

Development Services Center 178 Sams Street Decatur, GA 30030 www.dekalbcountyga.gov/planning 404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer	DEPARTMENT OF P	LANNING & S	USTAINABILITY	Interim Director
Michael Thurmond				Cedric Hudson

ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING (VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)

Applicant and/or Authorized Representative: Blue Ridge Atlantic Development, LLC
Mailing Address: 1630 Military Cutoff Road
City/State/Zip Code: Wilmington, NC 28403
Email: jmaddox@blueridgeatlantic.com
Telephone Home: N/A Business: 404-451-1673
OWNER OF RECORD OF SUBJECT PROPERTY
Address (Mailing): 3604 John Carrol Drive, Decatur, GA 30034
Address (Mailing): 3604 John Carrol Drive, Decatur, GA 30034 Email: drperawford@ bellsonth Telephone Home: 404-218-9200 Business: NA
ADDRESS/LOCATION OF SUBJECT PROPERTY
Address: 3055 Clifton Springs Road City: Decatur State: GA Zip: 30034 District(s): 15 Land Lot(s): 089 Block: 04 Parcel: 001 1000000000000000000000000000000000000
Zoning Classification: M (I-20 Overlay Tier 2) Commission District & Super District: 3 & 6
CHECK TYPE OF HEARING REQUESTED:
X VARIANCE (From Development Standards causing undue hardship upon owners of property.)
SPECIAL EXCEPTIONS (To reduce or waive off-street parking or loading space requirements.)
OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.
*PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4. FAILURE TO FOLLOW

GUIDELINES MAY RESULT IN SCHEDULING DELAYS.*

Email plansustain@dekalbcountyga.gov with any questions.



ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property. .

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property subject to the application.

3

DATE: 03-21-2024

Aplidings, Ih C Applicant Signature: inter

DATE:

Applicant Signature:

11.



ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

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I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the ZoningBoard of Appeals for the requests as shown in this application.

DATE: Applicant/Agent Signature: TO WHOM IT MAY CONCERN: no LLC (I)/ (WE) (Name of Owners)

being (owner/owners) of the property described below or attached hereby delegate authority to the above signed agent/applicant.

DAVIS Notary Public n

Premer Signature

Notary Public

Owner Signature

Notary Public

Owner Signature



Chief Executive Officer

Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY Interim Director

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Email: jmaddox@blueridgeatlantic.com			
Telephone Home: N/A Business: 404-451-1673			
OWNER OF RECORD OF SUBJECT PROPERTY			
Owner: Otto Tract 6, LLC			
Address (Mailing): 1261 Hammond Creek Trail, Watkinsville, GA 30677			
Email: maxieprice1@gmail.com Telephone Home: 770 317 3000 Business: 4046303000			
ADDRESS/LOCATION OF SUBJECT PROPERTY			
Address: 3260 Panthersville Road City: Decatur State: GA Zip: 30034 District(s): 15 Land Lot(s): 089 Block: 04 Parcel: 003 1003			
Zoning Classification: M (I-20 Overlay Tier 2) Commission District & Super District: 3 & 6			
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DATE: March 21 2024	Applicant Signature:	Manifetor
DATE:	Applicant Signature:	



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TO WHOM IT MAY CONCERN:	
(I)/ (WE): Otto Tract No. 6 L	LC
(Name of Owners)	
being (owner/owners) of the property or signed agent/applicant.	described below or attached hereby delegate authority to the above
Br Jalen	GEORGIA
Notary Public	PUBLES Owner Signature
Notary Public	Owner Signature

Notary Public

Owner Signature



Chief Executive Officer

Michael Thurmond

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ADDRESS/LOCATION OF SUBJECT PROPERTY			
Address: 3284 Panthersville Road City: Decatur State: GA Zip: 30034			
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Zoning Classification: M (I-20 Overlay Tier 2) Commission District & Super District: 3 & 6			
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DATE: 03/18/2024	Applicant/Agent
TO WHOM IT MAY CONCERN:	
(I)/ (WE): Otto Tract No. 6	LLC
(Name of Owners)	

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Notary Public

Notary Public

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	\sim	Martal	
Owner	Signature		

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Owner Signature

Notary Public

Owner Signature



DeKalb County Department of Planning & Sustainability 178 Sams Street Decatur, GA 30030 Attn: Rachel Bragg, Lucas Carter

RE: Springview Apartments (Parcel ID Numbers: 15-089-04-001, 15-089-04-003, 15-089-04-006) Zoning Board of Appeals Application for Public Hearing – Letter of Intent

- 1. Sec. 27-3.33.12–A: A variance to add cement wood and fiber cement siding as an allowable exterior building material on building facades visible from public streets in lieu of stucco.
 - a. Springview Apartments will be an L-shaped with frontage on both Panthersville Road and Clifton Springs Road. An elevation is included with this application that shows a mix of brick and fiber cement siding on the exterior building facades. This is consistent with other developments within Tier 2 of the I-20 Overlay District including Abbington Perimeter (3250/3252 Panthersville Road), Abbington Reserve (3051 Lumby Drive), and the Aurora (4029/4035 Flat Shoals Pkwy)

We are requesting to use fiber cement in lieu of stucco as an allowable building material. In our experience, fiber cement is more durable, less susceptible to water and fire damage and is more easily repaired if damaged, cracked or otherwise marred. Fiber cement can be replaced or repainted if there is any damage, but when stucco needs to be repaired it can be difficult to match the design and texture of the original material. Fiber cement also provides a wider variety of design options to vary textures and materials of the façade.

- 2. Sec. 27-3.33.12–C: A variance to reduce the required fenestration on the ground floor of the front façade of the building from 75% to 60% and only make the requirement applicable to non-residential spaces (including ground-floor amenity spaces)
 - a. Springview Apartments will be a mixed-use development in the I-20 Overlay District, which will feature both residential apartments and commercial office space. The I-20 Overlay District allow for a variety of commercials. Residential is only allowed in combination with another use such as retail and office uses.

The fenestration requirement is applied non-discriminately to every development in the I-20 Overlay District, however, including fenestration covering 75% of the width of the front façade of the building at the ground level would be problematic due to the private residential nature of the multifamily section of the development. Both Clifton Springs Road and Panthersville Road are heavily trafficked streets and including 75% fenestration for residents living on the ground floor would impact their privacy

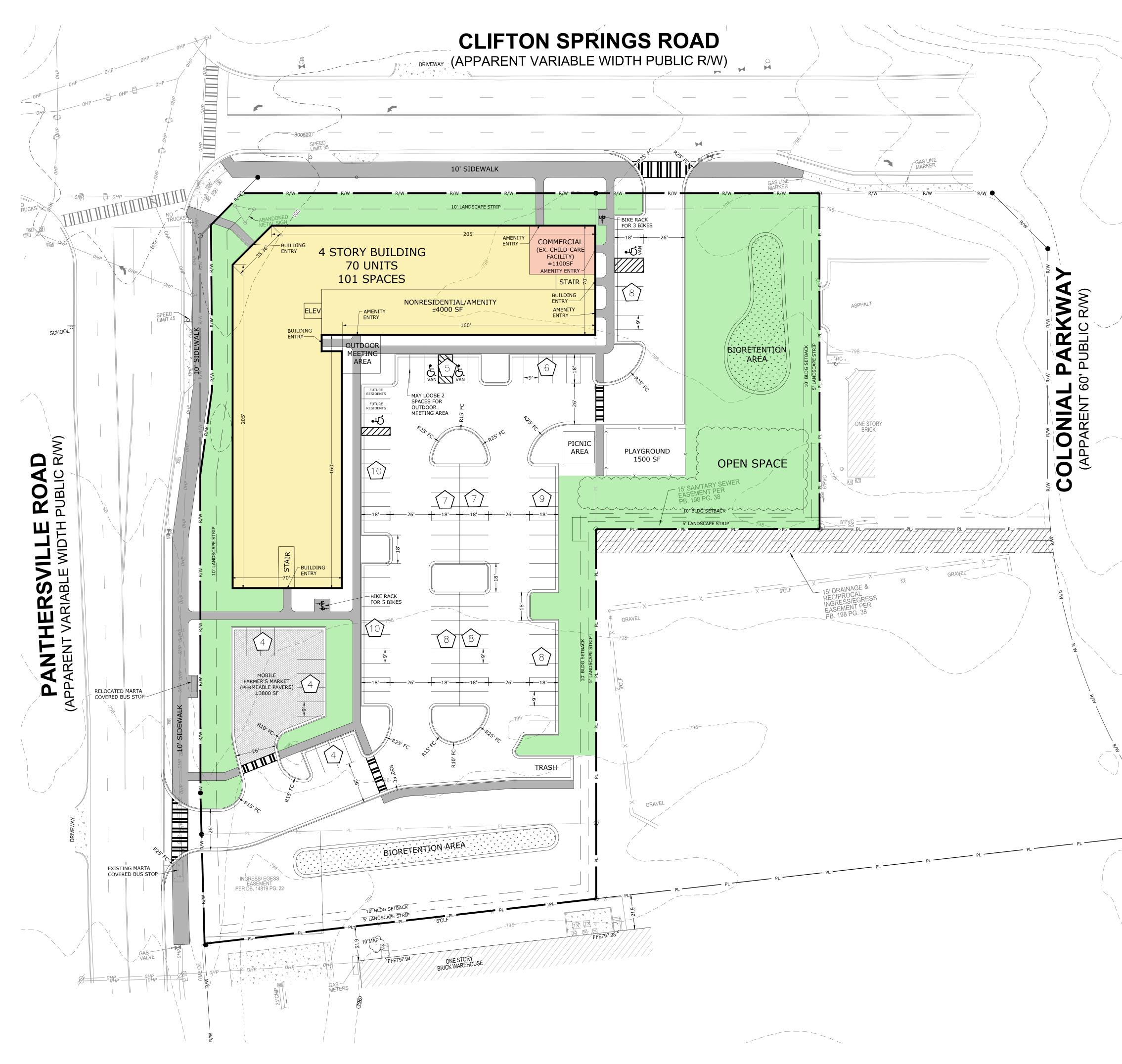
Included in this application is a colored elevation showing the proposed fenestration covering 60% of the width of the building for the commercial and amenity spaces in the building. We all located all amenity spaces on Clifton Springs Road, to further the amount of non-residential space that would be covered by more fenestration.



- 3. Sec. 27-2.24.1: A variance to reduce the minimum floor area of attached dwelling unit of multifamily as required by DeKalb County Code Section 2.24.1 for M (Light Industrial) District from 1,000 sq. ft. to 750 sq. ft.
 - a. Presently, multi-family dwelling units are permissible in M (Light Industrial) through a Special Land Use Permit approved by the Board of Commissioners. Each dwelling within an apartment building must be at least 1,000 square feet (heated living area) in size. The I-20 Overlay District allows multifamily dwellings as part of mixed-use developments, however, there is no guidance on the required minimum square footage for a multifamily unit. Since the Overlay is silent on this matter, the restrictions of the underlying zoning—M (Light Industrial)—are applicable. It is currently cost prohibitive and not financially feasible to build one-bedroom apartments

The DeKalb County 2050 Unified Plan has noted that the DeKalb County needs more housing supply and diversity to combat national housing affordability crisis. Additionally, our market study for this project identified significant demand for one-, two- and three-bedroom apartments in the designated market area for Springview Apartments. The 29 one-bedroom units created as a part of this development only capture ≈1.0% of the anticipated demand for this area.

While exclusively building two- and three-bedroom apartments is an option for this development, it is our preference to build one-, two- and three-bedroom apartments to provide a broader range of housing diversity within this community.

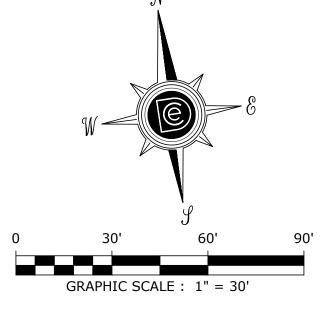


SITE DATA

ZONING: TOTAL SITE AREA: AFTER R/W DEDICATION: TOTAL BUILDING AREA: TOTAL UNITS: TOTAL REQUIRED PARKING: RESIDENTIAL 1.25 SP PER UNIT: OFFICE 3 SP PER 1,000 SF: TOTAL PROVIDED PARKING:	3 SPACES 98 SPACES
HANDICAP SPACES: REGULAR SPACES:	4 SPACES 94 SPACES
TOTAL BIKE PARKING:	JI SINCLO
REQUIRED:	5 SPACES
PROVIDED:	8 SPACES
SETBACKS:	
FRONT :	0'
SIDE & REAR:	10'
LANDSCAPE STRIPS:	
FRONT :	10'
SIDE & REAR:	5'
TOTAL OPEN SPACE REQUIRED:	20% (28,731 SF)
TOTAL OPEN SPACES PROVIDED:	26% (38,335 SF)
* OPEN SPACE IS HIGHLIGHTED IN G	GREEN.







THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

SURVEY NOTES

EQUIPMENT USED A TRIMBLE "S" SERIES TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS. A TRIMBLE R-12 DUAL FREQUENCY GPS UNIT WAS USED FOR ESTABLISHING

CONTROL. A NETWORK ADJUSTED RTK SURVEY WAS PERFORMED AND ADJUSTED BY RELATIVE POSITIONAL ACCURACY. CLOSURE STATEMENT

THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE AND TRACT 1 IS ACCURATE WITHIN ONE FOOT IN 418,121 FEET. TRACT 2 IS ACCURATE WITHIN ONE FOOT IN 234,359 FEET. TRACT 3 IS ACCURATE WITHIN ONE FOOT IN 150,361 FEET. THE DVÉRALL TRACT IS ACCURATE WITHIN ONE FOOT IN 186,487 FÉET

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAD A CLOSURE OF ONE FOOT IN 57,196 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE) NAD83.

ALL HORIZONTAL DISTANCES SHOWN ARE GROUND DISTANCES. MEASURING UNITS OF THIS SURVEY ARE IN U.S. SURVEY FEET.

CONTOURS ARE SHOWN AT ONE FOOT INTERVALS. ELEVATIONS ARE BASED ON RTK GLOBAL POSITIONING SYSTEMS OBSERVATION AND ARE RELATIVE TO NAVD 88 DATUM. FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON JANUARY 19, 2024

DUE TO VARIANCES IN GPS EQUIPMENT, TECHNIQUES, FEDERAL ADJUSTMENTS TO STATE PLANE MODELS AND DAILY CONDITIONS IMPACTING GPS RECEPTIVITY, GPS SOLUTIONS MAY VARY FROM THOSE PROVIDED ON THIS SURVEY BOTH HORIZONTALLY AND VERTICALLY ANY AND ALL CONTRACTORS. CONSULTANTS INDIVIDUALS OR ENTITIES RELYING ON STATE PLANE COORDINATES TO RELATE O DATA PROVIDED ON THIS SURVEY MUST LOCALIZE TO THE SURVEY CONTROL, ENCHMARKS OR PROPERTY MONUMENTATION, ESTABLISHED BY THIS SURVEY IN ORDER TO ENSURE ACCURACY OF DATA. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY ISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR ISSUES ENCOUNTERED DUE TO FAILURE TO LOCALIZE DIRECTLY TO THIS SURVEY DATUM THIS SURVEY MAY NOT REPRESENT OFFSITE PAINT STRIPING TO THE ACCURACY REQUIRED FOR LANE DESIGN. TERRAMARK LOCATES THE EDGE OF PAVING AND

DEELECT ACCURATE TODOC PAINT LOCATIONS SHOULD BE VERIFIED WITH SURVEYOR PRIOR TO USING THIS SURVEY FOR DESIGN. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND OCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN

HEREON. THERE IS NO CERTAINTY TO THE ACCURACY OF THIS INFORMATION AND T SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

INFORMATION REGARDING STORM SEWER AND SANITARY SEWER AS SHOWN HEREON, IS BASED ON OBSERVATIONS TAKEN BY TERRAMARK EMPLOYEES AT THE GROUND ELEVATION OF THE EXISTING STRUCTURE. TERRAMARK EMPLOYEES ARE NOT AUTHORIZED TO ENTER A CONFINED SPACE SUCH AS A STRUCTURE [HEREFORE, THERE IS NO CERTAINTY OF THE PIPE SIZES AND PIPE MATERIAL THAT ARE SHOWN ON THIS SURVEY. EXCAVATION BY A CERTIFIED CONTRACTOR IS THE ONLY WAY TO VERIFY PIPE SIZE AND MATERIAL. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY JNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS

OR SUFFICIENCY OF THE PIPE INFORMATION SHOWN HEREON.

FERRAMARK LAND SURVEYING, INC. WAS UNABLE TO DETERMINE THE EXTENT OF PIPES MARKED AS APPROXIMATE DIRECTION ONLY. AFORESAID PIPE IS DRAWN ON THE SURVEY TO REFLECT THE OBSERVED DIRECTION BASED UPON A VISUAL INSPECTION OF THE STRUCTURE ONLY AND IS SHOWN FOR INFORMATIONAL PURPOSES.

STATE WATERS AND BUFFERS AS SHOWN OR NOT SHOWN HEREON ARE SUBJECT TO REVIEW BY LOCAL JURISDICTION OFFICIALS. IT IS THE RESPONSIBILITY OF THE LOCA AUTHORITY TO DETERMINE SPECIFIC WATER CLASSIFICATION. THEREFORE ERRAMARK LAND SURVEYING ACCEPTS NO RESPONSIBILITY IN THE IDENTIFICATION OF SAID WATERS OR BUFFERS IDENTIFIED OR NOT IDENTIFIED HEREON.

PROPERTY IS SUBJECT TO RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE WATER OF CREEKS AND BRANCHES CROSSING OR ADJOINING SUBJECT PROPERTY AND THE NATURAL FLOW THEREOF, FREE FROM DIMINUTION OR POLLUTION THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR NTITY NAMED HEREON. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

TERRAMARK LAND SURVEYING, INC. DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

TITLE NOTES

ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF DEKALB COUNTY, GEORGIA (PANEL NUMBER 13089C0134J), DATED 05/16/2013; NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN ON THIS SURVEY. SUBJECT PROPERTIES APPEAR TO HAVE ACCESS TO THE PUBLIC RIGHT OF WAY OF PANTHERSVILLE ROAD AND CLIFTON SPRINGS ROAD.

REFERENCE MATERIAL

1. COMMERCIAL DIVISION PLAT FOR STONE MOUNTAIN INDUSTRIAL PARK, INC. RECORDED IN PLAT BOOK 198 PAGE 38 AMONG THE LAND RECORDS OF DEKALB COUNTY, GEORGIA

2. DEEDS AND PLATS SHOWN HEREON



SITE INFORMATION

TRACT 1:

CURRENT OWNER: P CRAWFORD HOLDINGS, LLC DB. 21137 PG. 262

TAX PARCEL ID # 15 089 04 001

ADDRESS: 3055 CLIFTON SPRINGS ROAD TRACT 2:

CURRENT OWNER: OTTO TRACT NO 6, LLC DB. 23479 PG. 695

TAX PARCEL ID # 15 089 04 003

ADDRESS: 3206 PANTHERSVILLE ROAD TRACT 3:

CURRENT OWNER: OTTO TRACT NO 6, LLC DB. 28918 PG. 195

TAX PARCEL ID # 15 089 04 006

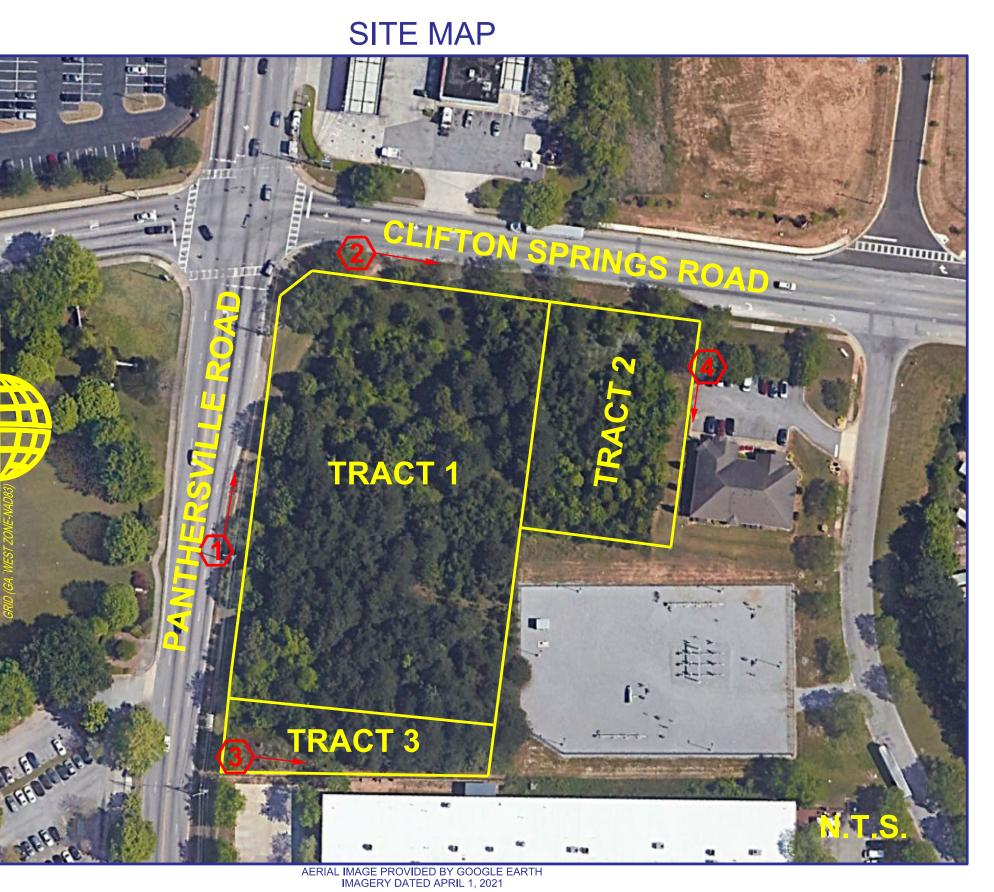
ADDRESS: 3284 PANTHERSVILLE ROAD



PHOTO #1

BOUNDARY AND TOPOGRAPHIC SURVEY FOR BLUE RIDGE ATLANTIC (3260 PANTHERSVILLE ROAD) LOCATED IN LAND LOT 89, 15 DISTRICT

DEKALB COUNTY, GEORGIA



PROPERTY DESCRIPTION OVERALL

Being all that tract or parcel of land lying and being in Land Lot 89, 15th District, DeKalb County, Georgia and being more particularly described as follows: Beginning at the southwest end of a mitered corner of the intersection of the Easterly Right of Way Line of Panthersville Road, (having an apparent variable width right of way) and the Southerly Right of Way Line of Clifton Springs Road (having an apparent variable width right of way), said point also being at State Plane Coordinate (Georgia West Zone) of North: 1,342,587,559; East 2,264,488.626; thence, leaving said Point of Beginning and running with the said miter between the said roads.

- North 51° 48' 12" East, 37.78 feet to a point on the aforesaid line of Clifton Springs Road; thence, running with the said line of Clifton Springs Road, South 82° 33' 32" East, 223 57 feet to a capped rebar found (Labeled HMB), said point being the northwestern corner of Lot 1 of a Commercial Division Plat for Stone Mountain Industrial Park, Inc., as recorded among the Land Records of DeKalb County, Georgia in
- Plat Book 198, Page 38; thence, continuing with the said line of Clifton Springs Road, South 82° 34' 43" East, 141.32 feet; thence, leaving the aforesaid line of Clifton Springs Road and running adjacent to Lot 2 and part of Lot 3 of the aforesaid plat,
- South 07° 24' 58" West, 212.28 feet, thence, North 82° 35' 02" West, 141.32 feet, thence, South 07° 24' 58" West, 233.59 feet; thence, running adjacent to the property now or formerly owned by B9 Perimeter East Owner, LLC, as described in a deed recorded among the aforesaid Land Records in Deed Book 28705, Page 191,
- North 89° 06' 23" West, 249.05 feet to a point on the aforesaid line of Panthersville Road, said point being 1.07 feet northwest from a 1/2 inch rebar found; thence, running with the said line of Panthersville Road,
- North 05° 51' 51" East, 69.14 feet to a capped rebar found (Labeled HMB); thence, 26.01 feet along the arc of a curve deflecting to the right, having a radius of 2,821.79 feet and a chord bearing and distance of North 05° 52' 59" East, 26.01 feet to a 1/2 inch rebar found; thence,
- North 07° 25' 00" East, 352.16 feet to the Point of Beginning, containing 144,580 square feet or 3.3191 acres of land, more or less. Property is subject to all easements and rights of way recorded and unrecorded.

ZONING INFORMATION

ZONING: M (LIGHT INDUSTRIAL) JURISDICTION: DEKALB COUNTY, GEORGIA SETBACKS: FRONT - 60 FEET SIDE -20 FFF

REAR -30 FEET PARKING COUNT: NO MARKED PARKING SPACES OBSERVED

AREA TABLE

TRACT 1 100,023 SQ.FT. OR 2.2962 AC. TRACT 2 30,000 SQ.FT. OR 0.6887 AC. TRACT 3 14,557 SQ.FT. OR 0.3342 AC.

TOTAL 144,580 SQ.FT. OR 3.3191 AC.







PHOTO #4

