



DeKalb County Zoning Board of Appeals
 Department of Planning & Sustainability
 178 Sams Street
 Decatur, GA 30030



Wednesday, May 8, 2024

Michael L. Thurmond
 Chief Executive Officer

Cedric Hudson
 Interim Director

Planning Department Staff Analysis

N3. Case No: A-24-1246947

Parcel ID(s): 15 089 04 001, 15 089 04 003, 15 089 04 006

Commission District 03 Super District 06

Applicant: Blue Ridge Atlantic Development, LLC
 1630 Military Cutoff Road
 Wilmington, NC 28403

Owner(s): Otto Tract 6, LLC
 1261 Hammond Creek Trail
 Watkinsville, GA 30677

P. Crawford Holdings, LLC
 3604 John Carrol Drive
 Decatur, GA 30034

Project Name: Springview Apartments

Location: 3055 Clifton Springs Road M Decatur, GA 30034
 3260 Panthersville Road Decatur, GA 30034
 3284 Panthersville Road Decatur, GA 30034

Request:	Variances from: 1) Section 27-3.33.12. (C) to reduce the required width of fenestration of the front facade of the building at the ground level from 75% to 54%; and 2) Section 27-2.24.1. to reduce the minimum floor area of multifamily dwelling units from 1,000 square feet to 750 square feet.
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Staff Recommendation:
 Approval with condition

Condition: The following information about this variance shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance and condition(s) of approval.

STAFF ANALYSIS

1. There is an extraordinary or exceptional physical condition(s) pertaining to the particular piece of property (such as, but not limited to, lot size, lot shape, specimen tree(s), steep slope(s), or preservation of historic characteristics of the property), which was not created by the current owner, previous owner, or applicant; by reason of a clearly demonstrable condition(s), the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district, as distinguished from a special privilege or convenience sought by the property owner.

Requests 1 and 2: While the development site would be an irregularly shaped corner lot, said corner lot would be the result of a lot combination of several smaller lots. There do not appear to be any limitations to the site as a result of topography or other existing on-site conditions.

2. The requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located:

Request 1: The request likely exceeds the minimum necessary to afford relief, but not significantly so. The development site (subsequent to a lot combination) would be considered a corner lot, and other developments on corner lots in the I-20 Overlay District would likely be required to meet the minimum 75% fenestration requirement on the ground floor. That being said, providing this amount of fenestration on both building facades may be deemed to be excessive per other criteria in this analysis.

Request 2: The request to reduce the minimum floor area from 1,000 square feet to 750 square feet may also be viewed as exceeding the minimum necessary to afford relief as it is possible to build larger multifamily units. However, the request appears to be in-line with the goals of the *Dekalb County 2050 Unified Plan* to address existing shortages in housing and encourage density in the I-20 overlay.

3. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located:

Request 1: The requested variance would create a development that is more adherent to the intent of the I-20 Overlay requirements regarding building use/form compared to the existing conditions. This request is pragmatic in nature, and a reduction in the minimum fenestration requirement would not be considered have an adverse effect on the public welfare or be considered injurious to adjacent developments.

Request 2: The proposed request would not significantly create an adverse effect on the public welfare or be considered injurious to adjacent developments. The proposal would meet several criteria of Section 27-3.33.3. (Statement of purpose and intent) of the I-20 Overlay, including:

J. To support high-density housing in office and mixed-use centers which have the appropriate location, access, and infrastructure to support such development; and,

O. To focus and encourage formation of well designed, pedestrian-friendly activity centers with high-density commercial and residential development that increases vitality and choices in living environments for the citizens of DeKalb County.

4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship:

Request 1: As per the proposed site plan, the proposed mixed-use building would be oriented along the Clifton Springs Road and Panthersville Road frontages with zero (0)-foot minimum front yard setbacks. This more adequately meets the intent of the I-20 Overlay District with respect to building design/form. Being a corner lot, however, the proposed building would be required to have essentially two (2) front facades each providing the minimum fenestration requirement, which could be significantly more fenestration that would be expected from a similarly sized development on an interior lot with only one street frontage. While these fenestration requirements typically help facilitate a more pedestrian-oriented streetscape and provide entrances to ground-level nonresidential uses, existing conditions and development patterns in this portion of the I-20 Overlay District may not support a significant amount of nonresidential uses as part of this mixed-use development. Required fenestration of the facades is not

necessarily compatible with ground floor residential units, and providing the required fenestration along both frontages may be considered excessive. The proposed percentage of fenestration at the ground floor level does not significantly deviate from the intent of the I-20 Overlay District per Section 27-3.33.3.

Request 2: While the Overlay District establishes a maximum density for the proposed development site, the minimum square footage requirement for a multifamily unit is a consequence of the underlying M (Light Industrial) Zoning. A number of surrounding municipalities (both cities and counties) have adopted development standards that abolish minimum square footages for dwelling units in favor of establishing a maximum floor area ratio (FAR), which the I-20 Overlay District has per Section 27-3.33.9. (C) and (D). The County recently passed a text amendment in 2023 (TA-23-1246147), reducing the minimum square footage requirement for multifamily units in the O-I (Office-Institutional) Zoning District under applicable conditions of the development site. These represent decisions to reduce minimum unit sizes to encourage the development of additional (and more affordable) housing stock. Although multifamily uses may still be feasible on the subject property without this variance, strict adherence to Section 27-2.24.1. may be considered excessive.

5. The requested variance would be consistent with the spirit and purpose of this Chapter and the DeKalb County Comprehensive Plan Text

Requests 1 and 2: The requested variances align with the spirit and purpose outlined in the DeKalb County Zoning Ordinance and the *DeKalb County Unified Plan Text*. Specifically, the proposed variances support the goals set forth in the I-20 Overlay as per Section 27-3.33.3., emphasizing the development of high-density housing and mixed-use spaces. The project is consistent with the objectives of the Neighborhood Center (NC) Character Area, which aims to concentrate residential and commercial activities to serve local neighborhoods while promoting walkability, transit usage, and reduced automobile dependency. The requested variances do not significantly deviate from the design and development standards of the I-20 Overlay district; strict adherence to these sections would possibly result in a development that would not meet Overlay goals:

- 1) Increased fenestration would not necessarily be compatible with residential units which are proposed for the first floor of this development.
- 2) Adherence to the minimum unit square footage requirements would result in fewer units, decreasing the availability of housing stock and potentially deviating from several purpose statements of the I-20 Overlay District, which support increased density, and the *DeKalb County 2050 Unified Plan*, which supports the creation of additional (and affordable) housing.

FINAL ANALYSIS:

Although the proposed variance requests may not fulfill all of the criteria listed above, Staff concludes that the variance proposals do not significantly deviate from the intent of I-20 Overlay District. The Overlay covers a longer linear distance than most other Overlay districts, as it is primarily aligned along the length of an Interstate Highway as opposed to being centered around a particular neighborhood. Therefore, the Overlay contains areas of higher density that may support stricter adherence to Overlay area requirements, and others (such as the area in the vicinity of the intersection of Panthersville and Clifton Springs Road) that have shown less development since the establishment of the overlay— and which strict adherence to the overlay requirements may hinder future development. Certain requirements for this particular development site may either be 1) overly restrictive based on the specific development proposal or 2) outdated – which could support the establishment of new Tiers or updated development standards as part of a future Text Amendment. The proposed development would establish a new precedent in density and building use/form for this portion of the Overlay and is supported by the *DeKalb County 2050 Unified Plan* goals and priorities, in light of this, Staff recommends *Approval* of both variance requests.

STAFF DETERMINATION: Approval with condition.

Condition: The following information about this variance shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance and condition(s) of approval.



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

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
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

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
Zoning Classification: M (I-20 Overlay Tier 2) Commission District & Super District: 3 & 6

CHECK TYPE OF HEARING REQUESTED:

- 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.



DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

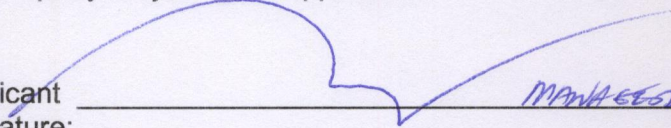
AUTHORIZATION OF THE PROPERTY OWNER

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.

DATE: March 21 2024

Applicant Signature: 

DATE: _____

Applicant Signature: _____

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

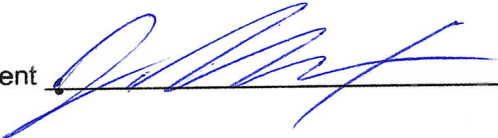
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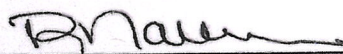
DATE: March 21 2024

Applicant/Agent Signature: 

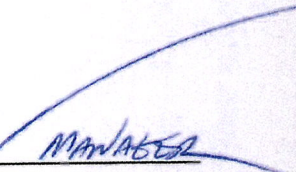
TO WHOM IT MAY CONCERN:

(I)/ (WE): Otto Tract No. 6 LLC
(Name of Owners)

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


Notary Public




Owner Signature

Notary Public

Owner Signature

Notary Public

Owner Signature



Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

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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

Owner: P. Crawford Holdings, LLC
Address (Mailing): 3604 John Carrol Drive, Decatur, GA 30034
Email: drp@percrawford@bellsouth.net Telephone Home: 404-218-9200 Business: N/A

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
Zoning Classification: M (I-20 Overlay Tier 2) Commission District & Super District: 3 & 6

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DATE: 03-21-2024

Applicant Preussins L Crawford, President for
Signature: Crawford Holdings, LLC

DATE: _____

Applicant _____
Signature: _____



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DATE: 3/21/2024

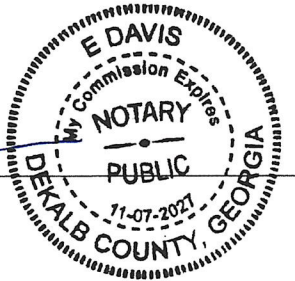
Applicant/Agent Signature: [Handwritten Signature]

TO WHOM IT MAY CONCERN:

(I)/ (WE) Precious Crawford, President - Crawford Holdings LLC (Name of Owners)

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

[Handwritten Signature] Notary Public



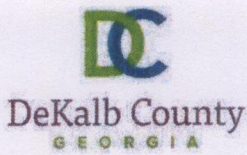
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DATE: 03/18/2024

Applicant/Agent Signature: 

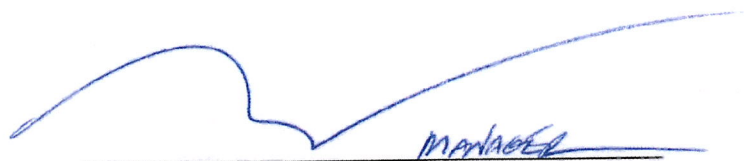
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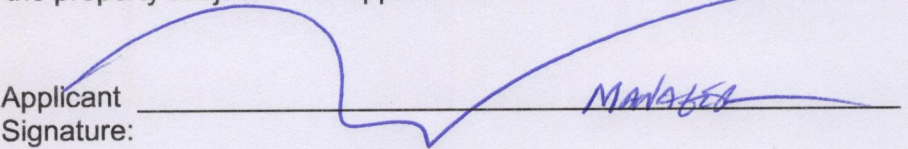
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DATE: March 21 2024

Applicant Signature: 

DATE: _____

Applicant 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 Abington Perimeter (3250/3252 Panthersville Road), Abington 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 multi-family 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.

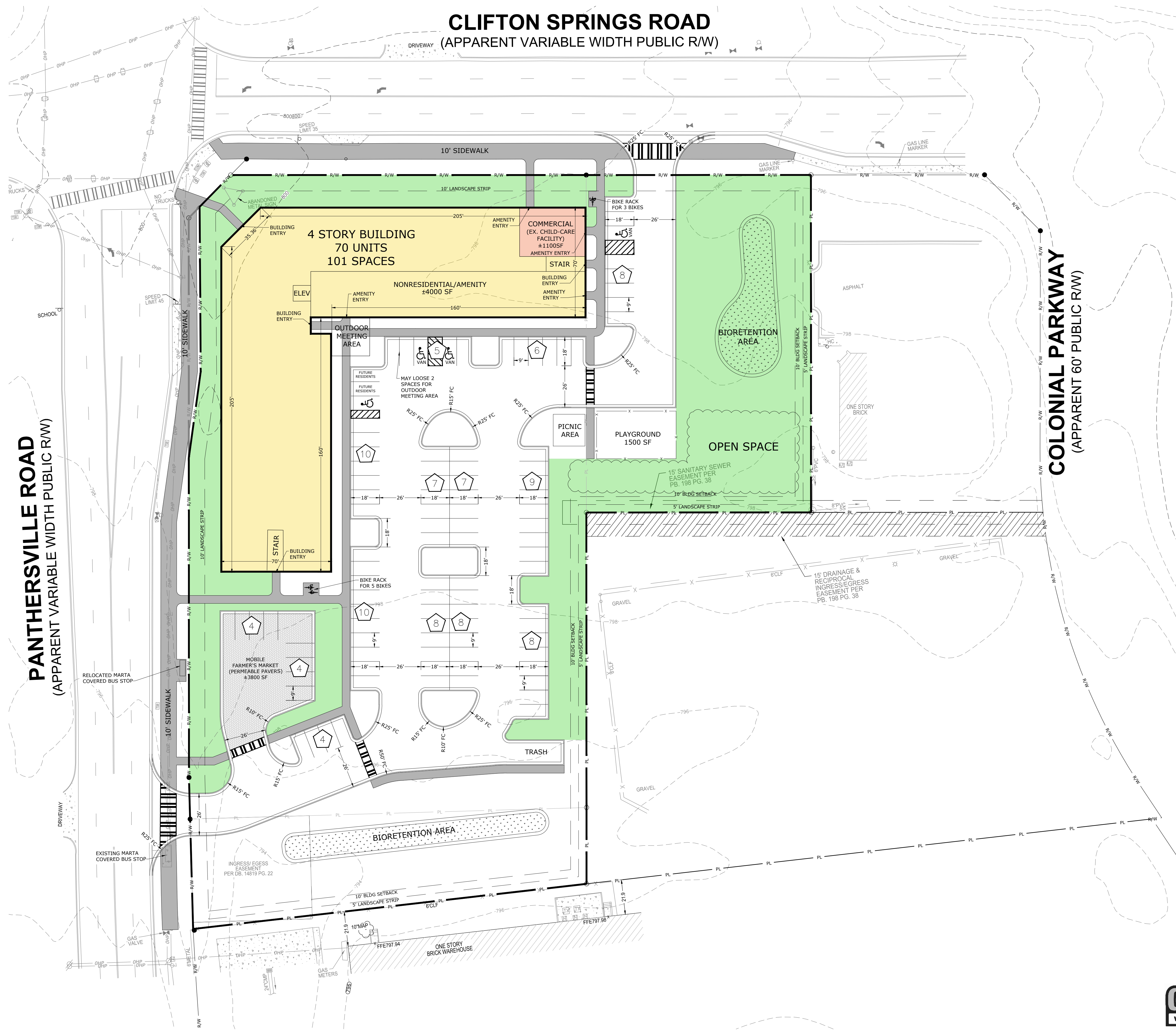
CLIFTON SPRINGS ROAD
(APPARENT VARIABLE WIDTH PUBLIC R/W)

SITE DATA

ZONING:	120 OVERLAY
TOTAL SITE AREA:	3.32 AC
AFTER R/W DEDICATION:	3.30 AC
TOTAL BUILDING AREA:	27,000 SF
TOTAL UNITS:	70 UNITS
TOTAL REQUIRED PARKING:	91 SPACES
RESIDENTIAL 1.25 SP PER UNIT:	88 SPACES
OFFICE 3 SP PER 1,000 SF:	3 SPACES
TOTAL PROVIDED PARKING:	98 SPACES
HANDICAP SPACES:	4 SPACES
REGULAR SPACES:	94 SPACES
TOTAL BIKE PARKING:	
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 GREEN.	

PANTHERSVILLE ROAD
(APPARENT VARIABLE WIDTH PUBLIC R/W)

COLONIAL PARKWAY
(APPARENT 60' PUBLIC R/W)



Conceptual Site Plan

Springview Apartments
Blue Ridge Atlantic

DOULGERAKIS CONSULTING ENGINEERS, INC.
planning * civil engineering * sanitary engineering
400 Abbey Court, Alpharetta, Georgia 30004, phone: 770-753-9800

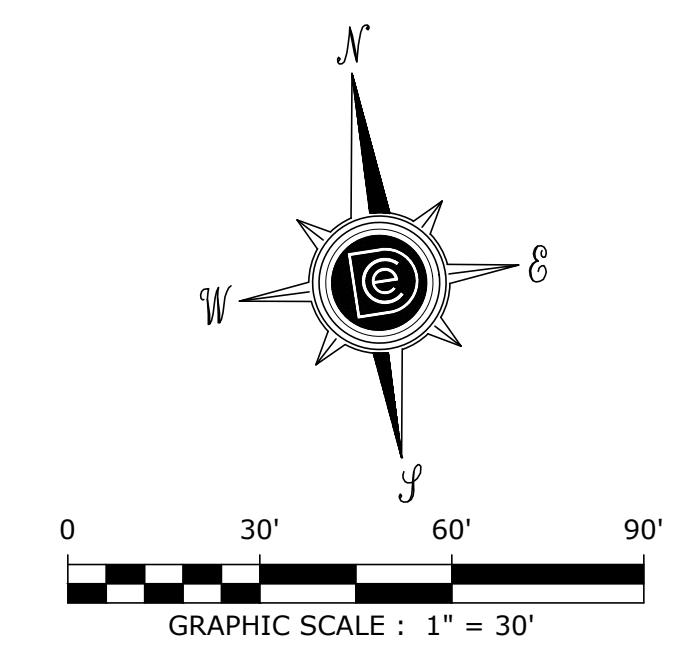
LOCATED AT 3260 PANTHERSVILLE RD, LAND LOT 89, 15TH DISTRICT SECTION, DEKALB COUNTY, GEORGIA
OWNER AND/OR DEVELOPER:
1055 HOWELL MILL RD, 8TH FLOOR ATLANTA, GEORGIA 30318, PHONE: 404-451-1673

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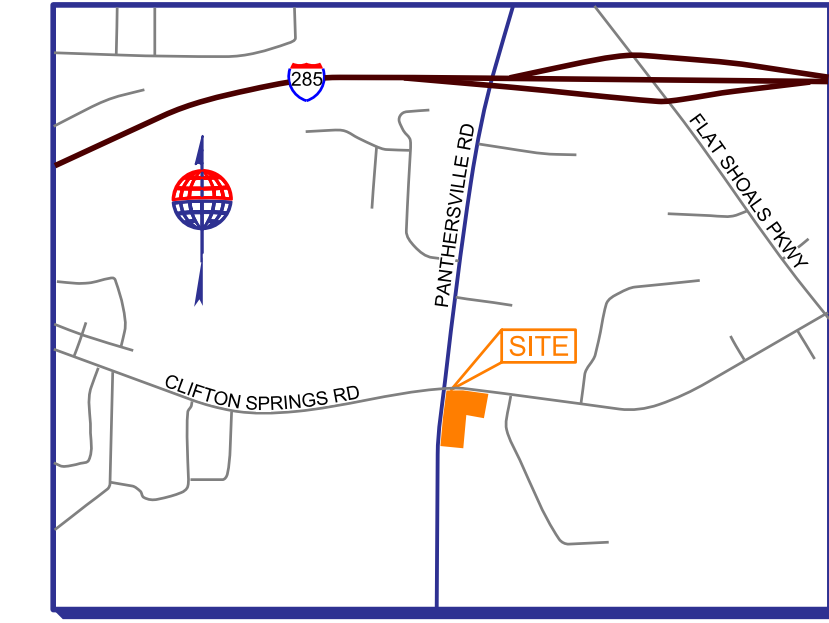
NO.	DATE	REVISION

SCALE: 1" = 30'
DATE: 2-21-24
JOB. NO. 2023-33
SHEET. 1 of 1

NOT FOR CONSTRUCTION



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



LOCATION MAP

NOT TO SCALE
LAT - 33°41'25.66"N
LONG - 84°16'18.29"W

SITE MAP



AERIAL IMAGE PROVIDED BY GOOGLE EARTH
IMAGERY DATED APRIL 1, 2021

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 OVERALL TRACT IS ACCURATE WITHIN ONE FOOT IN 186,487 FEET.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAD A CLOSURE OF ONE FOOT IN 67,196 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 TO DATA PROVIDED ON THIS SURVEY MUST LOCALIZE TO THE SURVEY CONTROL BENCHMARKS 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 DISTINCTLY 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 CRITICAL POINTS TO REFLECT ACCURATE TOPOGRAPHIC DATA ONLY. ACCURACY OF PAINT LOCATIONS SHOULD BE VERIFIED WITH SURVEYOR PRIOR TO USING THIS SURVEY FOR DESIGN.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY TO THE ACCURACY OF THIS INFORMATION AND IT 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. THEREFORE, 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 UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE PIPE INFORMATION SHOWN HEREON.

TERRAMARK LAND SURVEYING, INC. WAS UNABLE TO DETERMINE THE EXTENT OF PIPES MARKED AS APPROXIMATE DIRECTION ONLY. AFORESAID PIPES 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 LOCAL AUTHORITY TO DETERMINE SPECIFIC WATER CLASSIFICATION. THEREFORE TERRAMARK 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 ENTITY 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 1308300134), 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, 23819 PG. 195

TAX PARCEL ID # 15 089 04 006
ADDRESS: 3284 PANTHERSVILLE ROAD

**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 mirrored 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: 2,294,498.828; thence, leaving said Point of Beginning and running with the said miller between the said roads,
1. 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,
 2. South 82° 33' 32" East, 225.57 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,
 3. South 92° 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,
 4. South 07° 24' 58" West, 212.25 feet; thence,
 5. North 82° 35' 02" West, 141.32 feet; thence,
 6. South 07° 24' 58" West, 233.59 feet; thence, running adjacent to the property now or formerly owned by B9 Partner East Owner, LLC, as described in a deed recorded among the aforesaid Land Records in Deed Book 28705, Page 191,
 7. North 89° 00' 20" 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,
 8. North 05° 51' 51" East, 69.14 feet to a capped rebar found (Labeled HMB); thence,
 9. 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,
 10. 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 - 80 FEET
SIDE - 20 FEET
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.

UTILITY NOTES

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

MC UTILITY SURVEYING, LLC
160 CHANTILLY LANE
LAWRENCEVILLE, GA 30043
PHONE: 678-548-5012
ATTENTION: MARIA CANTERA

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER, AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY UTILISURVEY, LLC, UTILIZING RADIO FREQUENCY TECHNIQUE AND IN ACCORDANCE TO LEVEL "B" UTILITY LOCATION CRITERIA. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT ARE NOT SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

UTILITY PROVIDERS

COMPANY	CONTACT	PHONE NUMBER
Atlanta Gas Light	Jerrold Dewberry	404-780-1911
AT&T Telecom	Angelo Hines	770-784-3972
Comcast Communications	Brad Sears	770-559-6052
DeKalb County Water	Eddie Campbell	770-724-1451
DeKalb County Sewer	Eddie Campbell	770-724-1451
Georgia Power	Cable Locating	404-506-6539
Zayo Fiber Telecom	Todd Swafford	678-666-2482

SPECIAL NOTES

1. CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS. THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
2. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD OWNERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
3. PURSUANT TO RULE 180-4-09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
4. NO CEMETERIES OR BURIAL GROUNDS HAVE BEEN OBSERVED BY TERRAMARK.
5. NO WETLAND DELINEATION MARKINGS HAVE BEEN OBSERVED BY TERRAMARK.
6. NO RECENT EARTH MOVING OR BUILDING CONSTRUCTION HAS BEEN OBSERVED BY TERRAMARK.
7. NO CHANGE IN STREET RIGHTS OF WAY HAVE BEEN MADE AVAILABLE TO TERRAMARK.

RECORDING CERTIFICATE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.G.S.A. SECTION 15-6-67.

WILLIAM C. WOHLFORD, JR., RLS
 REGISTERED NUMBER: 2577

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

SHEET NO.

1/2

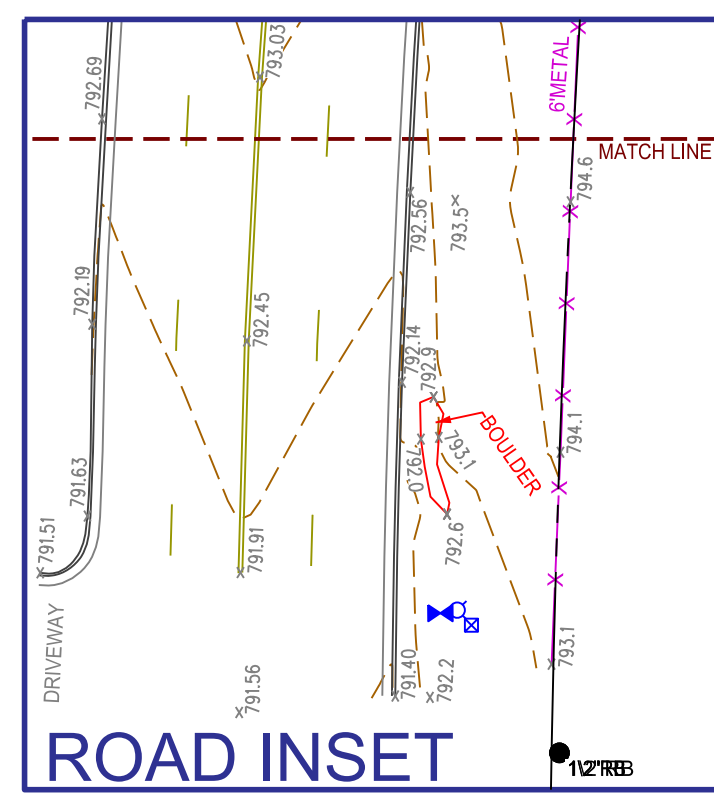
DRAWING# TM 23-118

Project No.	No.	Date	Revision
2023-118	#1	01/22/24	Initial Topographic Information
	#2		
	#3		
	#4		
	#5		
	#6		
	#7		
	#8		
	#9		
	#10		
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	#28		
	#29		
	#30		

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

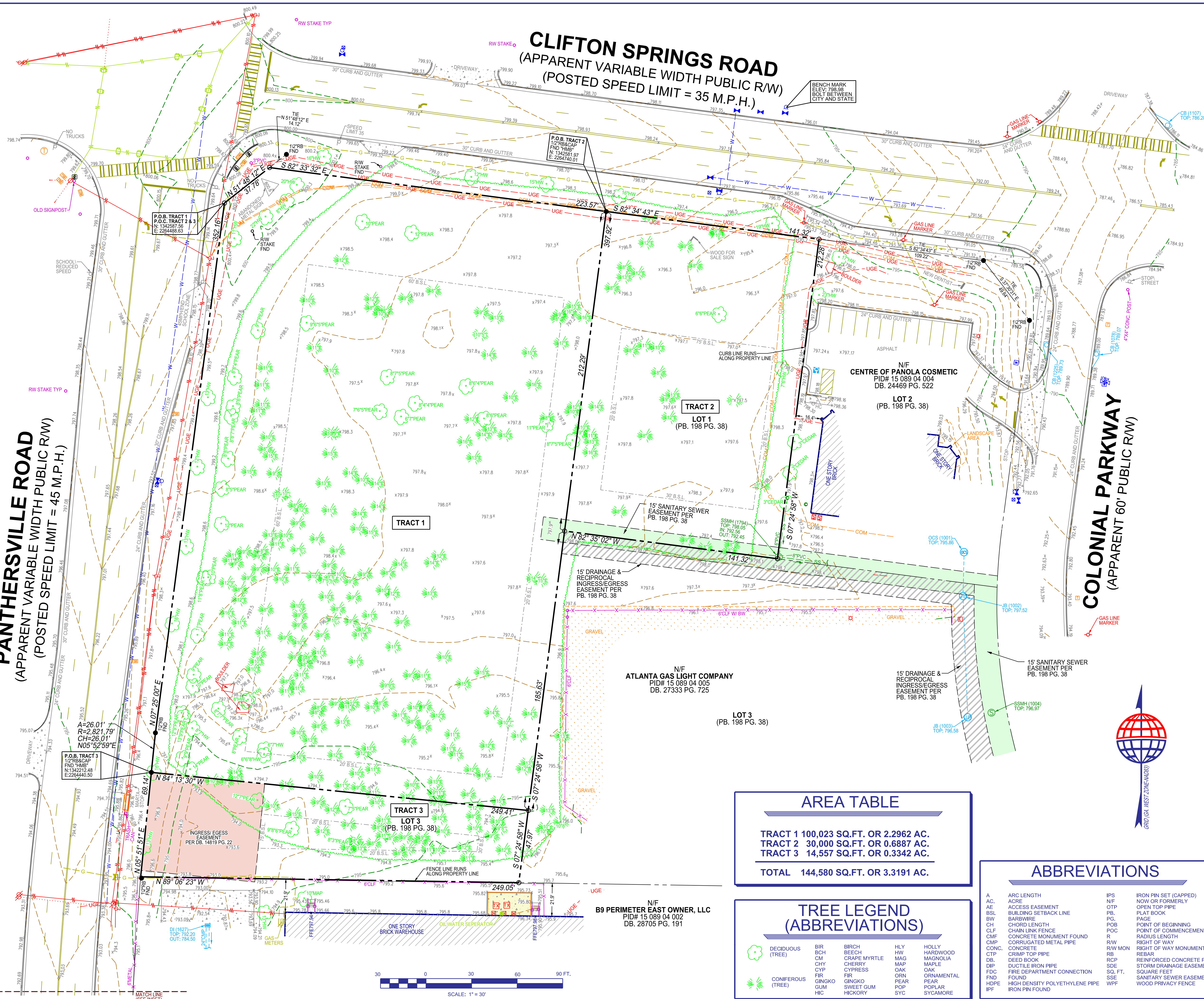
LEGEND

	CURB AND GUTTER (C&G)
	FENCE
	HANDRAIL
	STORM DRAIN LINE
	SANITARY SEWER
	WATER LINE
	GAS LINE
	UNDERGROUND POWER LINE
	OVERHEAD POWER LINE
	COMMUNICATION
	TOPOGRAPHIC CONTOUR
	PROPERTY LINE
	CATCH BASIN (DWCB)
	CATCH BASIN (SWCB)
	DROP INLET (DI)
	JUNCTION BOX (JB)
	HEAD WALL (HW)
	CURB INLET (CI)
	FLARED END SECTION (FES)
	OUTLET CONTROL STRUCTURE
	YARD DRAIN INLET
	SS MANHOLE (MH)
	CLEAN OUT (CO)
	GREASE TRAP (GT)
	IRRIGATION CONTROL VALVE
	FIRE HYDRANT (FH)
	WATER VALVE (WV)
	WATER METER (WM)
	FIRE DEPT. CONNECTION (FDC)
	TRANSFORMER BOX (TX)
	AIR CONDITIONER (AC)
	ELECTRIC METER (EM)
	ELECTRIC UTILITY
	LIGHT POLE (LP)
	POWER POLE WITH LIGHT
	POWER POLE (PP)
	UTILITY MANHOLE (UM)
	SPOTLIGHT
	GAS METER (GM)
	GAS VALVE (GV)
	TELEPHONE PEDESTAL
	COMMUNICATION BOX
	TRAFFIC SIGNAL
	BOLLARD (BO)
	MAIL BOX
	SIGN
	CROSSWALK SIGNAL
	SPOT ELEVATION
	CONCRETE AREA
	OVERHANG AREA
	RIP-RAP AREA
	BRICK AREA
	TREELINE



PANTHERSVILLE ROAD
(APPARENT VARIABLE WIDTH PUBLIC RW)
(POSTED SPEED LIMIT = 45 M.P.H.)

CLIFTON SPRINGS ROAD
(APPARENT VARIABLE WIDTH PUBLIC RW)
(POSTED SPEED LIMIT = 35 M.P.H.)



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.

TREE LEGEND (ABBREVIATIONS)

	DECIDUOUS (TREE)	BIR	BIRCH	HLY	HOLLY
	CONIFEROUS (TREE)	BCH	BEECH	HW	HARDWOOD
		CM	CRAPE MYRTLE	MAG	MAGNOLIA
		CHY	CHERRY	MAP	MAPLE
		CYP	CYPRESS	OAK	OAK
		FIR	FIR	ORN	ORNAMENTAL
		GUM	GINGKO	PEAR	PEAR
		HIC	SWEET GUM	POP	POPLAR
			HICKORY	SYC	SYCAMORE

ABBREVIATIONS

A	ARC LENGTH	IPS	IRON PIN SET (CAPPED)
AC	ACRE	N/F	NOW OR FORMERLY
AE	ACCESS EASEMENT	OTF	OPEN TOP PIPE
BSL	BUILDING SETBACK LINE	PB	PLAT BOOK
BW	BARB WIRE	PG	PAGE
CH	CHORD LENGTH	POB	POINT OF BEGINNING
CLF	CHAIN LINK FENCE	POC	POINT OF COMMENCEMENT
CMF	CONCRETE MONUMENT FOUND	R	RADIUS LENGTH
CMP	CORRUGATED METAL PIPE	R/W	RIGHT OF WAY
CONC.	CONCRETE	R/W MON	RIGHT OF WAY MONUMENT
CRIMP	CRIMP TOP PIPE	RB	REBAR
DB	DEED BOOK	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	SDE	STORM DRAINAGE EASEMENT
FDC	FIRE DEPARTMENT CONNECTION	SQ. FT.	SQUARE FEET
FND	FOUND	SSE	SANITARY SEWER EASEMENT
HDPE	HIGH DENSITY POLYETHYLENE PIPE	WPF	WOOD PRIVACY FENCE
IPF	IRON PIN FOUND		

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

SHEET NO.
2/2
DRAWING# TM 23-118

TerraMark Land Surveying, Inc.
1596 Bulls Ferry Road
Marietta, Georgia 30066
Phone No. (770) 421-1027
www.TerraMark.com
C. O. # LSF000810

Project No.	Revision	Date
2023-118	A4	01/22/24
Survey Crew:	AT	
Drawn By:	WCV	
Approved By:		06/03/2023
Date:		
Scale:	1"=30'	