

STATE OF GEORGIA

COUNTY OF DEKALB

CITY OF STONECREST

RESOLUTION NO. _____

A RESOLUTION BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STONECREST, GEORGIA DECLARING THE CITY HALL BUILDING AS A SITE OF THE CITY OF STONECREST URBAN REDEVELOPMENT AREA; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, the City of Stonecrest ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia; and

WHEREAS, the Mayor and City Council ("City Council") constitute the governing authority of the City of Stonecrest; and

WHEREAS, the City Council has the authority to adopt and provide for the execution of ordinances, resolutions, policies, rules, and regulations.

WHEREAS, Chapter 61 of Title 36 of the Official Code of Georgia Annotated, entitled the "Urban Redevelopment Law," as amended (the "Urban Redevelopment Law"), authorizes the City of Stonecrest to designate an "urban redevelopment area," which is defined to mean a "pocket of blight" that the City Council of the City designates as appropriate for an urban redevelopment project; and

WHEREAS, the Urban Redevelopment Law defines "pocket of blight" to mean an area which by reason of the presence of a substantial number of deteriorated or deteriorating structures; predominance of defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness; unsanitary or unsafe conditions; deterioration of site or

other improvements; tax or special assessment delinquency exceeding the fair value of the land; the existence of conditions which endanger life or property by fire and other causes; having development impaired by airport or transportation noise or other environmental hazards; or any combination of such factors substantially impairs or arrests the sound growth of the City, retards the provisions of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use; and

WHEREAS, after careful study and investigation, the City desires to designate the area described in Exhibit A attached to this resolution as an urban redevelopment area.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Stonecrest that the area described in Exhibit A attached to this resolution is hereby determined to be a “pocket of blight,” by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, and deterioration of site or other improvements, which substantially impairs or arrests the sound growth of the City or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use, and that such area is therefore designated as appropriate for an urban redevelopment project.

BE IT FURTHER RESOLVED that the City Council designates the area described in Exhibit A attached to this resolution as a site of the City of Stonecrest urban redevelopment area.

BE IT FURTHER RESOLVED that any and all resolutions in conflict with this resolution be and the same are hereby repealed.

BE IT FINALLY RESOLVED that this resolution shall be effective immediately upon its adoption by the City Council.

RESOLVED this _____ day of _____ 2022.

CITY OF STONECREST, GEORGIA

Jazzmin Cobble, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

EXHIBIT A

Legal Description

All that tract or parcel of land lying and being in Land Lot 182 of the 16th District, DeKalb County, Georgia and being more particularly described as follows:

Commencing at an iron pin set at the mitered intersection of the southerly right-of-way of Mall Parkway (100 foot right-of-way) and the easterly right-of-way of Stonecrest Boulevard (variable right-of-way) and proceeding along said easterly right-of-way of Stonecrest Boulevard South 06 degrees 46 minutes 15 seconds East a distance of 214.02 feet to a point; THENCE along a curve to the left having a radius of 375.00 feet and a length of 33.54 feet, said curve having a chord bearing of South 09 degrees 20 minutes 00 seconds East and a chord distance of 33.53 feet to a nail set; THENCE North 78 degrees 06 minutes 16 seconds East a distance of 12.00 feet to a nail set; THENCE along a curve to the left having a radius of 363.00 feet and a length of 239.78 feet, said curve having a chord bearing of South 30 degrees 49 minutes 08 seconds East and a chord distance of 235.44 feet to an iron pin set; THENCE South 49 degrees 44 minutes 32 seconds East a distance of 49.29 feet to an iron pin set and the POINT OF BEGINNING;

THENCE departing said right-of-way North 39 degrees 38 minutes 26 seconds East a distance of 81.51 feet to a point; THENCE along a curve to the right having a radius of 235.62 feet and a length of 127.91 feet, said curve having a chord bearing of North 55 degrees 11 minutes 35 seconds East and a chord distance of 126.35 feet to a point; THENCE North 70 degrees 44 minutes 43 seconds East a distance of 63.27 feet to a point; THENCE along a curve to the left having a radius of 190.85 feet and a length of 117.46 feet, said curve having a chord bearing of North 53 degrees 06 minutes 48 seconds East and a chord distance of 115.62 feet to a point; THENCE along a curve to the right having a radius of 250.00 feet and a length of 43.44 feet, said curve having a chord bearing of North 40 degrees 27 minutes 35 seconds East and a chord distance of 43.39 feet to a point; THENCE North 45 degrees 26 minutes 17 seconds East a distance of 211.16 feet to a point on the Southwestern boundary line of an area identified as Wetland Mitigation Area #3 in that certain Declaration of Covenants and Restrictions recorded in Deed Book 18364, Page 53, DeKalb County, Georgia Records; THENCE continuing along said southwestern boundary line of Wetland Mitigation Area # 3 South 52 degrees 16 minutes 14 seconds East a distance of 91.76 feet to a point; THENCE continuing along said southwestern boundary line of Wetland Mitigation Area # 3 South 49 degrees 25 minutes 53 seconds East a distance of 462.98 feet to a point; THENCE continuing along said southwestern boundary line of Wetland Mitigation Area # 3 South 49 degrees 25 minutes 42 seconds East a distance of 113.78 feet to a half inch rebar found; THENCE leaving said southwestern boundary line of Wetland Mitigation Area #3 North 88 degrees 55 minutes 06 seconds West a distance of 340.00 feet to an iron pin set; THENCE South 61 degrees 04 minutes 54 seconds West a distance of 546.30 feet to an iron pin set on the easterly right-of-way of Stonecrest Boulevard (variable right-of-way); THENCE along said right-of-way North 19 degrees 55 minutes 29 seconds West a distance of 11.05 feet to an iron pin set; THENCE along a curve to the left having a radius of 623.00 feet and a length of 86.92 feet, said curve having a chord bearing of North 23 degrees 55 minutes 19 seconds West and a chord distance of 86.85 feet to an iron pin set; THENCE North 17 degrees 05 minutes 25 seconds West a distance of 52.65 feet to an iron pin set; THENCE along a curve to the left having a radius of 635.00 feet and a length of 190.10 feet, said curve having a chord bearing of North 41 degrees 09 minutes 58 seconds West and a chord distance of 189.39 feet to an iron pin set, said point being the TRUE POINT OF BEGINNING.

[TOGETHER WITH THE EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED TRACT OF LAND CREATED BY THE FOLLOWING:

- a. Declaration Regarding Entranceway by CFN (I-20), Inc., a Delaware corporation, dated July 3, 2017, filed for record July 3, 2017, recorded in Deed Book 26353, Page 366, Records of DeKalb County, Georgia.
- b. Declaration Regarding Development Easements by CFN (I-20), Inc., a Delaware corporation, dated July 3, 2017, filed for record July 3, 2017, recorded in Deed Book 26353, Page 343, Records of DeKalb County, Georgia.
- c. Declaration Regarding Sewer Easement by CFN (I-20), Inc., a Delaware corporation, dated July 3, 2017, filed for record July 3, 2017, recorded in Deed Book 26353, Page 303, Records of DeKalb County, Georgia.

CITY CLERK'S CERTIFICATE

I, **SONYA ISOM**, the duly appointed, qualified, and acting City Clerk of the City of Stonecrest (the "City"), **DO HEREBY CERTIFY** that the foregoing pages of typewritten matter constitute a true and correct copy of a resolution adopted on August 22, 2022 by the City Council of the City in a meeting duly called and assembled in accordance with applicable laws and with the procedures of the City, by a vote of ___ Yea and ___ Nay, which meeting was open to the public and at which a quorum was present and acting throughout, and that the original of the foregoing resolution appears of public record in the Minute Book of the City, which is in my custody and control.

GIVEN under my hand and the seal of the City, this 22nd day of August 2022.

(SEAL)

City Clerk, City of Stonecrest