THE CITY OF STONECREST GEORGIA

RECEIVED APR 20 2018

Special Land Use Permit Application

SLUP-18-003

Applicant Information

Name: BEVERLY J. SEARLES FOUNDATION, INC.

Address: 5030 Nesbit Ferry LN ATLANTA GA 30350

Phone: 678-570-1177 Fax: — Email DAVIDSEARLES@CRT-TRUST.COM

Owner Information

Owner's Name: 6757 COVINGTON HWY, LLC

Owner's Address: 6622 EAST BROAD STREET, SUITE A, DOUGLASVILLE 30134

Phone: 770-920-2002 Fax: 770-920-9119 Email WROWE@HRFLEGAL.COM

Property Address: 6757 COVINGTON HIGHWAY Acreage: 9.3

Parcel ID: 16-089-02-005

Current Zoning Classification: C-1

Proposed Use of Property: MR-2

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? O Yes O No

Property Information

Property Information: 220 UNITS OF AFFORDABLE AGE-RESTRICTED MULTI PLUS SENIOR ADULT DAY CARE, DEVELOPED IN MULTIPLE PHASES OVER SEVERAL YEARS

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: BEVERLY J. SEARLES FOUNDATION

Applicant's Signature:

Sworn to and subscribed before me this 18 Day of April, 2018

Notary

Notary Public: Victoria B. Curran

Signature: Victoria B. Curran

My Commission Expires: 02/14/2021

VICTORIA B. CURRAN NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES FEBRUARY 14, 2021

☒ Application Fee ☐ Sign Fee ☐ Legal Fee

Fee: $ 350.00 Payment: ☐ Cash ☒ Check ☐ CC Date:

☐ Approved ☐ Approved with Conditions ☐ Denied Date:

08-03-2017

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:		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:		

THE CITY OF STONECREST GEORGIA

Applicant/Petitioner
Notarized Certification

Petitioner states under oath that: (1) he/she is the executor or Attorney-In-Fact under a Power-of- Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").

Applicant / Petitioner

Signature:		Date: 4/18/2018
Address: 5030 NESBIT FERRY LN	City, State: ATLANTA GA	Zip: 30350
Phone: 678-570-1177		
Sworn to and subscribed before me this 18 day of APRIL, 20 18		
Notary Public: Victoria B. Curran		

VICTORIA B CURRAN
MY COMMISSION EXPIRES
NOTARY PUBLIC
FEBRUARY 14, 2021
COBB COUNTY, GEORGIA

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:
	Address:
	Date:

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

Date	Government Official	Official Position	Description	Amount

THE CITY OF STONECREST GEORGIA

Campaign Disclosure Statement

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

☐ Yes ☒ No

Applicant / Owner	
	Signature:
	Address: 5030 Nesbit Ferry Lane, Atlanta GA 30350
	Date: April 19, 2018

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

Date	Government Official	Official Position	Description	Amount

SEARLES FOUNDATION

Beverly J. Searles Foundation, Inc.

Letter of Intent – SLUP-18-003

Introduction to the Applicant

Beverly J. Searles Foundation, Inc. ("Searles Foundation" or "Applicant" below) seeks to develop and strengthen its communities by providing quality affordable housing, excellent resident, and development services to its residents through high standards, extraordinary experiences and concentrated holistic approach to health and wellness program offerings. We are focused on community revitalization and transformation by new construction and redevelopment of obsolete commercial spaces. Our vision statement is

> *A better way to develop communities, creating extraordinary experiences for seniors and veterans at affordable rents and a special focus on fostering healthy lifestyle choices.*

Searles Foundation is a 501(c)(3) nonprofit organization founded in 2007 by Richard Searles and David Searles in honor of their late mother Beverly Jones Searles. David Searles began in 1971 developing commercial, office, multifamily and mixed use in Connecticut, Florida, Georgia and Tennessee. In 1976, Richard Searles starting single-family building homes in Georgia. The Searles Foundation team has been continuously focused on developing age-restricted and senior communities since 1995.

Existing Conditions of 6757 Covington Highway

The subject property was zoned for Neighborhood Commercial at least 10 years ago. The subject and the vacant parcel on the east boundary of the Subject have been vacant and for sale for years.

Intended Use of 6757 Covington Highway

Searles Foundation intends to utilize a variety of funding sources including Private Activity Bonds to develop a multiple-phase mixed income retirement community that will have a total of 220 to 250 units (an estimated 144 units in phase 1). Tentatively the community will be called "Legacy at Stonecreste". Applicant requests approval for building heights of 55 feet in four (4) story buildings for senior independent living. Exterior materials will be stone, brick and HardiPlank. Applicant commits to use the latest energy-conservation and "green energy" systems and equipment. Since Searles Foundation will own this community for at least 18 years, and we include utilities in the rents, we are vitally concerned about sustainability and efficiency. Decatur-based Martin Riley Associates (MRA) is project architect. MRA is one of the most experienced architects in the Southeast and has received dozens of awards for excellence in design. MRA will design Stonecrest Senior Village with input from the City staff and community leaders. It will be a unique plan that may use concepts from Searles Foundation communities shown below.

Special Land Use Criteria for 6757 Covington Highway

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 size of the site is adequate for our intended use as 220 – 240 age-restricted independent living / senior living units.

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

Our intended use will complement and add to the other uses in the district, including banking, restaurant and grocery on the north side of Covington Highway (outside the City).

c. Adequacy of public services, public facilities, and utilities to serve the use contemplated;

Other than DeKalb Watershed Management for sanitary sewer, existing public service and facilities are adequate for our intended use as 220 – 240 age-restricted independent living / senior living units.

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;

Covington Highway is adequate for our intended use as 220 – 240 age-restricted independent living / senior living units. Many of our residents will not drive.

d. Whether or not 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;

Covington Highway is the only point of access. No existing land uses will be adversely affected by our intended use as 220 – 240 age-restricted independent living.

e. 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;

Our main entrance will be on Covington Highway. We intend to also have a second point of emergency access (fire and EMT, probably a gravel drive with gate).

f. Whether or not 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;

No existing land uses will be adversely affected by our intended use as 220 – 240 age-restricted independent living.

g. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use;

No existing land uses will be adversely affected by our intended use as 220 – 240 age-restricted independent living.

h. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use;

No existing land uses will be adversely affected by our intended use as 220 – 240 age-restricted independent living.

i. Whether or not the proposed plan is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located;

Our intended use will complement and add to the other uses in the district, including banking, restaurant and grocery on the north side of Covington Highway (outside the City).

j. Whether or not the proposed use is consistent with the policies of the comprehensive plan;

We believe that as the City of Stonecrest updates its comprehensive plan, our intended use will complement and be consistent with such plan.

k. Whether or not the proposed plan provides for all required buffer zones and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located;

We meet buffer zone requirements.

l. Whether or not there is adequate provision of refuse and service areas;

Like Antioch Manor Estates, Antioch Villas, The View and others, this new community will adequately provide refuse and service areas.

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

We request no time limits.

n. Whether or not 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;

Martin Riley Associates is one of the most experienced and decorated architects for this product in the Southeast. All plans will be appropriate for the subject property.

o. Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources;

No existing land uses will be adversely affected by our intended use as 220 – 240 age-restricted independent living.

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

Yes, as far as we know.

q. Whether or not the proposed building as a result of its proposed height will create a negative shadow impact on any adjoining lot or building;

No existing land uses will be adversely affected by our intended use as 220 – 240 age-restricted independent living.

r. Whether the proposed use would result in a disproportionate proliferation of that or similar uses in the subject character area; and

No existing land uses will be adversely affected by our intended use as 220 – 240 age-restricted independent living.

t. Whether the proposed use would be consistent with the needs of the neighborhood or to the community as a whole, be compatible with the neighborhood.

Demand is virtually unlimited for high quality, energy-efficient affordable age-restricted senior living.

Above is Wisteria Gardens of Newnan, affordable seniors housing opened in October 2017.

Above is Myrtle Terraces, Gainesville, GA affordable senior housing.

Housing Tax Credit Communities (existing)

Beverly J. Searles Foundation only develops with Housing Tax Credits.

Community	Open	Total Units / Affordable Units	Plan of Finance & Searles Roles
Live Oak Villas[1] (Midway, Liberty County) DCA #2015-052)	Q4 2017	60 / 59	Equity partner is AEP. Sterling Bank Construction Loan, USDA Perm Loan. BJS Foundation owns the General Partner ("GP"). DCA 9% credits.
Wisteria Gardens Newnan[2] (Newnan) DCA #2014-021	Q4 2017	120 / 97	Equity partner is AEP. Sterling Bank Construction Loan. BJS Foundation owns the GP. DCA 9% credits.
The View[3] (Stone Mountain) DCA #2013-011	Q4 2015	80 / 75	Equity partner is Hudson Capital, BJS Foundation partnership with Housing Authority of DeKalb County (HADC) and its affiliate Housing Development Corporation (HDC). DCA 9% credits.
Myrtle Terraces Phase 1[4] (Gainesville, Hall County) DCA #2012-057	Q1 2014	84 / 76	Equity partner is AEP. Sterling Bank Construction Loan, Community Development Trust Perm Loan. BJS Foundation owns the GP. DCA 9% credits.
Antioch Villas + Gardens[5] (Stone Mountain) DCA #2009-042	Q2 2012	106 / 90	Equity partner is Red Stone Equity Partners. BJS Foundation was co-developer with Mercy Housing and Antioch A.M.E. Construction and perm debt from JP Morgan Chase. DCA 9% credits.
Sweetwater Terraces (Duluth)[6] DCA #2006-502	Q3 2008	165 / 149	Equity partner is PNC Real Estate. Washington Mutual Construction, Chase Bank Perm Loan. CRT was the Developer. BJS Foundation owns GP interest. DCA 4% credits.
Lillie R Campbell House (Atlanta)[7] DCA #2006-510	Q4 2008	96 / 86	Equity partner is AEGON USA Realty Advisors. Washington Mutual Construction, Chase Bank Perm Loan. CRT was the Developer. DCA 4% credits.
Antioch Manor Estates (Stone Mountain) DCA #2003-043	Q3 2005	120 / 96	Equity Partner is AIG SunAmerica. CRT developed with Antioch AME Community Development Corporation. Bank of America construction loan, Chase Bank Perm Loan. DCA 9% credits.

[1]**BJS Live Oak Villas, LP**, a BJS Foundation affiliate, owns 60 Villas for veterans and families on 17.3 acres in Midway, Liberty County, GA. AEP is equity partner.

[2]**BJS Wisteria One, L.P.**, a BJS Foundation affiliate, owns 120 units of mixed income senior housing including apartments and villas called **Wisteria Gardens of Newnan** on 13.329 acres in Newnan, Coweta County. AEP is our equity partner. The land sellers made a separate $1,000,000 charitable contribution of 6.694 acres zoned commercial and senior housing.

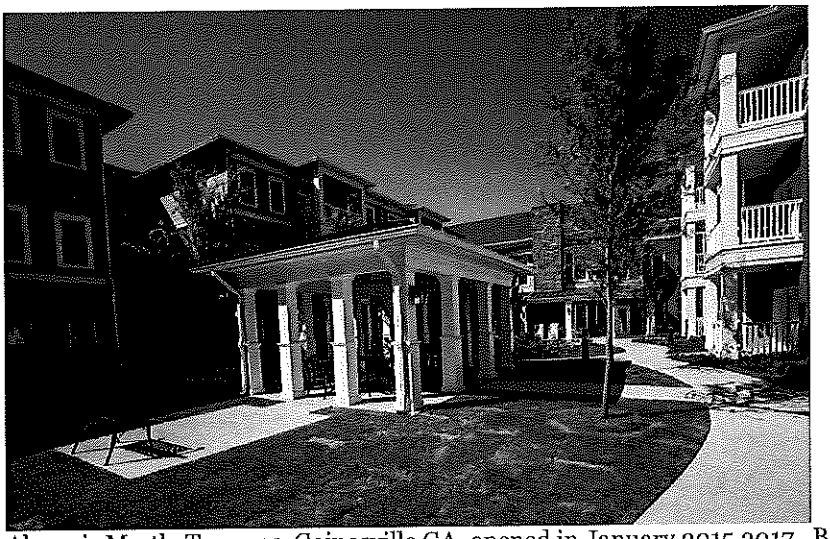
[3]**Mountain View Senior Residences, LP**. owns 80 units of affordable elderly units in Stone Mountain are called "The View". HADC and HDC own 80% of the GP, and a BJS Foundation subsidiary owns 20% of the GP. Financing partners are Bank of America Merrill Lynch, HUD RAD, HOME Loan, Hudson Capital, Direct Tax Credits and Community Development Trust.

[4]**Myrtle Terraces, LP**, a BJS Foundation affiliate, owns 84 mixed income senior apartments on 7.17 acres of land previously owned by Pacolet Milliken Enterprises, Inc. and its predecessors since the 1890's. **Brenau University** College of Health Sciences and BJS Foundation provide services to residents. BJS Foundation owns 8.39 acres for Myrtle Terraces Phase 2.

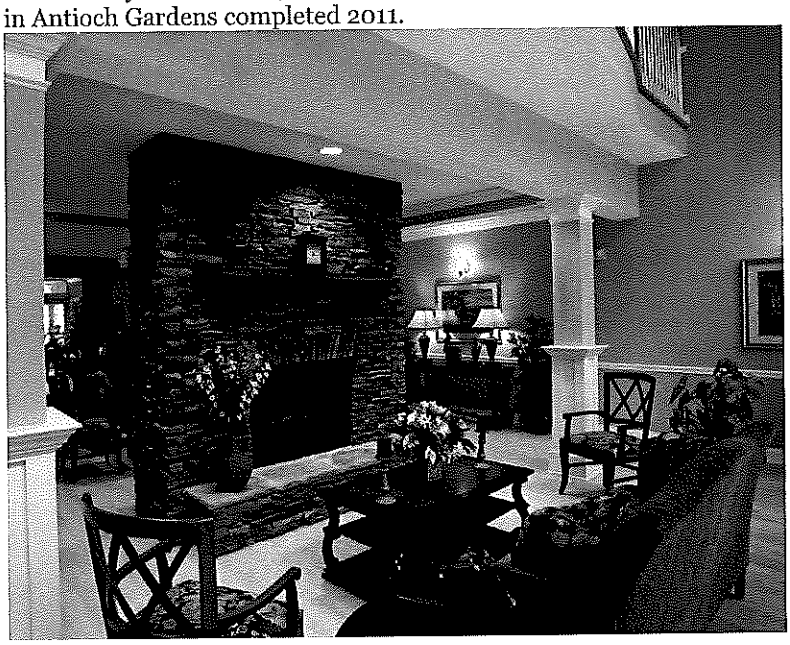
[5]The Searles Team has served **Antioch A.M.E. Church** since 2002. BJS Foundation has no ownership interest. **Antioch Manor Estates, LP** owns 120 units of mixed income senior apartments. **Antioch Villas, LP** owns 106 units of mixed income villas and apartments.

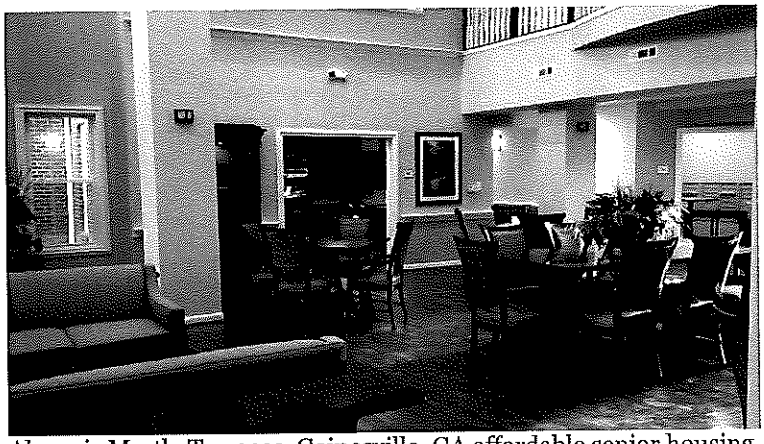
[6]**Belmont Duluth, LP**, a BJS Foundation affiliate, owns 165 units of mixed income senior housing on 4.65 acres in Gwinnett County, GA. PNC Real Estate is the equity partner.

[7] The Searles Team has served **Lillie R. Campbell House** since 2005. BJS Foundation has no ownership interest. **Lillie R. Campbell House, LP** owns 96 units of mixed income senior apartments.

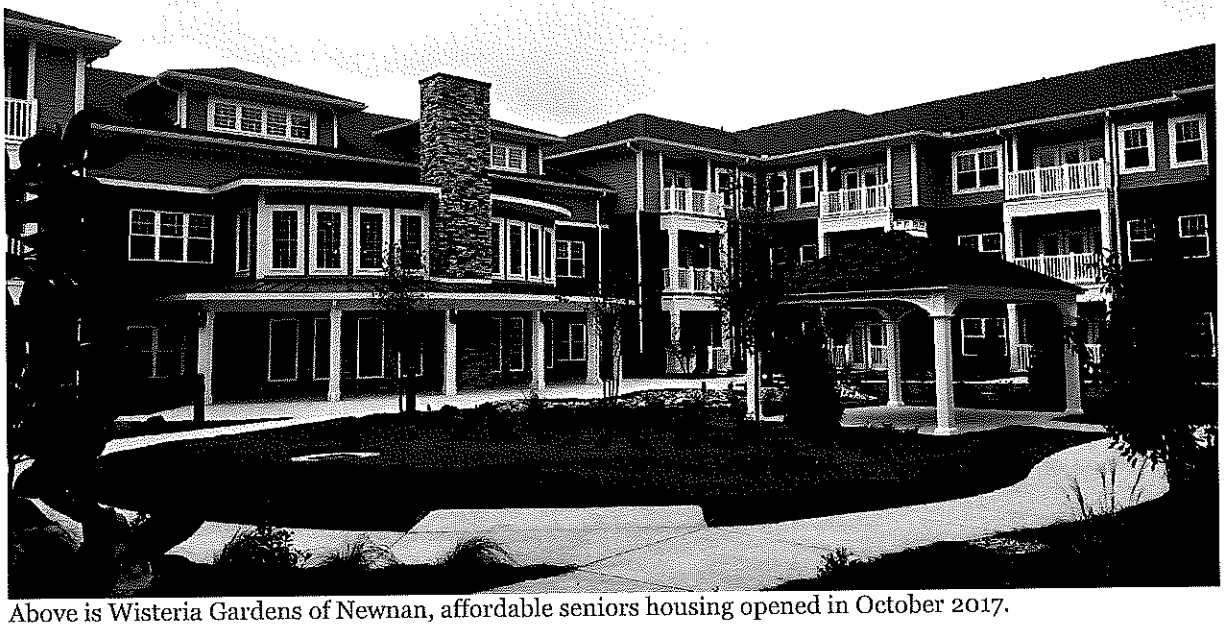


Above is Myrtle Terraces, Gainesville GA, opened in January 2015 2017. Below is one of the common areas in Antioch Gardens completed 2011.



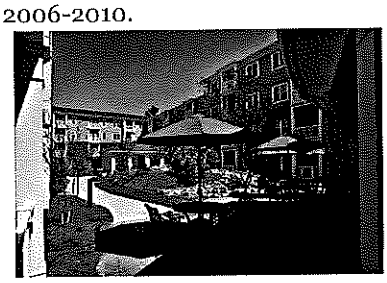


Above is Myrtle Terraces, Gainesville, GA affordable senior housing.



Above is Wisteria Gardens of Newnan, affordable seniors housing opened in October 2017.

Below are pictures from affordable senior living communities completed 2006-2010.



Housing Tax Credit Communities (upcoming 2018-2019)

Community	Timing	Units	Plan of Finance, BJS Foundation Roles
Wisteria Place (Floyd Road, Mableton, Cobb County) DCA #2016-051	Construction started Q4 2017	104 / 83	2016 tax credit allocation from Georgia Department of Community Affairs. Equity partner is AEP; construction loan from Sterling Bank. BJS Foundation owns.
Higher Ground Oasis of Vine City, L.P.[8]	2015-present	105 / 105	Bonds issued on March 1, 2018, by Urban Residential Finance Authority of Atlanta. Bonds purchased by PNC Bank. Housing Tax Credit equity from PNC Real Estate and Cabretta Capital.

[8]The site owned by **Higher Ground Oasis of Vine City, LP** is located across from the Church at 561 Spencer Street NW, Atlanta GA 30314. Oasis of Vine City will have 105 residential units. Total project development costs of $19,423,307 will be funded with URFA-issued bonds, $3,000,000 DCA HOME loan, $1,000,000 Invest Atlanta (Vine City Trust Fund), PNC Real Estate bridge and construction loan, Federal Tax Credit equity, Cabretta Capital - Georgia Tax Credit equity and Community Development Trust long term bondholder. BJS Foundation and a local church own the GP. BJS Foundation is the developer. The church will receive part of the Development Fee and will eventually buy out BJS Foundation for $10.

Starnes Senior Living (Clarkston, GA)	2016-present	128 / 128	4% LIHTC. Partnership with **HADC** and **HDC**. FHA 221(d)(4) proposed Construction-Perm BJS Foundation is Co-Developer and Co-General Partner with **HDC** and **HADC**.
McEachern Village (2236 Old Villa Rica Rd. Powder Springs, Cobb County)	2016-present	128 / 128	4% LIHTC. Development Authority of Cobb County Bond Inducement May 23, 2017. Partnership with **Marietta Housing Authority** and its subsidiary Lemon Street Development Corporation. BJS Foundation and **Lemon Street Development Corporation** are the Developers.

Oasis of Vine City under construction and part of the renewal and transformation of Vine City

Profiles of BJS Foundation Team Members

Philip E. Searles

A native of Atlanta, Philip is our leader for the next generation. After earning a degree in Accounting from the University of Alabama he began his career working at the Reznick Group as an auditor of affordable housing properties, routinely compiling financials from both construction and operating general ledgers. Answering the call to be with his family more, Philip joined the Beverly J. Searles Foundation, a nonprofit housing developer, in 2008. He has become an advocate for providing affordable housing choices for Georgia residents, while encouraging programming that enhances resident's health, wellness and spiritual growth through the Beverly J. Searles Foundation Resident Services. One of his most recent communities was awarded a Charles L. Edson Tax Credit Excellence Award in 2016.

David Russell

David Russell contracts with BJS as a project manager responsible for providing development services. Previously as development officer for Sunrise Senior Living and vice president of CRT Realty & Development, David has been instrumental in the development of 22 senior housing properties with development costs in excess of $250 million as he continues to build his portfolio of experience with BJS Foundation. David's expertise entails the planning, site selection, design, entitlement and construction related processes unique to the senior housing arena. David earned a B.S. in Political Economy at Tulane University and a M.B.A. in Finance from Emory University.

Debbie A. Gallogly

Debbie joined the BJS team in charge of Operations in April 2009 and was awarded the title of Chief Operations Officer in 2011. She joined the BJS Foundation team in Spring 2004. Other work experience

includes work in the non-profit sector. Debbie began work for Wildlife Action, Inc., a nonprofit sportsman group, in 1983 as the head of Public Relations for the National Chapter headquartered in South Carolina, and served as the Environmental Chairperson for a chapter, working with state agencies, state legislature and other sportsmen/environmental groups on state and local issues. She joined the Lancaster County School District as the Volunteer Coordinator in 1997 for a school of 850 students and 60 faculty members in Fort Mill, SC. Debbie's education includes study as a voice major/English major at Francis Marion University, North Greenville College and USC Spartanburg.

Victoria B. Curran
Victoria joined the BJS Foundation team as controller in 2017. A native of Minnesota by way of Tuscaloosa, Alabama, she and her family lived in New York for many years before moving to Atlanta. She is a lover of British mysteries, Cavalier King Charles Spaniels and political intrigue. During her career she has worked for financial institutions, governmental agencies, CPA firms and volunteered with several nonprofits. She has joined the BJS Foundation because of her love of helping other people. A graduate of Miami University of Ohio with a B.S. in Accountancy, she has been a member of the New York Society of Certified Public Accountants and is a member of the Georgia Society of CPAs.

Richard D. Searles
Since August 1995, Rick has been active in the senior housing industry working with several of the country's leading providers of senior housing and assisted living. Rick began working with Sunrise Senior Living, Inc. in its Southeast expansion in 1995. Prior to his senior housing development activities, Rick Searles was the Project Manager for a massive national due diligence contract with Resolution Trust Corporation (RTC), an instrumentality of the United States of America. This assignment was to analyze value and prepare for sale over $1.6 billion of hotels, golf courses, land and other assets. Rick Searles is versed in all senior housing aspects such as design, development consulting, specifics of operations, legislative actions to promote the industry, licensing and permitting issues. Also, he oversees preparation of market feasibility studies, competition analysis, caregiver criteria, projections and business plans.

David S. Searles, Jr.
After service, Harvard Business School and a short time on the Harvard Business School faculty, David Searles began his real estate career in 1971 developing an office in a Connecticut suburb of New York City. Beginning in 1973 he CFO for a large publicly-traded (SEC registered) land development company based in Miami, Florida. In mid-1975, David moved to Atlanta to oversee development and management of a 625-acre golf course planned community in Roswell for the 14 banks that had become land owners. Later as a general partner, developer and owner, David owned and developed apartments and land in Tennessee and Georgia staring in 1977. David and his now retired business partner were general partners for 10 years in a partnership with Federal Deposit Insurance Corporation. David was a Director of Tucker Federal Savings and Loan Association, a $320 million thrift institution, and its parent holding company, Eagle Bancshares, Inc. (now part of PNC Bank). He currently is Manager of Searles Realty Associates, LLC. SRA is a joint venture partner in a $40 million retirement community under construction in west metro Atlanta.

Malcolm Kilpatrick
Malcolm Kilpatrick is co-founder of Chase Properties Associates, LLC, CRT Trust Advisors, Inc. and affiliated companies. He received a B.S. in Business Administration from the University of North Carolina in 1963 and completed advanced training in real estate appraisal from the American Institute of Real Estate Appraisers. Since 1967, Malcolm initially as a commercial mortgage banker and ultimately as a real estate developer and owner has developed, financed, invested in and managed numerous real estate investments for partnerships in which he was a managing partner. Malcolm has personally negotiated and administered complex real estate contracts, acquisitions and closings exceeding $125 million in value. He is particularly experienced in multi-family developments, commercial land and single-family developments.

Jared Young
Jared is currently working with the BJS Foundation to identify new development sites throughout Metro Atlanta and the State of Georgia. He also serves on consultative basis throughout the development process, from entitlement through completion of construction. With a diverse background that started in corporate transformation consulting and then transitioned to land and development services for single and multi-family development, Jared has over 11 years of experience in project execution across real estate, finance, technology, and operations organizations. Jared will assist BJS Foundation in project management services, giving BJS Foundation greater resource flexibility and focus throughout the life of the project.

Searles Team References

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Brian H. Kimes
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Bob Rice
Vice President, Community Development Trust (CDT)
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E: brice@cdt.biz
www.cdt.biz

AEP (equity) and Sterling Bank (construction) are financing Wisteria Gardens Newnan, Live Oak Villas of Midway, Lovejoy Place and Wisteria Place Mableton. Sterling Bank, AEP and CDT financed **Myrtle Terraces**.

Jacob Engle
Twain Financial
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C: 573.424.3706
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Heather Bohl, Asset Manager
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Jakub M. Rzepka
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Jordan Allen
Asset Manager, PNC Real Estate
(503) 808-1397
Jordan.allen@pnc.com

Guiding Principles

BJS Foundation accomplishes our Vision and Mission goal by providing housing and services to Senior Adults aged 55+ and veterans and families. BJS Foundation is a leader in public-private oriented development and offers best of class practices to create and operate mixed use, mixed income communities integrated within the community. We are Georgia Department of Community Affairs (DCA) approved Owners and Developers. Our guiding principles include the following:

- Develop and invest in affordable, program-enriched housing for seniors, veterans and people with special needs who may not otherwise have access to quality, energy-efficient and safe housing.
- Sponsor and support stable, vibrant, and healthy communities.
- Provide development services, strategic planning, financial and asset management, access to capital markets to the communities.
- Represent the present and future interests of the communities and their residents.
- Residents first in everything we do.
- The best interests of the total organization are prioritized over any single individual's or a group's interests, personalities, or political behaviors.

Service to God

For many Searles Team members, service to God is our highest goal and priority. In a small way we think we can help do God's work through our housing, programming and passion. BJS Foundation, and almost all our subsidiaries and affiliates, include in organizational documents, IRS filings and DCA applications the following underlying statements of our passion, determination and dedication:

- They will still bear fruit in old age, they will stay fresh and green, proclaiming "The Lord is upright; he is my Rock, and there is no wickedness in him. *Psalm 92:14-15*
- You sent a gracious rain, O God, upon your inheritance; you refreshed the land when it was weary. Your people found their home in it; in your goodness, O God, you have made provision for the poor. *Psalm 68:9-10*
- Go and enjoy choice food and sweet drinks, and send some to those who have nothing prepared. This day is holy to our Lord. Do not grieve, for the joy of the Lord is your strength. *Nehemiah 8:10*
- Suppose a brother or sister is without clothes and daily food. If one of you says to them, 'Go in peace; keep warm and well fed,' but does nothing about their physical needs, what good is it? In the same way, faith by itself, if it is not accompanied by action, is dead. *James 2:15-17*
- And if I go and prepare a place for you, I will come back and take you with me that you also may be where I am. *John 14:3*
- I pray that out of his glorious riches he may strengthen you with power through his Spirit in your inner being, so that Christ may dwell in your hearts through faith. And I pray that you, being rooted and established in love, may have power, together with all of God's people, to grasp how wide and long and high and deep is the love of Christ, and to know this love that surpasses knowledge – that you may be filled to the measure of all the fullness of God. *Ephesians 3:16-19*
- Therefore, strengthen your feeble arms and weak knees. Make level paths for your feet, so that the lame may not be disabled, but rather healed. *Hebrews 12:12-13*

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P/Z Dep

Beverly J. Searles Foundation, Inc.

5030 Nesbit Ferry Lane, Atlanta GA 30350
E: dsearles@mba1970.hbs.edu

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Invitation to Public Participation Meeting

Thursday, March 29, 2018
7:00 PM
Fairfield Inn & Suites
7850 Stonecrest Square, Lithonia GA 30038

Beverly J. Searles Foundation has filed with the City of Stonecrest a Rezoning Application for a vacant 9.3 acre site with an address of **6757 Covington Highway, Lithonia GA 30058.** This vacant land is located on the south side of Covington Highway diagonally across from Wells Fargo Bank. We are on the same side of the road as Walgreen's, 0.3 miles east of Walgreen's and 0.2 miles east of Sonic Drive-In.

BJS Foundation applied to rezone to MR-2 from C-1. The subject parcel has been planned and zoned for neighborhood retail for at least the past 10 years.

BJS Foundation is a not-for-profit developer and owner of mixed income age-restricted housing in Georgia. Today almost 2,000 people woke up in bedrooms that the founders of BJS Foundation and the Foundation planned, developed and/or own. Most of our residents are aged 70+ plus, but we do have a few "youngsters" in their late 50's and 60's. The nearest communities that our officers helped develop is Antioch Manor. Antioch Gardens and Antioch Villas representing 226 units of age-restricted mixed income housing. As of today in various locations around Atlanta, BJS Foundation has another 439 units of affordable senior living in development and under construction.

Subject to City of Stonecrest approvals and available financing, Beverly J. Searles Foundation plans to create "Stonecrest Senior Living" to eventually offer 200+ units of energy efficient, safe, secure affordable housing restricted to folks aged 62 and up. My mother's name is on the Foundation and we only want the best possible communities.

We would be delighted to answer any questions at the Public Participation Meeting or those send by email or USPS.

God's best,

David S. Searles, Jr.

FORESITE group

3740 Davinci Court, Suite 100
Peachtree Corners, Georgia 30092
o | 770.368.1399
f | 770.368.1944
w | www.fg-inc.net

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Trip Generation Memo - March 6, 2018:

To: Robert Skrobot
1800 Parkway Place
Suite 700
Marietta, GA 30067

Re: Stonecrest Senior Trip Generation – Lithonia, GA

A development consisting of a Senior Attached Housing with 128 units is proposed along the south side of Covington Hwy near the intersection with Woodcrest Walk. The project trips for the proposed development were calculated using equations contained in the Institute of Transportation Engineers' (ITE) latest *Trip Generation Manual*, 9th Ed, 2012. Table 1 summarizes the trip generation for the proposed development.

Table 1: Trip Generation

Project Land Use	Project Density	Project Trips			ITE Code	Variable	Equation Used[1]	In/Out Distribution
		Total	Inbound	Outbound				
Senior Adult Housing - Attached	128 DU				220	Dwelling Units		
Daily		402	201	201			T = 2.98(X) + 21.05	50% / 50%
AM Peak Hour		25	9	16			T = 0.20(X) - 0.13	34% / 66%
PM Peak Hour		32	17	15			T = 0.24(X) + 1.64	54% / 46%

Note: [1] Where: T = Trips; X = Density by Variable

The proposed development is anticipated to generate 402 new daily trips (201 inbound and 201 outbound) with the PM peak being the highest with the 25 new trips (9 inbound and 16 outbound) and 25 new AM trips (17 inbound and 15 outbound).

Please contact me or Blake Bredbenner at 770-368-1399 if you have any questions or need additional information. Thank you for your time and consideration.

Sincerely,

FORESITE GROUP, INC.

Sameer S. Patharkar
Project Manager

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March 6, 2018

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

RE: Rezoning Environmental Site Analysis Letter for 6757 Covington Hwy (Stonecrest Senior Living)

To Whom It May Concern:

On behalf of our client, DeKalb County Housing Authority (DCHA), this letter is submitted as part of a rezoning application package for the proposed development named "Stonecrest Senior Living." The property is proposed to be rezoned from C-1 to MR-2, in order to be used as medium-density residential for market-quality affordable senior housing. The following land use and environmental topics have been analyzed as part of the rezoning application.

Conformance to Comprehensive Plan

a) The subject property, located on the south side of Covington Highway and north of Hillvale Road, is a currently vacant lot with an area of approximately 9.3 acres which slopes gently from west to east. The property is covered with shrubs, small trees and grass, with a stream identified on its southeast corner.
b) The property is bordered to the south by single family residential zoned R-100, to the east by an auto sale business zoned C-1, to the west by an office building zoned O-I, and across the street to the north by a church and Kroger shopping center. A site plan for the proposed development is included in this submittal.
c) The DeKalb County Comprehensive Land Use Plan 2035 identifies the vicinity in which the property is located as "Suburban" future land use, with "Neighborhood Center" in close proximity to the north and west. "Suburban" future land use includes the primary uses of townhomes and assisted living facilities, which are similar to the proposed property use of multifamily senior living. The proposed zoning of MR-2 and density of 25 units per acre does not fall within the recommended characteristics of the future land use; however, the proposed land use compliments the mixed-use nature of the surrounding area, which includes current land uses of single family residential, office, commercial, and a place of worship.
d) The 2035 Comprehensive Future Land Use Map is included with this submittal, and the vicinity of the property is marked in red.
e) The proposed rezoning and property development compliments the surrounding area of current land uses. While multifamily residential is not recommended for "Suburban" future land use, the property is in close proximity to "Neighborhood Center" future land use, which allows multifamily residential.

Environmental Impacts of Proposed Project

f) Wetlands – No wetlands are identified on the US Fish and Wildlife Service National Wetlands Inventory website. No wetlands were identified in the field.
g) Floodplain – No floodplains are located onsite according to FEMA map 13089C0159J, dated 5/16/2013. No floodplains were identified in the field.

1800 Parkway Place, Suite 700, Marietta, GA 30067 Tel: 770.423.0807 Fax: 770.423.1262
www.atwell-group.com

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i) Proposed open space will preserve the existing stream and stream buffer. The US Fish & Wildlife service identifies the potential presence onsite of a number of aforementioned migrating birds. However, due to the absence of mature trees, it is probable that the proposed development will not have an adverse impact on wildlife.

Thank you for your consideration,

Robert Skrobot, P.E.
Project Manager

1800 Parkway Place, Suite 700, Marietta, GA 30067 Tel: 770.423.0807 Fax: 770.423.1262
www.atwell-group.com

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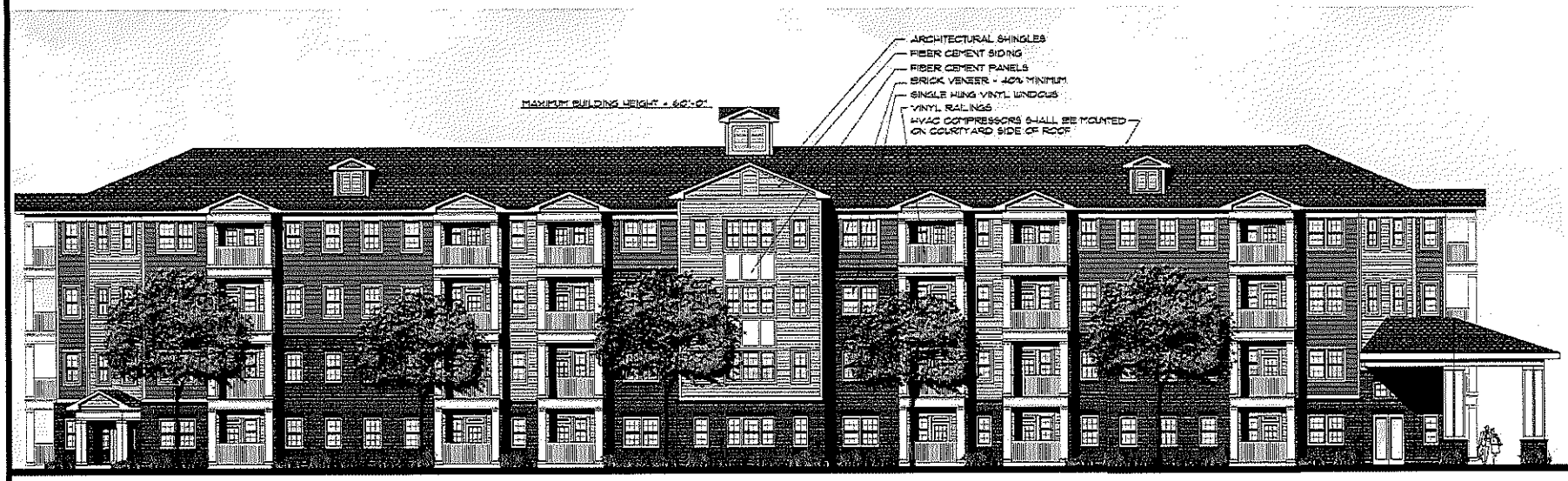

1 CONCEPTUAL ELEVATION
1/8"=1'-0" CLARKSTON INDUSTRIAL BLVD

SCALE: 1/8" = 1'-0"

PROJECT	REVISIONS
2016-012	
DATE	
11/15/16	
DRAWN BY / DESIGNED BY	
DET	

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3339 404-373-2800

STARNES SENIOR LIVING
CLARKSTON, GA

CE1

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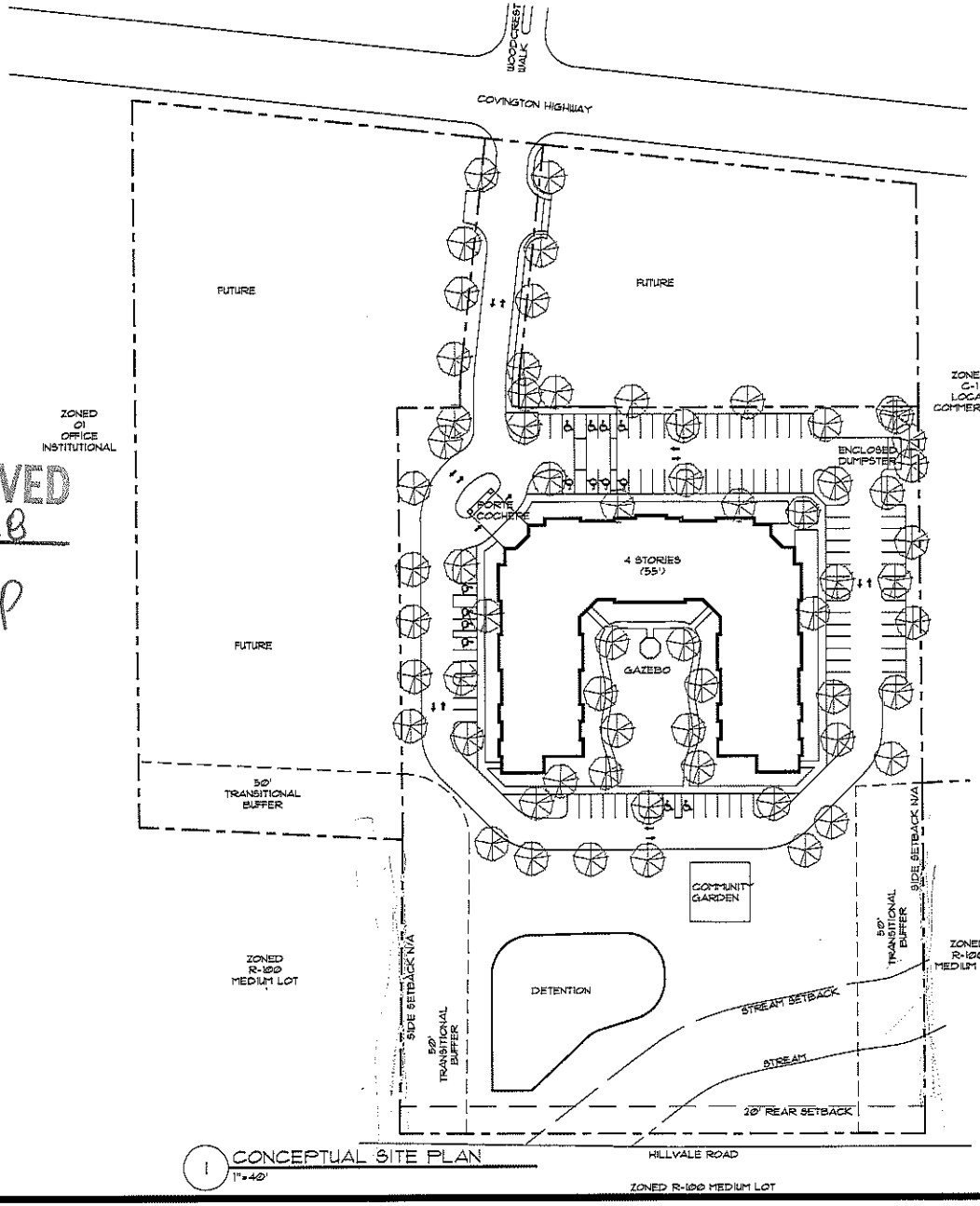
PLOTTED: Nov 15, 2016 - 2:15pm LOCATION: P:\Clarkston, GA\Project\2016-012 Clarkston, GA\Project\2016-012_project site planning Plotted By: mthompson - Copyright 2016



1 CONCEPTUAL SITE PLAN
1"=40'

LAND USE
MARKET QUALITY AFFORDABLE ELDERLY HOUSING

CURRENTLY ZONED C-1

PROPOSED ZONING: MR-2
(MEDIUM DENSITY RESIDENTIAL-2)

SITE AREA
5.12 ACRES
223,191 S.F.

4 STORY BUILDING WITH ELEVATOR
114,652 GROSS S.F.
28,663 S.F. BUILDING COVERAGE

128 UNITS
25.0 UNITS / ACRE
MINIMUM UNIT AREA = 544 S.F.

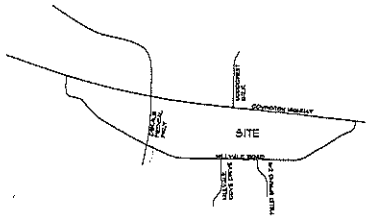
ALL UNITS SHALL BE HANDICAPPED ADAPTABLE, WITH MORE THAN 15 UNITS FULLY HANDICAPPED ACCESSIBLE

88 PARKING SPACES
0.6875 SPACES / UNIT

MAXIMUM BUILDING HEIGHT = 4 STORIES (60'-0")
ACTUAL BUILDING HEIGHT = 4 STORIES (55'-0")

OPEN SPACE REQUIRED MINIMUM = 15%
OPEN SPACE ACTUAL =40%

LOT COVERAGE MAXIMUM = 75%
LOT COVERAGE ACTUAL = 66%



2 LOCATION MAP
NTS

NORTH
SCALE: 1:40

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PROJECT	REVISIONS
2018	
DATE	
3/16/18	
DRAWN BY / CHECKED BY	

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2000

SENIOR APARTMENTS
STONECREST, GA

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CSP1

PLOTTED: Mar 26, 2018 - 11:32am LOCATION: P:\Stories\2018 Stonecrest, Covington, GA\PRELIM\MRA's Stonecrest site plan 2018-03-26 Option2.dwg Plotted By: jpruder - Copyright 2018

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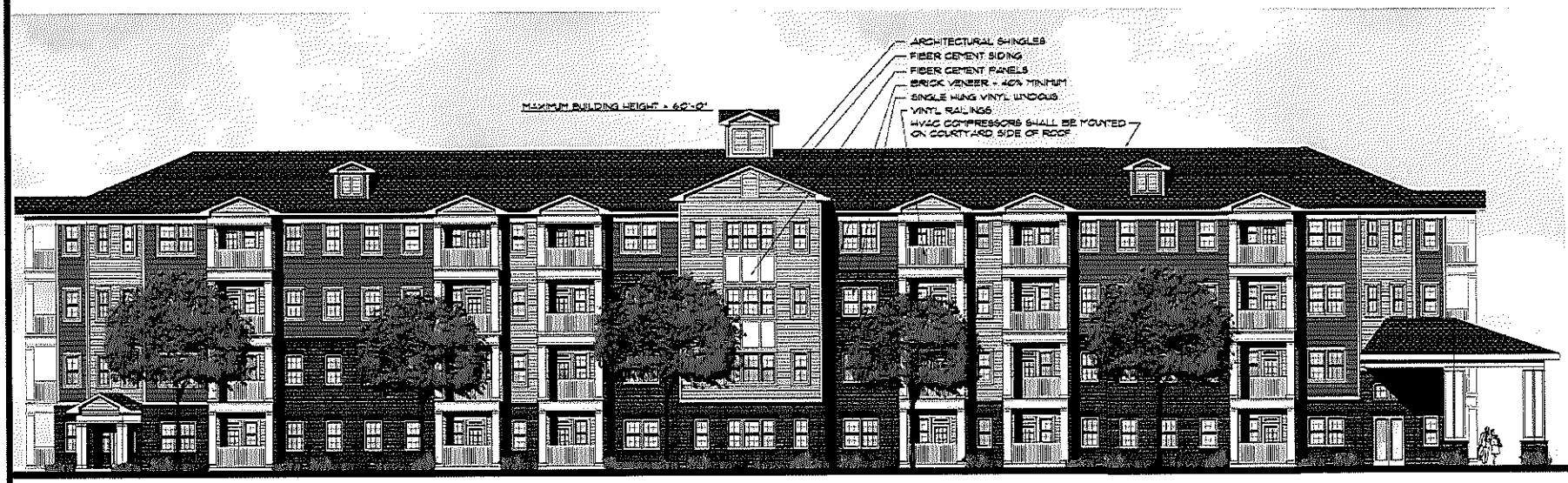

1 CONCEPTUAL ELEVATION
1/8"=1'-0" CLARKSTON INDUSTRIAL BLVD

SCALE: 1/8" = 1'-0"

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800

STARNES SENIOR LIVING
CLARKSTON, GA

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DATE 11/15/16
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