



CITY COUNCIL AGENDA ITEM

SUBJECT: Major Plat Approval

AGENDA SECTION: *(check all that apply)*

☐ PRESENTATION ☒ PUBLIC HEARING ☐ CONSENT AGENDA ☒ OLD BUSINESS
☐ NEW BUSINESS ☐ OTHER, PLEASE STATE: Click or tap here to enter text.

CATEGORY: *(check all that apply)*

☒ ORDINANCE ☐ RESOLUTION ☐ CONTRACT ☐ POLICY ☐ STATUS REPORT
☐ OTHER, PLEASE STATE: Approval of a Major Plat

ACTION REQUESTED: ☒ DECISION ☐ DISCUSSION, ☐ REVIEW, or ☒ UPDATE ONLY

Previously Heard Date(s): 04/27/23 & 03/27/23

Current Work Session: Monday, May 8, 2023

Current Council Meeting: Click or tap to enter a date.

SUBMITTED BY: Raymond White, Planning Director

PRESENTER: Ray White

PURPOSE: To seek approval from Council for a Major Plat Combination

FACTS: Foxdale Properties is seeking to combine five (5) parcels into one parcel for a future development

OPTIONS: Approve, Deny, Defer Click or tap here to enter text.

RECOMMENDED ACTION: Defer

ATTACHMENTS:

- (1) Attachment 1 - Staff Report
- (2) Attachment 2 - Lot Consolidation Plat
- (3) Attachment 3 - Zoning Map
- (4) Attachment 4 - Proposed Development
- (5) Attachment 5 - Property Photos

Staff Report

The council and Mayor voted to defer the consolidation plat approval on Monday, April 24, 2023. The reason for this deferral was to address the need for more information regarding the development status of the property associated with the plat consolidation. In the staff reviews of parcel consolidation, it has been determined through research of the staff that an egress and ingress problem confront this property. That is, the only point of access to the subject land is by the way of a City of Stonecrest owned parcel of land. This presents a problem for the viability of the property for its intended use, as an apartment development. It negatively affects the ability of this major lot consolidation to result in a final plat which can be certified and recorded according to the Stonecrest Land Department Code Chapter 14; Article III – Subdivision Division 2 – Plat Approval Procedure; Part B – Major – Plats. Sec14-86 Major Plats and Sec; 14-87.



SITE MAP (NTS)

[illegible]

DRAINAGE

[illegible]

NOTE: STRUCTURES OTHER THAN APPROVED STORM STRUCTURES ARE NOT ALLOWED IN DRAINAGE BASINMENTS. NONSTORM BUFFERS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.

SURVIVOR'S ACKNOWLEDGEMENT

IN MY OPINION, THIS PLAN, DRAWN BY ME OR UNDER MY SUPERVISION, WAS MADE FROM AN ACTUAL SURVEY, AND IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MICHIGAN STANDARDS AND REQUIREMENTS OF LAW.

OWA DAWN HORNADO ARTIST: JENNIFER GEORGINA SUZUKI FOR ADO 2008

SURVIVOR'S CERTIFICATION

[illegible][illegible]

SHEET 1 OF 3
DRAWN BY: NAY
CHECKED BY: JAY
FILE NO: 241.00
DATE: 10/1/77
SCALE: 1" = 40'
DATE OF FIELD WORK: 10/2/77

NEWBORN COUNTY

OWNER'S ACKNOWLEDGMENT

[illegible]

PLAT APPROVED

THIS PLAT HAS BEEN SUBMITTED TO AND ACCEPTED BY THE COMMISSIONER OF THE CITY OF EDDYVILLE, GEORGIA, AND HAS BEEN APPROVED AND RECORDED AS REQUIRED BY STATE LAW AND CITY CODES AS WELL AS ALL CONDITIONS PRECEDENT TO RECORDING IN THE SUPERIOR COURT OF THIS COUNTY.	2477
DIRECTOR, DEPARTMENT OF PLANNING AND ZONING	
THIS PLAT HAS BEEN SUBMITTED TO AND ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF EDDYVILLE, GEORGIA, AND HAS BEEN APPROVED AND RECORDED AS REQUIRED BY STATE LAW AND CITY CODES AS WELL AS ALL CONDITIONS PRECEDENT TO RECORDING IN THE SUPERIOR COURT OF THIS COUNTY.	

Q.1. What is the primary of governing authority?

1. TRACK 1 PD # 66 - 18 074 03 000
ADDRESS - 650 FAIRMONT PARKWAY LITHONIA, CA 93006
OWNER - JENNIFER L. ADAMS - 655 INDEPENDENCE DR., SUITE 200, MCKINNEY, CA 93002
OWNER'S ADDRESS - 655 INDEPENDENCE DR., SUITE 200, MCKINNEY, CA 93002
2. TRACK 2 PD # 66 - 18 074 03 000
ADDRESS - 650 FAIRMONT PARKWAY LITHONIA, CA 93006
OWNER - FOGALLI PROPERTIES LTD.
OWNER'S ADDRESS - 655 INDEPENDENCE DR., SUITE 200, MCKINNEY, CA 93002
3. TRACK 3 PD # 66 - 18 074 03 000
ADDRESS - 650 FAIRMONT PARKWAY LITHONIA, CA 93006
OWNER - FOGALLI PROPERTIES LTD.
OWNER'S ADDRESS - 655 INDEPENDENCE DR., SUITE 200, MCKINNEY, CA 93002
4. TRACK 4 PD # 66 - 18 074 03 000
ADDRESS - 650 FAIRMONT PARKWAY LITHONIA, CA 93006
OWNER - JENNIFER L. ADAMS
OWNER'S ADDRESS - 655 INDEPENDENCE DR., SUITE 200, MCKINNEY, CA 93002
5. TRACK 5 PD # 66 - 18 075 01 001
ADDRESS - 650 FAIRMONT PARKWAY LITHONIA, CA 93006
OWNER - FOGALLI PROPERTIES LTD.
OWNER'S ADDRESS - 655 INDEPENDENCE DR., SUITE 200, MCKINNEY, CA 93002

THE PURPOSE OF THIS PLAN IS TO COMBINE 5 ALREADY EXISTING SMALLER PARCELS INTO 1 BIG RESULTING PARCEL.

LOT CONSOLIDATION PLAT

FOXDALE PROPERTIES, LLC
AP# 3124912

JOURNAL OF MANAGEMENT INQUIRY 17

CONTACT:
DANIELA CONTALDO
TAXIQUA PROPERTY, LLC
3000 EASTWING DRIVE, STE. 206
KNOX, TN 37923 GA 30092
PHONE: 404-941-6167
HEATHER MANUEL

SURVEYING CONSULTANT,
CONSULTING ENGINEER,
PLANNERS AND ENGINEERS
C/L LABORATORY, INC.
300 BOWEN CIRCLE, RT. 1
MARIETTA, GA 30067
PHONE: 770-451-2711
E-MAIL: jplum@carpausa.com

APM 3124912

INDEX
COVER SHEET 1
EXISTING CONDITIONS SHEET 2
PROPOSED CONDITIONS SHEET 3

Only

- [illegible]

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COLLECTED USING A TORREN TOTAL STATION THEODOLITE, GEOMAGNOMETER, AND A 1000' CHAIN. THE PLAT COINCIDES WITH A SITE-LOCALIZED RTN NETWORK, AND HAS A RELATIVE POSITIONAL ACCURACY OF 0.1 FEET.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 433,160 FEET.



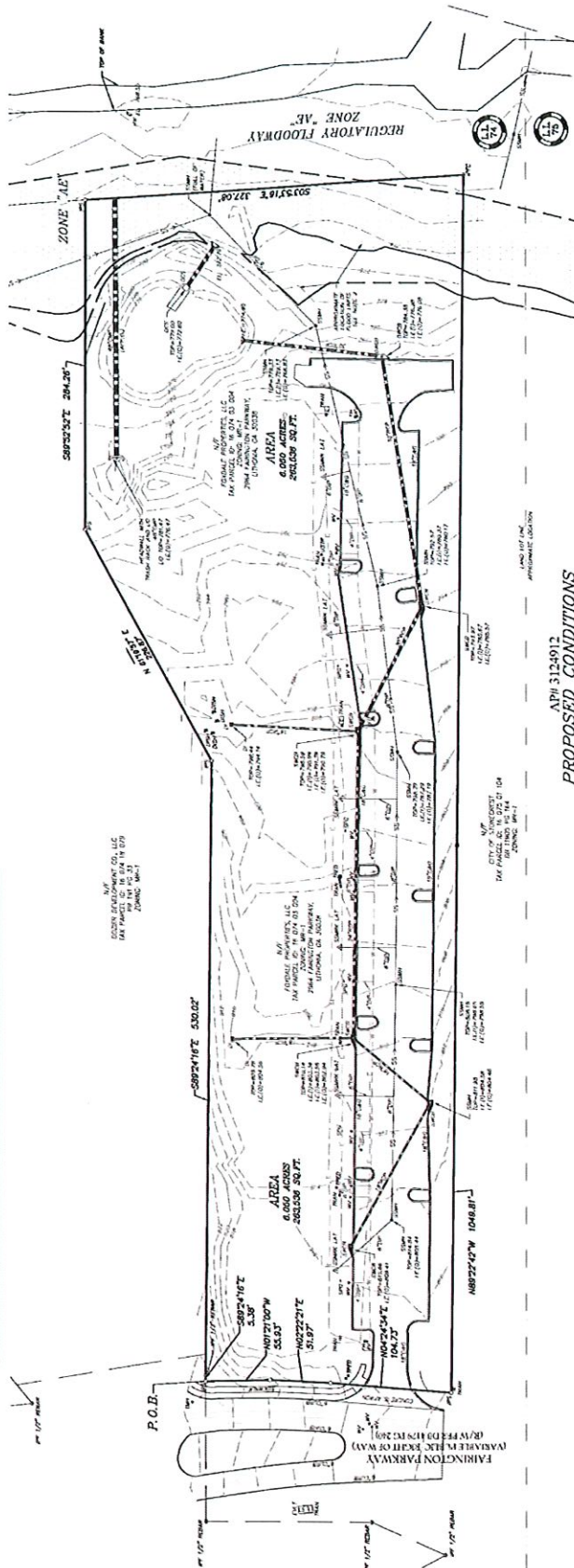
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PERKINS & ENGINEERS Collaborative
 ARCHITECTS • LANDSCAPE ARCHITECTS • CIVIL ENGINEERS
 INTERIORS • SUPPLY & CONSTRUCTION • WATER RESOURCES
 TRANSPORTATION • PLANNING • ENVIRONMENTAL
 PROJECTS FOR: WATERBURY, CT
 C. PERKINS & ASSOCIATES

REVISIONS			DATE	BY
5				
4				
3				
2				
1				

LAND (Q173) 74

DATE OF RECEIPT



AP# 3124912
PROPOSED CONDITIONS

LOT CONSOLIDATION PLAT

FOXDALE PROPERTIES, LLC
AP# 3124912

CITY OF STAMFORD

DEKALB COUNTY
GEORGIA

REVIEWS

REV	DATE	DESCRIPTION	RY
1			
2			
3			
4			
5			



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ARCHITECTS • SURVEYING & CONSTRUCTION • WATER TECHNOLOGIES
PLANNING • CIVIL ENGINEERING • ENVIRONMENTAL ENGINEERING
ARCHITECTURE • LANDSCAPE ARCHITECTURE

SHEET 3 OF 3

DRAWN BY: NAV
 CHECKED BY: JAM
 PLC NO: 22261.00
 DATE: 10/11/00
 SCALE: 1" = 40'
 DATE OF FIELD WORK: 10/0



[illegible]

The map shows a residential area with the following addresses:

- 2416, 2412, 2410, 2408, 2406, 2404, 2402, 2400, 2398, 2396, 2394, 2392, 2390, 2388, 2386, 2384, 2382, 2380, 2378, 2376, 2374, 2372, 2370, 2368, 2366, 2364, 2362, 2360, 2358, 2356, 2354, 2352, 2350, 2348, 2346, 2344, 2342, 2340, 2338, 2336, 2334, 2332, 2330, 2328, 2326, 2324, 2322, 2320, 2318, 2316, 2314, 2312, 2310, 2308, 2306, 2304, 2302, 2300, 2298, 2296, 2294, 2292, 2290, 2288, 2286, 2284, 2282, 2280, 2278, 2276, 2274, 2272, 2270, 2268, 2266, 2264, 2262, 2260, 2258, 2256, 2254, 2252, 2250, 2248, 2246, 2244, 2242, 2240, 2238, 2236, 2234, 2232, 2230, 2228, 2226, 2224, 2222, 2220, 2218, 2216, 2214, 2212, 2210, 2208, 2206, 2204, 2202, 2200, 2198, 2196, 2194, 2192, 2190, 2188, 2186, 2184, 2182, 2180, 2178, 2176, 2174, 2172, 2170, 2168, 2166, 2164, 2162, 2160, 2158, 2156, 2154, 2152, 2150, 2148, 2146, 2144, 2142, 2140, 2138, 2136, 2134, 2132, 2130, 2128, 2126, 2124, 2122, 2120, 2118, 2116, 2114, 2112, 2110, 2108, 2106, 2104, 2102, 2100, 2098, 2096, 2094, 2092, 2090, 2088, 2086, 2084, 2082, 2080, 2078, 2076, 2074, 2072, 2070, 2068, 2066, 2064, 2062, 2060, 2058, 2056, 2054, 2052, 2050, 2048, 2046, 2044, 2042, 2040, 2038, 2036, 2034, 2032, 2030, 2028, 2026, 2024, 2022, 2020, 2018, 2016, 2014, 2012, 2010, 2008, 2006, 2004, 2002, 2000, 1998, 1996, 1994, 1992, 1990, 1988, 1986, 1984, 1982, 1980, 1978, 1976, 1974, 1972, 1970, 1968, 1966, 1964, 1962, 1960, 1958, 1956, 1954, 1952, 1950, 1948, 1946, 1944, 1942, 1940, 1938, 1936, 1934, 1932, 1930, 1928, 1926, 1924, 1922, 1920, 1918, 1916, 1914, 1912, 1910, 1908, 1906, 1904, 1902, 1900, 1898, 1896, 1894, 1892, 1890, 1888, 1886, 1884, 1882, 1880, 1878, 1876, 1874, 1872, 1870, 1868, 1866, 1864, 1862, 1860, 1858, 1856, 1854, 1852, 1850, 1848, 1846, 1844, 1842, 1840, 1838, 1836, 1834, 1832, 1830, 1828, 1826, 1824, 1822, 1820, 1818, 1816, 1814, 1812, 1810, 1808, 1806, 1804, 1802, 1800, 1798, 1796, 1794, 1792, 1790, 1788, 1786, 1784, 1782, 1780, 1778, 1776, 1774, 1772, 1770, 1768, 1766, 1764, 1762, 1760, 1758, 1756, 1754, 1752, 1750, 1748, 1746, 1744, 1742, 1740, 1738, 1736, 1734, 1732, 1730, 1728, 1726, 1724, 1722, 1720, 1718, 1716, 1714, 1712, 1710, 1708, 1706, 1704, 1702, 1700, 1698, 1696, 1694, 1692, 1690, 1688, 1686, 1684, 1682, 1680, 1678, 1676, 1674, 1672, 1670, 1668, 1666, 1664, 1662, 1660, 1658, 1656, 1654, 1652, 1650, 1648, 1646, 1644, 1642, 1640, 1638, 1636, 1634, 1632, 1630, 1628, 1626, 1624, 1622, 1620, 1618, 1616, 1614, 1612, 1610, 1608, 1606, 1604, 1602, 1600, 1598, 1596, 1594, 1592, 1590, 1588, 1586, 1584, 1582, 1580, 1578, 1576, 1574, 1572, 1570, 1568, 1566, 1564, 1562, 1560, 1558, 1556, 1554, 1552, 1550, 1548, 1546, 1544, 1542, 1540, 1538, 1536, 1534, 1532, 1530, 1528, 1526, 1524, 1522, 1520, 1518, 1516, 1514, 1512, 1510, 1508, 1506, 1504, 1502, 1500, 1498, 1496, 1494, 1492, 1490, 1488, 1486, 1484, 1482, 1480, 1478, 1476, 1474, 1472, 1470, 1468, 1466, 1464, 1462, 1460, 1458, 1456, 1454, 1452, 1450, 1448, 1446, 1444, 1442, 1440, 1438, 1436, 1434, 1432, 1430, 1428, 1426, 1424, 1422, 1420, 1418, 1416, 1414, 1412, 1410, 1408, 1406, 1404, 1402, 1400, 1398, 1396, 1394, 1392, 1390, 1388, 1386, 1384, 1382, 1380, 1378, 1376, 1374, 1372, 1370, 1368, 1366, 1364, 1362, 1360, 1358, 1356, 1354, 1352, 1350, 1348, 1346, 1344, 1342, 1340, 1338, 1336, 1334, 1332, 1330, 1328, 1326, 1324, 1322, 1320, 1318, 1316, 1314, 1312, 1310, 1308, 1306, 1304, 1302, 1300, 1298, 1296, 1294, 1292, 1290, 1288, 1286, 1284, 1282, 1280, 1278, 1276, 1274, 1272, 1270, 1268, 1266, 1264, 1262, 1260, 1258, 1256, 1254, 1252, 1250, 1248, 1246, 1244, 1242, 1240, 1238, 1236, 1234, 1232, 1230, 1228, 1226, 1224, 1222, 1220, 1218, 1216, 1214, 1212, 1210, 1208, 1206, 1204, 1202, 1200, 1198, 1196, 1194, 1192, 1190, 1188, 1186, 1184, 1182, 1180, 1178, 1176, 1174, 1172, 1170, 1168, 1166, 1164, 1162, 1160, 1158, 1156, 1154, 1152, 1150, 1148, 1146, 1144, 1142, 1140, 1138, 1136, 1134, 1132, 1130, 1128, 1126, 1124, 1122, 1120, 1118, 1116, 1114, 1112, 1110, 1108, 1106, 1104, 1102, 1100, 1098, 1096, 1094, 1092, 1090, 1088, 1086, 1084, 1082,

City Limits

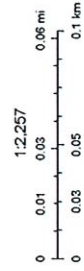
Stonecrest Parcels

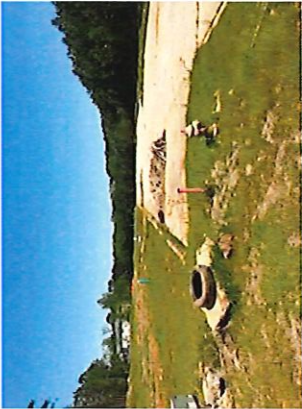
Zoning

MR-1 - Med Density Residential

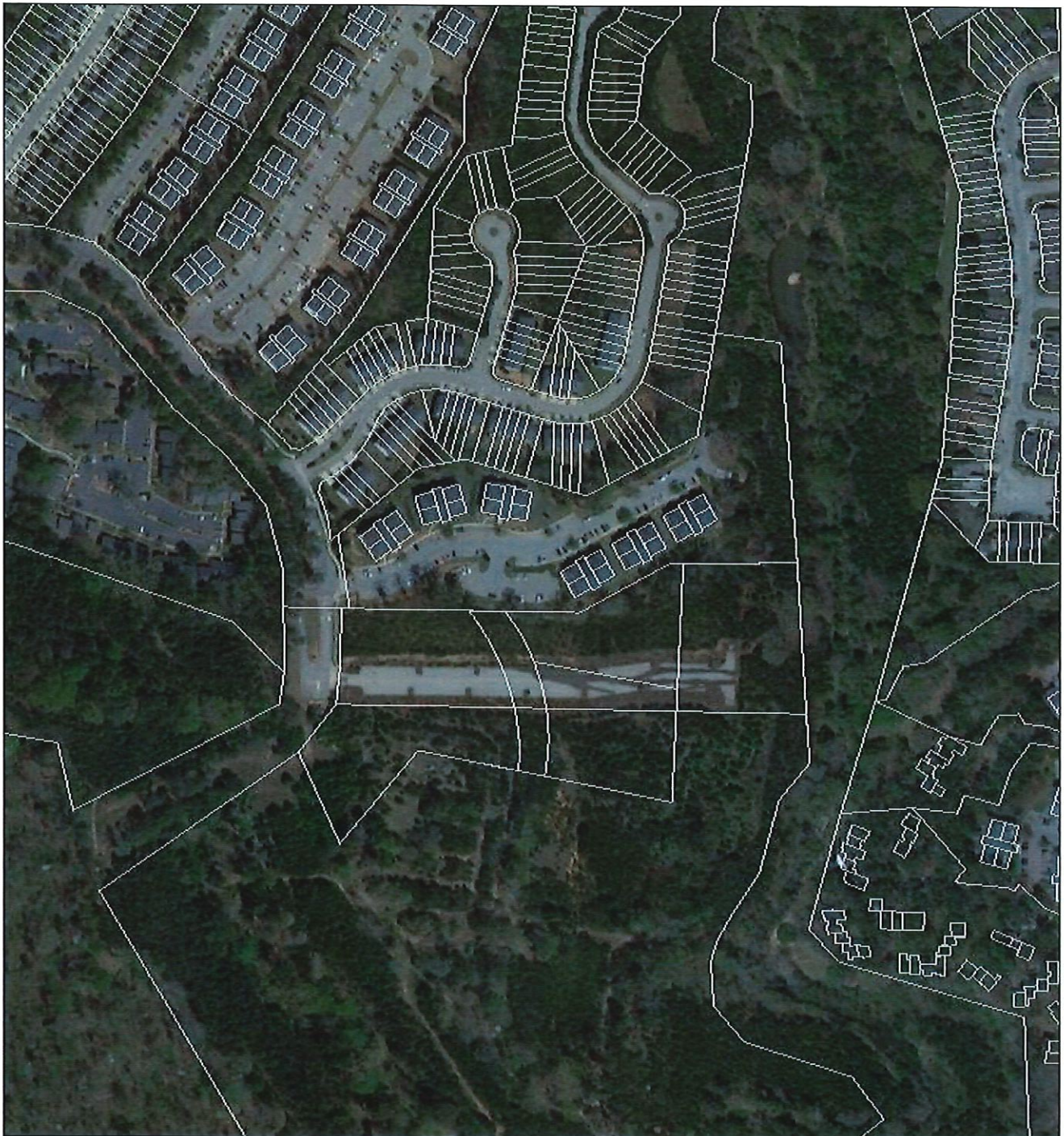
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Web AppBuilder for ArcGIS



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City Limits



Stonecrest Parcels

