

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 ___ Inconsistent	

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Lorraine Cochran-Johnson

Interim Director
Cedric G. Hudson, MCRP

ZONING COMMENTS – MAY 2025

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

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

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

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

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

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

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

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

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

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



5/30/2025

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

General Comments:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

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

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

DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

- **Storm Water Management**

- **Flood Hazard Area/Wetlands**

- **Landscaping/Tree Preservation**

- **Tributary Buffer**

- **Fire Safety**



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

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**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLUP-25-1247527 Parcel I.D. #: 16-028-01-001
Address: 5083 B: Ffle 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**

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

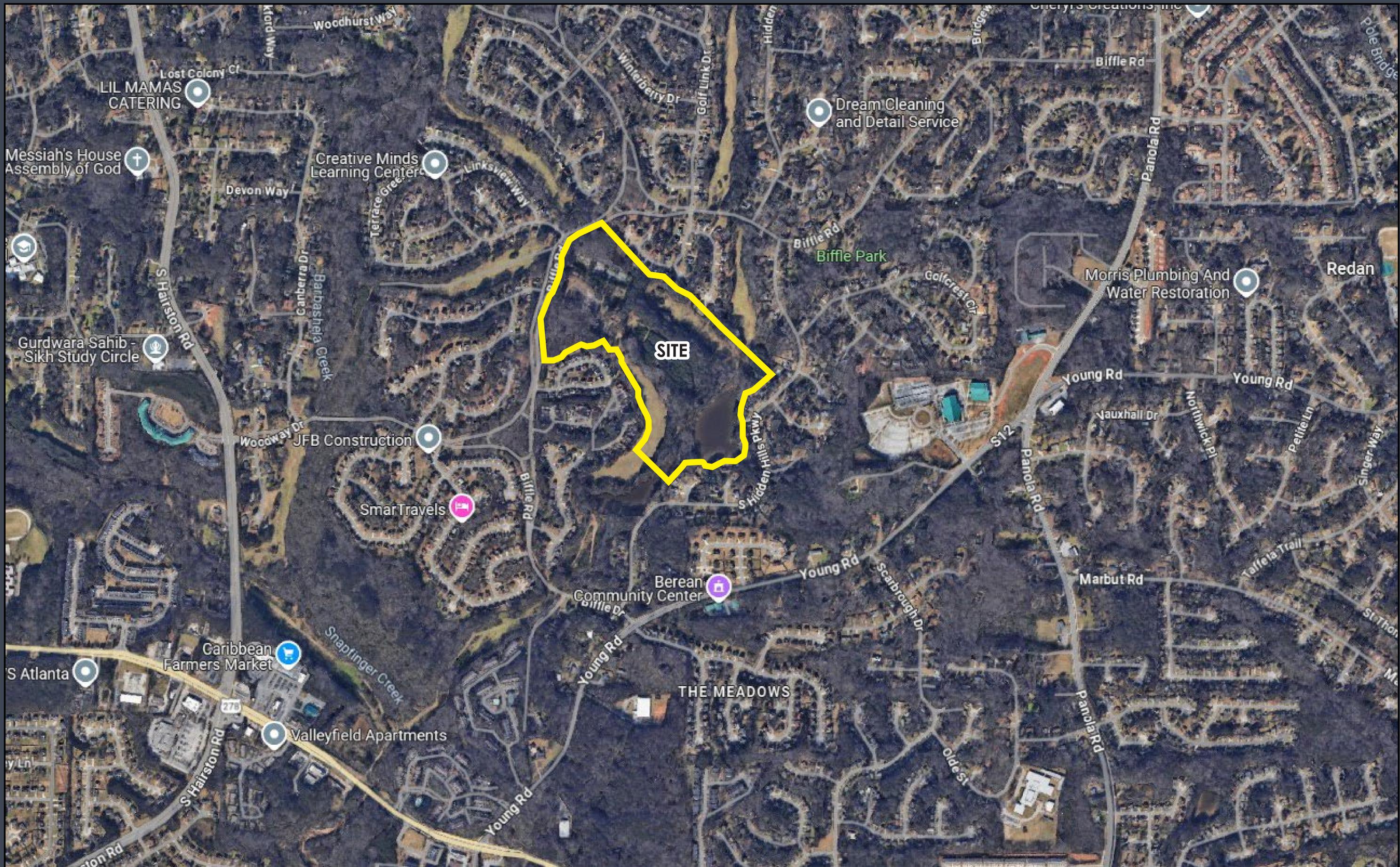
This property is adjacent to MARTA bus routes on nearby Rainbow Rd and Wesley Chappel Rd. Development should include pedestrian connectivity to these routes.

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.





**AREA OF SLUP
APPLICABILITY
(30% OF BUILDING AREA)**



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**

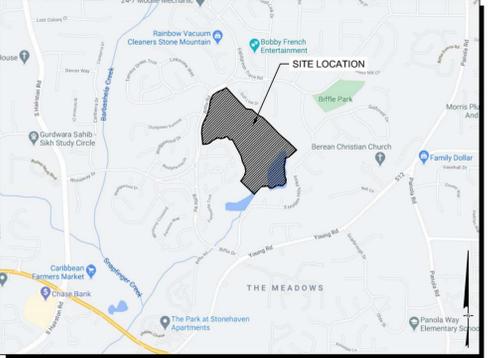


THIS SKETCH PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF DEKALB COUNTY, ON THIS _____ DAY OF _____ 20____.

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

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

24 HOUR CONTACT:
 DAN SMEDLEY
 470-268-4202



UTILITY NOTES:

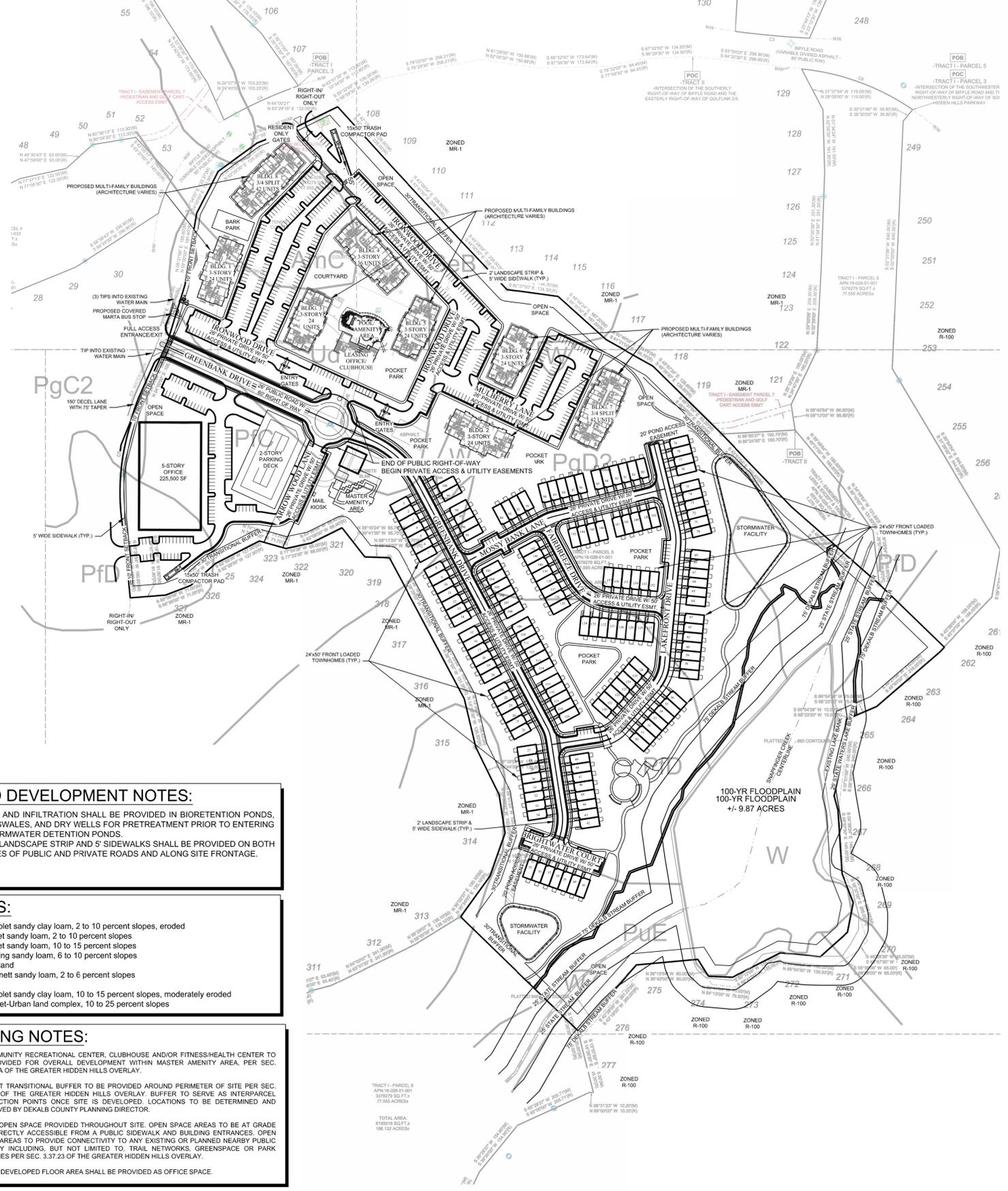
- WATER MAIN TO BE PUBLIC 8-INCH D.I.P. LINE WITHIN A 50' ACCESS AND UTILITY EASEMENT ON MAIN ROADS, 28"-20" EASEMENT ON ALLEYS, AND 20'-FEET WATER EASEMENT FOR ACCESS AND MAINTENANCE (PROVIDED FOR DEKALB COUNTY).
- SANITARY SEWER SYSTEM (SEWER PROVIDED BY DEKALB COUNTY) TO BE PUBLIC 8-INCH DIP LINE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

SKETCH PLAT NOTES:

- BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION PROVIDED BY GRESURVEYS DATED 1-9-2019
- I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR DEKALB COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBERS 13082025A, PANEL 65 OF 20, EFFECTIVE DATE MAY 16, 2013 AND THE PROPERTY FALLS WITHIN A DESIGNATED FLOODWAY AND FLOOD ZONE "AE".
- 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 4 STORY OFFICE BUILDING, FRONT LOADED AND REAR LOADED TOWNHOMES, AND MULTI-FAMILY DEVELOPMENT.
- THE EXISTING PARCEL NUMBER IS 16 028 01 001
- THE PROPOSED SUBDIVISION WILL BE SUBJECT TO PRIVATE COVENANTS AND A HOMEOWNER'S ASSOCIATION WILL BE ESTABLISHED
- THERE ARE STATE WATERS LOCATED ON SITE
- THERE ARE NO WETLANDS LOCATED ON SITE
- THERE IS NO KNOWN EXISTING INERT WASTE BURIAL PITS ON THE SITE
- THERE ARE NO NATURAL, ARCHAEOLOGICAL, OR HISTORIC RESOURCES LOCATED ON THE SITE ACCORDING TO GNARHRS MAPPER.
- THE RECEIVING WATER, SOUTH FORK PEACHTREE CREEK, IS APPROXIMATELY 500' NORTHEAST OF THE SITE, AN UNPAVED TRIBUTARY OF THE INDIAN CREEK.
- ELECTRIC SERVICES SHALL BE INSTALLED UNDERGROUND.
- MINIMUM STORM PIPE SIZE WITHIN PUBLIC EASEMENT SHALL BE 18 INCHES.
- ALL STORM DRAIN PIPES LESS THAN 18" DIA. SHALL REMAIN PRIVATE AND THE RESPONSIBILITY OF THE PROPERTY OWNER.
- 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.
- 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.
- SPEED LIMIT ON BIFFLE ROAD IS 25 MPH.
- NO PRIOR SUBDIVISIONS HAVE BEEN LOCATED ON SITE.
- NO VARIANCES ARE REQUIRED.

PRIVATE STREET CONDITIONS:

- ALL APPROVED CONDITIONS SHALL BE NOTED ON THE SKETCH PLAT AND FINAL PLAT.
- THE FINAL PLAT SHALL HAVE THE INDIVIDUAL UNITS AS DEPICTED ON SKETCH PLAT IN GENERAL LAYOUT ADDRESS PER THE DEKALB COUNTY GIS DEPARTMENT AND PLATED AS TAX PARCELS.
- THE MINIMUM GROSS UNIT SIZE SHALL BE STATED ON PLAT AND THE TAX PARCEL DIMENSIONS NOTED.
- 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.
- 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.
- ALL EASEMENTS SHALL BE PROVIDED SUBJECT TO THE REQUIREMENTS OF DEKALB COUNTY.
- 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.
- 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 DEVELOPER.
- ONLY THE BUILDING FOOTPRINT SHALL BE CONSIDERED AS A LOT. ALL OTHER AREAS SHALL BE CONSIDERED COMMON AREA.
- VEHICLES MAY NOT PARK IN ALLEYS DURING WEEKDAYS.
- ALL RESIDENCES SHALL HAVE HOUSE NUMBERS ON THE ALLEY SIDE OF THE RESIDENCE.
- ALLEY ADDRESSED TO BE ASSIGNED OFF ALLEYS
- ALL OTHER CONDITIONS, CODE AND DISTRICT REQUIREMENTS SHALL APPLY ACCORDINGLY.



SITE DATA:	
SITE AREA	+/- 54.65 ACRES
ZONING	R100
EXISTING ZONING	MR-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 SPT/ DWELLING UNIT)
MULTI-FAMILY PARKING PROVIDED	512 SPACES (2.13 SPT/ DWELLING UNIT)
TOWNHOME PARKING REQUIRED	314 SPACES (2 SPT/ DWELLING UNIT)
TOWNHOME PARKING PROVIDED	471 SPACES (2 GARAGE + 1 DRIVEWAY SPT.)
OFFICE PARKING REQUIRED	1 PER 500 SF, 451 SPACES
OFFICE PARKING PROVIDED	454 SPACES; 352 DECK + 102 SURFACE

P: (770) 451-2741 F: (770) 451-3915
 WWW.PEC.PLUS

Planners & Engineers Collaborative+

LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
 ARBORISTS + 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.

1-18-2022

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

SKETCH PLAT SITE PLAN

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

SPS SHEET

DEKALB COUNTY DEPARTMENT OF PLANNING & SUSTAINABILITY

CERTIFICATE OF CONFORMITY

Hidden Hills
 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): Kenneth Wood
 350 Research Ct. Ste 200
 ADDRESS: Peachtree Corners, Ga 30092
 CITY, STATE, ZIP

PLANNING & ENGINEERING PROFESSIONAL FORMS 2018 © Kenneth Wood, Inc. All Rights Reserved. 02/2018

LAND DEVELOPMENT NOTES:

- RRV AND INFILTRATION SHALL BE PROVIDED IN BIORETENTION PONDS, BIOSWALES, AND DRY WELLS FOR PRETREATMENT PRIOR TO ENTERING STORMWATER DETENTION PONDS.
- 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:

- 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.
- 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.
- 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.
- 30% OF DEVELOPED FLOOR AREA SHALL BE PROVIDED AS OFFICE SPACE



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

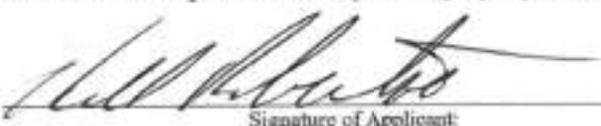
Parcel ID Number(s): 16 028 01 001

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](mailto: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; vickymooresbb@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	3
1. Jelup B. Bell	felixbelle@berkshires.net	32. Deborah Najee-ullah	dnajeeullah@berkshires.net
2. EYORAH & Elsa Toomer	aagcarter@yahoo.com	33. Ahmed Najee-ullah	dnas7538@yahoo.com
3. ANNALEE CARTER		34. Jason Rousseau	jasonrousseau@berkshires.net
4. Muta Johnson		35. Carla McClellan	phoenix0131@berkshires.net
5. Rachel King	Rachetalex1030@gmail.com	36. Tanniel Robertson	tannielrobertson@berkshires.net
6. James Johnson	DeeJay@JPShome.com	37. Erin Johnson	erjohnson26@berkshires.net
7. Lela Jones-Smith	pptreasuredbell@south.net	38. Phillip Fain	PFain2@berkshires.net
8. Jarezza Zardos Johnson	district7@dekalbcountyga.gov	39. Gizzy-Bell	gizzybell@berkshires.net
9. Commissioner Bolton	district7@dekalbcountyga.gov	40. SABREEN JAI	jaisabreen@berkshires.net
10. Sheron & Joachim Grant	grants handyman@chitride.com	41. Kenneth Saunders	Krsaunders@berkshires.net
11. Mariani Long	no10m@transpurs.com	Keelar DeSourette	Kejournal@berkshires.net
12. Shericka Aranda - <small>MEADOWS President</small>	saranda5235@gmail.com	Kayla Johnson	Kayl Johns@berkshires.net
13. Portia Noble	nobpenn@gmail.com	Bill Jaynes	Wkayme@berkshires.net
14. Nancy Penister	Walmersgirl72@yahoo.com		South.n@berkshires.net
15. Glenda Mason	gfmason7@yahoo.com		
16. Shirley Franklin	shirleythatgirl@gmail.com		
17. Leontine Bell	leontinebell@aol.com		
18. Glenwood Ross	18) gler. r2@gmail.com		
19. Frank Ingram	f.ingram4@gmail.com		
20. William Kimber	wkimber@berkshires.net		
21. Ahmed Najee-ullah	dnas7538@yahoo.com		
22. Wmguinn <small>BellSouth.net</small>	William & Marlene Gunn		
23. Larry Coles	coleslaw44@yahoo.com		
24. Beverly Beard	bbeardsat1@gmail.com		
25. Loudell Coleman	coleman77b56@bellsouth.net		
26. Shorta Lofton	sloftonms@gmail.com		
27. Yvette Perry	yperry61@comcast.net		
28. Argentina Magby Chenault	argentinaatL1@yahoo.com		
29. Tommie B. Wick	RLWick@ATT.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
Sasa Toomer	a29catter@yahoo.com	33. Ahmed Najee-ullah	dnas7538@yahoo.com
John King	Rachaelalex1030@gmail.com	34. Jason Rousseau	jasonrousseau@gmail.com
Res Johnson	DajJaq@JPSHome.com	35. Carla McClellan	phoenix0131@yahoo.com
Jones-Smith	pptreasured@bellsouth.net	36. Tanniel Robertson	tannielRobertson@gmail.com
Zorbas Johnson	district7@dekalbcountyga.gov	37. Erin Johnson	erw.johnson26@gmail.com
ner Bolton	district7@dekalbcountyga.gov	38. Phillip Fain	PFain2@gmail.com
Joachim Grant	grants handyman@att.net	39. GARY BAIN	GFBAIN@att.net
Kara Tranda	saranda5236@gmail.com	40. SABREEN JAI	jaisabreen@gmail.com
Noble	nobpenn@gmail.com	41. Kenneth Saunders	Krsaundersjr@gmail.com
ay Penister	Walmersgirl72@yahoo.com	Keelar DeSourette	Kejourner@yahoo.com
Mason	gfmason7@yahoo.com	Kayla Johnson	KaylJohnson@gmail.com
Franklin	shirleythatgirl@gmail.com	BILL JOYNEF	Wkairmeballsouth.net
Bell	leontinebell@aol.com		
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Lo Floa	dbearsat1@gmail.com		
Perry	coleman77b56@bellsouth.net		
Tina Magby Chenault	510ffanms@gmail.com		
Wicks	yperry61@comcast.net		
AS WILLIAMS	argentinaat11@yahoo.com		
	RLWicks@Att.net		
	TBWMS47@Bellsouth.net		

April 14, 2025

NTM E

Ricky Thwa
ADRIANE CARTER

Deborah Spooner
Terry PATTERSON
Shericka Miranda

A. Pruitt
Sharon's Jacquem Grant

Valerie Hicks
Judith Gage

Jimmie Cotton
Sheila Petersen
Harvey Maxson

Dennis Quinn
COLETTA BENSON

Pamela Pennington
Alicia Fugh

Seana Temple sbdeas@yahoo.com

Vernon Temple vtemple44@yahoo.com

Sean Deas deaspete51@gmail.com

Phyllis Deas phdeas@gmail.com

Beverly Ramsey
Rosalyn Charles -

Lois Dunlap

Erin Johnson

Frances Chencutt
JAMES COWAN

Stannione Hinds

Akram Siddiq @neighborhood-works.org

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akram.siddiq79

@gmail

Camela Morejon

Louise Joyner lojoynee@aol.com

MAURICE RICHARDSON

MORICH1854@gmail

Dexter Dixon Que3dixon@yahoo.com

Michael ~~Ray~~ D

Eddie Brightwell + Christine

Veronica Mason

Fernando Donaldson

Emmanuel Green

Lavezza Zanders-Johnson

April 14, 2025

Name

Bernice Moore	Tina; Maria Thomas
Blenda Mason	Gregory McMichael
Johnny & Shirley Franklin	Gene & Norman
Jess & Gilda Fleming	Yvette Perry
Richard Jones	M Johnson
Jason Rouseau	Doris Knott
WILLIE A. ALEXANDER	Deborah Najee-ullah
Lourell Coleman	Ahmed Najee-ullah
Bill Joyner	Michael Harris
Jemse B. Kenney	Leandra Furd
Calvin E. Sims, Sr	DANIELA LAURORE
William (Bill) Kimber	DEELAURE@YAHOO.COM
Franklin McGahee	SUCCESSAP@YMAIL.COM
Robin Banks Royter	
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

Sharta Lofton

William: Marlene Gunn

Patrick Harmon

Monica Conway

JAMES CORDELL

Marian Long

Frank Taylor

Kathma Hubbard

James Brown

Ann Crain

Nadene Rivers-Johnson

DeLores Alphabet

THOMAS WILLIAMS

MARIE THOMPSON

MARY BROOKS

WILMA COOK

SABREEN JAI

FRANK FRANKSON

Marilynn Jackson

Menwood Ross

Robert Montgomery

Harold Hardee

Kenneth Saunders

Yelie Omar

Sherry Blackshear

Oliver Robinson

Melvin Clark

Gene Johnson

B. McCendon

Wynn Morris

Jan Luster

Rachel King

Keela DeJarnett

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:

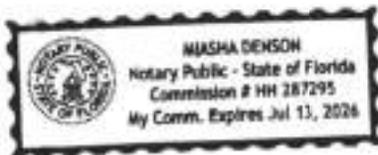
PLANNERS AND ENGINEERS COLLABORATIVE (PEC+)

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: M1-HIDDEN HILLS TIER 5 (PER AP 1244609)	
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:

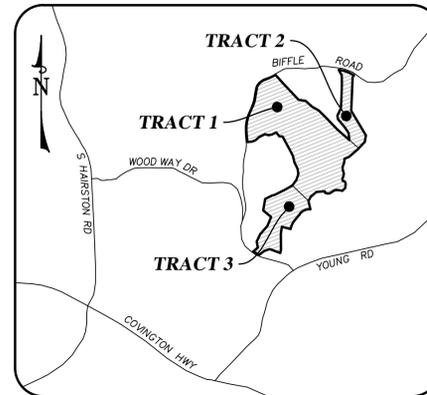
JLD HIDDEN HILLS LLC
840 EDGEWOOD RD S STE 220
JACKSONVILLE, FL 32205

SHEET INDEX:

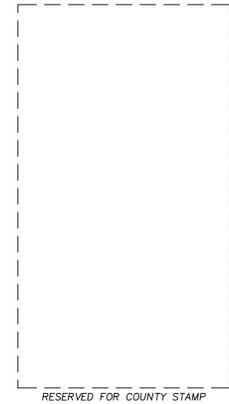
- 1- COVER
- 2- EXISTING CONDITIONS
- 3- EXISTING CONDITIONS (CONT.)
- 4- SITE PLAN
- 5- SITE PLAN (CONT.)



COUNTY MAP
(NOT TO SCALE)



VICINITY/PARCEL MAP
(NOT TO SCALE)



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.

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- CARTEWAY SILT LOAM, FREQUENTLY FLOODED
- CeC- CECIL SANDY LOAM, 6 TO 10 PERCENT SLOPES
- CuC- CECIL-URBAN LAND COMPLEX, 2 TO 10 PERCENT SLOPES
- GwC- 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, ERODED
- PcC- PACOLET SANDY LOAM, 2 TO 10 PERCENT SLOPES
- PgD2- PACOLET SANDY CLAY LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED
- PuE- PACOLET-URBAN LAND COMPLEX, 10 TO 25 PERCENT SLOPES
- W- WATER

TRACT 1 = 54.355± ACRES

TRACT 2 = 8.011 ACRES

TRACT 3 = 14.886± ACRES

TOTAL AREA = 77.252± ACRES

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

ABBREVIATIONS

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

SYMBOL LEGEND

- /PP 1/2" REBAR FOUND
- /PS 1/2" REBAR SET
- RIGHT-OF-WAY MONUMENT FOUND
- ④ ADJOINING LOT NUMBER
- ① 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
- DROP INLET
- FLARED END SECTION
- HEADWALL
- JUNCTION BOX
- WEIR INLET
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- WATER VAULT

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

LINE TYPE LEGEND

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

LINE 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'

*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.

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
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
ZACHARY R. WEISEL, GA RLS NO. 3473

02.27.24
DATE

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



DRAWN BY: JZC
CHECKED BY: ZRW

PROJECT NO. 21088

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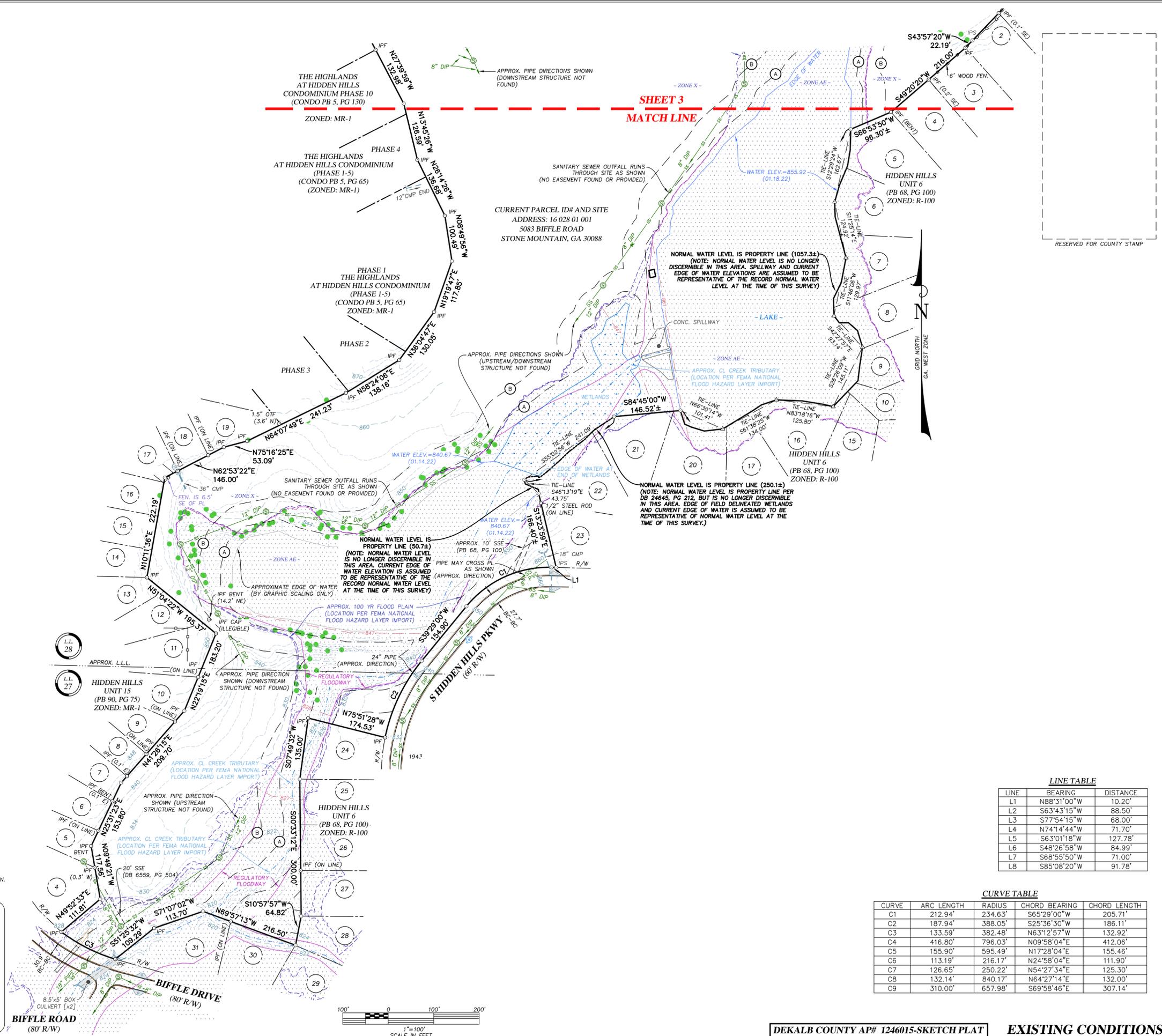
RESERVED FOR PLAT FILING

RESERVED FOR COUNTY STAMP

- SYMBOL LEGEND**
- 1/2" REBAR FOUND
 - 1" 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 METER
 - ELECTRIC PEDESTAL
 - GUY WIRE AND ANCHOR
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- LINE TYPE LEGEND**
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 - UNDERGROUND TELEPHONE LINE
 - UNDERGROUND TRAFFIC LINE
 - UNDERGROUND WATER PIPE



**SHEET 3
MATCH LINE**

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

NORMAL WATER LEVEL IS PROPERTY LINE (1057.3±)
(NOTE: NORMAL WATER LEVEL IS NO LONGER DISCERNIBLE IN THIS AREA. SPILLWAY AND CURRENT EDGE OF WATER ELEVATIONS ARE ASSUMED TO BE REPRESENTATIVE OF THE RECORD NORMAL WATER LEVEL AT THE TIME OF THIS SURVEY.)

NORMAL WATER LEVEL IS PROPERTY LINE (50.7±)
(NOTE: NORMAL WATER LEVEL IS NO LONGER DISCERNIBLE IN THIS AREA. CURRENT EDGE OF WATER ELEVATION IS ASSUMED TO BE REPRESENTATIVE OF THE RECORD NORMAL WATER LEVEL AT THE TIME OF THIS SURVEY.)

NORMAL WATER LEVEL IS PROPERTY LINE (250.1±)
(NOTE: NORMAL WATER LEVEL IS PROPERTY LINE PER DB 24645, PG 212, BUT IS NO LONGER DISCERNIBLE IN THIS AREA. EDGE OF FIELD DELINEATED WETLANDS AND CURRENT EDGE OF WATER IS ASSUMED TO BE REPRESENTATIVE OF NORMAL WATER LEVEL AT THE TIME OF THIS SURVEY.)

LINE TABLE

LINE	BEARING	DISTANCE
L1	N88°31'00"W	10.20'
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L3	S77°54'15"W	68.00'
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CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
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REVISION

DATE

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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

GUNNERY
161 Railroad Street, Suite 116
Conley, Georgia 30104
www.gunnerysurvey.com
678.867.1502
Georgia L&P 00003 - Geotech Land Surveying, LLC



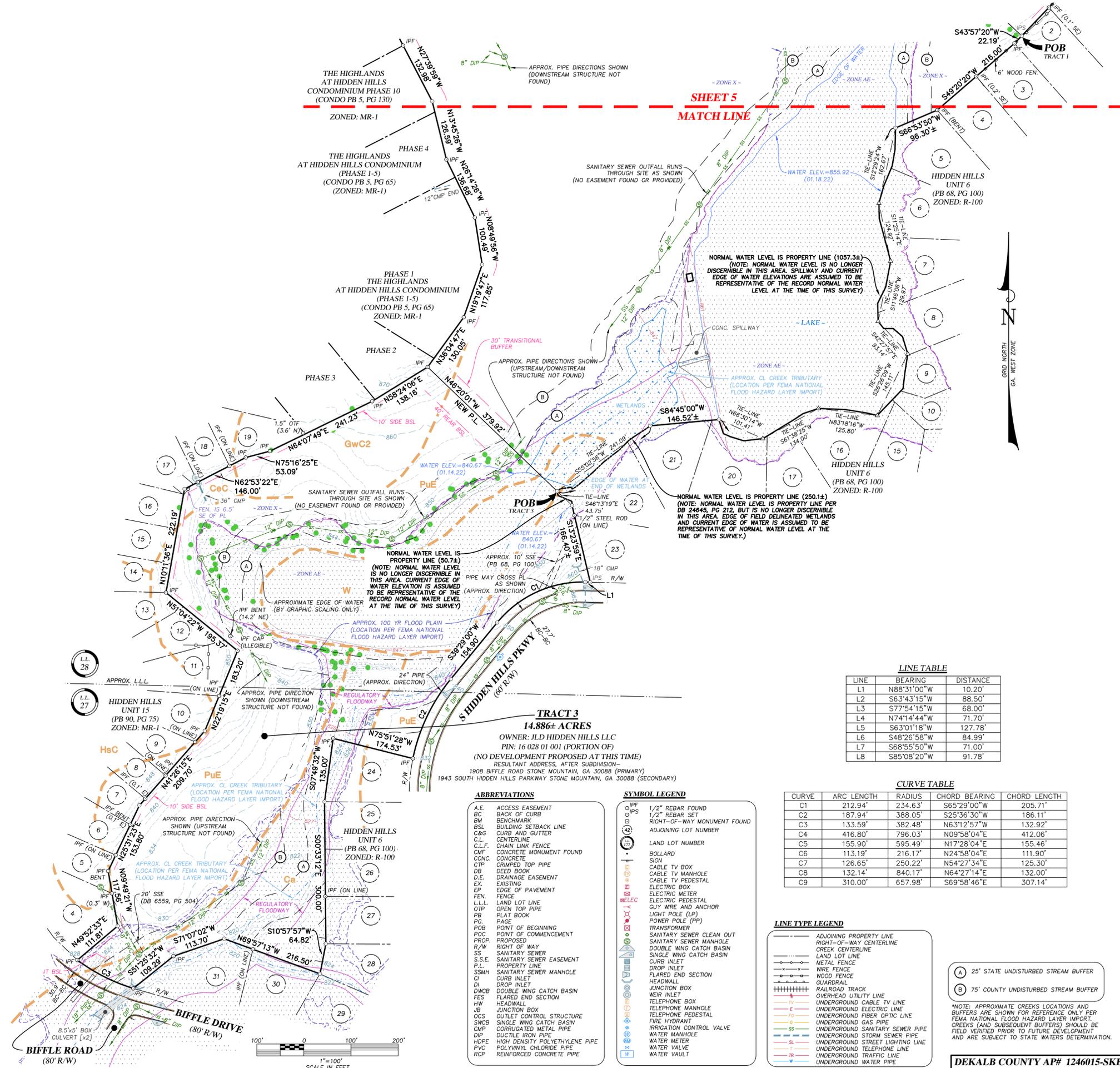
DRAWN BY: JZC
CHECKED BY: ZRW

PROJECT NO. 21088

SHEET	OF
2	5

RESERVED FOR PLAT FILING

RESERVED FOR COUNTY STAMP



SHEET 5
MATCH LINE

LINE TABLE

LINE	BEARING	DISTANCE
L1	N88°31'00"W	10.20'
L2	S63°43'15"W	88.50'
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- ABBREVIATIONS**
- A.E. ACCESS EASEMENT
 - B.C. BACK OF CURB
 - B.M. BENCHMARK
 - B.S.L. BUILDING SETBACK LINE
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 - DIP DUCTILE IRON PIPE
 - HDPE HIGH DENSITY POLYETHYLENE PIPE
 - PVC POLYVINYL CHLORIDE PIPE
 - RCP REINFORCED CONCRETE PIPE

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

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

G U N N E Y
S U R V E Y
 141 Railroad Street, Suite 116
 Conley, Georgia 3014
 www.gunnaysurvey.com
 678.882.7502
 Georgia L.P. 00033 - Gunnay Land Surveying, LLC



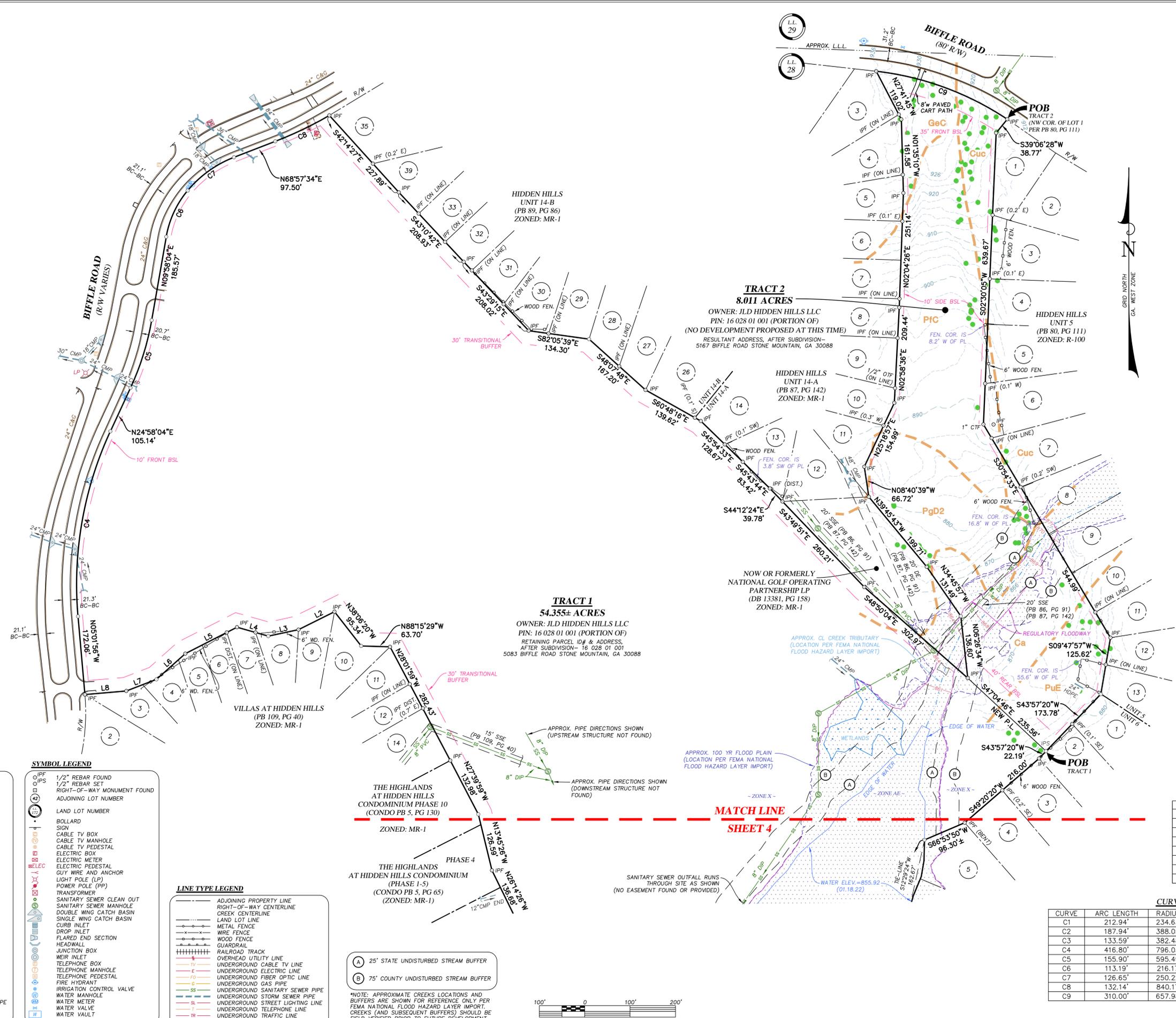
DRAWN BY: JZC
 CHECKED BY: ZRW

PROJECT NO. 21088

SHEET	OF
4	5

RESERVED FOR PLAT FILING

RESERVED FOR COUNTY STAMP



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
- C.T.P. CRIMPED TOP PIPE
- DB DEED BOOK
- D.E. DRAINAGE EASEMENT
- EX. EXISTING
- EP EDGE OF PAVEMENT
- FEN. FENCE
- L.L.L. LAND LOT LINE
- O.P. OPEN TOP PIPE
- P.B. PLAT BOOK
- P.G. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- PROP. PROPOSED
- R/W RIGHT OF WAY
- S.S. SANITARY SEWER
- S.S.E. SANITARY SEWER EASEMENT
- P.L. PROPERTY LINE
- SSMH SANITARY SEWER MANHOLE
- CI CURB INLET
- DI DROP INLET
- DWCB DOUBLE WING CATCH BASIN
- FES FLARED END SECTION
- HW HEADWALL
- JB JUNCTION BOX
- OCS OUTLET CONTROL STRUCTURE
- SWCB SINGLE WING CATCH BASIN
- CMP CORRUGATED METAL PIPE
- DIP DUCTILE IRON PIPE
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- RCP REINFORCED CONCRETE PIPE

SYMBOL LEGEND

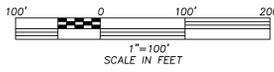
- 1/2" REBAR FOUND
- 1/2" REBAR SET
- RIGHT-OF-WAY MONUMENT FOUND
- ADJOINING LOT NUMBER
- LAND LOT NUMBER
- BOLLARD
- SIGN
- CABLE TV BOX
- CABLE TV MANHOLE
- CABLE TV PEDESTAL
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC PEDESTAL
- GUY WIRE AND ANCHOR
- LIGHT POLE (LP)
- POWER POLE (PP)
- TRANSFORMER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

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

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PROJECT NO. 21088

SHEET 5 OF 5







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

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:



DEPARTMENT OF PLANNING & SUSTAINABILITY

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

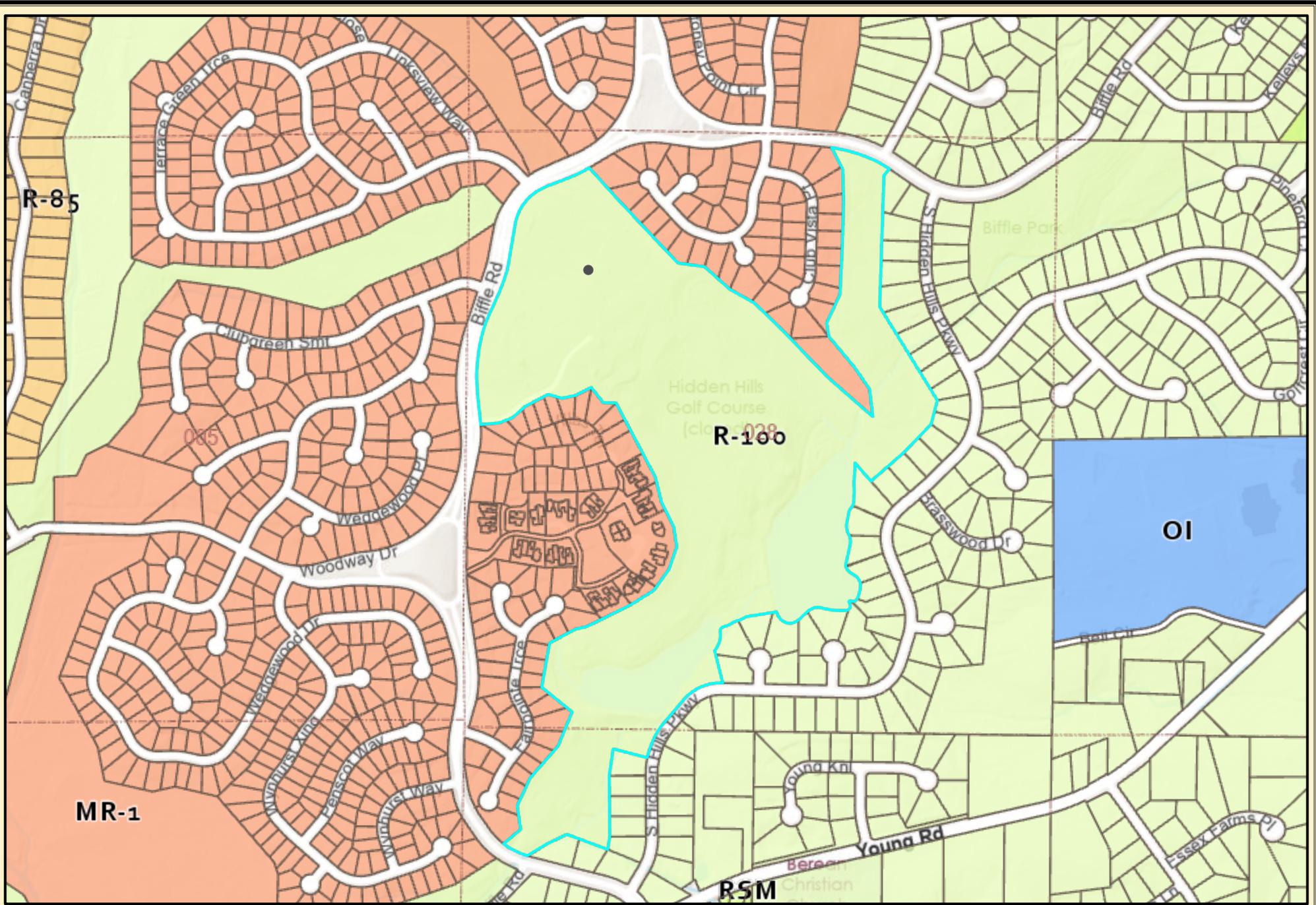
Density: _____ Density Bonuses: _____ Mix of Uses: _____ Open Space: _____
Enhanced Open Space: _____ Setbacks: front _____ sides _____ side corner _____ rear _____
Lot Size: _____ Frontage: _____ Street Widths: _____ Landscape Strips: _____
Buffers: _____ Parking Lot Landscaping: _____ Parking - Auto: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

Table with 2 columns: Fee Category and Amount. Categories include REZONING (RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1, RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5, OI, OD, OIT, NS, C1, C2, M, M2), LAND USE MAP AMENDMENT, and SPECIAL LAND USE PERMIT.



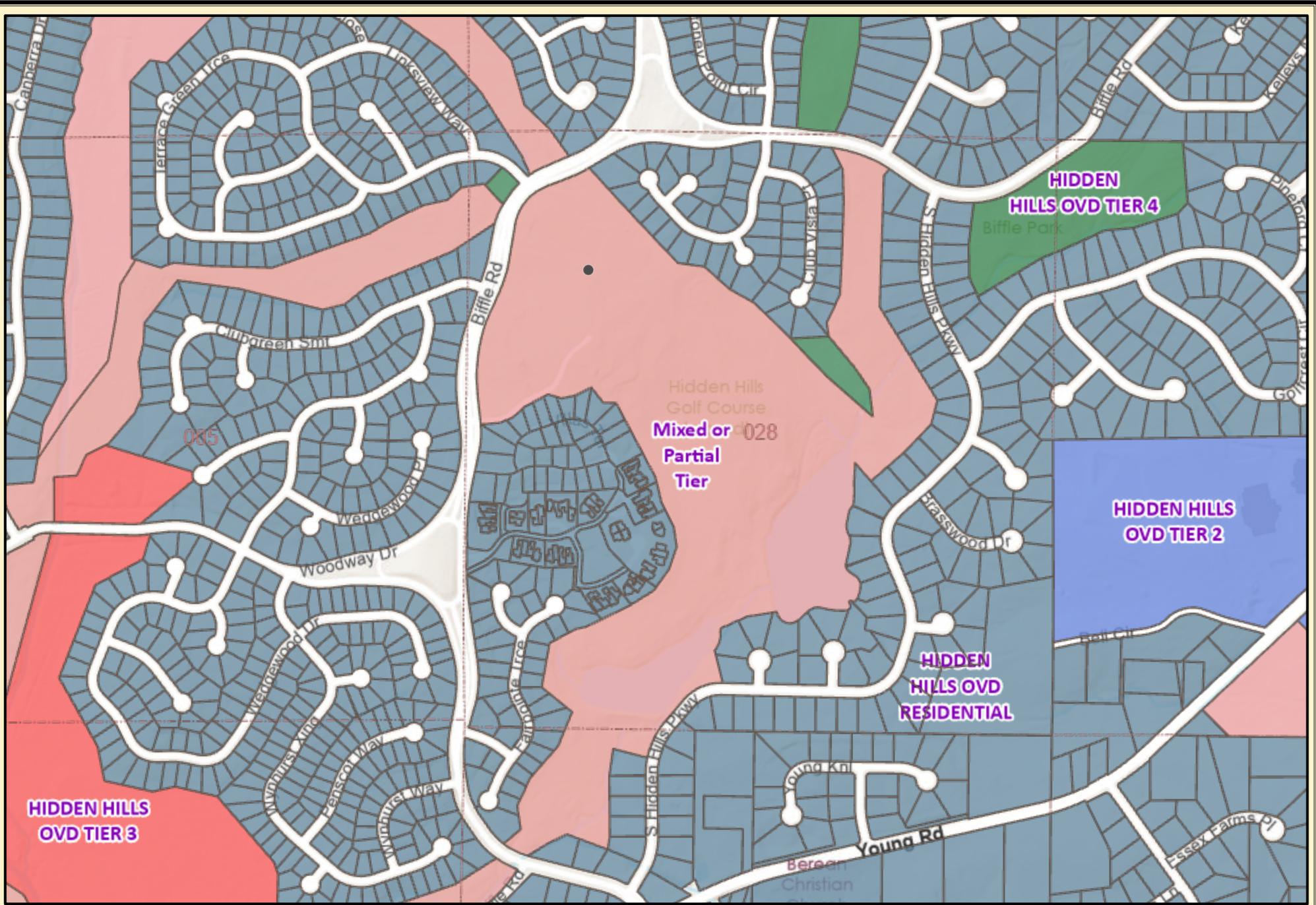
Zoning - 5083 Biffle



Date Printed: 6/25/2025



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Overlay - 5083 Biffle

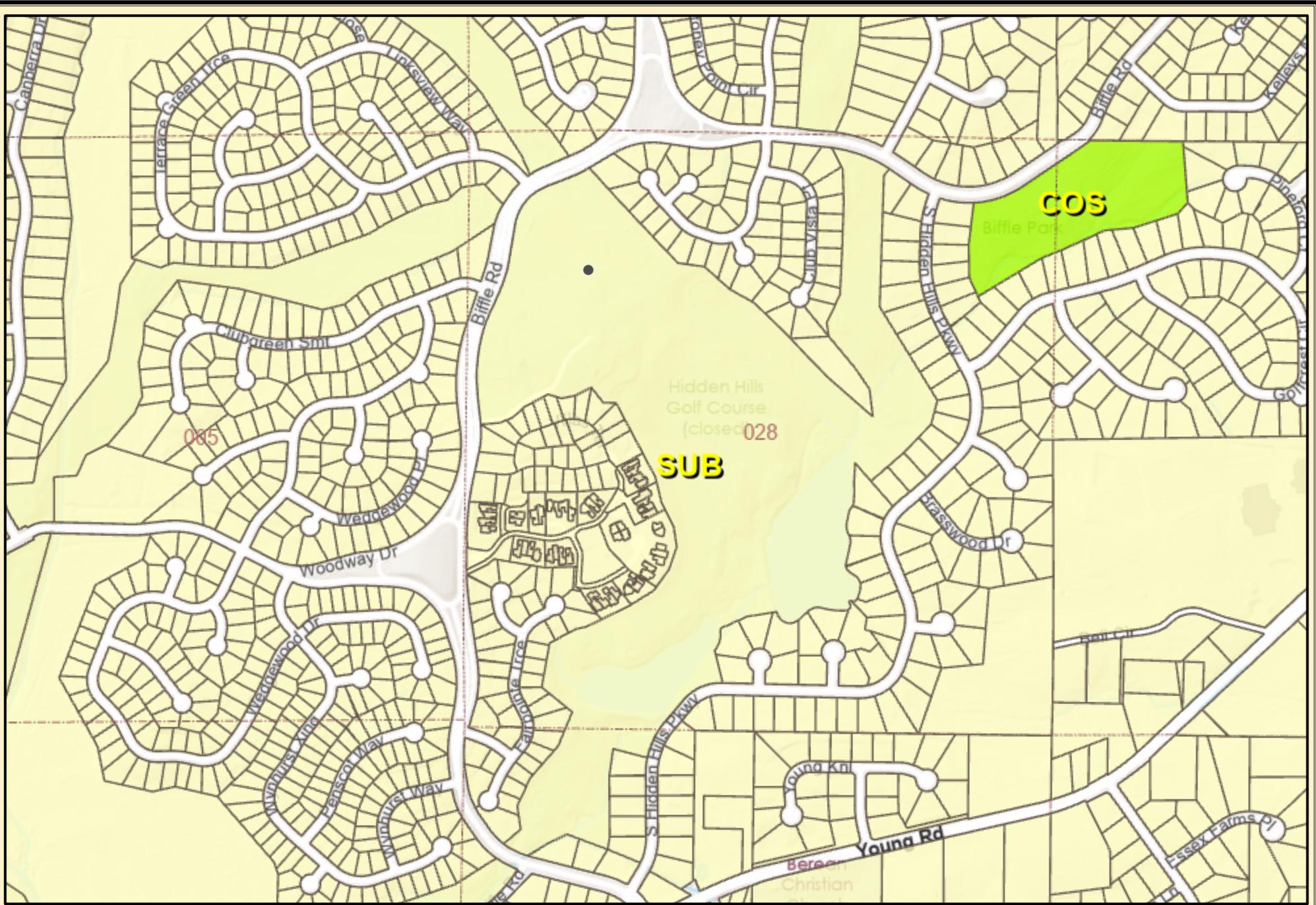


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Land Use - 5083 Biffle



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Aerial - 5083 Biffle

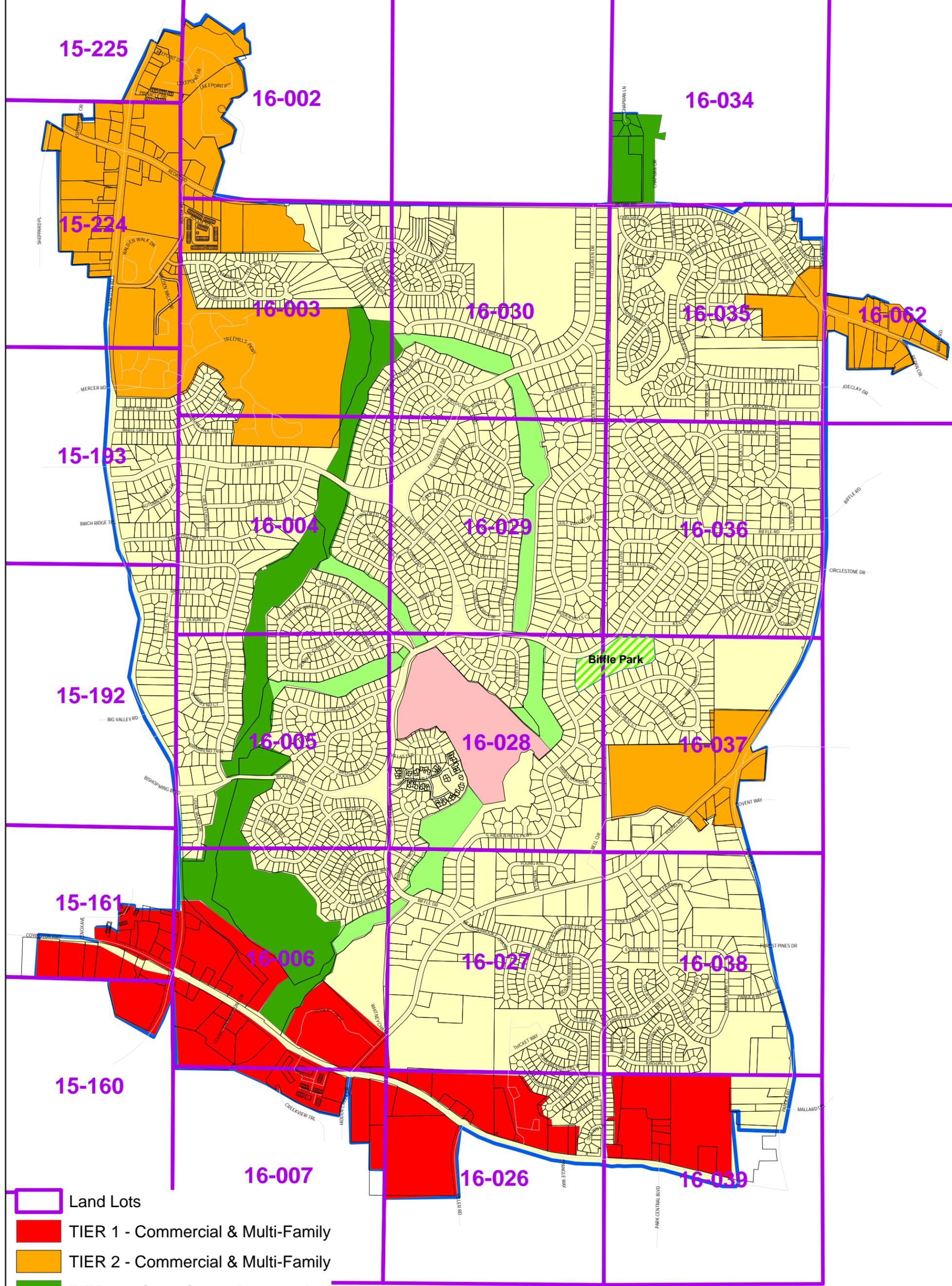


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- Land Lots
- TIER 1 - Commercial & Multi-Family
- TIER 2 - Commercial & Multi-Family
- TIER 3 - Open Space Preservation
- TIER 4 - Open Space Conservation
- TIER 5 - Mixed Use
- Residential

Map 1

Biffle

Legend

-  BND LOT LINE
-  BND SUBJ

