Note: '1 Where: T = Trips; X = Density by Variable

The proposed development is anticipated to generate 3,186 daily vehicle trips (1,594 inbound, 1,592 outbound) with 287 AM peak hour vehicle trips (164 inbound, 123 outbound), and 256 PM peak hour trips (128 inbound, 128 outbound).

The proposed land-uses are expected to attract trips as intermediate stops on the way from an origin to a primary trip destination without a route diversion. The pass-by trip generation rate is based on the ITE Trip Generation Handbook 3rd Edition, 2017.

The pass-by trip reduction is 1,509 daily vehicle trips (754 inbound, 755 outbound) with an AM peak hour vehicle volume reduction of 108 vehicles (58 inbound, 50 outbound), and a PM peak hour vehicle volume reduction of 124 vehicles (62 inbound, 62 outbound).

After vehicle trip reductions the net anticipated daily vehicle volume impacting the external roadway network is 1,677 vehicle trips (840 inbound, 837 outbound) with an AM peak hour vehicle volume of 179 vehicles (106 inbound, 73 outbound), and a PM peak hour vehicle volume of 132 vehicles (66 inbound, 66 outbound).

THE CITY OF STONECREST GEORGIA

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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: , Maurice Turner		Date: 10/____/2019
Address: 5501 Post Road	City, State: Monticello, GA	Zip: 31064
Phone:		
Sworn to and subscribed before me this_____day of October, 20 19		
Notary Public:		

Property Owner (If Applicable)

Signature: Jeff Turner Executor , Floyd Turner Estate		Date: 10/6/2019
Address: 5501 Post Road	City, State: Monticello, GA	Zip: 31064
Phone:		
Sworn to and subscribed before me this_____day of October, 20 19		
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:		

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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: Jeanette W. Turner for, Maurice Turner, deceased — Date: 10/07/2019

Address: ~~5501 Post Road~~ 5879 Center Hill Ch Rd — City, State: ~~Monticello, GA~~ Loganville, GA — Zip: ~~31064~~ 30052

Phone: (678) 618-5695

Sworn to and subscribed before me this 7th day of October, 19

Notary Public: Beth A. Sheppard

BETH A SHEPPARD MY COMMISSION EXPIRES AUG. 26 2022 NEWTON CO., GEORGIA NOTARY PUBLIC

Property Owner (If Applicable)

Signature: , Floyd Turner — Date: 10/ /2019

Address: 5501 Post Road — City, State: Monticello, GA — Zip: 31064

Phone:

Sworn to and subscribed before me this _____ day of October, 20 19

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:

Received
NOV 05 2019
City of Stonecrest, Georgia
Planning & Zoning Department

STONECREST
GEORGIA

Property Owner(s)
Notarized Certification

The owner and petitioner acknowledge that this Land Use Petition application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

Property Owner (If Applicable)

Signature: , Maurice Turner | Date: 10/ /2019

Address: 5501 Post Road | City, State: Monticello, GA | Zip: 31064

Phone:

Sworn to and subscribed before me this _____ day of October, 20 19

Notary Public:

Property Owner (If Applicable)

Signature: , Floyd Turner | Date: 10/ /2019

Address: 5501 Post Road | City, State: Monticello, GA | Zip: 31064

Phone:

Sworn to and subscribed before me this _____ day of October, 20 19

Notary Public:

Property Owner (If Applicable)

Signature: Alonzo D. Turner by Lynne R. Turner, POA | Date: 10-5-19

Address: 2541 Old Salem Rd SE | City, State: Conyers, GA | Zip: 30013

Phone: 770-388-9547

Sworn to and subscribed before me this 5 day of Oct, 20 19

Notary Public:

THE CITY OF STONECREST GEORGIA

Received
NOV 05 2019
City of Stonecrest, Georgia
Planning & Zoning Department

Property Owner(s)
Notarized Certification

The owner and petitioner acknowledge that this Land Use Petition application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

Property Owner (If Applicable)

Signature: Jim Day PA for Frances Ivey | Date: 10/ 5 /2019

Address: 5501 Post Road | City, State: Monticello, GA | Zip: 31064

Phone: 404-583-2378

Sworn to and subscribed before me this 5 day of October, 20 19

Notary Public: Bobbie Jean Ozburn

BOBBIE JEAN OZBURN NOTARY PUBLIC GEORGIA EXPIRES FEB 21, 2021

Property Owner (If Applicable)

Signature: Floyd Turner | Date: 10/ /2019

Address: 5501 Post Road | City, State: Monticello, GA | Zip: 31064

Phone:

Sworn to and subscribed before me this _____ day of October, 20 19

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:

Received
NOV 05 2019
City of Stonecrest, Georgia
Planning & Zoning Department

THE CITY OF STONECREST GEORGIA

Affidavit

To the best of my knowledge, this zoning application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Stonecrest Zoning Ordinance.

Applicant's Name: Brownsmill Enterprises Corpration

Applicant's Signature: | Date: 10/07/2019

Notary

Sworn to and subscribed before me this 7th Day of October 20 19

Notary Public: Natalia J. Jones

Signature:

My Commission Expires: Aug. 22, 2022

NATALIA J. JONES
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires Aug. 22, 2022

Fee

☐ Application Fee ☑ Sign Fee ☐ Legal Fee

Fee: $ | Payment: ☐ Cash ☐ Check ☐ CC | Date:

☐ Approved ☐ Approved with Conditions ☐ Denied | Date:

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

Received
NOV 05 2019
City of Stonecrest, Georgia
Planning & Zoning Department

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: By: Brownsmill Enterprises Corporation		Date: 10/07/2019
	Address: 5198 GA HWY 85	City, State: Forest Park, GA	Zip: 30297
	Phone: 678-458-5185		
	Sworn to and subscribed before me this 07 day of October, 20 19		
	Notary Public: NATALIA J. JONES NOTARY PUBLIC Cobb County State of Georgia My Comm. Expires Aug		
Attorney / Agent	Signature: Battle Law, P.C. By:		Date: 10/ /2019
	Address: One West Court Square, Suite 750	City, State: Decatur, GA	Zip: 30030
	Phone: 404-601-7616		
	Sworn to and subscribed before me this 07 day of October, 20 19		
	Notary Public: BATONA CLEMENTS NOTARY PUBLIC Exp. May 04, 2020 GWINNETT COUNTY, GA		