

**STATE OF GEORGIA
CITY OF STONECREST**

RESOLUTION NO. _____

A RESOLUTION BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STONECREST, GEORGIA APPROVING THE LOT COMBINATION OF THREE (3) SEPARATE LOTS PARCEL NUMBERS 16 165 03 021, 16 165 03 017, AND 16 165 03 018 INTO ONE (1) DISTINCTIVE TRACT TO BE KNOWN AS 1901 ROCK CHAPEL ROAD; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, the governing body of the City of Stonecrest (“City”) is the Mayor and City Council (“City Council”) thereof; and

WHEREAS, Article IX, Section II, Paragraph IV of the 1983 Constitution of the State of Georgia authorizes the City to adopt plans and exercise the power of zoning; and

WHEREAS, the City Council is authorized by O.C.G.A. § 36-35-3 to adopt ordinances relating to its property, affairs, and local government; and

WHEREAS, Section 14-86 within DIVISION 2 (MAJOR PLAT) Chapter 14 (LAND DEVELOPMENT) allows a major plat to be either a major combination plat (combining three or more lots into one), or a major subdivision plat (dividing one lot into three or more lots); and

WHEREAS, the Director of Community Development has properly reviewed analyzed a request to combine three (3) separate lots parcel numbers 16 165 03 021, 16 165 03 017, and 16 165 03 018 into one (1) distinctive tract to be known as 1901 Rock Chapel Road; (“Major Combination Plat”); and

WHEREAS, the Director of Community Development presents to the City Council the Major Combination Plat for approval, denial, or deferment attached here as EXHIBIT A.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF STONECREST, GEORGIA, HEREBY RESOLVES, that the request approving the lot combination of three (3) separate lots parcel numbers 16 165 03 021, 16 165 03 017, AND 16 165 03 018 into one (1) distinctive tract to be known as 1901 Rock Chapel Road is approved.

BE IT FURTHER RESOLVED, that the major plat and supporting documentation is attached here as EXHIBIT A and shall be considered to be and is hereby incorporated as if fully set out herein.

BE IT FURTHER RESOLVED, to the extent any portion of this Resolution is declared to be invalid, unenforceable, or nonbinding, that shall not affect the remaining portions of this Resolution.

BE IT FURTHER RESOLVED, all City resolutions are hereby repealed to the extent they are inconsistent with this Resolution.

BE IT FINALLY RESOLVED, this Resolution shall take effect immediately.

SO RESOLVED AND EFFECTIVE this _____ day of _____, 2026.

CITY OF STONECREST, GEORGIA

Jazzmin Cobble, Mayor

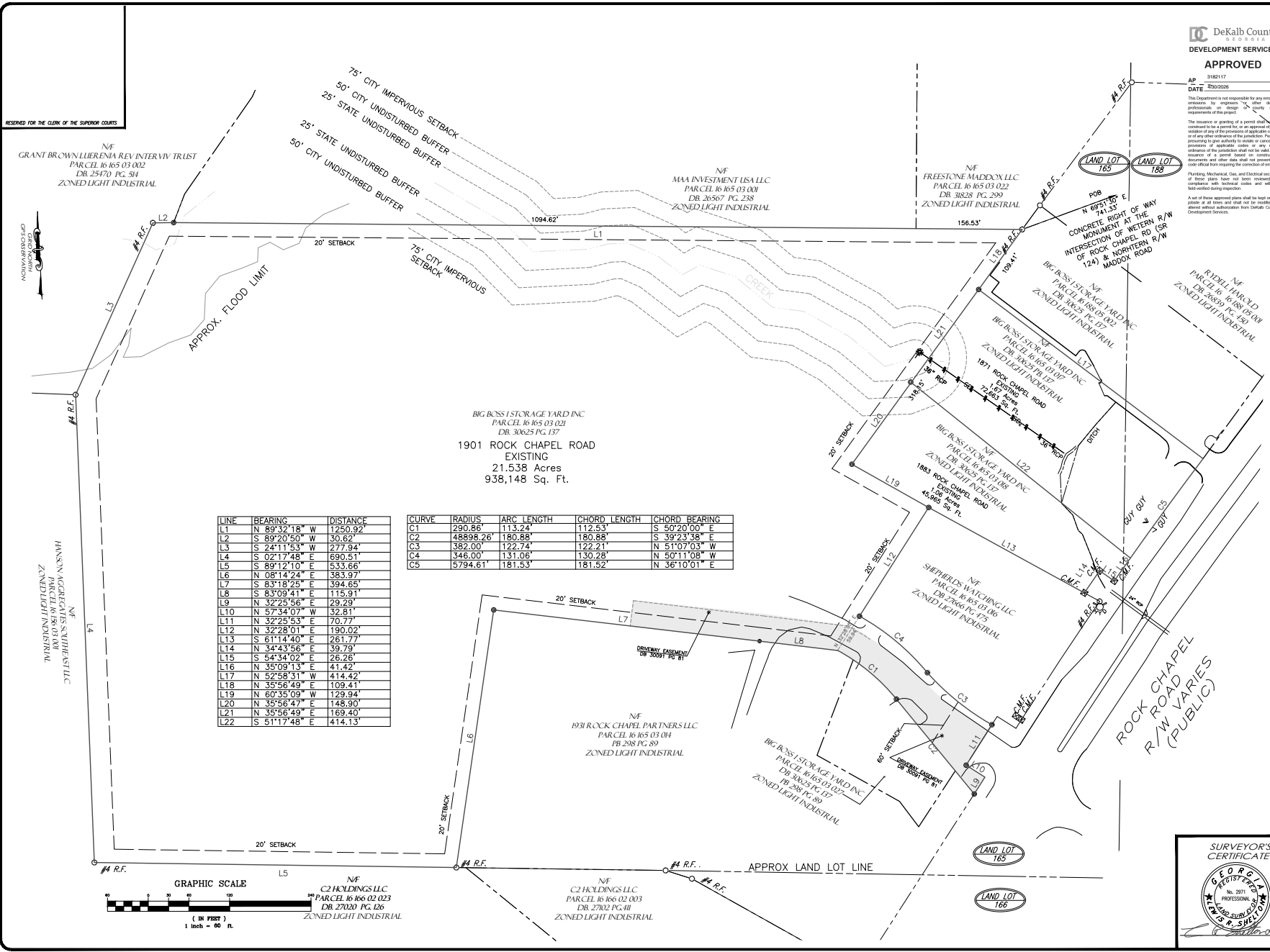
ATTEST:

City Clerk

APPROVED AS TO FORM BY:

City Attorney

EXHIBIT A



RESERVED FOR THE CLERK OF THE SUPERIOR COURTS

NF
GRANT BROWN LUERENA REV INTERM TRUST
PARCEL 16 165 03 002
DB 25470 PG 34
ZONED LIGHT INDUSTRIAL



NF
HANSON WOODRIDGE INVESTMENTS LLC
PARCEL 16 165 03 003
DB 25470 PG 34
ZONED LIGHT INDUSTRIAL

75' CITY IMPERVIOUS SETBACK
50' CITY UNDISTURBED BUFFER
25' STATE UNDISTURBED BUFFER

NF
MAA INVESTMENT USA LLC
PARCEL 16 165 03 001
DB 26507 PG 238
ZONED LIGHT INDUSTRIAL

NF
IRESTONE MADDOX LLC
PARCEL 16 165 03 022
DB 31828 PG 299
ZONED LIGHT INDUSTRIAL

BIG BOSS 1 STORAGE YARD INC
PARCEL 16 165 03 021
DB 30625 PG 137
1901 ROCK CHAPEL ROAD
EXISTING
21.538 Acres
938,148 Sq. Ft.

CONCRETE RIGHT OF WAY
MONUMENT OF WETERN R/W
OF ROCK CHAPEL RD (SR
124) & NORTHERN R/W
MADDOX ROAD

DeKalb County
DEVELOPMENT SERVICES
APPROVED

AP 3182117
DATE 8/20/2020

The Applicant is responsible for providing all information, including but not limited to, all necessary permits, easements, and other information required for the project. The Applicant is responsible for obtaining all necessary permits, easements, and other information required for the project. The Applicant is responsible for obtaining all necessary permits, easements, and other information required for the project.

LRS
LRS Surveying, LLC
25 Maple Ridge Dr. Suite 104
Cartersville, GA 30120
Tel: (770) 235-3610
email: L.Shelton@LRSsurveying.com
GA Land Survey Firm # LSF001008

BIG BOSS 1 STORAGE YARD INC.
SHASHI RAMROOP

REVISIONS		
No.	Revision	Date
1.	County Comments	8/21/20
2.	County Comments (Proposed Sheet)	8/21/20
3.		
4.		
5.		
6.		
7.		
8.		

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Rock Chapel Road
Lot Combination
EXISTING

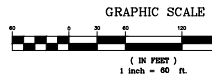
Rock Chapel Road,
Lithonia, Ga 30058
PARCEL 16 165 03 021
PARCEL 16 165 03 017
PARCEL 16 165 03 018

LAND LOT 165
16th District
DeKalb County, Georgia

Date: 12/15/20
Title: 16-05
Surveyed By: S.S.E.V.
Drawn By: C.M.
Checked By: L.S.
Project No: 25-141
DWG. No: 25-141
FBK. No: N.A.
Sheet Number: 2 OF 3

LINE	BEARING	DISTANCE
L1	N 89°32'18" W	1250.92'
L2	S 89°20'50" W	30.62'
L3	S 24°11'53" W	277.94'
L4	S 02°17'48" E	690.51'
L5	S 89°12'10" E	533.66'
L6	N 08°14'24" E	383.97'
L7	S 83°18'25" E	394.65'
L8	S 83°09'41" E	115.91'
L9	N 32°23'56" E	29.29'
L10	N 57°34'07" W	32.81'
L11	N 32°25'53" E	70.77'
L12	N 32°28'01" E	190.02'
L13	S 61°14'40" E	261.77'
L14	N 34°43'56" E	39.79'
L15	S 54°34'02" E	26.26'
L16	N 35°09'13" E	41.42'
L17	N 52°58'31" W	414.42'
L18	N 35°56'49" E	109.41'
L19	N 60°33'09" W	129.94'
L20	N 35°56'47" E	148.90'
L21	N 35°56'49" E	169.40'
L22	S 51°17'48" E	414.13'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	290.86'	113.24'	112.53'	S 50°20'00" E
C2	48898.26'	180.88'	180.88'	S 39°23'38" E
C3	382.00'	122.74'	122.21'	N 51°03'03" W
C4	348.00'	131.06'	130.28'	N 50°11'08" W
C5	5794.61'	181.53'	181.52'	N 36°10'01" E



NF
C2 HOLDINGS LLC
PARCEL 16 166 02 023
DB 27020 PG 126
ZONED LIGHT INDUSTRIAL

NF
C2 HOLDINGS LLC
PARCEL 16 166 02 003
DB 27002 PG 411
ZONED LIGHT INDUSTRIAL

NF
1931 ROCK CHAPEL PARTNERS LLC
PARCEL 16 165 03 014
PB 298 PG 89
ZONED LIGHT INDUSTRIAL

NF
SHEPHERD WU CHING LLC
PARCEL 16 165 03 016
DB 296 PG 175
ZONED LIGHT INDUSTRIAL

BIG BOSS 1 STORAGE YARD INC
PARCEL 16 165 03 027
DB 30625 PG 137
ZONED LIGHT INDUSTRIAL

LAND LOT 165

LAND LOT 166

