

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 05 Super District 07

Application of Hailey Todd, PEC+ for a Special Land Use Permit (SLUP) to allow for senior residential housing in the R-100 (Residential Medium Lot-100) zoning district and Tier 5 of the Hidden Hills Overlay district, at 5083 Biffle Road.

PETITION NO: N3-2025-0626 SLUP-25-1247527

PROPOSED USE: Senior residential housing.

LOCATION: 5083 Biffle Road, Stone Mountain, Georgia 30088

PARCEL NO. : 16 028 01 001

INFO. CONTACT: Adam Chappell, Sr. Planner, AICP

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Hailey Todd, PEC+ for a Special Land Use Permit (SLUP) to allow for senior residential housing in the R-100 (Residential Medium Lot-100) zoning district and Tier 5 of the Hidden Hills Overlay district.

RECOMMENDATION:

COMMUNITY COUNCIL: (June 2025) Approval.

PLANNING COMMISSION: (July 8, 2025) Pending.

PLANNING STAFF: Approval with Conditions.

STAFF ANALYSIS: The applicant, Haley Todd (PEC+) is proposing to construct a total of 230 dwelling units at a density of approximately 4.23 units per acre, of which 131 are senior housing units. The subject property in its current configuration comprises approximately 77.21 acres of land that was formerly used as part of the now-defunct Hidden Hills Golf Course. The property is located within a Suburban (SUB) Character Area per the *DeKalb County 2050 Unified Plan* and has an underlying zoning designation of R-100 (Residential Medium Lot-100). In addition, the subject property spans across two tiers of the Greater Hidden Hills Overlay District: • The extreme eastern and southern portions of the property are designated as being within Tier 4 of the Overlay. Section 27-3.37.5. of the *Zoning Ordinance* defines Tier 4 as “a conservation open space area comprised of properties which are of such size, configuration and topography which would cause undue impacts on adjoining properties if developed. The properties are to be used for active and passive recreation areas and associated accessory structures.” • The remaining 54.355 acres are designated as being within Tier 5 of the Overlay. Section 27-3.37.5. of the *Zoning Ordinance* defines Tier 5 as “a neighborhood mixed-use area which allows for increased density, increased building heights, and additional permitted uses within a mixed-use environment. The purpose of Tier 5 is to allow increased development in an area where it is needed while preserving/conserving property within Tiers 3 and 4.” On September 22, 2021, the DeKalb County Planning Commission approved a Sketch Plat (P-Plat #1244609) authorizing the subdivision of 77.21 acres for the purpose of constructing 228 single-family attached (townhome) dwellings, 240 multifamily dwellings, and approximately 225,000 square feet of non-residential office space. Per Section 14-98 of the *Land Development Code*, P-Plat #1244609 expired on September 22, 2023. On May 22, 2024, the DeKalb County Planning Commission approved a Sketch Plat (P-Plat #1246015) authorizing the subdivision of 77.21 acres into three (3) parcels solely for the purpose of conveying two of the

three resultant lots to a new owner for conservation. These lots would align with the current boundaries of Tier 4 on the subject property, as shown in the map titled “Greater Hidden Hills Overlay District” dated October 28, 2011. At the time of this analysis, P-Plat #1246015 has not expired; however, a Final Plat officially creating these three (3) distinct lots has yet to have been recorded by the County. An additional Sketch Plat application is currently under review at the time of this analysis and is associated with the subject Special Land Use Permit (SLUP) request, which focuses on the remaining 54.355 acres that would comprise Tier 5 of the Overlay. This Sketch Plat application (P-Plat #1246985) calls for up to 230 dwellings at a density of approximately 4.23 units per acre- a significant reduction from the original proposal in 2021 (468 units at a density of 8.61 units per acre, if using the 54.355-acre figure). Of the 230 dwellings proposed, 44 units would be conventional single-family detached dwellings and 186 would be single-family attached (townhome) dwellings. Of the 186 attached dwellings, 131 are proposed to be senior units. Tier 5 of the Overlay only authorizes *senior housing* with a SLUP, hence the subject application request (the proposed use also satisfies the mixed-use requirement of Tier 5 of the Overlay). As indicated by a graphic titled “*Hidden Hills Master Plan*” presented by the applicant at Community Council, the proposed 131 senior housing units would be located in the northwestern section of the development site. The units are proposed to be single-story and ADA accessible, and appear to meet the supplemental requirements for senior housing developments as specified in Section 27-4.2.26. of the *Zoning Ordinance*. The proposed use would be integrated into the larger proposed “Terra Bella” development as envisioned in P-Plat #1246985 (the most recent site plans are included with this analysis) and would share amenities including open space and a clubhouse/pool located to the south of the proposed traffic circle on the site plan. The proposed senior housing supports the intent of the Suburban (SUB) Character Area per the *DeKalb County 2050 Unified Plan*, as it would “increase housing choice and income diversity without significantly altering established neighborhood development patterns”. The proposed senior housing and additional units that would be associated with P-Plat #1246985 would be developed at a density that is similar to other developments within the Overlay. The overall development promotes connectivity and provides walking trails and ADA-compliant pathways throughout. From a land use perspective, the proposed use of senior housing would not be in conflict with the intent of Tier 5 of the Overlay and appears to meet the supplemental criteria of Section 27-4.2.46. (Senior housing: independent and assisted living, nursing, and continuing care) and the criteria for a SLUP in Section 27-7.4.6. of the *Zoning Ordinance*. Therefore, upon review of Section 27-4.2.46 and 27-7.4.6 of the *Zoning Ordinance*, the Planning and Sustainability Department recommends “***Approval, with the attached conditions***”.

PLANNING COMMISSION VOTE: (July 8, 2025) Pending.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (June 2025) Approval 5-0-1.

SLUP-25-1247527 (2025-0626)
Recommended Conditions – July 2025
5083 Biffle Road, Stone Mountain, GA 30088

1. Senior housing units shall be constructed and located in general conformance to the conceptual plans titled “Hidden Hills Master Plan” by Planners and Engineers Collaborative.
2. Facades of senior housing units shall be in general conformance with renderings titled “Product Samples” by Planners and Engineers Collaborative and shall also be in conformance with Section 27-4.2.46. (E) and Section 5.7.6. of the Zoning Ordinance.
3. The proposed clubhouse amenity shall be completed prior to the issuance of any Certificate of Occupancy (CO) for any senior housing units.
4. A traffic impact study shall be completed prior to Zoning approval of a Sketch Plat, as required per Section 27-of the *Zoning Ordinance*.
5. Approval of this SLUP by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Planning Commission, the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by each entity. Approval of this SLUP shall not be used in lieu of an approved Sketch/Preliminary Plat, Land Development Permit (LDP), building permit, or any other County permit nor shall be considered a guarantee of approval of any permit.

Planning Commission Hearing Date: July 8, 2025
Board of Commissioners Hearing Date: July 24, 2025

STAFF ANALYSIS

| | | |
|----------------------------|---|--|
| CASE NO.: | SLUP-25-1247527 | File ID #: 2025-0626 |
| Address: | 5083 Biffle Road Stone Mountain, GA 30088 | Commission District: 5 Super District: 7 |
| Parcel ID(s): | 16-028-01-001 | |
| Request: | Special Land Use Permit (SLUP) to allow senior residential housing in the R-100 (Residential Medium Lot-100) Zoning District and Tier 5 of the Hidden Hills Overlay District. | |
| Property Owner(s): | JLD Hidden Hills LLC | |
| Applicant/Agent: | Haley Todd (PEC+) | |
| Acreage: | 54.355 acres (SLUP), 77.21 acres overall | |
| Existing Land Use: | Vacant | |
| Adjacent Zoning: | North: MR-1 / Hidden Hills Residential Area; East: R-100 / Hidden Hills Residential Area, Hidden Hills Tier 4; South: MR-1, R-100 / Hidden Hills Residential Area, Hidden Hills Tier 4; West: MR-1/ Hidden Hills Residential Area | |
| Comprehensive Plan: | <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent | |

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

The applicant, Haley Todd (PEC+) is proposing to construct a total of 230 dwelling units at a density of approximately 4.23 units per acre, of which 131 are senior housing units.

The subject property in its current configuration comprises approximately 77.21 acres of land that was formerly used as part of the now-defunct Hidden Hills Golf Course. The property is located within a Suburban (SUB) Character Area per the *DeKalb County 2050 Unified Plan* and has an underlying zoning designation of R-100 (Residential Medium Lot-100). In addition, the subject property spans across two tiers of the Greater Hidden Hills Overlay District:

- The extreme eastern and southern portions of the property are designated as being within Tier 4 of the Overlay. Section 27-3.37.5. of the *Zoning Ordinance* defines Tier 4 as “a conservation open space area comprised of properties which are of such size, configuration and topography which would cause undue impacts on adjoining properties if developed. The properties are to be used for active and passive recreation areas and associated accessory structures.”
- The remaining 54.355 acres are designated as being within Tier 5 of the Overlay. Section 27-3.37.5. of the *Zoning Ordinance* defines Tier 5 as “a neighborhood mixed-use area which allows for increased density, increased building heights, and additional permitted uses within a mixed-use environment. The purpose of Tier 5 is to allow increased development in an area where it is needed while preserving/conserving property within Tiers 3 and 4.”

On September 22, 2021, the DeKalb County Planning Commission approved a Sketch Plat (P-Plat #1244609) authorizing the subdivision of 77.21 acres for the purpose of constructing 228 single-family attached (townhome) dwellings, 240 multifamily dwellings, and approximately 225,000 square feet of non-residential office space. Per Section 14-98 of the *Land Development Code*, P-Plat #1244609 expired on September 22, 2023.

On May 22, 2024, the DeKalb County Planning Commission approved a Sketch Plat (P-Plat #1246015) authorizing the subdivision of 77.21 acres into three (3) parcels solely for the purpose of conveying two of the three resultant lots to a new owner for conservation. These lots would align with the current boundaries of Tier 4 on the subject property, as shown in the map titled “Greater Hidden Hills Overlay District” dated October 28, 2011. At the time of this analysis, P-Plat #1246015 has not expired; however, a Final Plat officially creating these three (3) distinct lots has yet to have been recorded by the County.

An additional Sketch Plat application is currently under review at the time of this analysis and is associated with the subject Special Land Use Permit (SLUP) request, which focuses on the remaining 54.355 acres that would comprise Tier 5 of the Overlay. This Sketch Plat application (P-Plat #1246985) calls for up to 230 dwellings at a density of approximately 4.23 units per acre- a significant reduction from the original proposal in 2021 (468 units at a density of 8.61 units per acre, if using the 54.355-acre figure).

Of the 230 dwellings proposed, 44 units would be conventional single-family detached dwellings and 186 would be single-family attached (townhome) dwellings. Of the 186 attached dwellings, 131 are proposed to be senior units. Tier 5 of the Overlay only authorizes *senior housing* with a SLUP, hence the subject application request (the proposed use also satisfies the mixed-use requirement of Tier 5 of the Overlay).

As indicated by a graphic titled “Hidden Hills Master Plan” presented by the applicant at Community Council, the proposed 131 senior housing units would be located in the northwestern section of the development site. The units are proposed to be single-story and ADA accessible, and appear to meet the supplemental requirements for senior housing developments as specified in Section 27-4.2.26. of the *Zoning Ordinance*. The proposed use would be integrated into the larger proposed “Terra Bella” development as envisioned in P-Plat #1246985 (the most recent site plans are included with this analysis) and would share amenities including open space and a clubhouse/pool located to the south of the proposed traffic circle on the site plan.

The proposed senior housing supports the intent of the Suburban (SUB) Character Area per the *DeKalb County 2050 Unified Plan*, as it would “increase housing choice and income diversity without significantly altering established neighborhood development patterns”. The proposed senior housing and additional units that would be associated with P-Plat #1246985 would be developed at a density that is similar to other developments within the Overlay. The overall development promotes connectivity and provides walking trails and ADA-compliant pathways throughout.

From a land use perspective, the proposed use of senior housing would not be in conflict with the intent of Tier 5 of the Overlay and appears to meet the supplemental criteria of Section 27-4.2.46. (Senior housing: independent and assisted living, nursing, and continuing care) and the criteria for a SLUP in Section 27-7.4.6. of the *Zoning Ordinance*. Therefore, upon review of Section 27-4.2.46 and 27-7.4.6 of the *Zoning Ordinance*, the Planning and Sustainability Department recommends **“Approval, with the following conditions”**:

1. Senior housing units shall be constructed and located in general conformance to the conceptual plans titled “Hidden Hills Master Plan” by Planners and Engineers Collaborative.
2. Facades of senior housing units shall be in general conformance with renderings titled “Product Samples” by Planners and Engineers Collaborative and shall also be in conformance with Section 27-4.2.46. (E) and Section 5.7.6. of the *Zoning Ordinance*.
3. The proposed clubhouse amenity shall be completed prior to the issuance of any Certificate of Occupancy (CO) for any senior housing units.
4. A traffic impact study shall be completed prior to Zoning approval of a Sketch Plat, as required per Section 27-5.3.4. of the *Zoning Ordinance*.
5. Approval of this SLUP by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Planning Commission, the Zoning Board of Appeals, or other entity whose

decision should be based on the merits of the application under review by each entity. Approval of this SLUP shall not be used in lieu of an approved Sketch/Preliminary Plat, Land Development Permit (LDP), building permit, or any other County permit nor shall be considered a guarantee of approval of any permit.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Lorraine Cochran-Johnson

Interim Director
Cedric G. Hudson, MCRP

ZONING COMMENTS – MAY 2025

N1-2025-0624 SLUP-25-1247517 (1101 N. Hairston Road): N. Hairston Road is classified as a Major Arterial.

N2-2025-0625 Z-25-1247521 (2381 Snapfinger Road): Snapfinger Road is classified as a local roadway. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N3-2025-0626 SLUP-25-1247527 (5083 Biffle Road): Biffle Road is classified as local. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). No poles may remain within the limits of the path/sidewalk on any street.

N4-2025-0627 Z-25-1247528 (3803 & 3815 Glenwood Road): Glenwood Road, Roadway classified is Minor Arterial. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. Requires pedestrian scale streetlights. Farris Drive is classified as local roads. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N5-2025-0628 Z-25-1247529 (3265 Northeast Expressway): Northeast Expressway is classified as a Collector. Land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N6-2025-0629 Z-25-1247470; and, N7-2025-0630 SLUP-25-1247471 (7566 Union Grove Road): Union Grove Road is classified as a minor arterial. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N8-2025-0631 SLUP-25-1247516 (1816 Enid Drive): Enid Drive is classified as a local roadway.

N9- 2025-0632 SLUP-25-1247522 (3600 Preakness Drive): Preakness Drive is classified as a local roadway.

N10-2025-0633 SLUP-25-1247526 (4106 Creek Court): Creek Court is classified as a local roadway.

N11-2025-0634 SLUP-25-1247530 (2854 Clifton Church Road): Clifton Church Road is classified as a minor arterial.



5/30/2025

To: Mr. John Reid, Senior Planner
From: Ryan Cira, Environmental Health Manager
cc: Alan Gaines, Technical Services Manager
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

N1-2025-0624 SLUP-25-1247517: 1101 N. Hairston Road, Stone Mountain, GA 30083
Review general comments

N2-2025-0625 Z-25-1247521: 2381 Snapfinger Road, Decatur, Ga 30034
See general comments

N3-2025-0626 SLUP-25-1247527: 5083 Biffle Road, Stone Mountain, GA 30088
See general comments

N4-2025-0627 Z-25-1247528: 3803 & 3815 Glenwood Road, Decatur, GA
See general comments

N5-2025-0628 Z-25-1247529: 3265 Northeast Expressway, Chamblee, GA 30341
See general comments.

N6-2025-0629 Z-25-1247470: 7566 Union Grove Road, Lithonia
Septic system onsite. **Note:** DeKalb Public Health prohibit use of on-site sewage disposal systems for personal care homes with more than six (6) clients.

N7-2025-0630 SLUP-25-1247471: 7566 Union Grove Road, Lithonia, GA 30058
Septic system onsite. **Note:** DeKalb Public Health prohibit use of on-site sewage disposal systems for personal care homes with more than six (6) clients.

N8-2025-0631 SLUP-25-1247516: 1816 Enid Drive, Lithonia, GA 30058
Septic system onsite. **Note:** DeKalb Public Health prohibit use of on-site sewage disposal systems for personal care homes with more than six (6) clients.

N9-2025-0632 SLUP-25-1247522: 3600 Preakness Drive, Decatur, GA 30034
See general comments

N10-2025-0633 SLUP-25-1247526: 4106 Creek Court, Stone Mountain, GA 30083
See general comments

N11-2025-0634 SLUP-25-124753: 2854 Clifton Church Road, Atlanta, GA 30316
See General Comments

N12-2025-0635 TA-25-1247540: 3221 Glenwood Road, Decatur, GA
See general comments



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

- **Storm Water Management**

- **Flood Hazard Area/Wetlands**

- **Landscaping/Tree Preservation**

- **Tributary Buffer**

- **Fire Safety**



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

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**REZONE
COMMENTS FORM:**

PUBLIC WORKS ROAD AND DRAINAGE

Case No.: _____ Parcel I.D. #: _____

Address: _____

Drainage Basin: _____

Upstream Drainage Area: _____

Percent of Property in 100-Year Floodplain: _____

Impact on property (flood, erosion, sedimentation) under existing zoning: _____

Required detention facility(s): _____

COMMENTS:

Signature: Akin A. Akinsola



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

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**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLUP-25-1247527 Parcel I.D. #s: 16-028-01-001
Address: 5083 B: ffile Rd, Stone Mountain, Ga 30088

Adjacent Roadway (s):

(classification) (classification)

Capacity (TPD) _____
Latest Count (TPD) _____
Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____
Existing right of way width _____
Proposed number of traffic lanes _____
Proposed right of way width _____

Capacity (TPD) _____
Latest Count (TPD) _____
Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____
Existing right of way width _____
Proposed number of traffic lanes _____
Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7th Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS: Did not see any traffic engineering concerns
at this time.

Signature: _____

Jerry Whit



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

**COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER**

Case No.: _____ **Parcel I.D. #:** _____

Address: _____

WATER:

Size of existing water main: _____ (adequate/inadequate)

Distance from property to nearest main: _____ **Size of line required, if inadequate:** _____

SEWER:

Outfall Servicing Project: _____

Is sewer adjacent to property: Yes ____ No ____ **If no, distance to nearest line:** _____

Water Treatment Facility: _____ adequate ____ inadequate ____

Sewage Capacity: _____ (MGPD) **Current Flow:** _____ (MGPD)

COMMENTS:

Signature: _____



| |
|--|
| MARTA July 2025 Case Comments |
|--|

N5-2025-0628 Z-25-1247529 2381 Snapfinger Road, Decatur, GA 30034

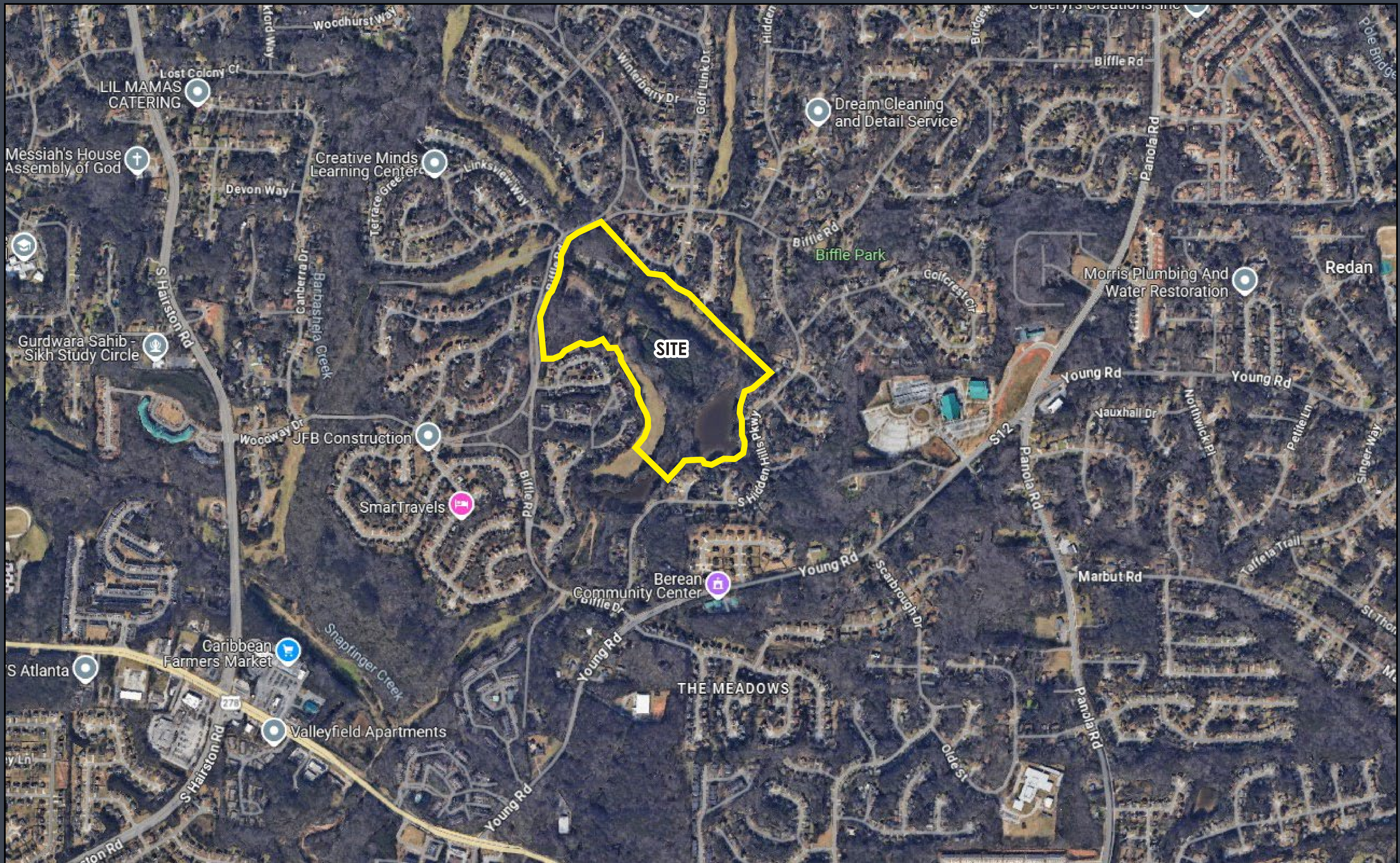
This property is adjacent to MARTA bus routes on nearby Rainbow Rd and Wesley Chappel Rd. Development should include pedestrian connectivity to these routes.

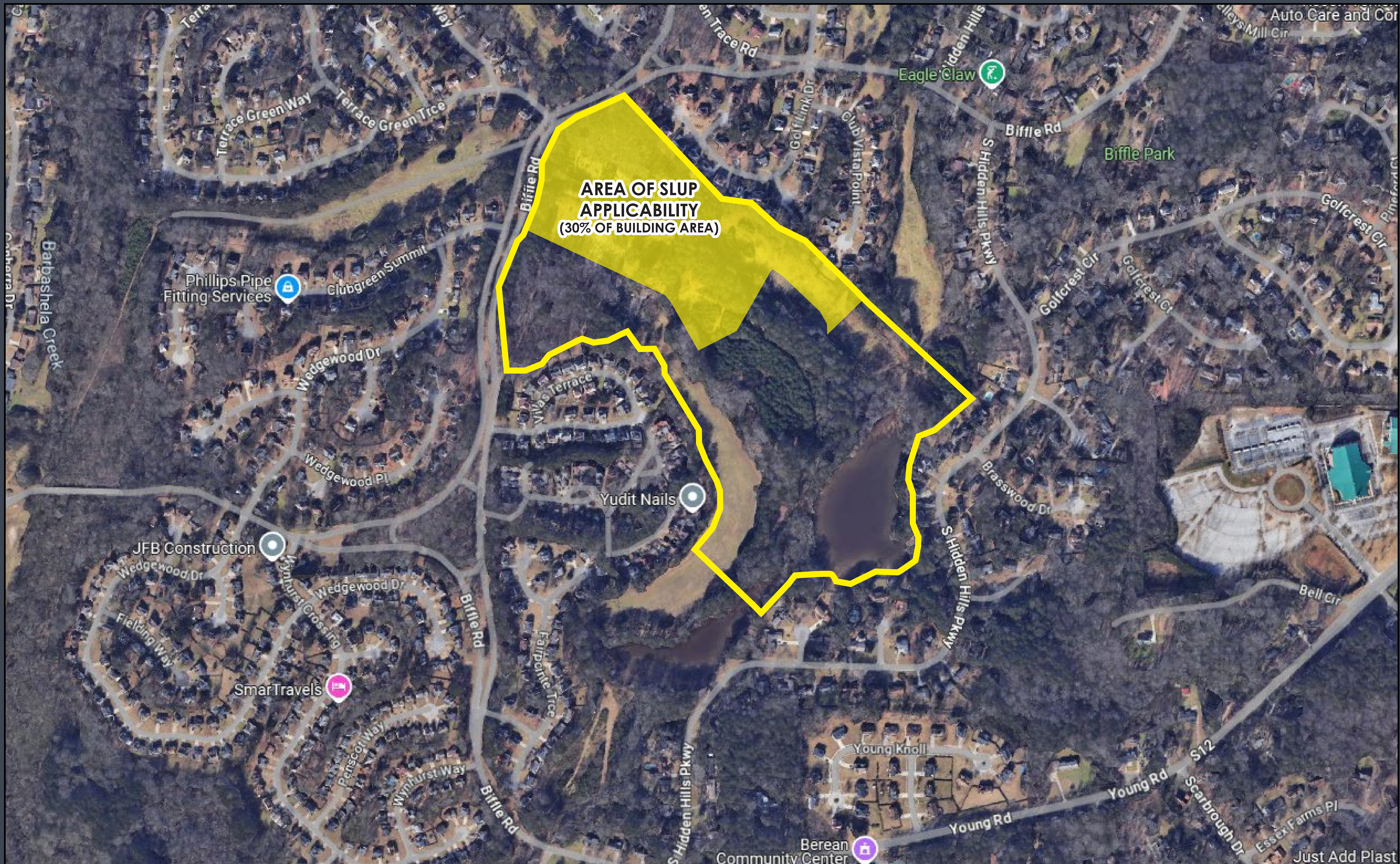
N4-2025-0627 Z-25-1247528 3803 & 3815 Glenwood Road, Decatur, GA 30032

MARTA supports this rezoning due to proximity to transit access on Glenwood Rd. The constructed development should include direct pedestrian access to Glenwood Rd to ensure residents can take advantage of transit services and should coordinate with MARTA during design.

N5-2025-0628 Z-25-1247529 3265 NE Expressway, Chamblee, GA 30341

MARTA supports this rezoning as this project is located adjacent to MARTA service. However, it is critical that the developer accommodate direct pedestrian access to Northeast Expressway frontage so that residents can access transit service. Developer should coordinate with MARTA to place amenity pad.







HIDDEN HILLS REDEVELOPMENT

- **CURRENT ZONING: R-100**
- **PROPOSED ZONING: R-100 & HIDDEN HILLS TIER 5 OVERLAY**
- **230 TOTAL HOMES PROPOSED**
 - 131 SENIOR TOWNHOMES
 - 55 2-STORY TOWNHOMES
 - 44 DETACHED HOMES
- **REDEVELOPMENT ALLOWED BY-RIGHT**
- **SPECIAL LAND USE PERMIT REQUIRED FOR SENIOR HOMES ONLY**

SPECIAL LAND USE PERMIT

- ALLOWS SENIOR RESIDENCES TO COUNT TOWARD 'MIXED USE' COMPONENT REQUIRED BY OVERLAY
- APPLIES ONLY TO 131 HIGHLIGHTED SENIOR UNITS
- REDUCES INTENSITY FROM PREVIOUSLY PROPOSED MULTI-FAMILY OR OFFICE/COMMERCIAL USES



THIS SKETCH PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF DEKALB COUNTY, ON THIS _____ DAY OF _____ 20____.

BY: _____ (BY DIRECTOR)
PLANNING COMMISSION CHAIRMAN
DEKALB COUNTY, GEORGIA

UTILITY NOTES:

1. WATER MAIN TO BE PUBLIC 8-INCH D.I.P. LINE WITHIN A 50' ACCESS AND UTILITY EASEMENT ON MAIN ROADS, 28"-20" EASEMENT ON ALLEYS, AND 20-FOOT WATER EASEMENT FOR ACCESS AND MAINTENANCE (PROVIDED FOR DEKALB COUNTY).
2. SANITARY SEWER SYSTEM (SEWER PROVIDED BY DEKALB COUNTY) TO BE PUBLIC 8-INCH DIP LINE WITHIN A 50' ACCESS AND UTILITY EASEMENT ON MAIN ROADS, 28"-20" EASEMENT ON ALLEYS, AND 20-FOOT SANITARY SEWER EASEMENT FOR ACCESS AND MAINTENANCE.
3. SANITARY SEWER MAIN SHALL BE 8" DIP @ 1% (MIN) WITH 4" COVER.
4. EACH SINGLE FAMILY RESIDENCE WILL HAVE SEPARATE SANITARY SEWER LATERAL.
5. EACH SINGLE FAMILY RESIDENCE WILL HAVE SEPARATE 3/4" WATER METER.
6. DEKALB COUNTY SANITATION WILL BE RESPONSIBLE FOR HANDLING NON-HAZARDOUS HOUSEHOLD WASTE, YARD DEBRIS, AND RECYCLABLE MATERIAL.

SKETCH PLAT NOTES:

1. BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION PROVIDED BY GRESURVEYS DATED 1-9-2019
2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR DEKALB COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBERS 130802018A, PANEL 65 OF 201, EFFECTIVE DATE MAY 16, 2013 AND THE PROPERTY FALLS WITHIN A DESIGNATED FLOODWAY AND FLOOD ZONE "AE".
3. SITE IS LOCATED IN THE 16TH DISTRICT, LAND LOT 27 AND 28 IN DEKALB COUNTY, GEORGIA WITHIN THE COUNTY OF DEKALB. THE PROPOSED USE OF THE MENTIONED SITE IS A MASTER PLANNED MIXED USE DEVELOPMENT FEATURING A 5 STORY OFFICE BUILDINGS, FRONT LOADED AND REAR LOADED TOWNHOMES, AND MULTI-FAMILY DEVELOPMENT.
4. THE EXISTING PARCEL NUMBER IS 16 028 01 001
5. THE PROPOSED SUBDIVISION WILL BE SUBJECT TO PRIVATE COVENANTS AND A HOMEOWNER'S ASSOCIATION WILL BE ESTABLISHED
6. THERE ARE STATE WATERS LOCATED ON SITE
7. THERE ARE NO WETLANDS LOCATED ON SITE
8. THERE IS NO KNOWN EXISTING INERT WASTE BURY PITS ON THE SITE
9. THERE ARE NO NATURAL, ARCHAEOLOGICAL, OR HISTORIC RESOURCES LOCATED ON THE SITE ACCORDING TO GNAGHRS MAPPER.
10. THE RECEIVING WATER, SOUTH FORK PEACHTREE CREEK, IS APPROXIMATELY 500' NORTHEAST OF THE SITE, AN UNNAMED TRIBUTARY OF THE INDIAN CREEK.
11. ELECTRIC SERVICES SHALL BE INSTALLED UNDERGROUND.
12. MINIMUM STORM PIPE SIZE WITHIN PUBLIC EASEMENT SHALL BE 18 INCHES.
13. ALL STORM DRAIN PIPES LESS THAN 18" DIA. SHALL REMAIN PRIVATE AND THE RESPONSIBILITY OF THE PROPERTY OWNER.
14. THE LOWEST FINISHED FLOOR ELEVATION (FFE) OF ANY PROPOSED HOME OR BUILDING SHALL BE A MINIMUM OF 3 FEET ABOVE THE 100-YEAR DETENTION POND STORAGE ELEVATION AND/OR INLET PONDING ELEVATION.
15. THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL FUTURE MAINTENANCE AND INSPECTIONS OF THE STORM WATER MANAGEMENT AGREEMENT, A COPY OF ALL FUTURE INSPECTIONS BY A REGISTERED ENGINEER SHALL BE FURNISHED TO DEKALB COUNTY.
16. SPEED LIMIT ON BIFFLE ROAD IS 25 MPH.
17. NO PRIOR SUBDIVISIONS HAVE BEEN LOCATED ON SITE.
18. NO VARIANCES ARE REQUIRED.

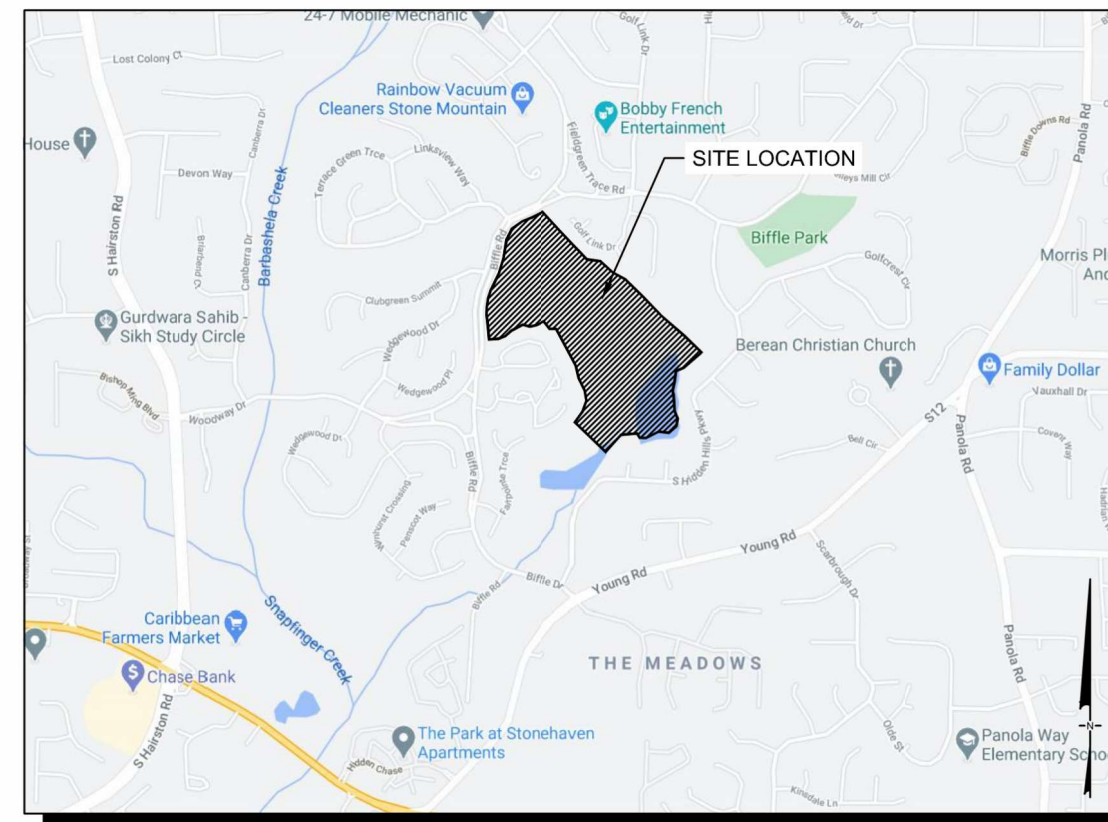
PRIVATE STREET CONDITIONS:

1. ALL APPROVED CONDITIONS SHALL BE NOTED ON THE SKETCH PLAT AND FINAL PLAT.
2. THE FINAL PLAT SHALL HAVE THE INDIVIDUAL UNITS AS DEPICTED ON SKETCH PLAT IN GENERAL LAYOUT ADDRESSED PER THE DEKALB COUNTY GIS DEPARTMENT AND PLATTED AS TAX PARCELS.
3. THE MINIMUM GROSS UNIT SIZE SHALL BE STATED ON PLAT AND THE TAX PARCEL DIMENSIONS NOTED.
4. A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE REQUIRED FOR MAINTENANCE OF ACCESS DRIVES/INTERNAL STREETS, UTILITIES, AND STORM MANAGEMENT FACILITIES WITHIN COMMON AREAS AND TO PROVIDE A DECLARATION OF PROTECTIVE COVENANTS AND CONDITIONS ADDRESSING MAINTENANCE RESPONSIBILITY.
5. PRIVATE STREETS SHALL BE NOTED AS SUCH AND SHALL MAINTAIN A MINIMUM OF 26 FEET OF PAVEMENT WIDTH FROM BACK OF CURB TO BACK OF CURB AND SHALL BE CONSTRUCTED TO THE SAME PAVING MATERIAL SPECIFICATION REQUIRED FOR PUBLIC STREETS SUBJECT TO DEKALB COUNTY APPROVAL.
6. ALL EASEMENTS SHALL BE PROVIDED SUBJECT TO THE REQUIREMENTS OF DEKALB COUNTY.
7. DRIVEWAYS SERVING INDIVIDUAL UNITS SHALL HAVE A MINIMUM LENGTH OF 20 FEET FROM FACE OF GARAGE TO BACK OF SIDEWALKS ON FRONT LOADED UNITS, AND 20 FEET FROM FACE OF GARAGE TO BACK OF CURB ON REAR LOADED UNITS.
8. INDIVIDUAL WATER METERS SHALL BE PROVIDED TO EACH FEE SIMPLE LOT PER THE REQUIREMENTS OF THE DEKALB COUNTY WATERSHED DEPARTMENT. PROVIDE NECESSARY SEWER EASEMENTS. SEWER MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE DEVELOPMENT.
9. ONLY THE BUILDING FOOTPRINT SHALL BE CONSIDERED AS A LOT. ALL OTHER AREAS SHALL BE CONSIDERED COMMON AREA.
10. VEHICLES MAY NOT PARK IN ALLEYS DURING WEEKDAYS.
11. ALL RESIDENCES SHALL HAVE HOUSE NUMBERS ON THE ALLEY SIDE OF THE RESIDENCE.
12. ALLEY ADDRESSED TO BE ASSIGNED OFF ALLEYS
13. ALL OTHER CONDITIONS, CODE AND DISTRICT REQUIREMENTS SHALL APPLY ACCORDINGLY.

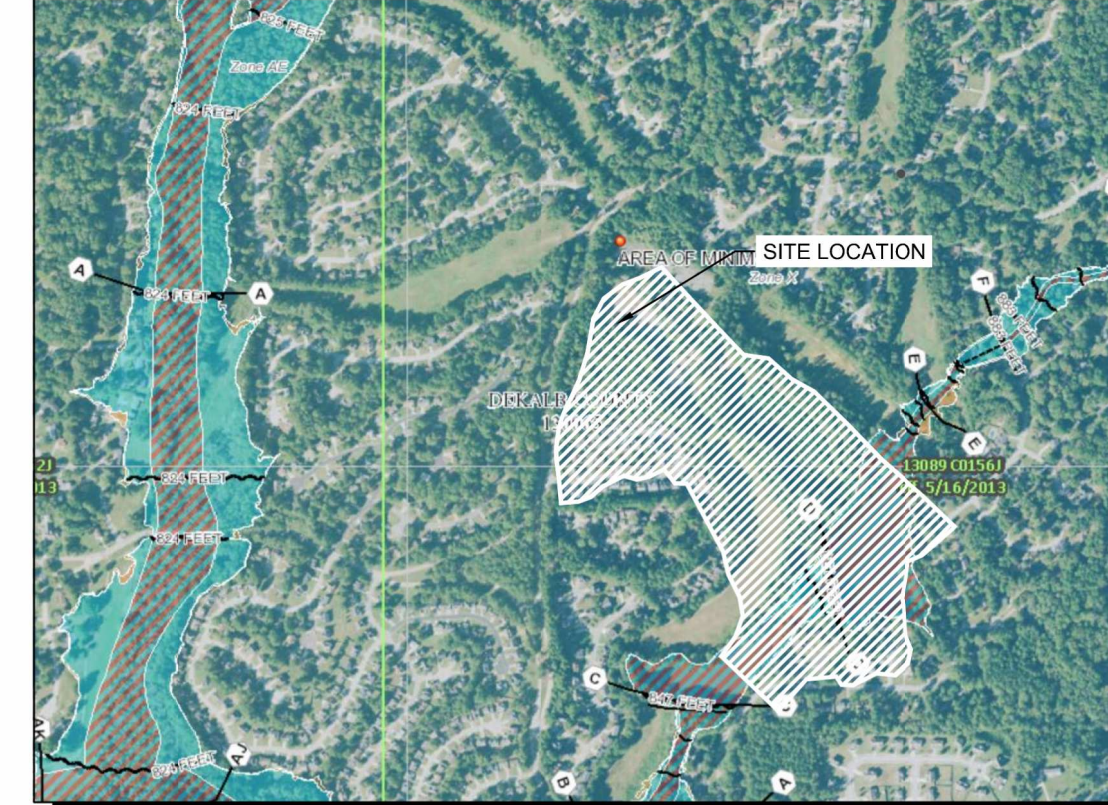
PREVIOUSLY SUBMITTED SKETCH PLAT, 2022 ("OLD" PLAN)

24 HOUR CONTACT:
DAN SMEDLEY
470-268-4202

GEORGIA811
www.Georgia811.com
Know what's below.
Call before you dig.



SITE LOCATION MAP
NOT TO SCALE



FEMA FIRM MAP
NOT TO SCALE

| SITE DATA: | |
|---|---|
| SITE AREA | +/- 54.65 ACRES |
| ZONING | R100 |
| EXISTING ZONING | MU-HIDDEN HILLS TIER 5 |
| PROPOSED ZONING | DEKALB COUNTY, GEORGIA |
| ZONING JURISDICTION | |
| SETBACK REQUIREMENTS | |
| FRONT SETBACK | MIN. 10 FEET/ MAX. 25 FEET |
| SIDE SETBACK (INTERIOR) | MIN. 15 FEET BETWEEN BLDGS. 2-STORY OR LESS/ MIN. 20 FEET BETWEEN BLDGS. GREATER THAN 2-STORIES |
| REAR SETBACK | 15 FEET |
| MAX. BUILDING HEIGHT | 75 FEET/ 5 STORIES |
| TRANSITIONAL BUFFER | 30 FEET |
| DEVELOPMENT STANDARDS | |
| MULTI-FAMILY UNITS PROVIDED | 240 UNITS |
| MULTI-FAMILY BUILDINGS PROPOSED | (5) 3-STORY 24-UNIT BLDGS, (1) 3-STORY 36-UNIT BLDG, (2) 3/4 SPLIT 42-UNIT BLDGS |
| TOWNHOME COMMUNITY FACILITY & CLUBHOUSE | 3,000 SF |
| 24' X 50' FRONT ENTRY TOWNHOMES PROVIDED | 157 UNITS |
| TOTAL RESIDENTIAL UNITS PROVIDED | 397 UNITS |
| TOTAL SITE DENSITY PROVIDED | 7.26 UPA |
| MAX. SITE DENSITY ALLOWED | 12-24 UPA |
| TOTAL OFFICE FLOOR AREA | 225,500 SF; 5 STORIES |
| OPEN SPACE CALCULATIONS | |
| MIN. OPEN SPACE REQUIRED | 10.93 ACRES (20% OF TOTAL SITE AREA) |
| OPEN SPACE PROVIDED | 20.60 ACRES (37.7% OF TOTAL SITE AREA) |
| RESIDENTIAL DEVELOPED AREA (INCLUDES BUILDING FOOTPRINTS, ROADS, DRIVEWAYS & PARKING) | 25.34 ACRES (46.37% OF TOTAL SITE AREA) |
| SQUARE FOOTAGE CALCULATIONS | |
| MULTI-FAMILY SQUARE FOOTAGE | 213,696 SF |
| TOWNHOME SQUARE FOOTAGE | 157 UNITS X 1,990 SF = 312,430 SF |
| TOTAL RESIDENTIAL SQUARE FOOTAGE | 526,126 SF OR 70% OF FAR |
| TOTAL OFFICE SPACE (COMMERCIAL) | 225,500 SF OR 30% OF FAR |
| PARKING REQUIREMENTS | |
| MULTI-FAMILY PARKING REQUIRED | 480 SPACES (2 SPI/ DWELLING UNIT) |
| MULTI-FAMILY PARKING PROVIDED | 512 SPACES (2.13 SPI/ DWELLING UNIT) |
| TOWNHOME PARKING REQUIRED | 314 SPACES (2 SPI/ DWELLING UNIT) |
| TOWNHOME PARKING PROVIDED | 471 SPACES (2 GARAGE + 1 DRIVEWAY SP.) |
| OFFICE PARKING REQUIRED | 1 PER 500 SF, 451 SPACES |
| OFFICE PARKING PROVIDED | 454 SPACES; 352 DECK + 102 SURFACE |

NOTES:

1. SKETCH PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE STORM DRAINAGE OR SANITARY SEWER SYSTEM. NO CONSTRUCTION SHALL BEGIN UNTIL CONSTRUCTION PLANS ARE APPROVED AND DEVELOPMENT PERMIT IS OBTAINED.
2. PROPOSED PUBLIC ROADS WILL INCLUDE STORM WATER PIPES, SANITARY, WATER PIPES, AND INFRASTRUCTURE.
3. THERE ARE NO ZONING CONDITIONS ON THE PROPERTY.
4. SKETCH PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE PROPOSED LOCATION OF FIRE HYDRANTS AND FIRE APPARATUS ACCESS ROADS. NO CONSTRUCTION SHALL BEGIN UNTIL THE LAND DEVELOPMENT PERMIT HAS BEEN APPROVED AND OBTAINED.
5. STREET AND PEDESTRIAN LIGHTING TO BE PROVIDED DURING LDP SUBMITTAL

LAND DEVELOPMENT NOTES:

1. RRV AND INFILTRATION SHALL BE PROVIDED IN BIORETENTION PONDS, BIOSWALES, AND DRY WELLS FOR PRETREATMENT PRIOR TO ENTERING STORMWATER DETENTION PONDS.
2. A 2' LANDSCAPE STRIP AND 5' SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF PUBLIC AND PRIVATE ROADS AND ALONG SITE FRONTAGE.

SOILS:

PgC2- Pacolet sandy clay loam, 2 to 10 percent slopes, eroded
P1C- Pacolet sandy loam, 2 to 10 percent slopes
P1D- Pacolet sandy loam, 10 to 15 percent slopes
AmC- Appling sandy loam, 6 to 10 percent slopes
Ud- Urban land
GeB- Gwinnett sandy loam, 2 to 6 percent slopes
W- Water
PgD2- Pacolet sandy clay loam, 10 to 15 percent slopes, moderately eroded
PuE- Pacolet-Urban land complex, 10 to 25 percent slopes

ZONING NOTES:

1. A COMMUNITY RECREATIONAL CENTER, CLUBHOUSE AND/OR FITNESS/HEALTH CENTER TO BE PROVIDED FOR OVERALL DEVELOPMENT WITHIN MASTER AMENITY AREA, PER SEC. 3.37.17.A OF THE GREATER HIDDEN HILLS OVERLAY.
2. 30 FOOT TRANSITIONAL BUFFER TO BE PROVIDED AROUND PERIMETER OF SITE PER SEC. 3.37.22 OF THE GREATER HIDDEN HILLS OVERLAY. BUFFER TO SERVE AS INTERPARCEL CONNECTION POINTS ONCE SITE IS DEVELOPED. LOCATIONS TO BE DETERMINED AND APPROVED BY DEKALB COUNTY PLANNING DIRECTOR.
3. 37.7 % OPEN SPACE PROVIDED THROUGHOUT SITE. OPEN SPACE AREAS TO BE AT GRADE AND DIRECTLY ACCESSIBLE FROM A PUBLIC SIDEWALK AND BUILDING ENTRANCES. OPEN SPACE AREAS TO PROVIDE CONNECTIVITY TO ANY EXISTING OR PLANNED NEARBY PUBLIC AMENITY INCLUDING, BUT NOT LIMITED TO, TRAIL NETWORKS, GREENSPACE OR PARK FACILITIES PER SEC. 3.37.23 OF THE GREATER HIDDEN HILLS OVERLAY.
4. 30% OF DEVELOPED FLOOR AREA SHALL BE PROVIDED AS OFFICE SPACE

DeKalb County
DEPARTMENT OF PLANNING & SUSTAINABILITY

CERTIFICATE OF CONFORMITY

Hidden Hills
I, Kenneth Wood, Planners and Engineers Collaborative, the engineer/surveyor for the
Subdivision known as Hidden Hills
Located in Land Lot(s) 27 & 28 of the 16th District(s), hereby certify that no lots platted within the subdivision are non-conforming or will result in any nonconforming lots.

SIGNATURE:
Kenneth Wood
NAME (PLEASE PRINT)
350 Research Ct. Ste 200
ADDRESS
Peachtree Corners, Ga 30092
CITY, STATE, ZIP

P: (770) 451-2741 F: (770) 451-3915

WWW.PEC.PLUS



Planners & Engineers Collaborative+

LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORETS + SURVEYING + CONSTRUCTION + WATER RESOURCES

350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

HIDDEN HILLS AT BIFFLE ROAD

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

5083 BIFFLE ROAD
STONE MOUNTAIN, GA 30088

DEKALB COUNTY JURISDICTION

FOR

MCKINLEY HOMES
655 ENGINEERING DRIVE, SUITE 208
PEACHTREE CORNERS, GA 30092
470-268-4202

DEKALB AP # 1244609

REVISIONS

| NO. | DATE | BY | DESCRIPTION |
|-----|------------|----|-----------------------------|
| -1 | 06/03/2021 | JL | Sketch plat comments |
| -2 | 08/11/2021 | JL | Sketch plat comments |
| -3 | 09/06/2021 | JL | Sketch plat comments |
| -4 | 11/24/2021 | JL | Sketch plat comments |
| -5 | 1/8/2022 | JL | Sketch plat- flood comments |

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

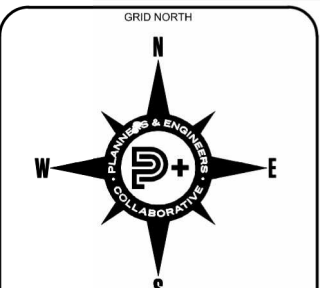
REGISTERED PROFESSIONAL ENGINEER
KENNETH J. WOOD
1-18-2022

GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/28/2023

SKETCH PLAT SITE PLAN

0 75 150 300 450

SCALE: 1" = 150'
DATE: JANUARY 18, 2022
PROJECT: 20251.00A



SPS
SHEET

BY: _____ (BY DIRECTOR)
PLANNING COMMISSION CHAIRMAN
DEKALB COUNTY, GEORGIA

1. WATER MAIN TO BE PUBLIC 8-INCH D.I.P. LINE WITHIN A 50' ACCESS AND UTILITY EASEMENT ON MAIN ROADS, 28'-20" EASEMENT ON ALLEYS, AND 20-FOOT WATER EASEMENT FOR ACCESS AND MAINTENANCE. (PROVIDED FOR DEKALB COUNTY).
2. SANITARY SEWER MAIN (SEWER PROVIDED BY DEKALB COUNTY) TO BE PUBLIC 8-INCH D.I.P. LINE WITHIN A 50' ACCESS AND UTILITY EASEMENT ON MAIN ROADS, 28'-20" EASEMENT ON ALLEYS, AND 20-FOOT SANITARY SEWER EASEMENT FOR ACCESS AND MAINTENANCE.
3. SANITARY SEWER MAIN SHALL BE 6" D.I.P. @ 1% (MIN) WITH 4' COVER.
4. EACH SINGLE FAMILY RESIDENCE WILL HAVE SEPARATE SANITARY SEWER LATERAL.
5. EACH SINGLE FAMILY RESIDENCE WILL HAVE SEPARATE 3/4" WATER METER.
6. DEKALB COUNTY SANITATION WILL BE RESPONSIBLE FOR HANDLING NON-HAZARDOUS HOUSEHOLD WASTE, YARD DEBRIS, AND RECYCLABLE MATERIAL.

1. BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION PROVIDED BY GUNNIN LAND SURVEYING DATED 02-27-2024.
2. HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR DEKALB COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBERS 130890156L, PANEL 65 OF 201, EFFECTIVE DATE 01-01-2019 AND PROPERTY FALLS WITHIN A DESIGNATED FLOODWAY AND FLOOD ZONE "A2".
3. SITE IS LOCATED IN THE 16TH DISTRICT, LOT 27 AND 28 IN DEKALB COUNTY, GEORGIA WITHIN THE COUNTY OF DEKALB. THE PROPOSED USE OF THE MENTIONED SITE IS A MASTER PLANNED MIXED USE DEVELOPMENT FEATURING A: STORY CITY BUILDINGS, FRONT LOADED AND REAR LOADED TOWNHOMES, AND MULTI-FAMILY DEVELOPMENT.
4. THE EXISTING PAVEMENT NUMBER IS 16 028 01 001
5. THE PROPOSED SUBDIVISION WILL BE SUBJECT TO PRIVATE COVENANTS AND A HOMEOWNER'S ASSOCIATION WILL BE ESTABLISHED.
6. THERE ARE STATE WATERS LOCATED ON SITE
7. THERE ARE WETLANDS LOCATED ON SITE
8. THERE IS NO KNOWN EXISTING INERT WASTE BURY PITS ON THE SITE
9. THERE ARE NO NATURAL, ARCHAEOLOGICAL, OR HISTORIC RESOURCES LOCATED ON THE SITE ACCORDING TO GAHNRHS MAPPER.
10. THE RECEIVING WATER, SOUTH FORK PEACHTREE CREEK, IS APPROXIMATELY 500' NORTHEAST OF THE SITE, AN UNNAMED TRIBUTARY OF THE INDIAN CREEK.
11. ELECTRIC SERVICES SHALL BE INSTALLED UNDERGROUND.
12. MINIMUM STORM PIPE SIZE WITHIN PUBLIC EASEMENT SHALL BE 18 INCHES.
13. ALL STORM DRAIN PIPES LESS THAN 18" DIA. SHALL REMAIN PRIVATE AND THE RESPONSIBILITY OF THE PROPERTY OWNER.
14. THE LOWEST FINISHED FLOOR ELEVATION (FFE) OF ANY PROPOSED HOME OR BUILDING SHALL BE A MINIMUM OF 3 FEET ABOVE THE 100-YEAR DETENTION POND STORAGE ELEVATION AND/OR INLET PONDING ELEVATION.
15. THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL FUTURE MAINTENANCE AND INSPECTIONS OF THE STORM DRAIN MANAGEMENT SYSTEM. A COPY OF ALL FUTURE INSPECTIONS BY A REGISTERED ENGINEER SHALL BE FURNISHED TO DEKALB COUNTY.
16. SPEED LIMIT ON BUFFILE ROAD IS 25 MPH.
17. NO POWER LIMITS HAVE BEEN LOCATED ON SITE.
18. NO VARIANCES ARE REQUIRED.
19. A 75' TRIBUTARY BUFFER WILL BE MAINTAINED ON ALL STATE WATERS THAT ARE NOT APPROVED FOR A BUFFER ENCROACHMENT VARIANCE BY DEKALB COUNTY OR GA. E.P.D.
20. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS.

1. ALL APPROVED OPTIONS SHALL BE NOTED ON THE SKETCH PLAT AND FINAL PLAT.
2. THE FINAL PLAT SHALL HAVE THE INDIVIDUAL UNITS AS DEPICTED ON SKETCH PLAT IN GENERAL LAYOUT ADDRESSED PER THE DEKALB COUNTY GIS DEPARTMENT AND PLATTED AS TAX PARCELS.
3. THE MINIMUM GROSS UNIT SIZE SHALL BE STATED ON PLAT AND THE TAX PARCEL DIMENSIONS NOTED.
4. A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE REQUIRED FOR MAINTENANCE OF ACCESS DRIVEWAYS, INTERIOR STREETS, UTILITIES, AND STORM MANAGEMENT FACILITIES WITHIN COMMON AREAS AND TO PROVIDE A DECLARATION OF PROTECTIVE COVENANTS AND CONDITIONS ADDRESSING MAINTENANCE RESPONSIBILITY.
5. PRIVATE STREETS SHALL BE NOTED AS SUCH AND SHALL MAINTAIN A MINIMUM OF 26 FEET OF PAVED PLANT WIDTH WITHIN THE CURB TO FACE OF CURB AND SHALL BE CONSTRUCTED TO THE SAME PAVING MATERIAL SPECIFICATION REQUIRED FOR PUBLIC STREETS SUBJECT TO DEKALB COUNTY APPROVAL.
6. ALL EASEMENTS SHALL BE PROVIDED SUBJECT TO THE REQUIREMENTS OF DEKALB COUNTY.
7. DRIVEWAYS SERVING INDIVIDUAL UNITS SHALL HAVE A MINIMUM LENGTH OF 20 FEET FROM FACE OF GARAGE TO BACK OF DRIVEWAYS OR CURB LOADED UNITS, AND 20 FEET FROM FACE OF GARAGE TO BACK OF CURB ON REAR LOADED UNITS.
8. INDIVIDUAL WATER METERS SHALL BE PROVIDED TO EACH FEE SIMPLE LOT PER THE REQUIREMENTS OF THE DEKALB COUNTY WATER AND SEWER DEPARTMENT. PROVIDE NECESSARY SEWER EASEMENTS. SEWER MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE DEVELOPMENT.
9. ONLY THE BUILDING FOOTPRINT SHALL BE CONSIDERED AS A LOT. ALL OTHER AREAS SHALL BE CONSIDERED COMMON AREA.
10. VEHICLES MAY NOT PARK IN ALLEYS DURING WEEKDAYS.
11. ALL RESIDENCES SHALL HAVE HOUSE NUMBERS ON THE ALLEY SIDE OF THE RESIDENCE.
12. ALLEY ADDRESSED TO BE ASSIGNED OFF ALLEYS
13. ALL OTHER CONDITIONS, CODE AND DISTRICT REQUIREMENTS SHALL APPLY ACCORDINGLY.

1. RRV AND INFILTRATION SHALL BE PROVIDED IN BIORETENTION PONDS, BIOSWALES, AND DRY WELLS FOR PRETREATMENT PRIOR TO ENTERING STORMWATER DETENTION PONDS.
2. A 2' LANDSCAPE STRIP AND 5' SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF PUBLIC AND PRIVATE ROADS AND ALONG SITE FRONTAGE.

PgC2- Pacolet sandy clay loam, 2 to 10 percent slopes, eroded
 PFC- Pacolet sandy loam, 2 to 10 percent slopes
 PMD- Pacolet sandy loam, 10 to 15 percent slopes
 PwE- Appling sandy loam, 6 to 10 percent slopes
 Ud- Urban land
 GeB- Gwinnett sandy loam, 2 to 6 percent slopes
 GwC2- Gwinnett sandy clay loam, 2 to 10 percent slopes, eroded
 W- Water
 PgD2- Pacolet sandy clay loam, 10 to 15 percent slopes, moderately eroded
 PuE- Pacolet-Urban land complex, 10 to 25 percent slopes

1. A COMMUNITY RECREATIONAL CENTER, CLUBHOUSE AND/OR FITNESS/HEALTH CENTER TO BE PROVIDED FOR OVERALL DEVELOPMENT WITHIN MASTER AMENITY AREA, PER SEC. 33.17.1.4 OF THE GREATER HIDDEN HILLS OVERLAY.
2. 30 FOOT TRANSITIONAL BUFFER TO BE PROVIDED AROUND PERIMETER OF SITE PER SEC. 33.17.2.2 OF THE GREATER HIDDEN HILLS OVERLAY. BUFFER TO SERVE AS INTERPARCEL BUFFER. LOCATION POINTS OF THE SITE IS DEVELOPED, LOCATIONS TO BE DETERMINED AND APPROVED BY DEKALB COUNTY PLANNING DIRECTOR.
3. 39.3 % OPEN SPACE PROVIDED THROUGHOUT SITE. OPEN SPACE AREAS TO BE AT GRADE AND DIRECTLY ACCESSIBLE FROM A PUBLIC SIDEWALK AND BUILDING ENTRANCES. OPEN SPACE AREAS TO PROVIDE CONNECTIVITY TO ANY EXISTING OR PLANNED NEARBY PUBLIC SPACE INCLUDING, BUT NOT LIMITED TO, TRAILS, NETWORKS, GREENSPACE OR PARK FACILITIES PER SEC. 33.23.0 OF THE GREATER HIDDEN HILLS OVERLAY.
4. SENIOR DEVELOPED FLOOR AREA SHALL COUNT TOWARDS 30% COMMERCIAL FAR SPACE FOOTAGE.

ENHANCED OPEN SPACE

A map of the Stonehaven area showing the proposed development site. The site is a large, irregularly shaped area shaded in dark grey with diagonal hatching. It is located south of Rainbow Vacuum Cleaners Stone Mountain and east of the Stonehaven Creek. Surrounding streets include 28th Avenue, 29th Avenue, 30th Avenue, 31st Avenue, 32nd Avenue, 33rd Avenue, 34th Avenue, 35th Avenue, 36th Avenue, 37th Avenue, 38th Avenue, 39th Avenue, 40th Avenue, 41st Avenue, 42nd Avenue, 43rd Avenue, 44th Avenue, 45th Avenue, 46th Avenue, 47th Avenue, 48th Avenue, 49th Avenue, 50th Avenue, 51st Avenue, 52nd Avenue, 53rd Avenue, 54th Avenue, 55th Avenue, 56th Avenue, 57th Avenue, 58th Avenue, 59th Avenue, 60th Avenue, 61st Avenue, 62nd Avenue, 63rd Avenue, 64th Avenue, 65th Avenue, 66th Avenue, 67th Avenue, 68th Avenue, 69th Avenue, 70th Avenue, 71st Avenue, 72nd Avenue, 73rd Avenue, 74th Avenue, 75th Avenue, 76th Avenue, 77th Avenue, 78th Avenue, 79th Avenue, 80th Avenue, 81st Avenue, 82nd Avenue, 83rd Avenue, 84th Avenue, 85th Avenue, 86th Avenue, 87th Avenue, 88th Avenue, 89th Avenue, 90th Avenue, 91st Avenue, 92nd Avenue, 93rd Avenue, 94th Avenue, 95th Avenue, 96th Avenue, 97th Avenue, 98th Avenue, 99th Avenue, 100th Avenue. Landmarks include Rainbow Vacuum Cleaners Stone Mountain, Bobo's French Entertainment, Beren Christian Church, Family Dollar, The Park at Stonehaven Apartments, and Stonehaven Creek. A label 'SITE LOCATION' with an arrow points to the shaded area.

SITE LOCATION MAP

NOT TO SCALE



FEMA FIRM MAP
NOT TO SCALE

| SITE DATA: | |
|--|---|
| SITE AREA | ±54.355 ACRES |
| <u>ZONING</u> | |
| EXISTING ZONING | R100 |
| PROPOSED ZONING | MU-HIDDEN HILLS TIER 5 |
| ZONING JURISDICTION | DEKALB COUNTY, GEORGIA |
| <u>SETBACK REQUIREMENTS</u> | |
| FRONT SETBACK | MIN. 10 FEET/ MAX. 25 FEET |
| SIDE SETBACK (INTERIOR) | MIN. 15 FEET BETWEEN BLDGS. 2-STORY OR LESS/ MIN. 20 FEET BETWEEN BLDGS. GREATER THAN 2-STORIES |
| REAR SETBACK | 15 FEET |
| MAX. BUILDING HEIGHT | 75 FEET/ 5 STORIES |
| TRANSITIONAL BUFFER | 30 FEET |
| <u>DEVELOPMENT STANDARDS</u> | |
| ATTACHED SENIOR UNITS PROVIDED | 131 UNITS (1-STORY) |
| DETACHED SINGLE FAMILY LOTS PROVIDED | 44 LOTS (2-STORY) |
| TOWNHOME COMMUNITY FACILITY & CLUBHOUSE | 3,000 SF |
| 24 X 24 FRONT ENTRY TOWNHOMES PROVIDED | 55 UNITS (2-STORY) |
| TOTAL RESIDENTIAL UNITS PROVIDED | 230 UNITS |
| TOTAL SITE DENSITY PROVIDED | 4.23 UPA |
| MAX. SITE DENSITY ALLOWED | 12-24 UPA |
| <u>OPEN SPACE CALCULATIONS</u> | |
| MIN. OPEN SPACE REQUIRED | 10.87 ACRES (20% OF TOTAL SITE AREA) |
| TOTAL OPEN SPACE PROVIDED | 21.38 ACRES (39.3% OF TOTAL SITE AREA) |
| ENHANCED OPEN SPACED REQUIRED | 5.43 ACRES (50% OF TOTAL OPEN SPACE REQ.) |
| ENHANCED OPEN SPACE PROVIDED | 7.09 ACRES (65.2% OF TOTAL OPEN SPACE REQ.) |
| <u>FAR CALCULATIONS</u> | |
| DETACHED SINGLE FAMILY PROVIDED | 88,000 SF (27.1% OF TOTAL FAR) |
| TOWNHOME SQUARE FOOTAGE | 96,250 SF (29.6% OF TOTAL FAR) |
| TOTAL RESIDENTIAL SQUARE FOOTAGE | 184,250 SF (56.7% OF TOTAL FAR) |
| TOTAL ATTACHED SENIOR SF PROVIDED (COMMERCIAL) | 140,550 SF (43.3% OF TOTAL FAR) |
| <u>PARKING REQUIREMENTS</u> | |
| SENIOR PARKING REQUIRED | 262 SPACES (2 SP/ DWELLING UNIT) |
| SENIOR PARKING PROVIDED | 393 SPACES (2 GARAGE + 1 DRIVEWAY SP.) |
| TOWNHOME PARKING REQUIRED | 110 SPACES (2 SP/ DWELLING UNIT) |
| TOWNHOME PARKING PROVIDED | 220 SPACES (2 GARAGE + 2 DRIVEWAY SP.) |
| DETACHED SINGLE FAMILY PARKING REQUIRED | 88 SPACES (2 SP/ DWELLING UNIT) |
| DETACHED SINGLE FAMILY PARKING PROVIDED | 176 SPACES (2 GARAGE + 2 DRIVEWAY SP.) |

1. SKETCH PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE STORM DRAINAGE OR SANITARY SEWER SYSTEM. NO CONSTRUCTION SHALL BEGIN UNTIL CONSTRUCTION PLANS ARE APPROVED AND DEVELOPMENT PERMIT IS OBTAINED.
2. PROPOSED PRIVATE ROADS WILL INCLUDE STORM WATER PIPES, SANITARY, WATER PIPES, AND INFRASTRUCTURE.
3. THERE ARE NO ZONING CONDITIONS ON THE PROPERTY.
4. SKETCH PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE PROPOSED LOCATION OF FIRE HYDRANTS AND FIRE APPARATUS ACCESS ROADS. NO CONSTRUCTION SHALL BEGIN UNTIL THE FIRE DEVELOPMENT PERMIT HAS BEEN APPROVED AND OBTAINED.
5. STREET AND PEDESTRIAN LIGHTING TO BE PROVIDED DURING LDP SUBMITTAL.

PEC+

LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES

350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

**TERRA BELLA
AKA HIDDEN HILLS AT
BIFFLE ROAD**

**A MASTER PLANNED RESIDENTIAL
DEVELOPMENT**

AT

5083 BIFFLE ROAD
STONE MOUNTAIN, GA 30088

DEKALB COUNTY JURISDICTION

FOR MCKINLEY HOMES
655 ENGINEERING DRIVE, SUITE 208
PEACHTREE CORNERS, GA 30092
470-268-4202

DEKALB AP # 1246985

[illegible]

THIS SEAL IS ONLY VALID IF COUNTER SIGNED
AND DATED WITH AN ORIGINAL SIGNATURE.



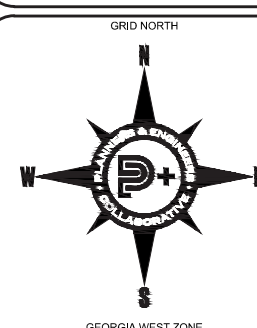
03/13/2025

GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/31/2027

SKETCH PLAT
SITE PLAN



SCALE: 1" = 150'
DATE: 05/03/2024
PROJECT: 20251.00A



SP1.0

SHEET



DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing deadline.

Applicant Name: _____

Applicant Email Address: _____

Applicant Mailing Address: _____

Applicant Phone Number: _____

Owner Name: _____

(If more than one owner, attach list of owners.)

Owner Email Address: _____

Owner Mailing Address: _____

Owner Phone Number: _____

Subject Property Address: _____

Parcel ID Number(s): _____

Acreage: _____ Commission District(s): _____ Super District: _____

Existing Zoning District(s): _____ Proposed Zoning District(s): _____

Existing Land Use Designation(s): _____ Proposed Land Use Designation(s): _____ (if applicable)

I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

Owner: _____ Agent: _____

Signature of Applicant: _____



DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing deadline.

Applicant Name: HAYLEY TODD, PEC+

Applicant Email Address: HTODD@PEC.PLUS

Applicant Mailing Address: 350 RESEARCH COURT STE 200 NORCROSS GA 30092

Applicant Phone Number: 678.684.6287

Owner Name: JLD HIDDEN HILLS LLC

(If more than one owner, attach list of owners.)

Owner Email Address: _____

Owner Mailing Address: 840 EDGEWOOD RD S STE 220 JACKSONVILLE FL 32205

Owner Phone Number: _____

Subject Property Address: 5083 BIFFLE ROAD STONE MOUNTAIN, GA

Parcel ID Number(s): 16 028 01 001

Acreage: 54.355 Commission District(s): 5 Super District: 7

Existing Zoning District(s): R-100 Proposed Zoning District(s): R-100

Existing Land Use Designation(s): SUB Proposed Land Use Designation(s): SUB (if applicable)

I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

Owner: ↑ Agent: X [Signature]
Signature of Applicant:



3/31/2025

Notice of Special Land Use Permit Application Community Meeting

We are planning to apply for a Dekalb County Special Land Use Permit to allow for senior residential. Find out more about the project, ask questions, and voice your opinion at the following community meeting:

Date: 4/14/2025

Time: 6 – 7pm

Location: Hairston Crossing Library –

4911 Redan Road, Stone Mountain GA 30088

If you have any questions about the meeting, please call 678-684-6287 or e-mail htodd@pec.plus We look forward to seeing you there

Sincerely,

Kenneth J. Wood, P.E., LEED AP
Principal | C.E.O.
Planners and Engineers Collaborative, Inc.

From: [Hayley Todd](#)
Bcc: bernicetaj@yahoo.com; blkrain51@gmail.com; cellasalt5@yahoo.com; coleslaw4t4@yahoo.com; cthompson131920@yahoo.com; denisettravis74@gmail.com; dennisallen05@comcast.net; dstbc@bellsouth.net; ellison.taneisha@gmail.com; erica_weaver@yahoo.com; ghhcdc@gmail.com; harold53@hotmail.com; hlove1223@aol.com; Jan_Costello@yahoo.com; kbarksdal22@gmail.com; konceptatlanta@bellsouth.net; manghamlaw@att.net; marshallenglishsr@yahoo.com; mhdalrym@dekalbcountyga.gov; mstonya@earthlink.net; oneiloooo4@comcast.net; ourbenevolentneighborsociety@aol.com; pedge@urbanretail.com; plbailey@dekalbcountyga.gov; pvalen@dekalbcountyga.gov; stonecrestalive@gmail.com; tcmg27@gmail.com; terrell.steen@gmail.com; topdawgmo@yahoo.com; vickymoorebbs@yahoo.com; w_duane_williams@yahoo.com; jmhester59@yahoo.com; janelle.e.gore@gmail.com; andrewse199@gmail.com; fshafiq@msn.com; loviebarbara1@gmail.com; lmellis@lspmconsulting.com; maliaevans@comcast.net; lindajones3502@comcast.net; oneiloooo4@comcast.net; konceptatlanta@bellsouth.net; Perry_leona@bellsouth.net; mtaylor7907@gmail.com
Subject: Neighborhood Meeting: Hidden Hills SLUP (5083 Biffle Road) - PEC 20251.00a
Date: Tuesday, April 1, 2025 9:46:00 AM
Attachments: [image001.png](#)
[2025-02-17-Sketch Plat Update-9-Mstr Site PN 20251.00A.pdf](#)

Hi there,

You are receiving this email because we wanted to let you know that we are holding a neighborhood meeting to discuss a Special Land Use Permit to allow senior residential housing as part of the Hidden Hills master planned redevelopment.

The meeting is scheduled for Monday, April 14 at the Hairston Crossing Library (4911 Redan Road) at 6pm.

I have attached the sketch plat that you may already be familiar with. We sent paper letters to all neighbors within the required radius of the site yesterday.

Please give me a call with any questions or concerns.

Thanks!

Hayley Todd

Zoning Manager & Land Planner

E: htodd@pecatl.com

C: 757.508.6593 | O: 770.451.2741 | D: 678.684.6287



[New Website](#) | [Linkedin](#) | [Facebook](#)

Georgia East Office: 350 Research Court, Suite 200, Peachtree Corners, GA 30092

Georgia West Office: 900 Circle 75 Pkwy SE, Suite 925, Atlanta, GA 30339

Georgia South Office: 315 West Solomon Street, Suite 210, Griffin, GA 30223

In accepting and utilizing any drawings or other data on any form of electronic media generated and provided by Planners and Engineers Collaborative, The Client agrees that all such drawings and data are instruments of service of Planners and Engineers Collaborative; and they are not to be used or modified in whole or in part, for any purpose or project other than the project for which they have been prepared without waiving all claims against Planners and Engineers Collaborative and indemnifying for any damage, liability or cost, including defense cost arising from such claims.

Under no circumstances shall transfer of the drawings and other instruments of service on electronic media for use by The Client be deemed a sale by Planners and Engineers Collaborative, and Planners and Engineers Collaborative makes no warranties, either express or implied, of merchantability and fitness for any particular purpose.

Sign In Sheet:

| 1) Name | Email | 2 Name | |
|------------------------------|------------------------------|-------------------------|-----------------|
| 1. Jelup B. Bell | felixbell@bellsouth.net | 32. Deborah Najee-ullah | dnajeeullah32@ |
| 2. Evelyn & Elsa Toomer | aagcarter@yahoo.com | 33. Ahmed Najee-ullah | dnas7538@ya |
| 3. Arravis Carter | | 34. Jason Rousseau | jasonrousseau |
| 4. Muta Johnson | | 35. Carla McKellan | phoenix0131@ |
| 5. Rachel King | Rachetalex1030@gmail.com | 36. Tanniel Robertson | tannielRobert |
| 6. James Johnson | DeJaq@JPShome.com | 37. Erin Johnson | erw.johnson-266 |
| 7. Lela Jones-Smith | pptreasure@bellsouth.net | 38. Phillip Fain | PFain2@ |
| 8. Jarezza Zanders Johnson | district7@dekalbcountyga.gov | 39. Gino Bala | CurfHady |
| 9. Commissioner Bolton | district7@dekalbcountyga.gov | 40. SABREEN JAI | jaisabreen |
| 10. Sheron & Joachim Grant | grants handyman@hotmail.com | 41. Kenneth Saunders | Krsaundersj |
| 11. Marian Loner | no10m@transpurs.com | Keelar DeSourette | Kejourner@ |
| 12. Shericka Aranda-McCoy | saranda5235@gmail.com | Kayla Johnson | Kayl Johns |
| 13. Portia Noble | nobpenn@gmail.com | Bill Joyner | Wkairme |
| 14. Nanay Penister | Wolmersgirl72@yahoo.com | | South.n |
| 15. Glenda Mason | gfmason7@yahoo.com | | |
| 16. Shirley Franklin | shirleythatgirl@gmail.com | | |
| 17. Leontine Bell | leontinebell@aol.com | | |
| 18. Glenwood Ross | iglenr2@gmail.com | | |
| 19. Frank Ingram | fingram4@gmail.com | | |
| 20. William Kimber | wkimber@bellsouth.net | | |
| 21. Ahmed Najee-ullah | dnas7538@yahoo.com | | |
| 22. Wm Gunn | William3Marlene Gunn | | |
| 23. Larry Coles | coleslaw444@yahoo.com | | |
| 24. Beverly Beard | bbeardsat@gmail.com | | |
| 25. Loudell Coleman | coleman77b56@bellsouth.net | | |
| 26. Shorta Lofton | sloftonms@gmail.com | | |
| 27. Yvette Perry | yperry61@comcast.net | | |
| 28. Argentina Magby Chenault | argentinaatL1@yahoo.com | | |
| 29. Tommie B. Wicker | RLWicker@Aht.net | | |
| 30. Robert & Kitty Wicker | | | |
| 31. Thomas Williams | TBWMS47@Bellsouth.net | | |

In Sheet:

| Name | Email | Name | Email |
|------------------------|------------------------------|-------------------------|----------------------------|
| H. Bell | felixbell@bellsouth.net | 32. Deborah Najee-ullah | dnajecullah3001@yahoo.com |
| John E. Toomer | a29catter@yahoo.com | 33. Ahmed Najee-ullah | dnas7538@yahoo.com |
| John King | | 34. Jason Rousseau | jasonrousseau@gmail.com |
| John Johnson | Rachaelalex1030@gmail.com | 35. Carla McClellan | phoenix0131@yahoo.com |
| Jones-Smith | Dr. Jay@JPShome.com | 36. Tanniel Robertson | tannielrobertson@gmail.com |
| Jordan Johnson | pptreasuredbellsouth.net | 37. Erin Johnson | ew.johnson26@gmail.com |
| John Bolton | district7@dekalbcountyga.gov | 38. Phillip Fain | PFain2@gmail.com |
| John Grant | district7@dekalbcountyga.gov | 39. Garry Baur | GarFHA@att.net |
| John Hager | grants.hagerman@att.net | 40. SABREEN JAI | jaisabreen@gmail.com |
| Ka Aranda | no longer@trinasprings.com | 41. Kenneth Saunders | Krsaundersjr@gmail.com |
| John Noble | Saranda5236@gmail.com | Keelar DeSourette | Kejourner@yahoo.com |
| John Penister | Nobpen@gmail.com | Kayla Johnson | KaylJohnson@gmail.com |
| John Mason | Wolmersgirl72@yahoo.com | Bill Joyner | WkirmebellSouth.net |
| John Franklin | gfmason7@yahoo.com | | |
| John Bell | shirleythatgirl@gmail.com | | |
| John Ross | leontinebell@aol.com | | |
| John Ingram | 18) glem.r2@gmail.com | | |
| John Kimbar | f.ingram4@gmail.com | | |
| John Najee-ullah | WKimbar@comcast.net | | |
| John Cole | dnas7538@yahoo.com | | |
| John Beard | William3Marlene Gunn | | |
| John Coleman | coleslaw444@yahoo.com | | |
| John Lo F/01 | dbearsat@gmail.com | | |
| John Perry | coleman77b5b6@bellsouth.net | | |
| Johnina Magby Chenault | 510ffanms@gmail.com | | |
| Johnie B. Wicker | yperry61@comcast.net | | |
| John Williams | ArgentinaatL1@yahoo.com | | |
| | RLWicker@Aft.net | | |
| | TBWMS47@Bellsouth.net | | |

April 14, 2025

NTM E

Pickye Thwa

ADRIANE CARTER

Deborah Spooner

Terry PATTERSON

Shericka Miranda

A. Pruitt

Sharon's Jackson Grant

Valerie Hicks

Judith Gage

Jimmie Cotton

Sheila Petersen

Harvey Maxson

Dennis Quinn

COLETTA BENSON

Pamela Pennington

Alicia Pugh

Seana Temple sbdeas@yahoo.com

Vernon Temple vtemple44@yahoo.com

Sean Deas deaspete51@gmail.com

Phyllis Deas phdeas@gmail.com

Beverly Ramsey

Rosalyn Charles -

Leis Dunlap

Erin Johnson

Fragmente Chancet

JAMES COWAN

Stannione Hinds

Shideeq tsiddeeq@neighborhood-works.org

Akram Siddieq

akram.siddieq79

@gmail.com

Camela Morejon

Louise Joyner lojoyner@aol.com

MAURICE RICHARDSON

MORICH854@gmail.com

Dexter Dixon Que3dixon@yahoo.com

Michael ~~Ryan~~ Ryan

Eddie Brightwell & Christine

Veronica Mason

Fernando Donaldson

Emmanuel Green

Lavezza Zanders-Johnson

Name

April 14, 2025

| | |
|---------------------------------------|---------------------|
| Bernice Moore | Tina & Maria Thomas |
| Glenda Mason | Gregory McArthur |
| Johnny & Shirley Franklin | Gemma - Norman |
| Jess & Gilda Fleming | Yvette Perry |
| Richard Jones | M. Johnson |
| Jason Rousseau | Doris Knott |
| WILLIE A. ALEXANDER | Deborah Najee-ullah |
| Londell Coleman | Ahmed Najee-ullah |
| Bill Joyner | Michael Harris |
| Denise B. Kenney | Latendia Ford |
| Calvin E. Sims, Sr. | DANIELA LAURORE |
| William (Bill) Kimbree | DEELAURE@YAHOO.COM |
| Franklin McGahee | SUCCESSAP@YMAIL.COM |
| Robin Banks Royter | |
| Grace Whittaker | |
| Beverly Crane - & Bevlosmit@gmail.com | |
| Delecia Beckford | |
| Portia Noble | |
| Nancy Penister | |
| Monty Bell | |
| Felix Bell | |
| Christine & Wayne Fortune | |
| Robin Cox | |

NAME

April 14, 2025

JESSIE SMALL

JULIE FISHER

STAN WATSON

Robbie Griffith

Ruth Collins

Shanta Lofton

William: Marlene Gunn

Patrick Harmon

Monica Conway

JAMES CORLETT

Marian Long

Frank Ingram

Kathma Hubbard

James Brown

Ann Crain

Nadene Rivers-Johnson

DeLores Alphabet

THOMAS WILLIAMS

MARIE THOMPSON

MARY BROOKS

WILMA COOK

SABREEN JAI

FRANK FRANKSON

Marilynn Jackson

Glennwood Ross

Robert Montgomery

Harold Hardie

Kenneth Saunders

Yelid Omar

Sherry Blackshear

Adam Robinson

Melvin Clark

Gene Johnson

B. McCendon

Wynn Morris

Jan Luster

Rachel King

Keela DeJongh

Margitta Rousseau

Lee Davis

Davislee0@bellsouth.net

April 14 2025

NAME

George Ben

4/21/2025

Re: **Letter of Intent – SPECIAL LAND USE PERMIT**
Terra Bella – Hidden Hills Golf Course Redevelopment
(5083 Biffle Road) (+/- 54.355 acres)
PEC+ Project No. 20251.00a

Dear Community Development Officials,

This application proposes a Special Land Use Permit to allow Senior Residential Uses as part of the master plan for the above-referenced site that falls within the Hidden Hills Tier 5 Overlay. The Special Land Use Permit allows the senior residential uses to count toward the 30 percent commercial floor area that is required for mixed-use developments.

Current Zoning:

Currently, the site is zoned R-100 and is included in Tier 5 of the Hidden Hills Overlay that allows mixed-use developments. Under the overlay, the underlying zoning may remain R-100 and the site may be developed by-right with uses/performance standards that would otherwise not be permitted under this district.

Reason for SLUP Request:

Under the Tier 5 Overlay, 30 percent of the site's floor area must consist of commercial uses. The Special Land Use Permit allows Senior Residential Housing to count toward the thirty percent requirement. This use was chosen as the result of optimal site planning techniques, market conditions, and after numerous conversations with the surrounding community stakeholders outlining their use preferences.

Existing and Proposed Uses; Details of Proposed Special Use:

The property is currently developed as the Hidden Hills Golf Course, though the course has been closed for several years. There are no plans to open a new golf course at this location. The site is largely cleared and grassed with gentle topography and an existing lake at the southeastern end.

The proposed use of the property is a master-planned residential development consisting of 131 Senior Residential Homes, 55 single-family attached townhomes, and 44 single-family detached lots. The latter two uses are permitted by-right under the Overlay. The SLUP would apply only to the proposed 131 age-restricted Senior Residences.

Because the requirement is for 30 percent of the total floor area to consist of commercial space (or Senior Residential Homes, as permitted by this SLUP), and the proposed Senior Residential Homes are single-story, the use requires a greater land area than the other types of homes.

Conclusion

The applicant and owner respectfully request that the Dekalb County Board of Commissioners, Planning Commission and Planning Staff approve and support the Applicant's SLUP request to allow for the incorporation of Senior Residential Housing as part of the Hidden Hills Golf Course redevelopment master plan. The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,

Hayley Todd

Zoning Manager, Planners and Engineers Collaborative, Inc.

4/21/2025

Re: **Impact Analysis – SPECIAL LAND USE PERMIT**
Terra Bella – Hidden Hills Golf Course Redevelopment
(5083 Biffle Road) (+/- 54.355 acres)
PEC+ Project No. 20251.00a

Dear Community Development Officials,

Please see below the answers to the IMPACT ANALYSIS criteria required for Special Land Use Permit decisions.

A. Is the size of the site adequate for the use contemplated and is adequate land area is available for the proposed use, including provision of all required yards, open space, off-street parking, transitional buffer zones, and all other applicable requirements of the zoning district in which the use is proposed to be located?

Yes, the land area of the site is adequate for the proposed use, including all required yards, open space, off-street parking, transitional buffer zones, and all other applicable requirements of the zoning district. See attached sketch plat depicting the proposed use for compliance.

B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district, and whether the proposed use will create adverse impacts upon any adjoining land use by reason of traffic volume/congestion, noise, smoke, odor, dust, or vibration generated by the proposed use.

The proposed use is compatible with adjacent properties and land uses in the vicinity of the site as well as the zoning district. The proposed use—townhomes—is permitted by-right in the underlying zoning + overlay district. The special use only restricts the uses to senior persons, which does not affect the bulk or generate any of the externalities of concern that would otherwise be permitted by-right in the area and district.

C. Are public services, public (or private) facilities, and utilities adequate to serve the proposed use?

Public services, facilities, and utilities are adequate to serve the proposed use. This project has been in review for several years and would not move forward without necessary improvements in place.

D. Is the public street on which the use is proposed to be located adequate and is there sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area?

The public street on which the proposed use is to be located is adequate to support traffic generated by the proposed use. The proposed use will not cause an undue burden on the traffic conditions in the area.

E. Is the ingress and egress adequate 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?

The ingress and egress of the subject property is adequate to serve all proposed buildings, structures, and uses. Because the uses are dedicated to senior residents, special consideration has been given to the safety and circulation of pedestrians on-site.

F. Will the proposed use create adverse impacts upon any adjoining land use by reason of the manner and hours of operation of the proposed use?

The proposed use will not create adverse impacts upon any adjoining land uses. The hours and manner of the use are the same as other uses within the development.

G. Is the proposed use otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located?

The use is consistent with the requirements of the zoning district classification; the structure would be permitted by right under current zoning and overlay configurations; the senior residential component (that does not

adversely affect the size, bulk, or intensity of the use) triggers the requirement for the special land use permit. The dwelling units have been designed to comply with underlying zoning.

H. Is the proposed use consistent with, advances, conflicts, or detracts from the policies of the comprehensive plan?

The proposed use is consistent with the policies of the comprehensive plan. As mentioned, the structures at the subject of this SLUP are permitted by-right, as is the rest of the development.

I. Is there adequate provision of refuse and service areas?

Because the project is part of a larger master plan, there are adequate refuse and services areas for the development.

J. Should the length of time for which the SLUP is granted be limited in duration?

The length of time for which the SLUP is granted should not be limited in duration as it would be disruptive to the residents inhabiting the homes. The SLUP should be granted in perpetuity and should run with the site like zoning conditions.

K. Is the size, scale and massing of proposed buildings 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; and will the proposed use create any shadow impact on any adjoining lot or building as a result of the proposed building height?

The size, scale, and massing of the proposed buildings are in harmony with the surrounding land uses.

L. Will the proposed use adversely affect historic buildings, sites, districts, or archaeological resources?

There are no archaeological or historic resources on-site.

M. Does the proposed use satisfy the requirements contained within the supplemental regulations for such special land use permit?

The proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.

N. Will the proposed use be consistent with the needs of the neighborhood or the community as a whole, as expressed and evidenced during the review process?

The proposed use is consistent with the needs of the neighborhood and community as a whole. The project has been underway for numerous years and has been the subject of many community meetings. Neighbors are well aware of the project and are generally in support since there has been a years-long effort to engage them on plans for the site. The proposed plan at the subject of this SLUP is the result of said meetings and negotiations.

Conclusion

The applicant and owner respectfully request that the Dekalb County Board of Commissioners, Planning Commission and Planning Staff approve and support the Applicant's SLUP request to allow for the incorporation of Senior Residential Housing as part of the Hidden Hills Golf Course redevelopment master plan. The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,

Hayley Todd

Zoning Manager, Planners and Engineers Collaborative, Inc.



DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 4.15.2025

TO WHOM IT MAY CONCERN:

I/WE: JLD HIDDEN HILLS LLC

Name of Owner(s)

being owner(s) of the subject property described below or attached hereby delegate authority to:

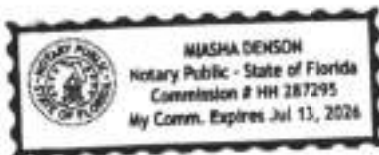
PLANNERS AND ENGINEERS COLLABORATIVE (PEC+)

Name of Agent or Representative

to file an application on my/our behalf.


Notary Public


Owner



DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?

Yes: _____ No: _____ *

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

Notary



Signature of Applicant /Date

Check one: Owner _____ Agent _____

Expiration Date/ Seal

***Notary seal not needed if answer is "No".**

SITE DATA

| | |
|---|----------------------|
| CURRENT ZONING: R-100 (RESIDENTIAL MEDIUM LOT-100) | |
| PROPOSED TRACT 1 ZONING: R-100 (RESIDENTIAL MEDIUM LOT-100) | |
| REQUIRED MIN. BUILDING SETBACKS PER AP 1244609: | |
| FRONT SETBACK | 10 FEET MIN./25' MAX |
| TRANSITIONAL BUFFER | 30 FEET |
| REAR SETBACK | 15 FEET |
| CURRENT ZONING OF R-100 TO REMAIN ON TRACTS 2 AND 3 | |
| REQUIRED MIN. BUILDING SETBACKS: | |
| FRONT SETBACK | 35 FEET |
| SIDE SETBACK | 10 FEET |
| REAR SETBACK | 40 FEET |

SURVEYOR:

GUNNIN LAND SURVEYING, LLC
141 RAILROAD STREET, SUITE 116
CANTON, GEORGIA 30114
PHONE: 678.880.7502

OWNER:

JLD HIDDEN HILLS LLC
840 EDGEWOOD RD S STE 220
JACKSONVILLE, FL 32205

DEVELOPER:

JLD HIDDEN HILLS LLC
840 EDGEWOOD RD S STE 220
JACKSONVILLE, FL 32205

SHEET INDEX:

- 1- COVER
2- EXISTING CONDITIONS
3- EXISTING CONDITIONS (CONT.)
4- SITE PLAN
5- SITE PLAN (CONT.)

DEKALB COUNTY NOTES

SCOPE OF WORK IS TO SUBDIVIDE PARENT PARCEL AS SHOWN. NO DEVELOPMENT IS INTENDED AT THIS TIME WITHIN TRACTS 2 AND 3.

THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS' REQUIREMENTS REGARDING WETLANDS.

WATER AND SEWER SERVICE TO BE PROVIDED BY DEKALB COUNTY.

NO DEMOLITION IS INVOLVED IN THIS PLAT.

NO BURY PITS WERE FOUND ONSITE AT THE TIME OF THE SURVEY.

NO SEPTIC TANKS OR DRAINFIELDS ARE KNOWN TO EXIST ON THIS SITE.

STORMWATER MANAGEMENT MUST BE PROVIDED FOR ANY FUTURE DEVELOPMENT ON EACH OF THE PROPOSED LOTS, PER SECTION 14-40 AND 14-42 OF THE DEKALB COUNTY CODE.

TRAFFIC IMPROVEMENTS, STREET IMPROVEMENTS, CURB CUTS, VISIBILITY REQUIREMENTS, AND PRIVATE STREET CONSTRUCTION STANDARDS SHALL BE ADDRESS FOR ANY FUTURE DEVELOPMENT PER DEKALB COUNTY CODE.

ELECTRICAL SERVICES ARE PROPOSED TO BE UNDERGROUND WITHIN TRACT 1.

RECORDED OFF-SITE SEWER EASEMENT REQUIRED PRIOR TO ISSUANCE OF DEVELOPMENT PERMIT.

A 75' TRIBUTARY BUFFER WILL BE MAINTAINED ON ALL STATE WATERS THAT ARE NOT APPROVED FOR A BUFFER ENCROACHMENT VARIANCE BY DEKALB COUNTY OR GEORGIA E.P.D.

SKETCH PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE STORM DRAINAGE OR SANITARY SEWER SYSTEMS. NO CONSTRUCTION SHALL BEGIN UNTIL CONSTRUCTION PLANS ARE APPROVED AND A DEVELOPMENT PERMIT IS OBTAINED.

SUBJECT PROPERTIES ARE LOCATED IN THE GREATER HIDDEN HILLS OVERLAY DISTRICT.

REFERENCES

REFERENCE: AP# 1244609-- SKETCH PLAT

SCOPE OF WORK

THE PURPOSE OF THIS SKETCH PLAT IS TO SUBDIVIDE PARCEL 16 028 01 001 INTO 3 TRACTS.

ASSIGNED ADDRESSING

TRACT 1: RETAINING PARCEL ID# & ADDRESS, AFTER SUBDIVISION: 16 028 01 001 5083 BIFFLE ROAD STONE MOUNTAIN, GA 30088

TRACT 2: RESULTANT ADDRESS, AFTER SUBDIVISION-- 5167 BIFFLE ROAD STONE MOUNTAIN, GA 30088

TRACT 3: RESULTANT ADDRESS, AFTER SUBDIVISION-- 1908 BIFFLE ROAD STONE MOUNTAIN, GA 30088 (PRIMARY)
1943 SOUTH HIDDEN HILLS PARKWAY STONE MOUNTAIN, GA 30088 (SECONDARY)

SOIL SERIES INFORMATION

SOIL SERIES SHOWN HERON PER THE NRCS ARE APPROXIMATE AND BY GRAPHIC SCALING ONLY. THE FOLLOWING IS A SUMMARY AND DESCRIPTION OF THE SOILS THAT ARE EXPECTED TO BE FOUND ON THE PROJECT SITE ACCORDING TO THE USDA NATURAL RESOURCES CONSERVATION SERVICE:

| | |
|-------|---|
| Co- | CARTECY SILT LOAM, FREQUENTLY FLOODED |
| CeC- | CECIL SANDY LOAM, 6 TO 10 PERCENT SLOPES |
| CuC- | CECIL-URBAN LAND COMPLEX, 2 TO 10 PERCENT SLOPES |
| GwC- | WINNETT SANDY LOAM, 6 TO 10 PERCENT SLOPES |
| GwC2- | WINNETT SANDY CLAY LOAM, 2 TO 10 PERCENT SLOPES, ERODED |
| HwC- | HIWASSEE SANDY LOAM, 6 TO 10 PERCENT SLOPES |
| PfC- | PACOLET SANDY LOAM, 2 TO 10 PERCENT SLOPES |
| PgD2- | PACOLET SANDY CLAY LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED |
| PuE- | PACOLET-URBAN LAND COMPLEX, 10 TO 25 PERCENT SLOPES |
| W- | WATER |

TRACT 1 = 54.355± ACRES

TRACT 2 = 8.011 ACRES

TRACT 3 = 14.886± ACRES

TOTAL AREA = 77.252± ACRES

TRACT 1 AREA OUTSIDE 100-YR FLOOD PLAIN = 44.727± AC. (82%)
TRACT 2 AREA OUTSIDE 100-YR FLOOD PLAIN = 7.214± AC. (90%)
TRACT 3 AREA OUTSIDE 100-YR FLOOD PLAIN = 7.596± AC. (51%)
TOTAL AREA OUTSIDE 100-YR FLOOD PLAIN = 59.537± AC.

ABBREVIATIONS

| | |
|--------|--------------------------------|
| A.E. | ACCESS EASEMENT |
| BC | BACK OF CURB |
| BM | BENCHMARK |
| BSL | BUILDING SETBACK LINE |
| C&G | CURB AND GUTTER |
| C.L. | CENTERLINE |
| C.L.F. | CHAIN LINK FENCE |
| C.M.F. | CONCRETE MONUMENT FOUND |
| CONC. | CONCRETE |
| CTP | CRIMPED TOP PIPE |
| DB | DEED BOOK |
| D.E. | DRAINAGE EASEMENT |
| EX. | EXISTING |
| EP | EDGE OF PAVEMENT |
| FEN | FENCE |
| L.L.L. | LAND LOT LINE |
| OTP | OPEN TOP PIPE |
| PB | PLAT BOOK |
| PG. | PAGE |
| POB | POINT OF BEGINNING |
| POC | POINT OF COMMENCEMENT |
| PROP. | PROPOSED |
| R/W | RIGHT OF WAY |
| SS | SANITARY SEWER |
| S.S.E. | SANITARY SEWER EASEMENT |
| P.L. | PROPERTY LINE |
| SSMH | SANITARY SEWER MANHOLE |
| CI | CURB INLET |
| DI | DROP INLET |
| DWCB | DOUBLE WING CATCH BASIN |
| FES | FLARED END SECTION |
| HW | HEADWALL |
| JB | JUNCTION BOX |
| OCB | OUTLET CONTROL STRUCTURE |
| SCS | SINGLE WING CATCH BASIN |
| CMP | CORRUGATED METAL PIPE |
| DIP | DUCTILE IRON PIPE |
| HOPE | HIGH DENSITY POLYETHYLENE PIPE |
| PVC | POLYVINYL CHLORIDE PIPE |
| RCP | REINFORCED CONCRETE PIPE |

SYMBOL LEGEND

| | |
|------|-----------------------------|
| ○/PF | 1/2" REBAR FOUND |
| ○/PS | 1/2" REBAR SET |
| □ | RIGHT-OF-WAY MONUMENT FOUND |
| 42 | ADJOINING LOT NUMBER |
| 15 | LAND LOT NUMBER |
| • | BOLLARD |
| —x— | CABLE TV BOX |
| —x— | CABLE TV MANHOLE |
| —x— | CABLE TV PEDESTAL |
| —x— | ELECTRIC BOX |
| —x— | ELECTRIC METER |
| —x— | ELECTRIC PEDESTAL |
| —x— | GUY WIRE AND ANCHOR |
| —x— | LIGHT POLE (LP) |
| —x— | POWER POLE (PP) |
| —x— | TRANSFORMER |
| —x— | SANITARY SEWER CLEAN OUT |
| —x— | SANITARY SEWER MANHOLE |
| —x— | DOUBLE WING CATCH BASIN |
| —x— | SINGLE WING CATCH BASIN |
| —x— | CURB INLET |
| —x— | DROP INLET |
| —x— | FLARED END SECTION |
| —x— | HEADWALL |
| —x— | JUNCTION BOX |
| —x— | TELEPHONE BOX |
| —x— | TELEPHONE MANHOLE |
| —x— | TELEPHONE PEDESTAL |
| —x— | CORRUGATED METAL PIPE |
| —x— | IRRIGATION CONTROL VALVE |
| —x— | WATER MANHOLE |
| —x— | WATER METER |
| —x— | WATER VALVE |
| —x— | WATER VAULT |

- (A) 25' STATE UNDISTURBED STREAM BUFFER
(B) 75' COUNTY UNDISTURBED STREAM BUFFER

*NOTE: APPROXIMATE CREEKS LOCATIONS AND BUFFERS ARE SHOWN FOR REFERENCE ONLY PER FEMA NATIONAL FLOOD HAZARD LAYER IMPORT. CREEKS (AND SUBSEQUENT BUFFERS) SHOULD BE FIELD VERIFIED PRIOR TO FUTURE DEVELOPMENT AND ARE SUBJECT TO STATE WATERS DETERMINATION.

LINE TYPE LEGEND

| | |
|-----|----------------------------------|
| --- | ADJOINING PROPERTY LINE |
| --- | RIGHT-OF-WAY CENTERLINE |
| --- | CREEK CENTERLINE |
| --- | LAND LOT LINE |
| --- | METAL FENCE |
| --- | WIRE FENCE |
| --- | WOOD FENCE |
| --- | RAILROAD TRACK |
| --- | WEIR INLET |
| --- | OVERHEAD UTILITY LINE |
| --- | UNDERGROUND CABLE TV LINE |
| --- | UNDERGROUND ELECTRIC LINE |
| --- | UNDERGROUND FIBER OPTIC LINE |
| --- | FIRE HYDRANT |
| --- | UNDERGROUND SANITARY SEWER PIPE |
| --- | UNDERGROUND STORM SEWER PIPE |
| --- | UNDERGROUND STREET LIGHTING LINE |
| --- | UNDERGROUND TELEPHONE LINE |
| --- | UNDERGROUND TRAFFIC LINE |
| --- | UNDERGROUND WATER PIPE |

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N88°31'00"W | 10.20' |
| L2 | S63°43'15"W | 88.50' |
| L3 | S77°54'15"W | 68.00' |
| L4 | N74°14'44"W | 71.70' |
| L5 | S63°01'18"W | 127.78' |
| L6 | S48°26'58"W | 84.99' |
| L7 | S68°55'50"W | 71.00' |
| L8 | S85°08'20"W | 91.78' |

CURVE TABLE

| CURVE | ARC LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH |
|-------|------------|---------|---------------|--------------|
| C1 | 212.94' | 234.63' | S65°29'00"W | 205.71' |
| C2 | 187.94' | 388.05' | S25°36'30"W | 186.11' |
| C3 | 133.59' | 382.48' | N63°12'57"W | 132.92' |
| C4 | 416.80' | 796.03' | N09°58'04"E | 412.06' |
| C5 | 155.90' | 595.49' | N17°28'04"E | 155.46' |
| C6 | 113.19' | 216.17' | N24°58'04"E | 111.90' |
| C7 | 126.65' | 250.22' | N54°27'34"E | 125.30' |
| C8 | 132.14' | 840.17' | N64°27'14"E | 132.00' |
| C9 | 310.00' | 657.98' | S69°58'46"E | 307.14' |

COUNTY APPROVAL

THIS SKETCH PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF DEKALB COUNTY, ON THIS _____ DAY OF _____, 2023.

PLANNING COMMISSION CHAIRMAN
DEKALB COUNTY, GEORGIA

(BY DIRECTOR)

CERTIFICATE OF CONFORMITY

I, ZACHARY R. WEISEL, HEREBY CERTIFY THAT NO LOTS PLATTED WITHIN THIS SUBDIVISION ARE NON-CONFORMING OR WILL RESULT IN ANY NON-CONFORMING LOTS.

ZACHARY R. WEISEL, GA RLS NO. 3473

02.27.24
DATE

GUNNIN LAND SURVEYING, LLC
141 RAILROAD STREET, SUITE 116
CANTON, GA 30114

SURVEYOR'S CERTIFICATE (STATE OF GEORGIA)

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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.C.G.A. SECTION 15-6-67.

ZACHARY R. WEISEL, GA RLS NO. 3473

02.27.24
DATE

DEKALB COUNTY AP# 1246015-SKETCH PLAT

COVER SHEET

REVISION

DATE

SKETCH PLAT FOR:
HIDDEN HILLS AT BIFFLE ROAD
(16 028 01 001 - 5083 BIFFLE ROAD STONE MOUNTAIN, GA 30088)
LOCATED IN LAND LOTS 27 AND 28
16th DISTRICT
DEKALB COUNTY, GEORGIA
FEBRUARY 27, 2024

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141 Railroad Street, Suite 116
Canton, Georgia 30114
www.gunninlandsurveying.com
678.880.7502
Georgia LSP 020033 - Gunnin Land Surveying, LLC

REGISTERED
LAND SURVEYOR
ZACHARY R. WEISEL
02.27.24

DRAWN BY: JZC
CHECKED BY: ZRW

PROJECT NO. 21088

SHEET OF
1 5

SYMBOL LEGEND

○ I.P.F. 1/2" REBAR FOUND
○ I.P.S. 1/2" REBAR SET
○ RIGHT-OF-WAY MONUMENT FOUND
○ ADJOINING LOT NUMBER
○ LAND LOT NUMBER
○ BOLLARD
○ SIGN
○ CABLE TV BOX
○ CABLE TV MANHOLE
○ CABLE TV PEDESTAL
○ ELECTRIC BOX
○ ELECTRIC METER
○ ELECTRIC PEDESTAL
○ GUY WIRE AND ANCHOR
○ LIGHT POLE (LP)
○ POWER POLE (PP)
○ TRANSFORMER
○ SANITARY SEWER CLEAN OUT
○ SANITARY SEWER MANHOLE
○ DOUBLE WING CATCH BASIN
○ SINGLE WING CATCH BASIN
○ CURB INLET
○ DROP INLET
○ FLARED END SECTION
○ HEADWALL
○ JUNCTION BOX
○ WEIR INLET
○ TELEPHONE BOX
○ TELEPHONE MANHOLE
○ TELEPHONE PEDESTAL
○ FIRE HYDRANT
○ IRRIGATION CONTROL VALVE
○ WATER MANHOLE
○ WATER METER
○ WATER VALVE
○ WATER VAULT

ABBREVIATIONS

A.E. ACCESS EASEMENT
B.C. BACK OF CURB
B.M. BENCHMARK
B.S.L. BUILDING SETBACK LINE
C&G CURB AND GUTTER
C.L. CENTERLINE
C.L.F. CHAIN LINK FENCE
C.M.F. CONCRETE MONUMENT FOUND
C.M. CONCRETE
C.T.P. CRIMPED TOP PIPE
D.B. DEED BOOK
D.E. DRAINAGE EASEMENT
EX. EXISTING
EP. EDGE OF PAVEMENT
FEN. FENCE
L.L. LAND LOT LINE
L.L.L. LAND LOT LINE
O.T.P. OPEN TOP PIPE
P.B. PLAT BOOK
P.C. PACE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
PROP. PROPOSED
R/W. RIGHT OF WAY
S.S. SANITARY SEWER
S.S.E. SANITARY SEWER EASEMENT
P.L. PROPERTY LINE
S.S.M.H. SANITARY SEWER MANHOLE
C.I. CURB INLET
D.I. DROP INLET
D.W.C.B. DOUBLE WING CATCH BASIN
F.E.S. FLARED END SECTION
H.W. HEADWALL
J.B. JUNCTION BOX
O.C.S. OUTLET CONTROL STRUCTURE
S.W.C.B. SINGLE WING CATCH BASIN
C.M.P. CORRUGATED METAL PIPE
D.I.P. DUCTILE IRON PIPE
H.D.P.E. HIGH DENSITY POLYETHYLENE PIPE
P.V.C. POLYVINYL CHLORIDE PIPE
R.C.P. REINFORCED CONCRETE PIPE

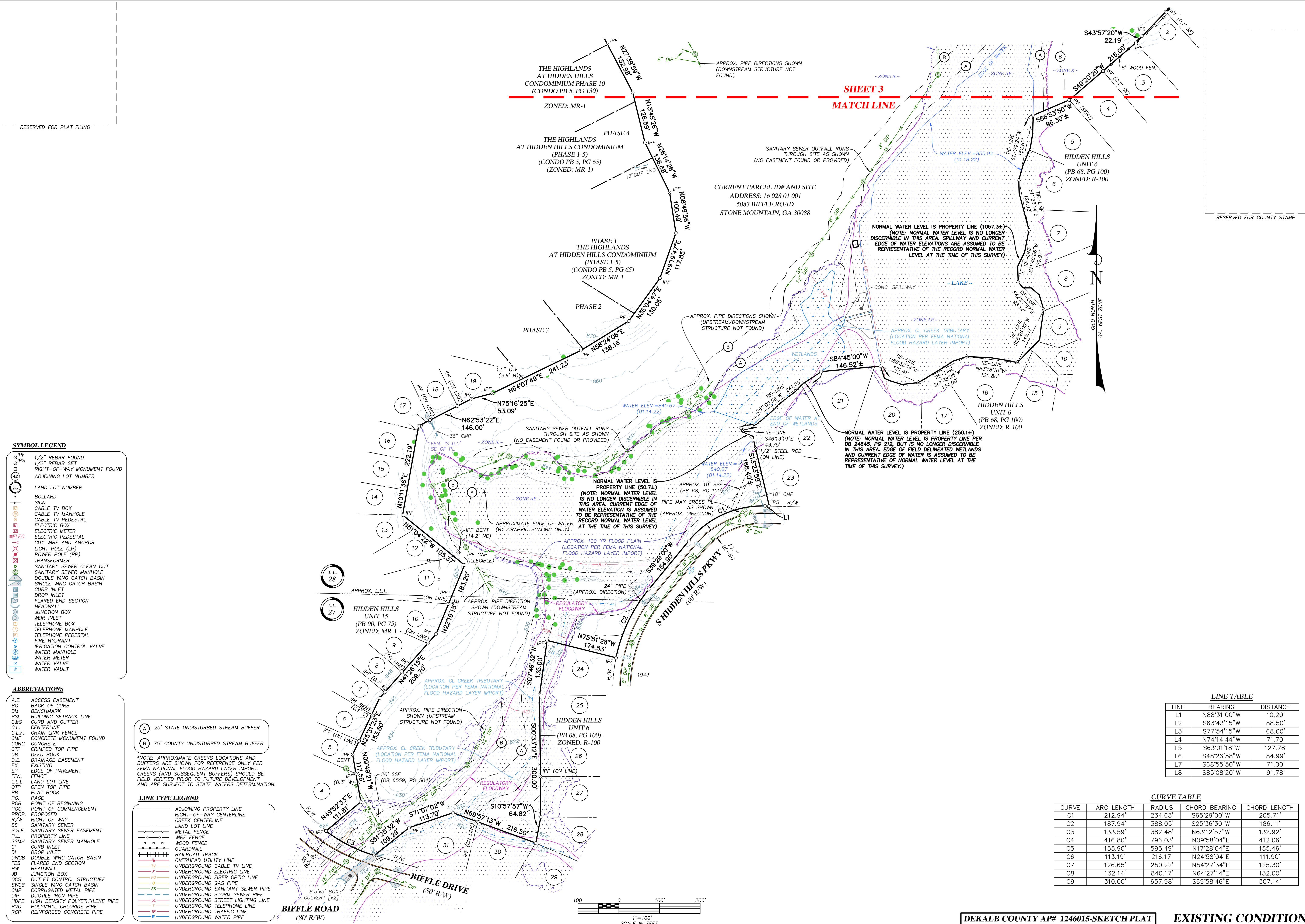
LINE TYPE LEGEND

— ADJOINING PROPERTY LINE
— RIGHT-OF-WAY CENTERLINE
— CREEK CENTERLINE
— LAND LOT LINE
— METAL FENCE
— WIRE FENCE
— WOOD FENCE
— GUARDRAIL
— RAILROAD TRACK
— OVERHEAD UTILITY LINE
— UNDERGROUND CABLE TV LINE
— UNDERGROUND ELECTRIC LINE
— UNDERGROUND FIBER OPTIC LINE
— UNDERGROUND GAS PIPE
— UNDERGROUND SANITARY SEWER PIPE
— UNDERGROUND STORM SEWER PIPE
— UNDERGROUND STREET LIGHTING LINE
— UNDERGROUND TELEPHONE LINE
— UNDERGROUND TRAFFIC LINE
— UNDERGROUND WATER PIPE

LINE TYPE LEGEND

○ 25' STATE UNDISTURBED STREAM BUFFER
○ 75' COUNTY UNDISTURBED STREAM BUFFER

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LINE TABLE

| LINE | BEARING | DISTANCE |
|------|--------------|----------|
| L1 | N88°31'00\"W | 10.20' |
| L2 | S63°43'15\"W | 88.50' |
| L3 | S77°54'15\"W | 68.00' |
| L4 | N74°14'44\"W | 71.70' |
| L5 | S63°01'18\"W | 127.78' |
| L6 | S48°26'58\"W | 84.99' |
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| L8 | S85°08'20\"W | 91.78' |

CURVE TABLE

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| C9 | 310.00' | 657.98' | S69°58'46\"E | 307.14' |

REVISION

| DATE | REVISION |
|------|----------|
| | |

SKETCH PLAT FOR:
HIDDEN HILLS AT BIFFLE ROAD
(16 028 01 001 - 5083 BIFFLE ROAD, STONE MOUNTAIN, GA 30088)
LOCATED IN LAND LOTS 27 AND 28
16th DISTRICT
DEKALB COUNTY, GEORGIA
FEBRUARY 27, 2024

REGISTERED PROFESSIONAL SURVEYOR
141 Railroad Street, Suite 116
Canton, Georgia 30114
www.janetjonesurvey.com
678.867.7502
Georgia L&P 000033 - Granite Land Surveying, LLC

02.27.24

DRAWN BY: JZC
CHECKED BY: ZRW

PROJECT NO. 21088

| SHEET | OF |
|-------|----|
| 2 | 5 |

RESERVED FOR PLAT FILING

RESERVED FOR COUNTY STAMP

ABBREVIATIONS

A.E. ACCESS EASEMENT
B.C. BACK OF CURB
B.M. BENCHMARK
BSL BUILDING SETBACK LINE
C&G CURB AND GUTTER
C.L. CENTERLINE
C.L.F. CHAIN LINK FENCE
C.M.F. CONCRETE MONUMENT FOUND
C.M.C. CONCRETE
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D.E. DRAINAGE EASEMENT
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P.O.P. PROPOSED
R/W RIGHT OF WAY
S.S. SANITARY SEWER
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C.I. CURB INLET
D.I. DROP INLET
D.W.C.B. DOUBLE WING CATCH BASIN
F.E.S. FLARED END SECTION
H.W. HEADWALL
J.B. JUNCTION BOX
O.C.S. OUTLET CONTROL STRUCTURE
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H.D.P.E. HIGH DENSITY POLYETHYLENE PIPE
P.V.C. POLYVINYL CHLORIDE PIPE
R.C.P. REINFORCED CONCRETE PIPE

SYMBOL LEGEND

1/2" REBAR FOUND
1/2" REBAR SET
RIGHT-OF-WAY MONUMENT FOUND
ADJOINING LOT NUMBER
LAND LOT NUMBER
BOLLARD
CABLE TV BOX
CABLE TV MANHOLE
CABLE TV PEDESTAL
ELECTRIC BOX
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- (A) 25' STATE UNDISTURBED STREAM BUFFER
(B) 75' COUNTY UNDISTURBED STREAM BUFFER

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LINE TYPE LEGEND

ADJOINING PROPERTY LINE
RIGHT-OF-WAY CENTERLINE
CREEK CENTERLINE
LAND LOT LINE
METAL FENCE
WIRE FENCE
WOOD FENCE
GUARDRAIL
RAILROAD TRACK
OVERHEAD UTILITY LINE
UNDERGROUND CABLE TV LINE
UNDERGROUND ELECTRIC LINE
UNDERGROUND FIBER OPTIC LINE
UNDERGROUND GAS PIPE
UNDERGROUND SANITARY SEWER PIPE
UNDERGROUND STORM SEWER PIPE
UNDERGROUND STREET LIGHTING LINE
UNDERGROUND TELEPHONE LINE
UNDERGROUND TRAFFIC LINE
UNDERGROUND WATER PIPE

CURRENT PARCEL ID# AND SITE ADDRESS: 16 028 01 001
5083 BIFFLE ROAD
STONE MOUNTAIN, GA 30088

RETAINING PARCEL ID# & ADDRESS, AFTER SUBDIVISION- 16 028 01 001
5083 BIFFLE ROAD STONE MOUNTAIN, GA 30088

HIDDEN HILLS UNIT 14-B
(PB 89, PG 86)
ZONED: MR-1

HIDDEN HILLS UNIT 14-A
(PB 87, PG 142)
ZONED: MR-1

HIDDEN HILLS UNIT 5
(PB 80, PG 111)
ZONED: R-100

VILLAS AT HIDDEN HILLS
(PB 109, PG 40)
ZONED: MR-1

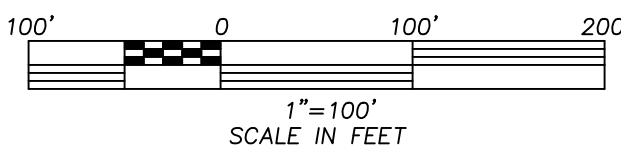
THE HIGHLANDS AT HIDDEN HILLS
CONDOMINIUM PHASE 10
(CONDO PB 5, PG 130)
ZONED: MR-1

THE HIGHLANDS AT HIDDEN HILLS CONDOMINIUM
(PHASE 1-5)
(CONDO PB 5, PG 65)
(ZONED: MR-1)

NOW OR FORMERLY NATIONAL GOLF OPERATING PARTNERSHIP LP
(DB 13381, PG 158)
ZONED: MR-1

RESULTANT ADDRESS, AFTER SUBDIVISION-
5167 BIFFLE ROAD STONE MOUNTAIN, GA 30088

MATCH LINE
SHEET 2



| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N88°31'00"W | 10.20' |
| L2 | S63°43'15"W | 88.50' |
| L3 | S77°54'15"W | 68.00' |
| L4 | N74°14'44"W | 71.70' |
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| CURVE TABLE | | | | |
|-------------|------------|---------|---------------|--------------|
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| C9 | 310.00' | 657.98' | S69°58'46"E | 307.14' |

DEKALB COUNTY AP# 1246015-SKETCH PLAT

EXISTING CONDITIONS

REVISION

DATE

SKETCH PLAT FOR:
HIDDEN HILLS AT BIFFLE ROAD

(16 028 01 001-5083 BIFFLE ROAD, STONE MOUNTAIN, GA 30088)

LOCATED IN LAND LOTS 27 AND 28

16th DISTRICT
DEKALB COUNTY, GEORGIA

FEBRUARY 27, 2024

REGISTERED
SURVEYOR

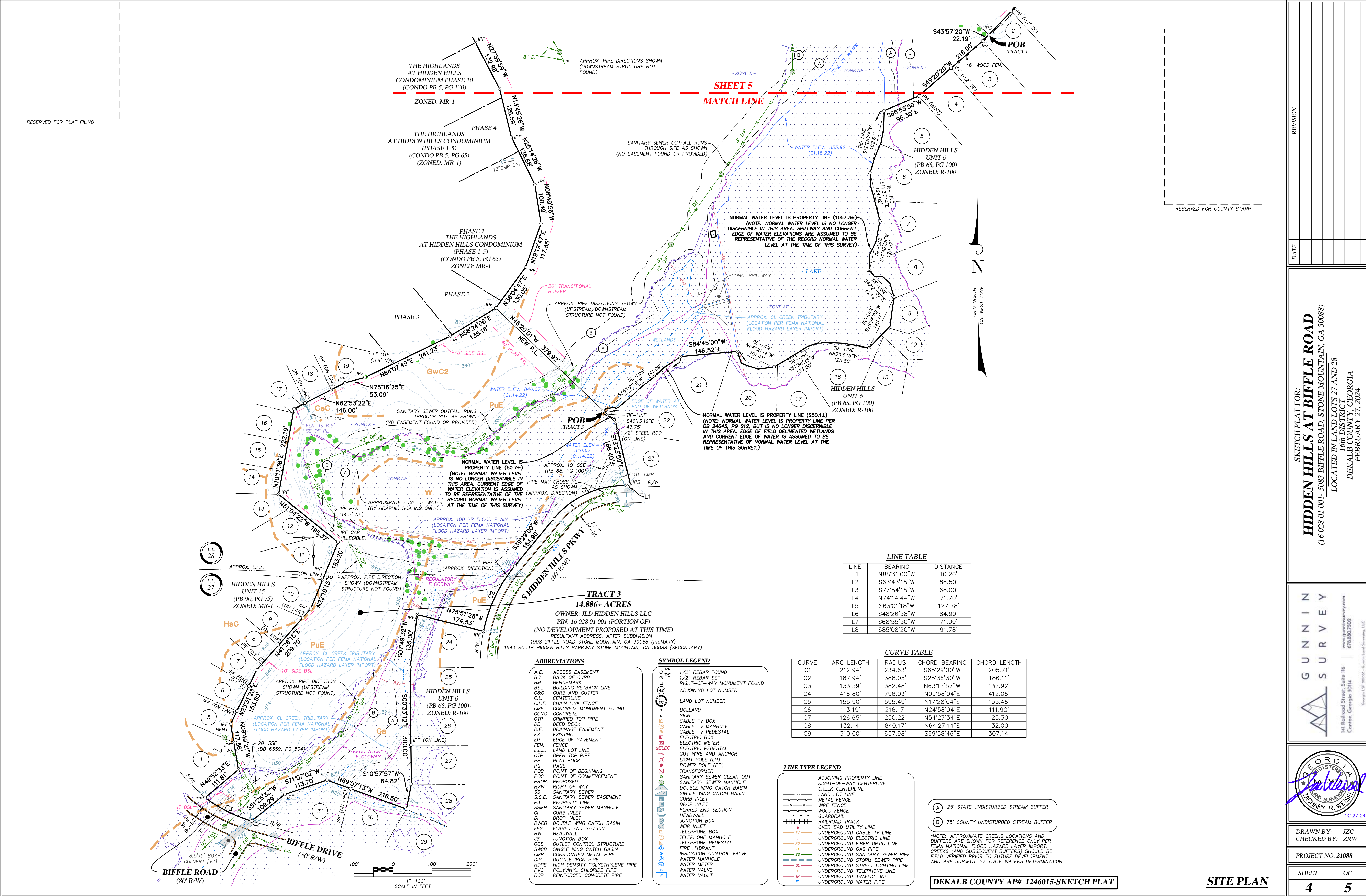
141 Railroad Street, Suite 116
Canton, Georgia 30114
www.jaysonsurvey.com
678.882.7502



DRAWN BY: JZC
CHECKED BY: ZRW

PROJECT NO. 21088

SHEET OF
3 5



REVISION

DATE

SKETCH PLAT FOR:

HIDDEN HILLS AT BIFFLE ROAD
(16 028 01 001 - 5083 BIFFLE ROAD, STONE MOUNTAIN, GA 30088)
LOCATED IN LAND LOTS 27 AND 28
16th DISTRICT
DEKALB COUNTY, GEORGIA
FEBRUARY 27, 2024

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141 Railroad Street, Suite 116
Canton, Georgia 30114
www.gpcsurveying.com
678.862.7502
Georgia LSP #00033 - Grant Land Surveying, LLC

REGISTERED
LAND SURVEYOR
JERRY R. WEISZ
02.27.24

DRAWN BY: JZC
CHECKED BY: ZRW

PROJECT NO. 21088

SHEET

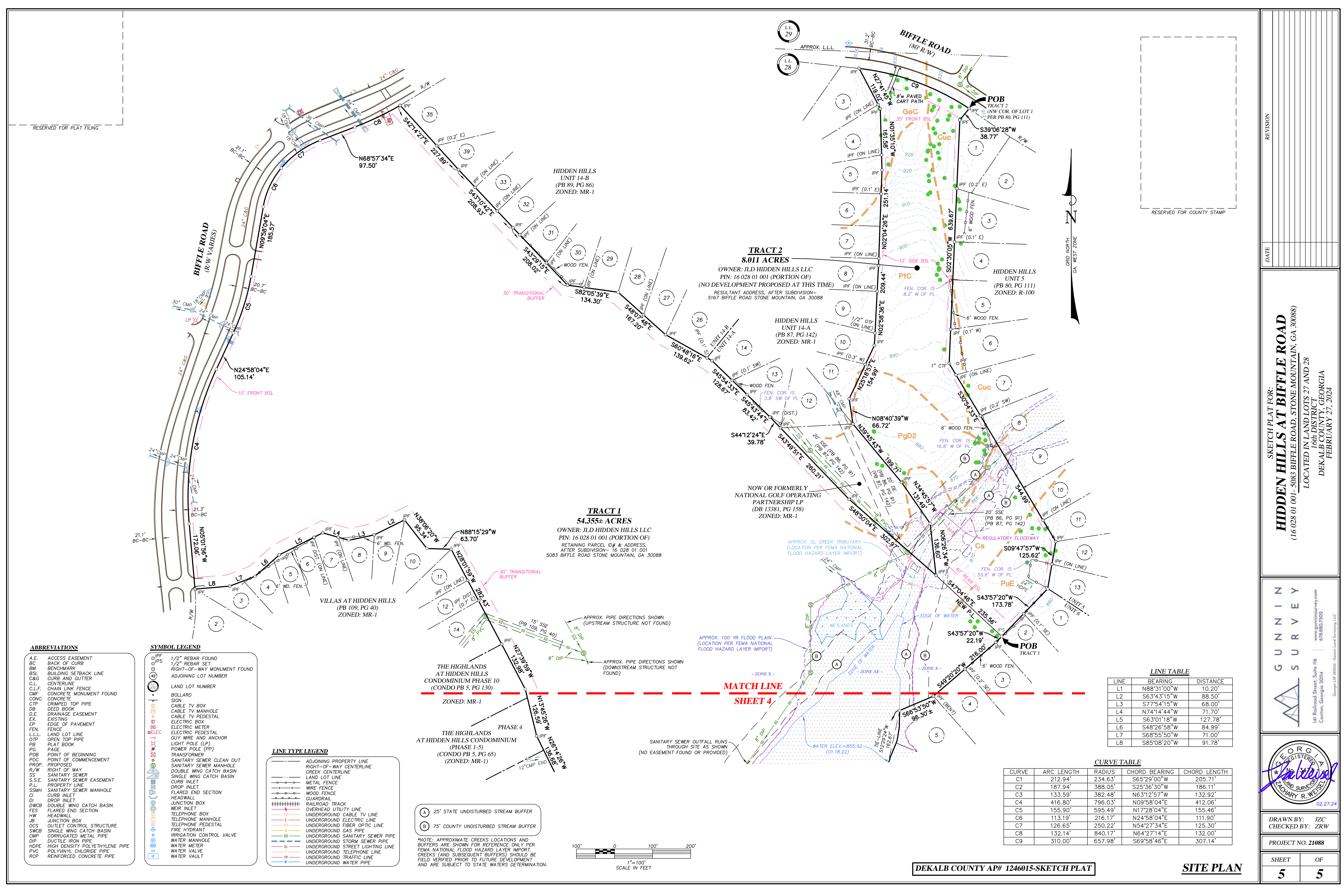
OF

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DEKALB COUNTY AP# 1246015-SKETCH PLAT

SITE PLAN



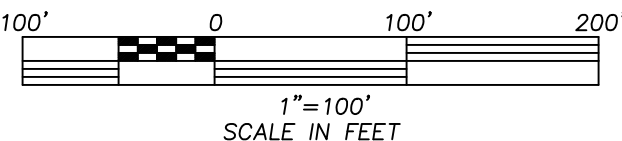
| ABBREVIATIONS | |
|---------------|--------------------------------|
| A.E. | ACCESS EASEMENT |
| BC | BACK OF CURB |
| BM | BENCHMARK |
| BSL | BUILDING SETBACK LINE |
| C&G | CURB AND GUTTER |
| C.L. | CENTERLINE |
| C.L.F. | CHAIN LINK FENCE |
| CMF | CONCRETE MONUMENT FOUND |
| CONC. | CONCRETE |
| CTP | CRIMPED TOP PIPE |
| DB | DEED BOOK |
| D.E. | DRAINAGE EASEMENT |
| EX. | EXISTING |
| EP | EDGE OF PAVEMENT |
| FEN. | FENCE |
| L.L.L. | LAND LOT LINE |
| OTP | OPEN TOP PIPE |
| PB | PLAT BOOK |
| PG. | PAGE |
| POB | POINT OF BEGINNING |
| POC | POINT OF COMMENCEMENT |
| PROP. | PROPOSED |
| R/W | RIGHT OF WAY |
| SS | SANITARY SEWER |
| S.S.E. | SANITARY SEWER EASEMENT |
| P.L. | PROPERTY LINE |
| SMH | SANITARY SEWER MANHOLE |
| CI | CURB INLET |
| DI | DROP INLET |
| DWCB | DOUBLE WING CATCH BASIN |
| FES | FLARED END SECTION |
| HW | HEADWALL |
| JB | JUNCTION BOX |
| OCS | OUTLET CONTROL STRUCTURE |
| SWCB | SINGLE WING CATCH BASIN |
| CMP | CORRUGATED METAL PIPE |
| DIP | DUCTILE IRON PIPE |
| HDPE | HIGH DENSITY POLYETHYLENE PIPE |
| PVC | POLYVINYL CHLORIDE PIPE |
| RCP | REINFORCED CONCRETE PIPE |

| SYMBOL LEGEND | |
|-----------------------------|--|
| 1/2" REBAR FOUND | |
| 1/2" REBAR SET | |
| RIGHT-OF-WAY MONUMENT FOUND | |
| ADJOINING LOT NUMBER | |
| LAND LOT NUMBER | |
| BOLLARD | |
| SIGN | |
| CABLE TV BOX | |
| CABLE TV MANHOLE | |
| CABLE TV PEDESTAL | |
| ELECTRIC BOX | |
| ELECTRIC METER | |
| ELECTRIC PEDESTAL | |
| GUY WIRE AND ANCHOR | |
| LIGHT POLE (LP) | |
| POWER POLE (PP) | |
| TRANSFORMER | |
| SANITARY SEWER CLEAN OUT | |
| SANITARY SEWER MANHOLE | |
| DOUBLE WING CATCH BASIN | |
| SINGLE WING CATCH BASIN | |
| CURB INLET | |
| FLARED END SECTION | |
| HEADWALL | |
| JUNCTION BOX | |
| WEIR INLET | |
| TELEPHONE BOX | |
| TELEPHONE MANHOLE | |
| TELEPHONE PEDESTAL | |
| FIRE HYDRANT | |
| IRRIGATION CONTROL VALVE | |
| WATER MANHOLE | |
| WATER METER | |
| WATER VALVE | |
| WATER VAULT | |

| LINE TYPE LEGEND | |
|----------------------------------|--|
| ADJOINING PROPERTY LINE | |
| RIGHT-OF-WAY CENTERLINE | |
| CREEK CENTERLINE | |
| LAND LOT LINE | |
| METAL FENCE | |
| WIRE FENCE | |
| WOOD FENCE | |
| GUARDRAIL | |
| RAILROAD TRACK | |
| OVERHEAD UTILITY LINE | |
| UNDERGROUND CABLE TV LINE | |
| UNDERGROUND ELECTRIC LINE | |
| UNDERGROUND FIBER OPTIC LINE | |
| UNDERGROUND GAS PIPE | |
| UNDERGROUND SANITARY SEWER PIPE | |
| UNDERGROUND STORM SEWER PIPE | |
| UNDERGROUND STREET LIGHTING LINE | |
| UNDERGROUND TELEPHONE LINE | |
| UNDERGROUND TRAFFIC LINE | |
| UNDERGROUND WATER PIPE | |

- (A) 25' STATE UNDISTURBED STREAM BUFFER
- (B) 75' COUNTY UNDISTURBED STREAM BUFFER

*NOTE: APPROXIMATE CREEKS LOCATIONS AND BUFFERS ARE SHOWN FOR REFERENCE ONLY PER FEMA NATIONAL FLOOD HAZARD LAYER IMPORT. CREEKS (AND SUBSEQUENT BUFFERS) SHOULD BE FIELD VERIFIED PRIOR TO FUTURE DEVELOPMENT AND ARE SUBJECT TO STATE WATERS DETERMINATION.



| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N88°31'00"W | 10.20' |
| L2 | S63°43'15"W | 88.50' |
| L3 | S77°54'15"W | 68.00' |
| L4 | N74°14'44"W | 71.70' |
| L5 | S63°01'18"W | 127.78' |
| L6 | S48°26'58"W | 84.99' |
| L7 | S68°55'50"W | 71.00' |
| L8 | S85°08'20"W | 91.78' |

| CURVE TABLE | | | | |
|-------------|------------|---------|---------------|--------------|
| CURVE | ARC LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH |
| C1 | 212.94' | 234.63' | S65°29'00"W | 205.71' |
| C2 | 187.94' | 388.05' | S25°36'30"W | 186.11' |
| C3 | 133.59' | 382.48' | N63°12'57"W | 132.92' |
| C4 | 416.80' | 796.03' | N09°58'04"E | 412.06' |
| C5 | 155.90' | 595.49' | N17°28'04"E | 155.46' |
| C6 | 113.19' | 216.17' | N24°58'04"E | 111.90' |
| C7 | 126.65' | 250.22' | N54°27'34"E | 125.30' |
| C8 | 132.14' | 840.17' | N64°27'14"E | 132.00' |
| C9 | 310.00' | 657.98' | S69°58'46"E | 307.14' |

DEKALB COUNTY AP# 1246015-SKETCH PLAT

SITE PLAN

REVISION

DATE

SKETCH PLAT FOR:

HIDDEN HILLS AT BIFFLE ROAD

(16 028 01 001 - 5083 BIFFLE ROAD, STONE MOUNTAIN, GA 30088)

LOCATED IN LAND LOTS 27 AND 28

16th DISTRICT

DEKALB COUNTY, GEORGIA

FEBRUARY 27, 2024

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V

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V

E

141 Railroad Street, Suite 116
Canton, Georgia 30114
www.gasurveying.com
678.882.7502
Georgia LEP 000335 - Grant Land Surveying, LLC

REGISTERED
LAND SURVEYOR
R. WEISS

02.27.24

DRAWN BY: JZC
CHECKED BY: ZRW

PROJECT NO. 21088

SHEET

OF

5

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BY: _____ (BY DIRECTOR)
PLANNING COMMISSION CHAIRMAN
DEKALB COUNTY, GEORGIA

1. WATER MAIN TO BE PUBLIC 8-INCH D.I.P. LINE WITHIN A 50' ACCESS AND UTILITY EASEMENT ON MAIN ROADS, 28"-20" EASEMENT ON ALLEYS, AND 20"-FEET WATER EASEMENT FOR ACCESS AND MAINTENANCE (PROVIDED FOR DEKALB COUNTY).
2. SANITARY SEWER MAIN (SEWER PROVIDED BY DEKALB COUNTY) TO BE PUBLIC 8-INCH D.I.P. LINE WITHIN A 50' ACCESS AND UTILITY EASEMENT ON MAIN ROADS, 28"-20" EASEMENT ON ALLEYS, AND 20"-FEET SANITARY SEWER EASEMENT FOR ACCESS AND MAINTENANCE.
3. SANITARY SEWER MAIN SHALL BE 6" DIP @ 1% (MIN) WITH 4' COVER.
4. EACH SINGLE FAMILY RESIDENCE WILL HAVE SEPARATE SANITARY SEWER LATERAL.
5. EACH SINGLE FAMILY RESIDENCE WILL HAVE SEPARATE 3/4" WATER METER.
6. DEKALB COUNTY SANITATION WILL BE RESPONSIBLE FOR HANDLING NON-HAZARDOUS HOUSEHOLD WASTE, YARD DEBRIS, AND RECYCLABLE MATERIAL.

1. BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION PROVIDED BY GUNNIN LAND SURVEYING DATE 02-27-2024.
2. HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR DEKALB COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBERS 13089C0156L, PANEL 65 OF 201, EFFECTIVE DATE 01-01-2019, AND PROPERTY FLOOD DAMAGE PREVENTION DESIGNATED FLOODWAY AND FLOOD ZONE "A5".
3. SITE IS LOCATED IN THE 16th DISTRICT, LOT 27 AND 28 IN DEKALB COUNTY, GEORGIA WITHIN THE COUNTY OF DEKALB. THE PROPOSED USE OF THE MENTIONED SITE IS A MASTER PLANNED MIXED USE DEVELOPMENT FEATURING A STORY OFFICE BUILDING, FRONT LOADED AND REAR LOADED TOWNHOMES, AND MULTI-FAMILY DEVELOPMENT.
4. THE EXISTING PARCEL NUMBER IS 16 028 01 001
5. THE PROPOSED SUBDIVISION WILL BE SUBJECT TO PRIVATE COVENANTS AND A HOMEOWNER'S ASSOCIATION WILL BE ESTABLISHED.
6. THERE ARE STATE WATERS LOCATED ON SITE
7. THERE ARE WETLANDS LOCATED ON SITE
8. THERE IS NO KNOWN EXISTING INERT WASTE BURY PITS ON THE SITE
9. THERE ARE NO NATURAL, ARCHAEOLOGICAL, OR HISTORIC RESOURCES LOCATED ON THE SITE ACCORDING TO GNARMS MAPPER.
10. THE RECEIVING WATER, SOUTH FORK PEACHTREE CREEK, IS APPROXIMATELY 500' NORTHEAST OF THE SITE, AN UNNAMED TRIBUTARY OF THE INDIAN CREEK.
11. ELECTRIC SERVICES SHALL BE INSTALLED UNDERGROUND.
12. MINIMUM STORM PIPE SIZE WITHIN PUBLIC EASEMENT SHALL BE 18 INCHES.
13. ALL STORM DRAIN PIPES LESS THAN 18" DIA. SHALL REMAIN PRIVATE AND THE RESPONSIBILITY OF THE PROPERTY OWNER.
14. THE LOWEST FINISHED FLOOR ELEVATION (FFE) OF ANY PROPOSED HOME OR BUILDING SHALL BE A MINIMUM OF 3 FEET ABOVE THE 100-YEAR DETENTION POND STORAGE ELEVATION AND/OR INLET PONDING ELEVATION.
15. THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL FUTURE MAINTENANCE AND INSPECTIONS OF THE STORM DRAIN MANAGEMENT INFRASTRUCTURE. A COPY OF ALL FUTURE INSPECTIONS BY A REGISTERED ENGINEER SHALL BE FURNISHED TO DEKALB COUNTY.
16. SPEED LIMIT ON BUFFILE ROAD IS 25 MPH.
17. NO PRIOR SUBDIVISIONS HAVE BEEN LOCATED ON SITE.
18. NO VARIANCES ARE REQUIRED.
19. A 75' TRIBUTARY BUFFER WILL BE MAINTAINED ON ALL STATE WATERS THAT ARE NOT APPROVED FOR A BUFFER ENCROACHMENT VARIANCE BY DEKALB COUNTY OR GA. E.P.D.
20. THE OWNER OF THE SUBDIVISION IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS.


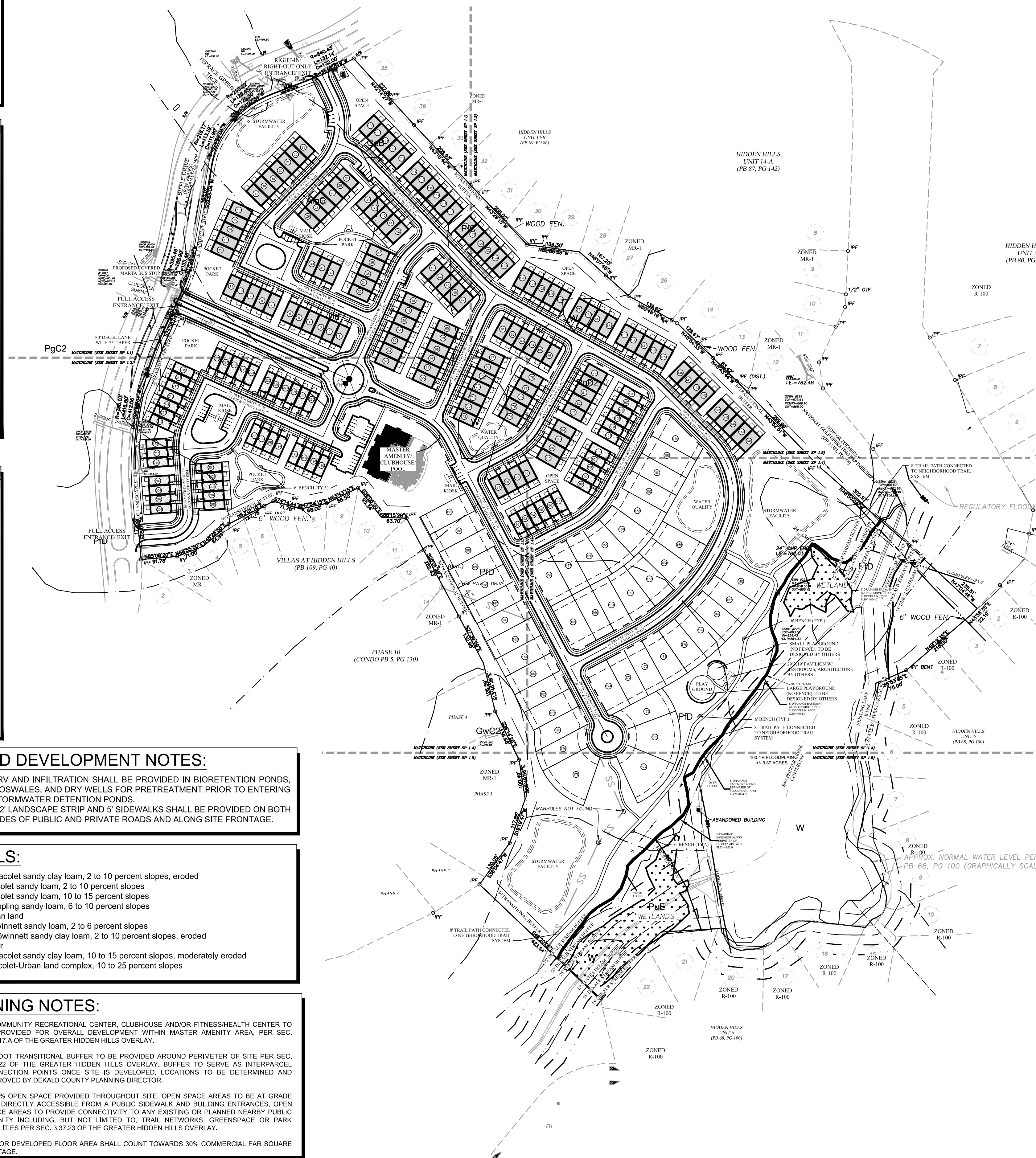

1. ALL APPROVED CONDITIONS SHALL BE NOTED ON THE SKETCH PLAT AND FINAL PLAT.
2. THE FINAL PLAT SHALL HAVE THE INDIVIDUAL UNITS AS DEPICTED ON SKETCH PLAT IN GENERAL LAYOUT ADDRESSED PER THE DEKALB COUNTY GIS DEPARTMENT AND PLATTED AS TAX PARCELS.
3. THE MINIMUM GROSS UNIT SIZE SHALL BE STATED ON PLAT AND THE TAX PARCEL DIMENSIONS NOTED.
4. A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE REQUIRED FOR MAINTENANCE OF ACCESS DRIVEWAYS, INTERIOR STREETS, UTILITIES, AND STORM MANAGEMENT FACILITIES WITHIN COMMON AREAS AND TO PROVIDE A DECLARATION OF PROTECTIVE COVENANTS AND CONDITIONS ADDRESSING MAINTENANCE RESPONSIBILITY.
5. PRIVATE STREETS SHALL BE NOTED AS SUCH AND SHALL MAINTAIN A MINIMUM OF 26 FEET OF PAVED ROAD WIDTH WITHIN THE CURB TO FACE OF CURB AND SHALL BE CONSTRUCTED TO THE SAME PAVING MATERIAL SPECIFICATION REQUIRED FOR PUBLIC STREETS SUBJECT TO DEKALB COUNTY APPROVAL.
6. ALL EASEMENTS SHALL BE PROVIDED SUBJECT TO THE REQUIREMENTS OF DEKALB COUNTY.
7. DRIVEWAYS SERVING INDIVIDUAL UNITS SHALL HAVE A MINIMUM LENGTH OF 20 FEET FROM FACE OF GARAGE TO BACK OF DRIVEWAY'S CURB LOADED UNITS, AND 20 FEET FROM FACE OF GARAGE TO BACK OF CURB ON REAR LOADED UNITS.
8. INDIVIDUAL WATER METERS SHALL BE PROVIDED TO EACH FEE SIMPLE LOT PER THE REQUIREMENTS OF THE DEKALB COUNTY WATER DEPARTMENT. PROVIDE NECESSARY SEWER EASEMENTS. SEWER MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE DEVELOPMENT.
9. ONLY THE BUILDING FOOTPRINT SHALL BE CONSIDERED AS A LOT. ALL OTHER AREAS SHALL BE CONSIDERED COMMON AREA.
10. VEHICLES MAY NOT PARK IN ALLEYS DURING WEEKDAYS.
11. ALL RESIDENCES SHALL HAVE HOUSE NUMBERS ON THE ALLEY SIDE OF THE RESIDENCE.
12. ALLEY ADDRESSED TO BE ASSIGNED OFF ALLEYS
13. ALL OTHER CONDITIONS, CODE AND DISTRICT REQUIREMENTS SHALL APPLY ACCORDINGLY.

1. RRV AND INFILTRATION SHALL BE PROVIDED IN BIORETENTION PONDS, BIOSWALES, AND DRY WELLS FOR PRETREATMENT PRIOR TO ENTERING STORMWATER DETENTION PONDS.
2. A 2' LANDSCAPE STRIP AND 5' SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF PUBLIC AND PRIVATE ROADS AND ALONG SITE FRONTAGE.

PgC2- Pacolet sandy clay loam, 2 to 10 percent slopes, eroded
 PFC- Pacolet sandy loam, 2 to 10 percent slopes
 PM- Pacolet sandy loam, 10 to 15 percent slopes
 PAd- Appling sandy loam, 6 to 10 percent slopes
 Ud- Urban land
 GeB- Gwinnett sandy loam, 2 to 6 percent slopes
 GwC2- Gwinnett sandy clay loam, 2 to 10 percent slopes, eroded
 W- Water
 PgD2- Pacolet sandy clay loam, 10 to 15 percent slopes, moderately eroded
 PuE- Pacolet-Urban land complex, 10 to 25 percent slopes

1. A COMMUNITY RECREATIONAL CENTER, CLUBHOUSE AND/OR FITNESS/HEALTH CENTER TO BE PROVIDED FOR OVERALL DEVELOPMENT WITHIN MASTER AMENITY AREA, PER SEC. 33.17.1.4 OF THE GREATER HIDDEN HILLS OVERLAY.
2. 30 FOOT TRANSITIONAL BUFFER TO BE PROVIDED AROUND PERIMETER OF SITE PER SEC. 33.17.2.2 OF THE GREATER HIDDEN HILLS OVERLAY. BUFFER TO SERVE AS INTERPARCEL BUFFER AND OPEN POINTS OF VIEW. SITE IS DEVELOPED, LOCATIONS TO BE DETERMINED AND APPROVED BY DEKALB COUNTY PLANNING DIRECTOR.
3. 39.3 % OPEN SPACE PROVIDED THROUGHOUT SITE. OPEN SPACE AREAS TO BE AT GRADE AND DIRECTLY ACCESSIBLE FROM A PUBLIC SIDEWALK AND BUILDING ENTRANCES. OPEN SPACE AREAS TO PROVIDE CONNECTIVITY TO ANY EXISTING OR PLANNED NEARBY PUBLIC SPACES INCLUDING, BUT NOT LIMITED TO, TRAILS, NETWORKS, GREENSPACE OR PARK FACILITIES PER SEC. 33.72.0.2 OF THE GREATER HIDDEN HILLS OVERLAY.
4. SENIOR DEVELOPED FLOOR AREA SHALL COUNT TOWARDS 30% COMMERCIAL FAR SPACE FOOTAGE.

24' X 54' FRONT LOADED
TOWNHOME

 ENHANCED OPEN SPACE

24 HOUR CONTACT:
GEORGIA811
HENRY MASSE
www.Georgia811.com
478-298-4200



SITE LOCATION MAP

NOT TO SCALE



FEMA FIRM MAP
NOT TO SCALE

| SITE DATA: | |
|--|---|
| SITE AREA | ±54.355 ACRES |
| ZONING | |
| EXISTING ZONING | R100 |
| PROPOSED ZONING | MU-HIDDEN HILLS TIER 5 |
| ZONING JURISDICTION | DEKALB COUNTY, GEORGIA |
| SETBACK REQUIREMENTS | |
| FRONT SETBACK | MIN. 10 FEET/ MAX. 25 FEET |
| SIDE SETBACK (INTERIOR) | MIN. 15 FEET BETWEEN BLDGS. 2-STORY OR LESS/ MIN. 20 FEET BETWEEN BLDGS. GREATER THAN 2-STORIES |
| REAR SETBACK | 15 FEET |
| MAX. BUILDING HEIGHT | 75 FEET/ 5 STORIES |
| TRANSITIONAL BUFFER | 30 FEET |
| DEVELOPMENT STANDARDS | |
| ATTACHED SENIOR UNITS PROVIDED | 131 UNITS (1-STORY) |
| DETACHED SINGLE FAMILY LOTS PROVIDED | 44 LOTS (2-STORY) |
| TOWNHOME COMMUNITY FACILITY & CLUBHOUSE | 3,000 SF |
| 24 X 24 FRONT ENTRY TOWNHOMES PROVIDED | 55 UNITS (2-STORY) |
| TOTAL RESIDENTIAL UNITS PROVIDED | 230 UNITS |
| TOTAL SITE DENSITY PROVIDED | 4.23 UPA |
| MAX. SITE DENSITY ALLOWED | 12-24 UPA |
| OPEN SPACE CALCULATIONS | |
| MIN. OPEN SPACE REQUIRED | 10.87 ACRES (20% OF TOTAL SITE AREA) |
| TOTAL OPEN SPACE PROVIDED | 21.38 ACRES (39.3% OF TOTAL SITE AREA) |
| ENHANCED OPEN SPACED REQUIRED | 5.43 ACRES (50% OF TOTAL OPEN SPACE REQ.) |
| ENHANCED OPEN SPACE PROVIDED | 7.09 ACRES (65.2% OF TOTAL OPEN SPACE REQ.) |
| FAR CALCULATIONS | |
| DETACHED SINGLE FAMILY SF PROVIDED | 88,000 SF (27.1% OF TOTAL FAR) |
| TOWNHOME SQUARE FOOTAGE | 96,250 SF (29.6% OF TOTAL FAR) |
| TOTAL RESIDENTIAL SQUARE FOOTAGE | 184,250 SF (56.7% OF TOTAL FAR) |
| TOTAL ATTACHED SENIOR SF PROVIDED (COMMERCIAL) | 140,550 SF (43.3% OF TOTAL FAR) |
| PARKING REQUIREMENTS | |
| SENIOR PARKING REQUIRED | 262 SPACES (2 SP/ DWELLING UNIT) |
| SENIOR PARKING PROVIDED | 393 SPACES (2 GARAGE + 1 DRIVEWAY SP.) |
| TOWNHOME PARKING REQUIRED | 110 SPACES (2 SP/ DWELLING UNIT) |
| TOWNHOME PARKING PROVIDED | 220 SPACES (2 GARAGE + 2 DRIVEWAY SP.) |
| DETACHED SINGLE FAMILY PARKING REQUIRED | 88 SPACES (2 SP/ DWELLING UNIT) |
| DETACHED SINGLE FAMILY PARKING PROVIDED | 176 SPACES (2 GARAGE + 2 DRIVEWAY SP.) |

1. SKETCH PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE STORM DRAINAGE OR SANITARY SEWER SYSTEM. NO CONSTRUCTION SHALL BEGIN UNTIL CONSTRUCTION PLANS ARE APPROVED AND DEVELOPMENT PERMIT IS OBTAINED.
2. PROPOSED PRIVATE ROADS WILL INCLUDE STORM WATER PIPES, SANITARY, WATER PIPES, AND INFRASTRUCTURE.
3. THERE ARE NO ZONING CONDITIONS ON THE PROPERTY.
4. SKETCH PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE PROPOSED LOCATION OF FIRE HYDRANTS AND FIRE APPARATUS ACCESS ROADS. NO CONSTRUCTION SHALL BEGIN UNTIL THE LAND DEVELOPMENT PERMIT HAS BEEN APPROVED AND OBTAINED.
5. STREET AND PEDESTRIAN LIGHTING TO BE PROVIDED DURING LDP SUBMITTAL.

WWW.PEC.PLUS



LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES

350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

**TERRA BELLA
AKA HIDDEN HILLS AT
BIFFLE ROAD**

**A MASTER PLANNED RESIDENTIAL
DEVELOPMENT**

AT

5083 BIFFLE ROAD
STONE MOUNTAIN, GA 30088

DEKALB COUNTY JURISDICTION

FOR MCKINLEY HOMES
655 ENGINEERING DRIVE, SUITE 208
PEACHTREE CORNERS, GA 30092
470-268-4202

DEKALB AP # 1246985

[illegible]

THIS SEAL IS ONLY VALID IF COUNTER SIGNED
AND DATED WITH AN ORIGINAL SIGNATURE.

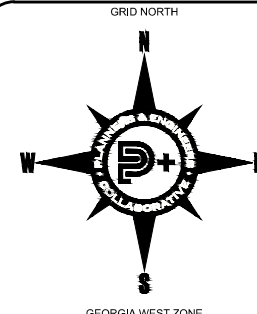


03/13/2025
GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/31/2027

SKETCH PLAT
SITE PLAN



SCALE: 1" = 150'
DATE: 05/03/2024
PROJECT: 20251.00A



SP1.0

SHEET







Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric G. Hudson, MCRP

PRE-APPLICATION FORM REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE (Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: _____ Phone: _____ Email: _____

Property Address: _____

Tax Parcel ID: _____ Comm. District(s): _____ Acreage: _____

Existing Use: _____ Proposed Use: _____

Supplemental Regs: _____ Overlay District: _____ DRI: _____

Rezoning: Yes _____ No _____

Existing Zoning: _____ Proposed Zoning: _____ Square Footage/Number of Units: _____

Rezoning Request: _____

Land Use Plan Amendment: Yes _____ No _____

Existing Land Use: _____ Proposed Land Use: _____ Consistent _____ Inconsistent _____

Special Land Use Permit: Yes _____ No _____ Article Number(s) 27- _____

Special Land Use Request(s): _____

Major Modification:

Existing Case Number(s): _____

Condition(s) to be modified:

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: _____ Review Calendar Dates: _____ PC: _____ BOC: _____
Letter of Intent: _____ Impact Analysis: _____ Owner Authorization(s): _____ Campaign Disclosure: _____
Zoning Conditions: _____ Community Council Meeting: _____ Public Notice, Signs: _____
Tree Survey, Conservation: _____ Land Disturbance Permit (LDP): _____ Sketch Plat: _____
Bldg. Permits: _____ Fire Inspection: _____ Business License: _____ State License: _____
Lighting Plan: _____ Tent Permit: _____ Submittal Format: NO STAPLES, NO BINDERS PLEASE

Review of Site Plan

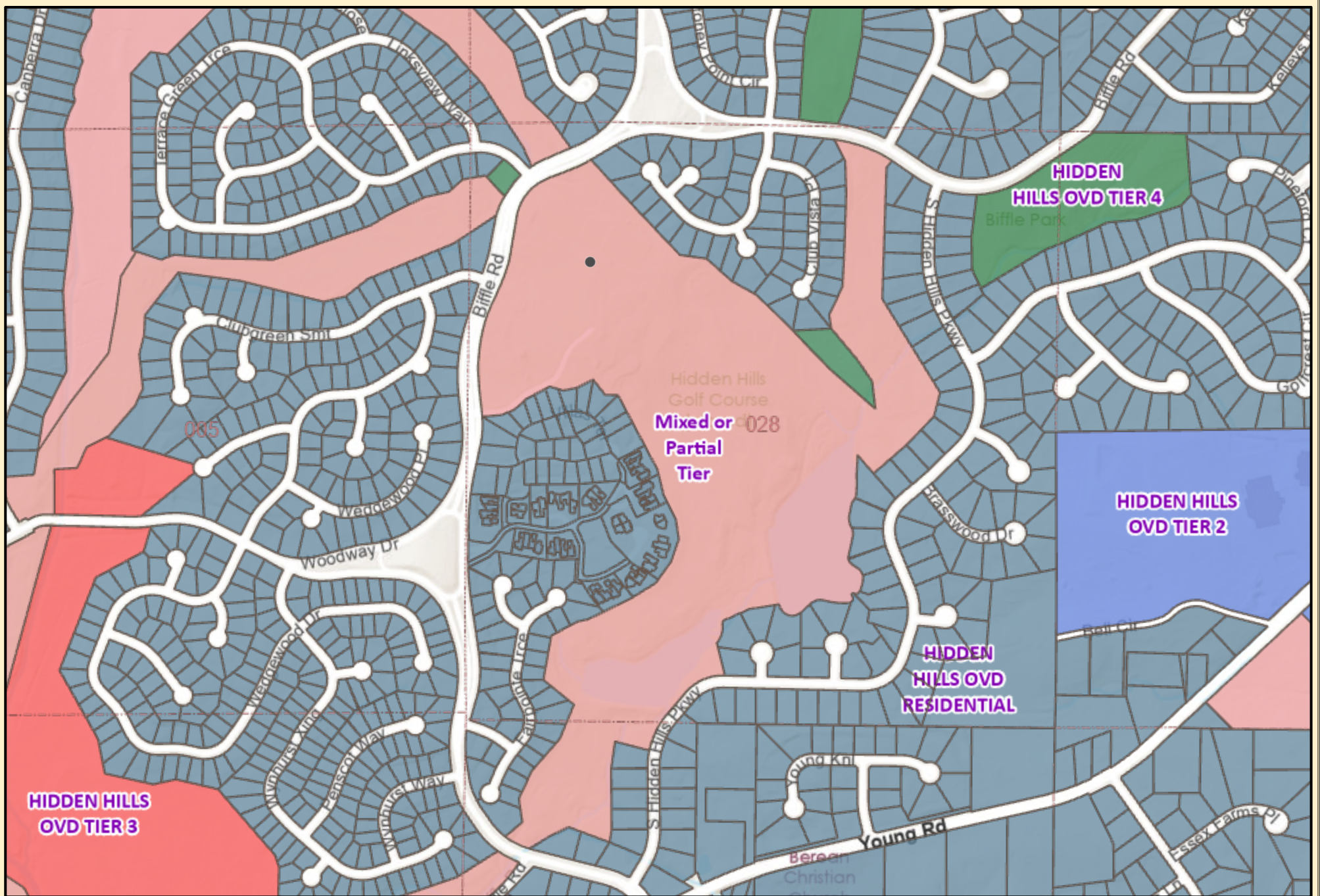
Density: _____ Density Bonuses: _____ Mix of Uses: _____ Open Space: _____
Enhanced Open Space: _____ Setbacks: front _____ sides _____ side corner _____ rear _____
Lot Size: _____ Frontage: _____ Street Widths: _____ Landscape Strips: _____
Buffers: _____ Parking Lot Landscaping: _____ Parking - Auto: _____ Parking - Bicycle: _____
Screening: _____ Streetscapes: _____ Sidewalks: _____ Fencing/Walls: _____
Bldg. Height: _____ Bldg. Orientation: _____ Bldg. Separation: _____ Bldg. Materials: _ _ _____
Roofs: _____ Fenestration: _____ Façade Design: _____ Garages: _____ Pedestrian Plan: _____
Perimeter Landscape Strip: _____
Possible Variances: _____

Comments: _____

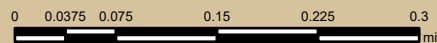
Planner: _____ Date: _____

FILING FEES

| | | |
|--------------------------------|---|----------|
| REZONING: | RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1 | \$500.00 |
| | RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5 | \$750.00 |
| | OI, OD, OIT, NS, C1, C2, M, M2 | \$750.00 |
| LAND USE MAP AMENDMENT | | \$500.00 |
| SPECIAL LAND USE PERMIT | | \$400.00 |



Overlay - 5083 Biffle

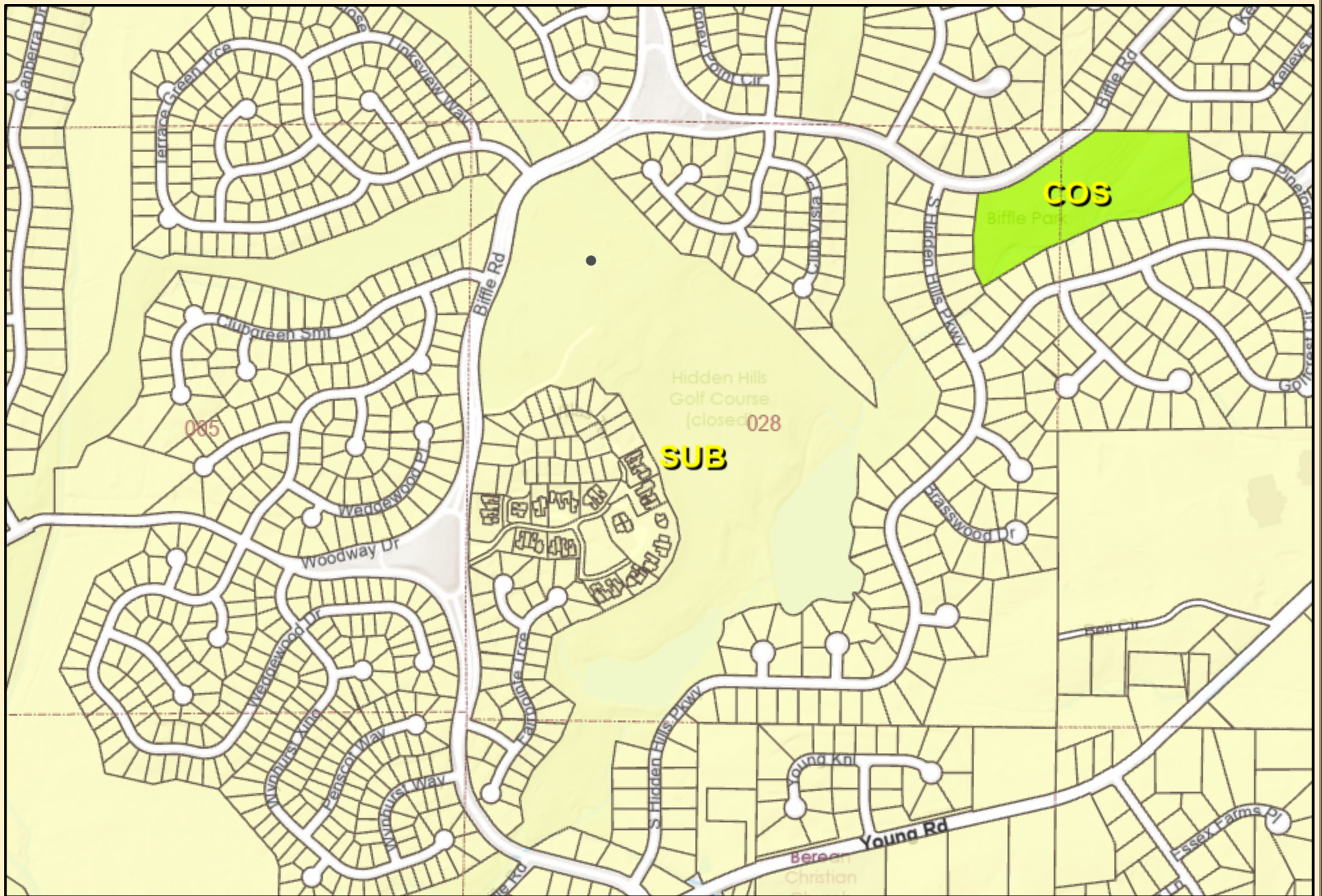


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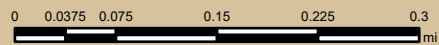


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Land Use - 5083 Biffle



Date Printed: 6/25/2025



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Aerial - 5083 Biffle

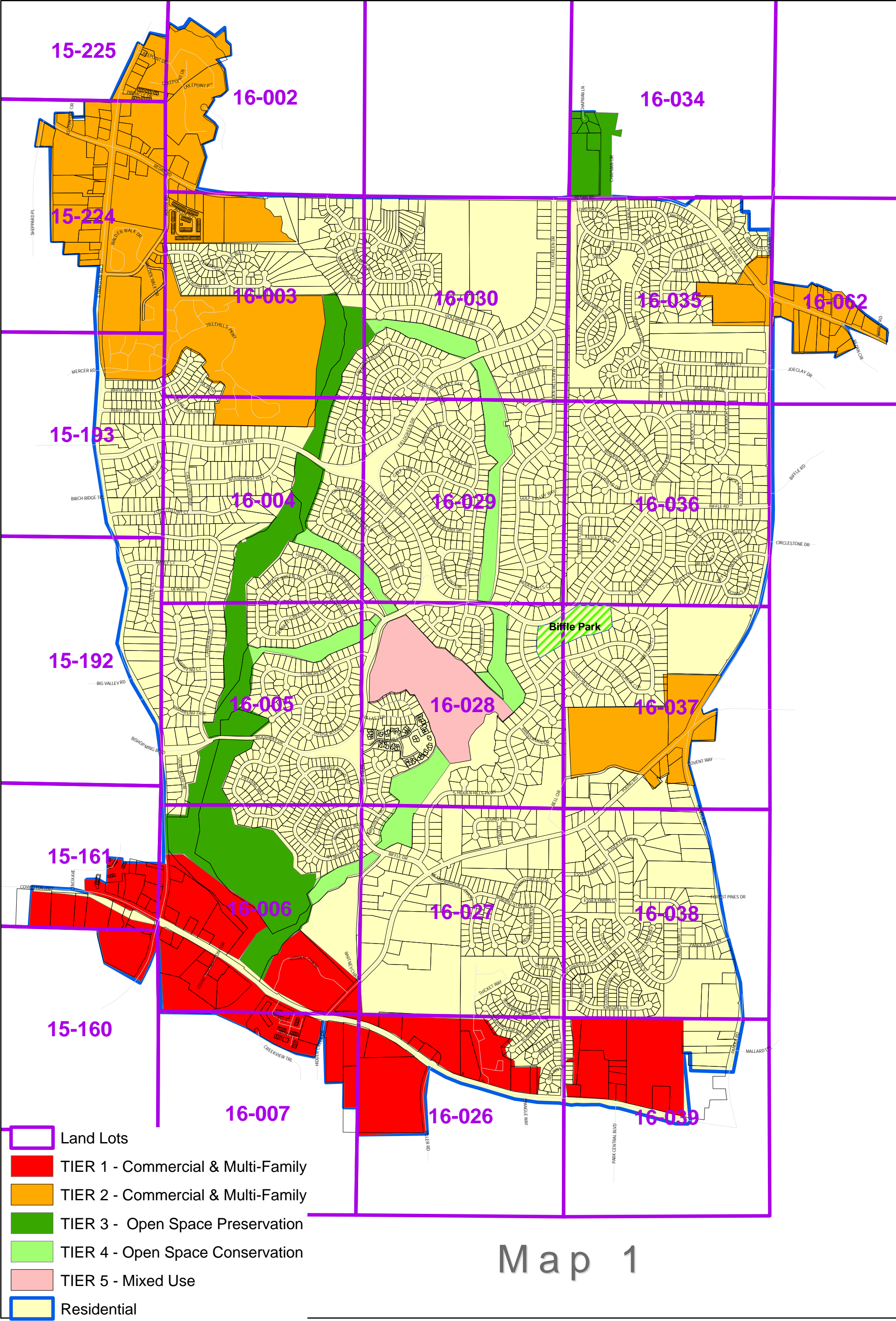
0 0.0375 0.075 0.15 0.225 0.3
mi

Date Printed: 6/25/2025



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Biffle

Legend

- BND LOT LINE
- BND SUBJ

