

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) Full Cycle Deferral.

PLANNING STAFF: (July 2025 BOC) Approval with Conditions_rev. 07.15.2025.

STAFF ANALYSIS: The applicant 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) Full Cycle Deferral 8-0-1. Commissioner West moved, Commissioner Cooper seconded for a full cycle deferral to the September 2025 zoning agenda to allow the Applicant time to work with Planning Staff and the Hidden Hills Neighborhood Association to draft acceptable zoning conditions for the project. Commissioner Costello recused herself due to a conflict of interest and voted to abstain.

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:	<u> X </u> Consistent <u> </u> 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 the Greater Hidden Hills Overlay District Design Guidelines, Section 27-3.37., Section 27-4.2.46. (E), and Section 27-5.7.6. 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 – JULY 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 White



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

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

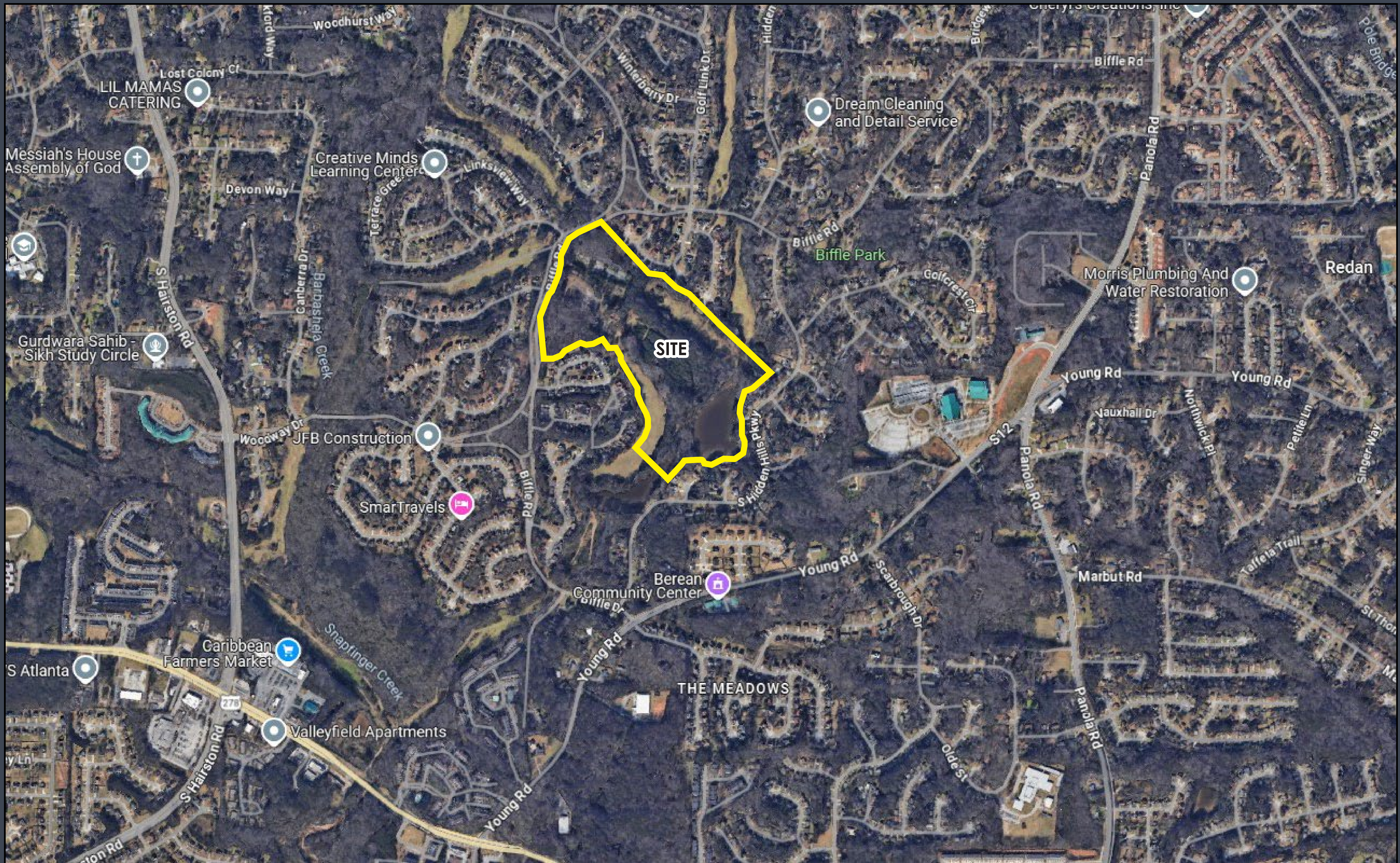
This property is adjacent to MARTA bus routes on nearby Rainbow Rd and Wesley Chappel Rd. Development should include pedestrian connectivity to these routes.

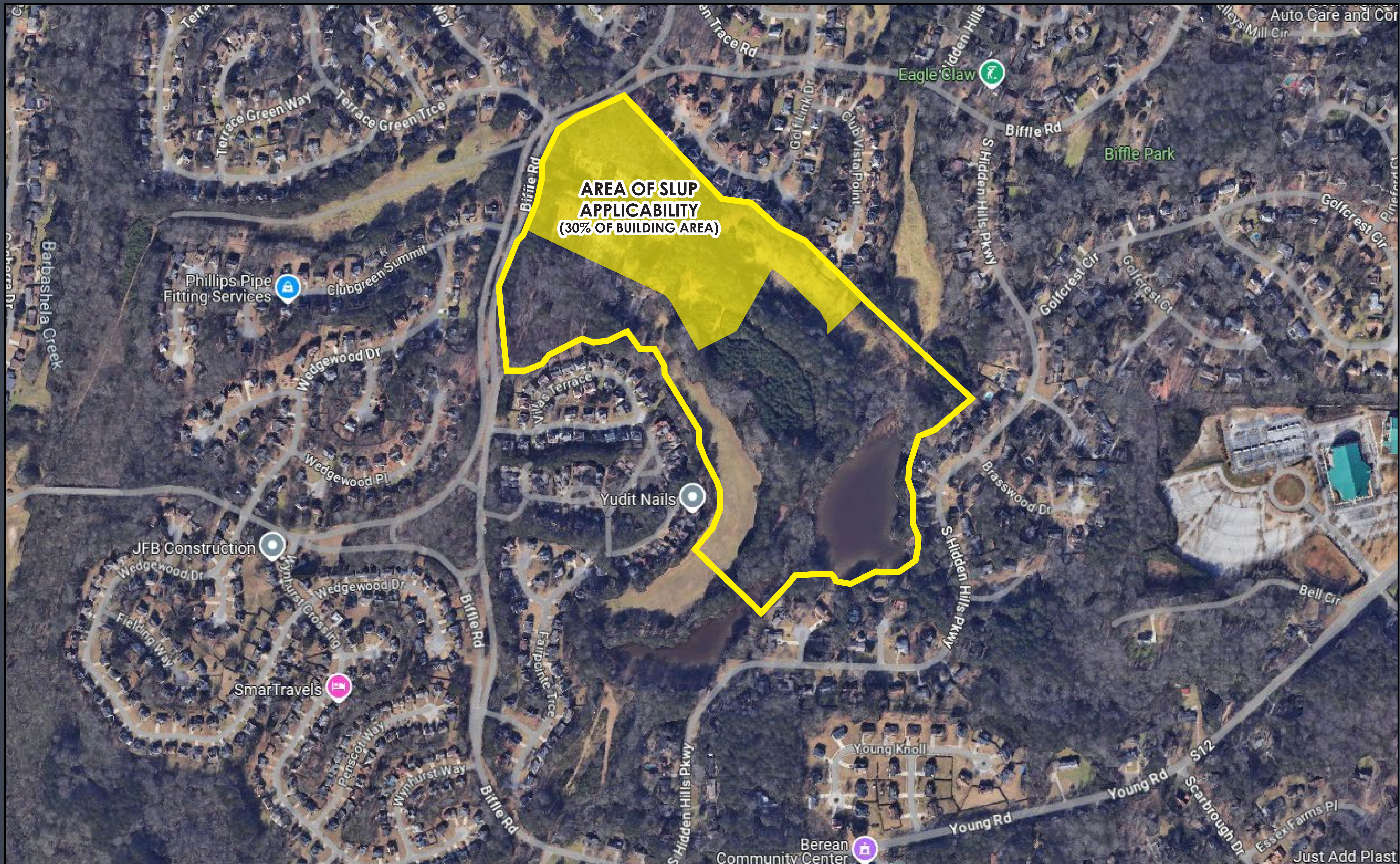
N4-2025-0627 Z-25-1247528 3803 & 3815 Glenwood Road, Decatur, GA 30032

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.

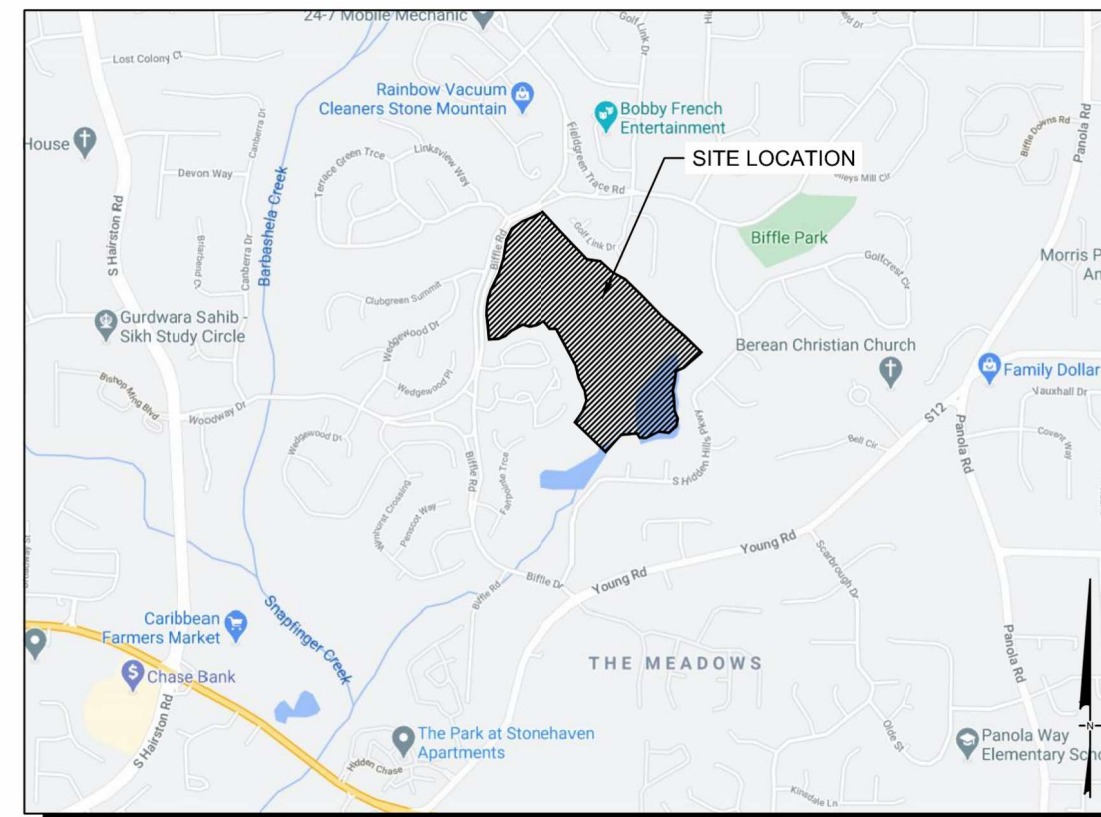
PRIVATE STREET CONDITIONS:

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

1/3/2025 10:04 AM DocuSign Envelope ID: 0000059389

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.

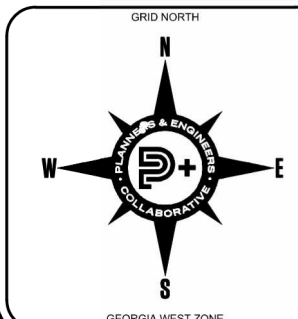


GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/28/2023

SKETCH PLAT SITE PLAN

0 75 150 300 450

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



SPS
SHEET



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): _____

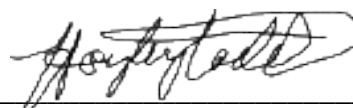
Acreage: _____ Commission District(s): _____ Super District: _____

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:  
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](#); [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](#); [tcmq27@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. Jelyp B. Bell	felixbell@bellsouth.net	32. Deborah Najee-ullah	dnajeeullah32@
2. Evelyn & Elsa Toomer	aagcarter@yahoo.com	33. Ahmed Najee-ullah	dnas7538@yahoo.com
3. ANNE CAROL		34. Jason Rousseau	jasonrousseau@
4. Muta Johnson		35. Carla McKellan	phoenix0131@
5. Rachel King	Rachetalex1030@gmail.com	36. Tanniel Robertson	tannielRobertson@
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	curfha@wafbs.com
9. Commissioner Bolton	district7@dekalbcountyga.gov	40. SABREEN JAI	jaisabreen@
10. Sheron & Joachim Grant	grants handyman@hotmail.com	41. Kenneth Saunders	krsaundersj@
11. Marion 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	whitme@South.n
14. Nanay Penister	Wolmersgirl72@yahoo.com		
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	coleslaw44@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	argentinaat1@yahoo.com		
29. Tommie B. Wicker	RLWicker@A&T.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
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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@aol.com
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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	Wkirmebell@gmail.com
John Franklin	gfmason7@yahoo.com		South.net
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@aol.com		
John Cole	dnas7538@yahoo.com		
John Beard	William3Marlene Gunn		
John Coleman	coleslaw444@yahoo.com		
John LoFlo	dbearsat1@gmail.com		
John Perry	coleman77b566@bellsouth.net		
Johnina Magby Chenault	510ffanms@gmail.com		
Johnie B. Wicker	yperry61@comcast.net		
John Williams	ArgentinaatL1@yahoo.com		
	RLWicker@Afl.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
Rosahyn Charles -

Leis Dunlap

Erin Johnson

Fragmente Chencutt
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~~ 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 Royster	
Grace Whittaker	
Beverly Crane - 2 B Bevosmit@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 CORDELL

Marian Long

Frank Ingram

Kathleen 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

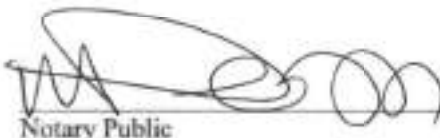
Name of Owner(s)

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

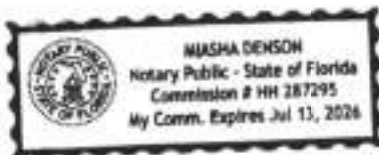
PLANNERS AND ENGINEERS COLLABORATIVE (PEC+)

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

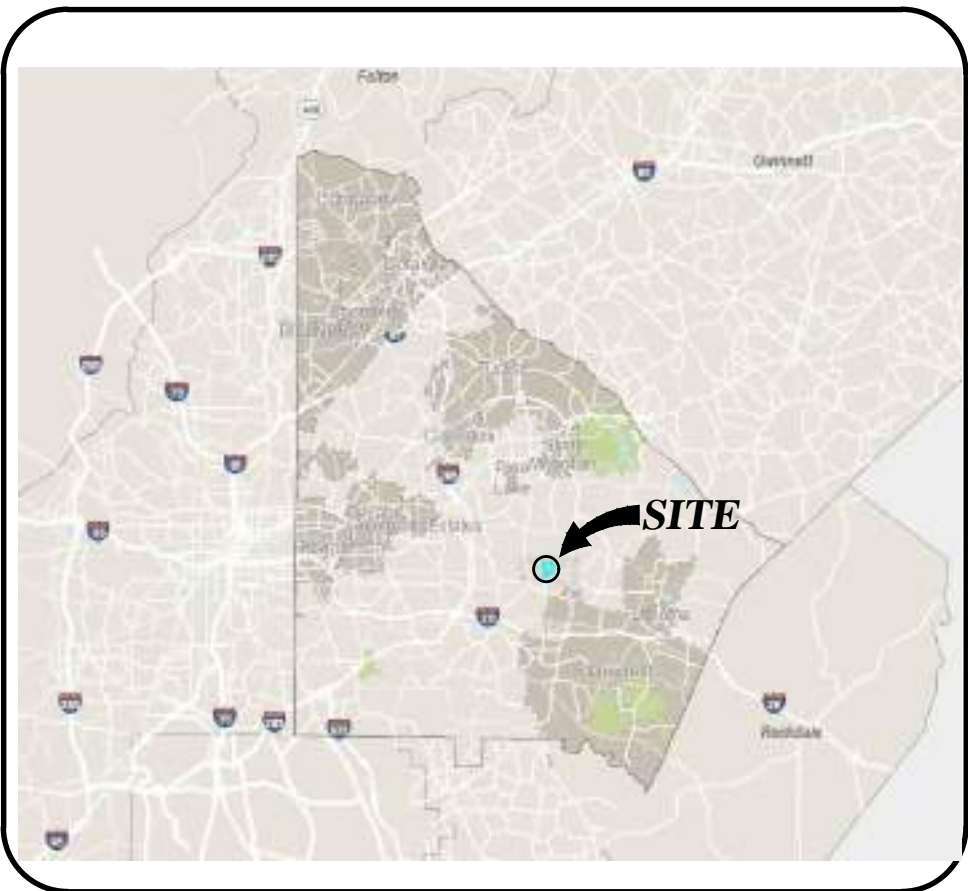
TRACT 2: RESULTANT ADDRESS, AFTER SUBDIVISION-- 5167 BIFFLE ROAD STONE MOUNTAIN, GA 30088

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

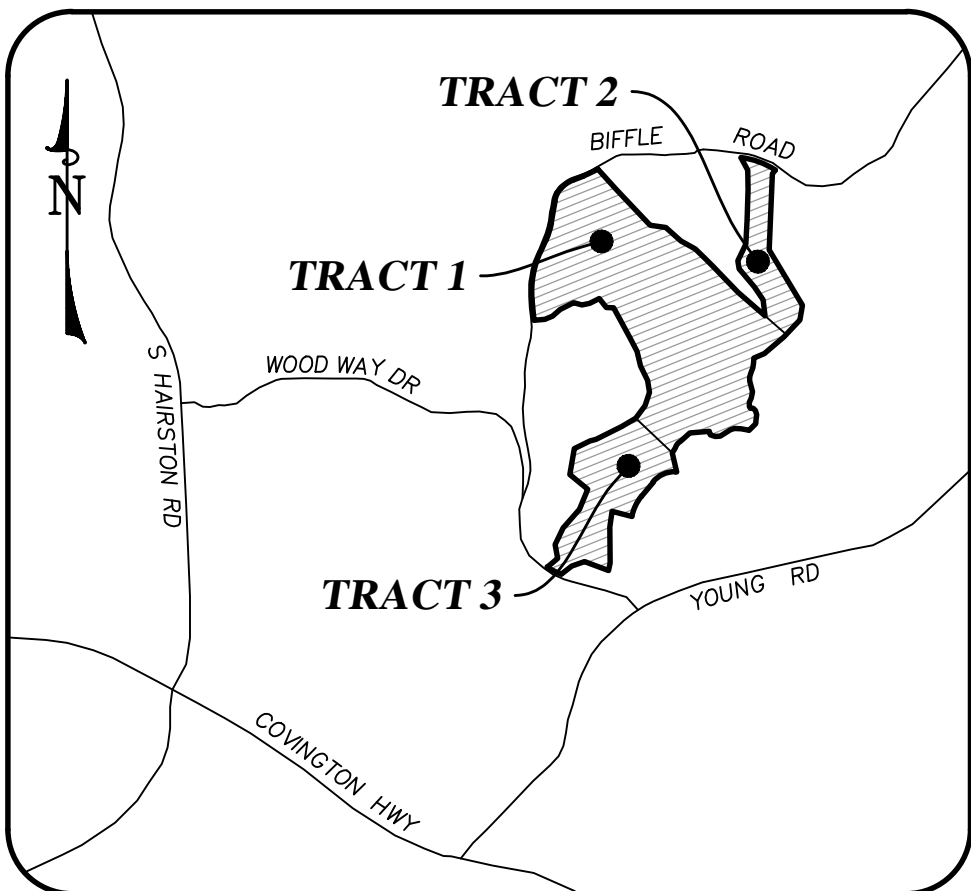
SOIL SERIES SHOWN HERON PER THE NRCS ARE APPROXIMATE AND BY GRAPHIC SCALING ONLY. THE FOLLOWING IS A SUMMARY AND DESCRIPTION OF THE SOILS THAT ARE EXPECTED TO BE FOUND ON THE PROJECT SITE ACCORDING TO THE USDA NATURAL RESOURCES CONSERVATION SERVICE:

Co-	CARTECAY SILT LOAM, FREQUENTLY FLOODED
CeC-	CECIL SANDY LOAM, 6 TO 10 PERCENT SLOPES
CuC-	CECIL-URBAN LAND COMPLEX, 2 TO 10 PERCENT SLOPES
GeC-	GWINNETT SANDY LOAM, 6 TO 10 PERCENT SLOPES
GwC2-	GWINNETT SANDY CLAY LOAM, 2 TO 10 PERCENT SLOPES, ERODED
HsC-	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



COUNTY MAP

(NOT TO SCALE)



VICINITY/PARCEL MAP

(NOT TO SCALE)

RESERVED FOR COUNTY STAMP

RESERVED FOR PLAT FILING

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 1 SECOND PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 84,833. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF THE FOLLOWING:

- 1 IN 2,261,552 (OVERALL)
1 IN 783,903 (TRACT 1)
1 IN 479,846 (TRACT 2)
1 IN 312,320 (TRACT 3).

GENERAL NOTES

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TRIMBLE S5 TOTAL STATION.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY GPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(HARN)--STATE PLANE COORDINATE SYSTEM OF GEORGIA--WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

CONTOURS SHOWN ARE APPROXIMATE PER DEKALB COUNTY LIDAR FLOWN IN 2010 AND STORED WITH THE USGS (TILE 580 & 614). CONTOUR INTERVAL IS 2'.

DATE OF FIELD WORK COMPLETION: 03/17/22

ALL IRON PINS SET ARE 1/2" REBARS CAPPED WITH "GUNNIN LSF 1033" UNLESS OTHERWISE NOTED.

BY GRAPHIC PLOTTING ONLY, PORTIONS OF THIS SITE ARE SHOWN TO BE WITHIN THE LIMITS OF A 100 YR. FLOOD HAZARD AREA, LABELED AS ZONE AE, AS PER F.I.R.M. DEKALB COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13089C01564, DATED 5/16/2013.

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD GUNNIN LAND SURVEYING, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. UNDERGROUND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY. THE INFORMATION SHOWN ON THIS DRAWING CONCERNING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE OWNER, ARCHITECT, CONTRACTOR AND THEIR AGENTS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS AS TO THE ACTUAL SIZE, TYPE, AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. INTERIOR EXISTING IMPROVEMENTS NOT SHOWN AS PART OF THIS PLAT.

CURRENT SITE ADDRESS IS LISTED AS:
5083 BIFFLE ROAD
STONE MOUNTAIN, GA 30088

THE CURRENT PARCEL IDENTIFICATION NUMBER IS 16 028 01 001.

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
OWC	OUTLET CONTROL STRUCTURE
SCBS	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—	WEIR INLET
—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
---	GUARDRAIL
---	RAILROAD TRACK
---	WEIR INLET
---	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 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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Y
www.gunninlandsurveying.com
678.880.7502
141 Railroad Street, Suite 116
Canton, Georgia 30114
Georgia LSF 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

-  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
 HIGHWALL
 JUNCTION BOX
 WEIR INLET
 TELEPHONE BOX
 TELEPHONE MANHOLE
 TELEPHONE PEDESTAL
 FIRE HYDRANT
 IRRIGATION CONTROL VALVE
 WATER MANHOLE
 WATER METER
 WATER VALVE

ABBREVIATIONS

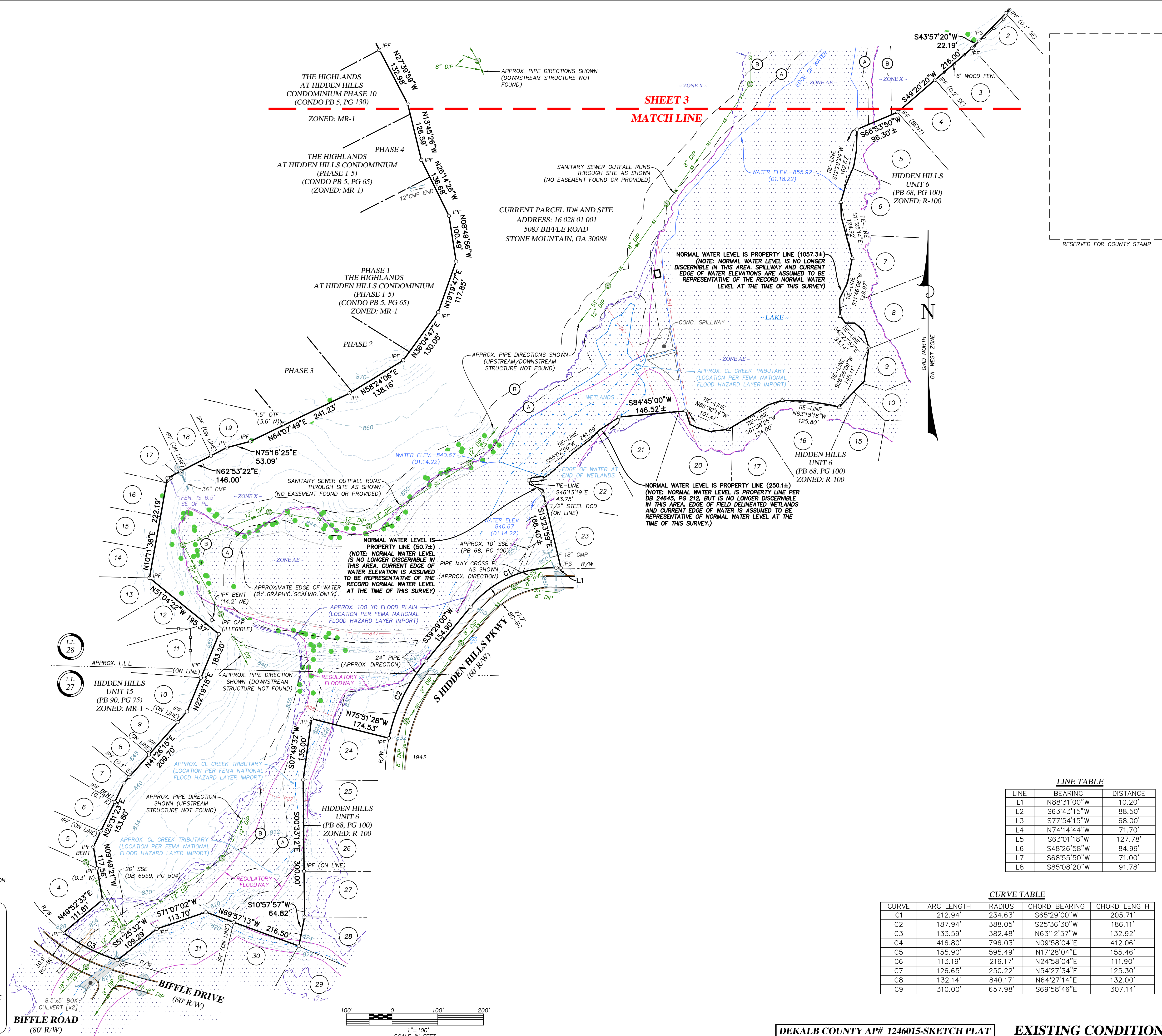
- | | |
|--------|----------------------------|
| AC | ACCESS EASEMENT |
| BE | BACK OF CURB |
| BM | BENCHMARK |
| BSL | BUILDING SETBACK LINE |
| CU | CURB AND GUTTER |
| C.L. | CENTERLINE |
| C.F. | CHAIN LINK FENCE |
| CM | CEMENT MONUMENT FOUND |
| CONC. | CONCRETE |
| CTP | CRIMPED TOP PIPE |
| DB | DEED BOOK |
| DE | DEVELOPMENT EASEMENT |
| EX | EXISTING |
| EP | EDGE OF PAVEMENT |
| FEN | FENCE |
| FL | FLAND LOT LINE |
| OTB | OPEN TOP PIPE |
| PL | PLAT BOOK |
| PG | PAGE |
| POB | POINT OF BEGINNING |
| POC | POINT OF COMMENCEMENT |
| PROP. | PROPOSED |
| R/W | RIGHT OF WAY |
| SA | 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 |
| FL | FLARED END SECTION |
| HD | HEADWALL |
| JUB | JUNCTION BOX |
| OCS | OVERHEAD CONTROL STRUCTURE |
| SW | SHOULDER WITH CATCH BASIN |
| CMP | CORRUGATED METAL PIPE |
| DI | DUCTILE IRON PIPE |
| HDPE | HIGH DENSITY POLYETHYLENE |
| PCP | PERFORATED POLYMER PIPE |
| RCP | REINFORCED CONCRETE 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 TYPE LEGEND

- | | |
|-------------|----------------------------------|
| --- | ADJOINING PROPERTY LINE |
| —+— | RIGHT-OF-WAY CENTERLINE |
| —+—+— | CREEK CENTERLINE |
| —+—+—+— | LAND LOT LINE |
| —x—x—x— | METAL FENCE |
| —x—x—x— | WIRE FENCE |
| —x—x—x— | WOOD FENCE |
| —+—+—+—+— | GUARDRAIL |
| —+—+—+—+—+— | RAILROAD TRUCK |
| —+—+—+—+—+— | OVERHEAD UTILITY LINE |
| TV | UNDERGROUND CABLE TV LINE |
| E | UNDERGROUND ELECTRIC LINE |
| FO | UNDERGROUND FIBER OPTIC LINE |
| UG | UNDERGROUND GAS PIPE |
| SS | UNDERGROUND SANITARY SEWER PIPE |
| SS | UNDERGROUND STORM SEWER PIPE |
| SL | UNDERGROUND STREET LIGHTING LINE |
| TL | UNDERGROUND TELEPHONE LINE |
| TR | UNDERGROUND TRAFFIC LINE |
| W | UNDERGROUND WATER PIPE |



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	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

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

**G U N N I N
S U R V E Y**

141 Railroad Street, Suite 116
Condon, Georgia 30114

www.gunninsurvey.com
678.680.7502

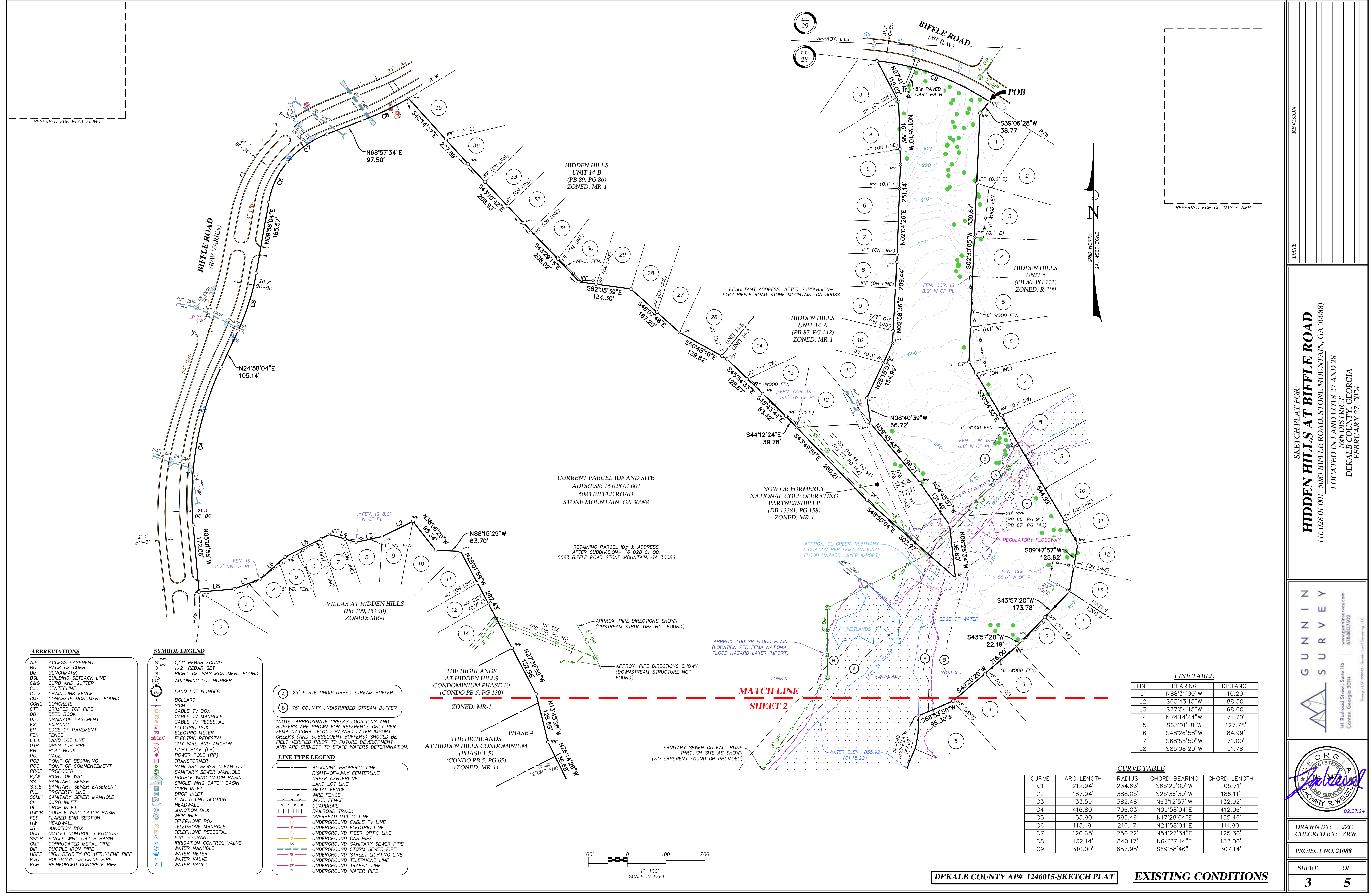
Gunnin, LSE 000143, Gunnin & Associates, LLC



DRAWN BY: JZC
CHECKED BY: ZRW

PROJECT NO. 21088

<i>SHEET</i>	<i>OF</i>
2	5



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
CMP	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 MANHOLE
CI	CURB INLET
DI	DROP INLET
DWCB	DOUBLE WING CATCH BASIN
FES	FLARED END SECTION
HW	HEADWALL
JB	JUNCTION BOX
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CMP	CORRUGATED METAL PIPE
DIP	DUCTILE IRON PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE

SYMBOL LEGEND

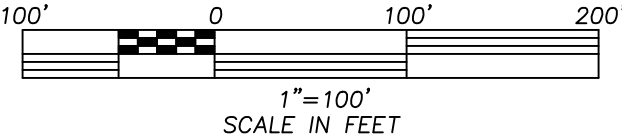
1/2" REBAR FOUND	1/2" REBAR SET
RIGHT-OF-WAY MONUMENT FOUND	ADJOINING LOT NUMBER
LAND LOT NUMBER	BOLLARD
CABLE TV BOX	CABLE TV MANHOLE
CABLE TV PEDESTAL	ELECTRIC BOX
ELECTRIC METER	ELECTRIC PEDESTAL
GUY WIRE AND ANCHOR	LIGHT POLE (LP)
POWER POLE (PP)	TRANSFORMER
SANITARY SEWER CLEAN OUT	SANITARY SEWER 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	SINGLE WING CATCH BASIN
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

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)



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'
L5	S63°01'18"W	127.78'
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CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	212.94'	234.63'	S65°29'00"W	205.71'
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DEKALB COUNTY AP# 1246015-SKETCH PLAT EXISTING CONDITIONS

REVISION

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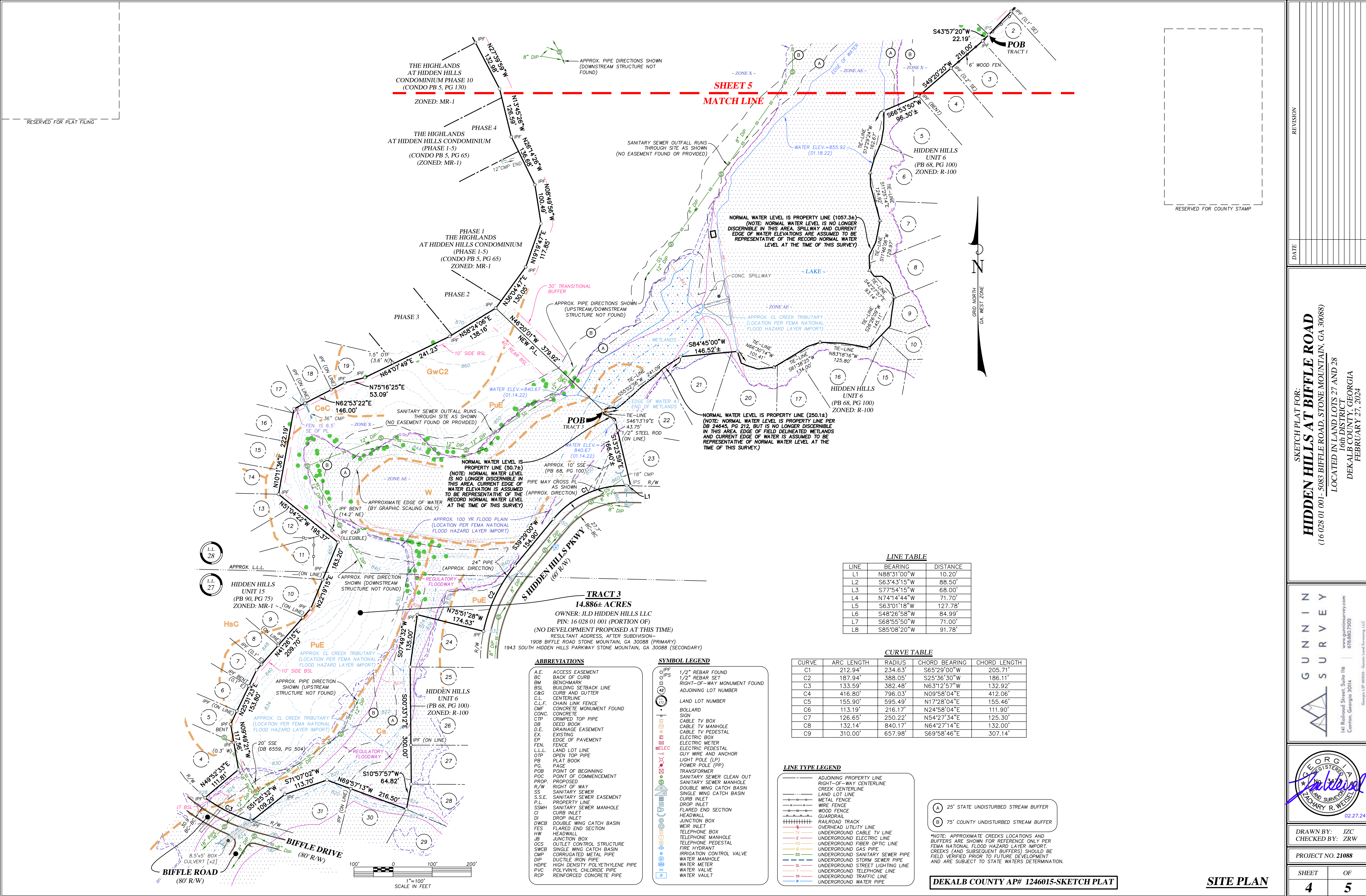
SKETCH PLAT FOR:
HIDDEN HILLS AT BIFFLE ROAD
(16 028 01 001 - 5083 BIFFLE ROAD, STONE MOUNTAIN, GA 30088)
LOCATED IN LAND LOTS 27 AND 28
16th DISTRICT
DEKALB COUNTY, GEORGIA
FEBRUARY 27, 2024

REGISTERED
LAND SURVEYOR
JERRY R. WEISS
02.27.24

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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www.gpcsurvey.com
678.682.7502

141 Railroad Street, Suite 116
Canton, Georgia 30114

Georgia LSP #00033 - Grant Land Surveying, LLC

REGISTERED

LAND SURVEYOR

STANDARD

16th DISTRICT

DEKALB COUNTY, GEORGIA

02.27.24

DRAWN BY: JZC

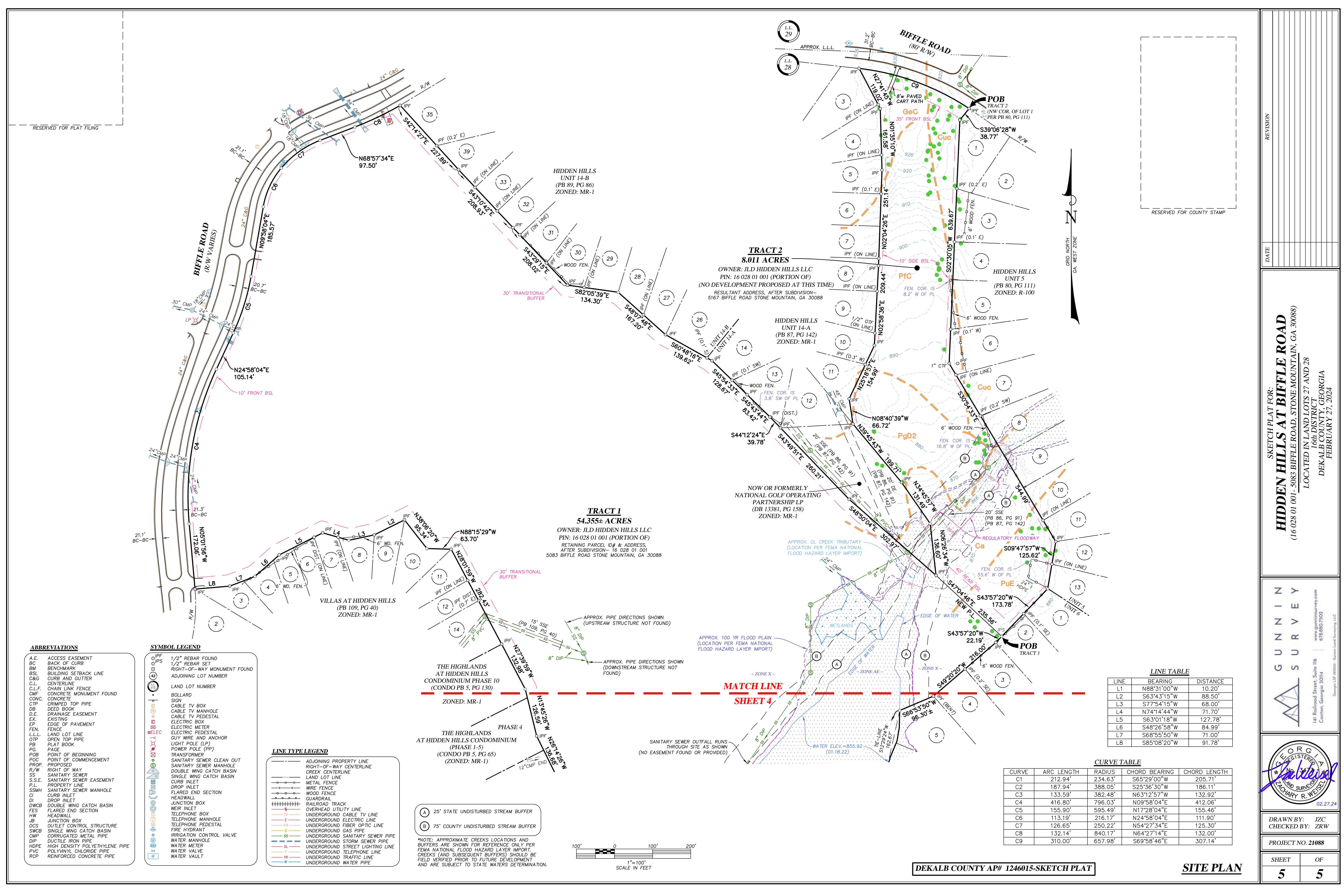
CHECKED BY: ZRW

PROJECT NO. 21088

SHEET 4 OF 5

DEKALB COUNTY AP# 1246015-SKETCH PLAT

SITE PLAN



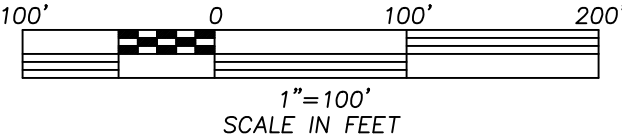
ABBREVIATIONS	
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SYMBOL LEGEND	
1/2" REBAR FOUND	
1/2" REBAR SET	
RIGHT-OF-WAY MONUMENT FOUND	
ADJOINING LOT NUMBER	
LAND LOT NUMBER	
BOLLARD	
SIGN	
CABLE TV BOX	
CABLE TV MANHOLE	
CABLE TV PEDESTAL	
ELECTRIC BOX	
ELECTRIC METER	
ELECTRIC PEDESTAL	
GUY 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.



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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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141 Railroad Street, Suite 116
Canton, Georgia 30114
www.gasurveying.com
678.882.7502
Georgia LSP #00035 - Grant Land Surveying, LLC

REGISTERED

LAND SURVEYOR

02.27.24

DRAWN BY: JZC
CHECKED BY: ZRW

PROJECT NO. 21088

SHEET

OF

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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 SYSTEM (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 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.

1. BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION PROVIDED BY GUNNIN LAND SURVEYING DATED 02-27-2024.
2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR DEKALB COUNTY, GEORGIA (COMMUNITY PANEL NUMBERS 13080/054A PANEL 45 OF 201, EFFECTIVE DATE MAY 16, 2013) AND THE PROPERTY LIES 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 FLOOD ZONE "AE". THE MENTIONED SITE IS A MASTER PLANNED MIXED USE DEVELOPMENT FEATURING A 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 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 OHANIGOS MAPPER.
10. THE RECEIVING WATER, SOUTH FOR 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 1'-0" ABOVE THE 100-YEAR FLOOD DETENTION FLOOD 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 SUBMITTED TO DEKALB COUNTY.
16. SPEED LIMIT ON BIFLE ROAD IS 25 MPH.
17. NO PRIOR SUBDIVISIONS HAVE BEEN LOCATED ON SITE.
18. NO VARIANCES ARE REQUIRED.
19. A 75' TRIPPLE 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 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, INTERNAL STREETS, UTILITIES, AND STORM MANAGEMENT FACILITIES WITHIN COMMON AREAS AND TO PROVIDE A DECLARATION OF PROTECTIVE COVENANTS AND CONDITIONS ADDRESSING EASEMENT RESERVATIONS.
5. PRIVATE STREETS SHALL BE NOTED AS SUCH AND SHALL MAINTAIN A MINIMUM OF 26 FEET OF PAVEMENT WIDTH FROM FACE OF 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 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 WATERWORKS DEPARTMENT. PROVIDE NECESSARY SEWER EASEMENTS. SEWER MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
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 SPACES INCLUDING, BUT NOT LIMITED TO, TRAILS, NETWORKS, GREENSPACE OR PARK FACILITIES PER SEC. 33.72.0 OF THE GREATER HIDDEN HILLS OVERLAY.
4. SENIOR DEVELOPED FLOOR AREA SHALL COUNT TOWARDS 30% COMMERCIAL FAR SPACE FOOTAGE.

 ENHANCED OPEN SPACE

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 DEVELOPMENT PERMIT HAS BEEN APPROVED AND OBTAINED.
5. STREET AND PEDESTRIAN LIGHTING TO BE PROVIDED DURING LDP SUBMITTAL.

DEKALB AP # 1246985

[illegible]

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

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









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

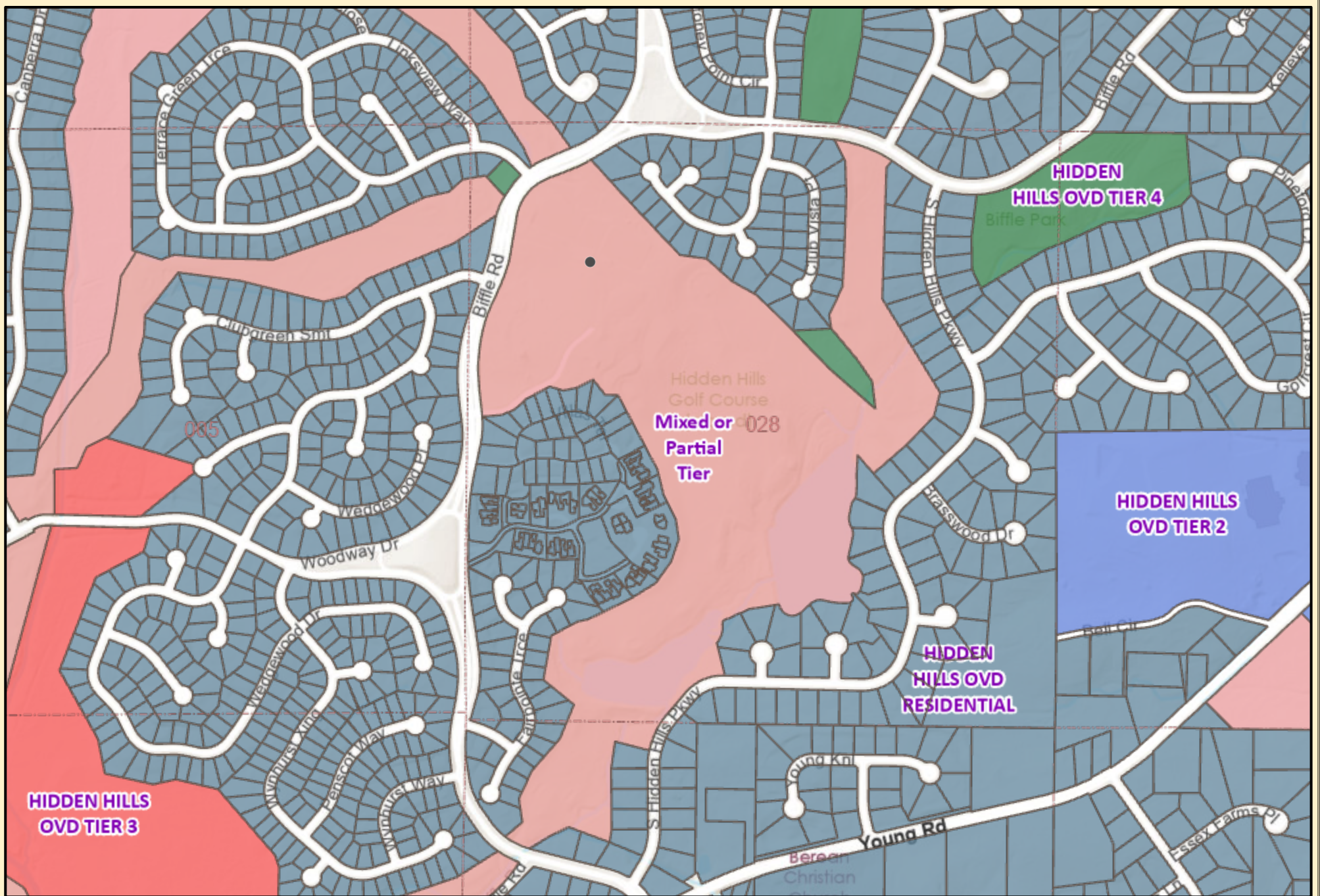
Density: _____ Density Bonuses: _____ Mix of Uses: _____ Open Space: _____
 Enhanced Open Space: _____ Setbacks: front _____ sides _____ side corner _____ rear _____
 Lot Size: _____ Frontage: _____ Street Widths: _____ Landscape Strips: _____
 Buffers: _____ Parking Lot Landscaping: _____ Parking - 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: _____

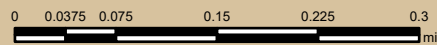
Planner: _____ Date: _____

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

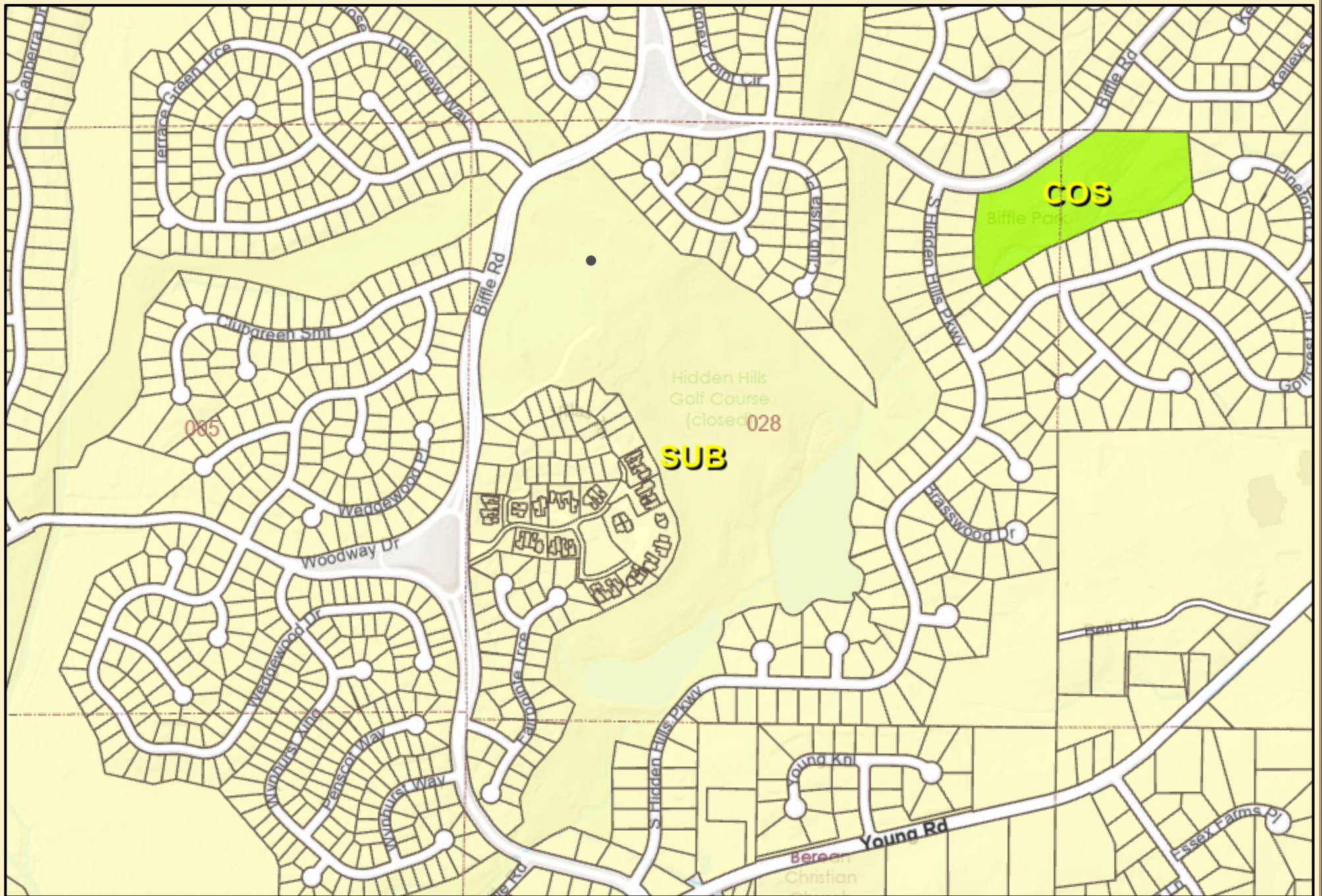


Date Printed: 6/25/2025

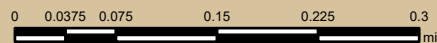


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Land Use - 5083 Biffle



Date Printed: 6/25/2025



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Aerial - 5083 Biffle

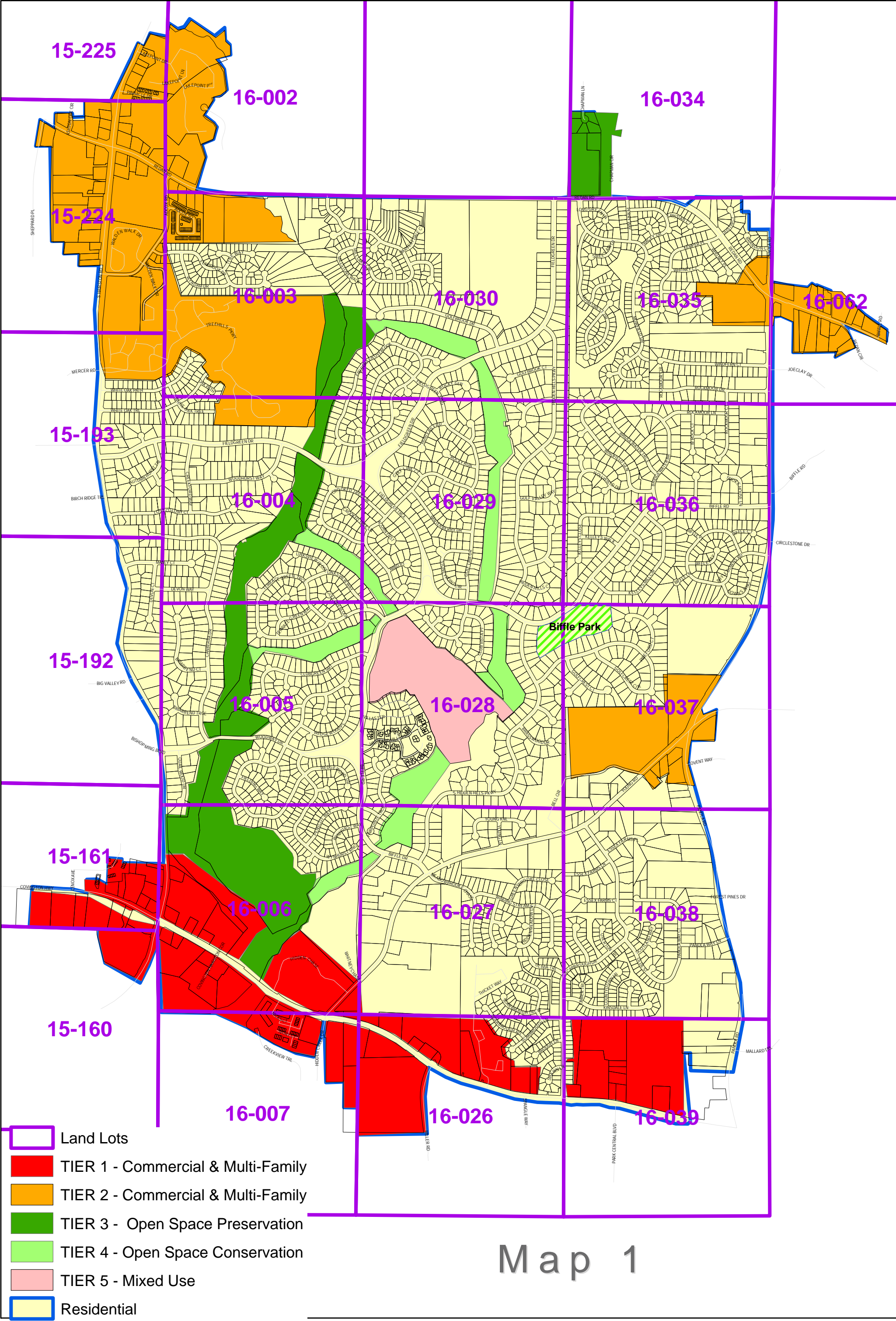
0 0.0375 0.075 0.15 0.225 0.3
mi

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Biffle

Legend

- BND LOT LINE
- BND SUBJ

