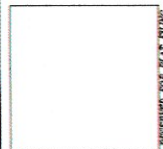


Staff Report

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.



STRUCTURE LEGEND

1. ROAD	2. RAILROAD	3. AIRPORT	4. CANAL	5. DRAINAGE	6. FENCE	7. FENCE LINE	8. FENCE LINE	9. FENCE LINE	10. FENCE LINE
11. FENCE LINE	12. FENCE LINE	13. FENCE LINE	14. FENCE LINE	15. FENCE LINE	16. FENCE LINE	17. FENCE LINE	18. FENCE LINE	19. FENCE LINE	20. FENCE LINE
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31. FENCE LINE	32. FENCE LINE	33. FENCE LINE	34. FENCE LINE	35. FENCE LINE	36. FENCE LINE	37. FENCE LINE	38. FENCE LINE	39. FENCE LINE	40. FENCE LINE
41. FENCE LINE	42. FENCE LINE	43. FENCE LINE	44. FENCE LINE	45. FENCE LINE	46. FENCE LINE	47. FENCE LINE	48. FENCE LINE	49. FENCE LINE	50. FENCE LINE

ABBREVIATIONS

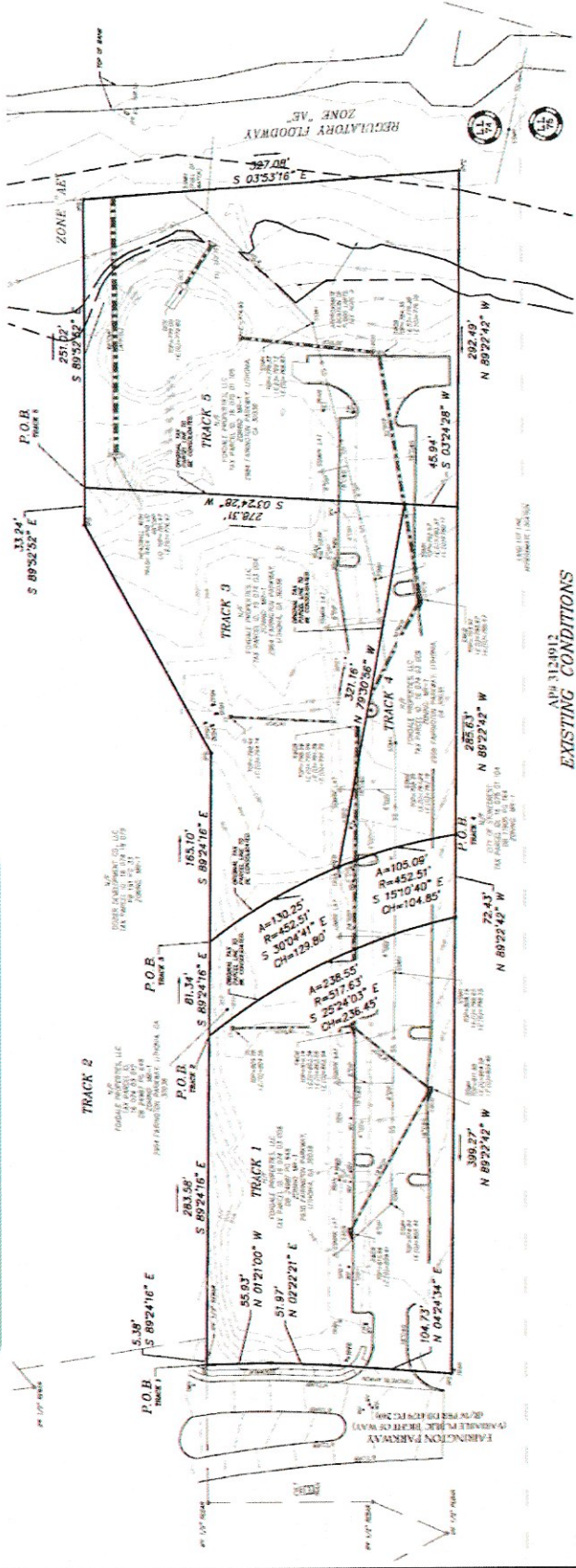
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LINE TYPES

1. ROAD	2. RAILROAD	3. AIRPORT	4. CANAL	5. DRAINAGE	6. FENCE	7. FENCE LINE	8. FENCE LINE	9. FENCE LINE	10. FENCE LINE
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ABBREVIATIONS

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APR 3124912
EXISTING CONDITIONS

LOT CONSOLIDATION PLAT

FOIDALE PROPERTIES, LLC
APR 3124912

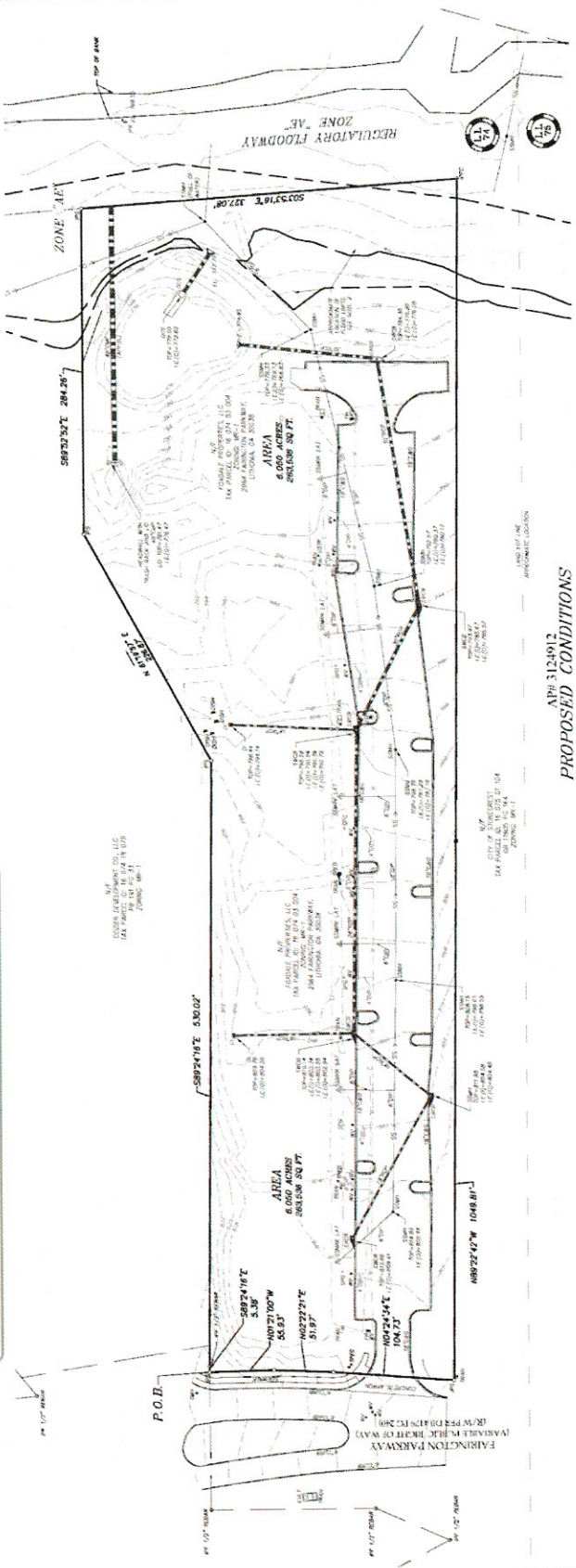
REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

PEC+
Planning & Engineering Consultants
10000 N. 10th Street, Suite 100
Tomball, TX 77375
Tel: 281-291-1234
Fax: 281-291-1235
www.pec.com

SHOLET 2 OF 3
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE OF FIELD WORK: 10/25/2019
SCALE: AS SHOWN
SHEET NO. 2 OF 3





AP# 3124912
PROPOSED CONDITIONS

LOT CONSOLIDATION PLAT

FOXDALE PROPERTIES, LLC
AP# 3124912

SHEET 3 OF 3
DRAWN BY: NAV
CHECKED BY: JAM
FILE NO: 2226100
DATE: 10/11/22
SCALE: 1" = 40'
DATE OF FIELD WORK: 10/07/22

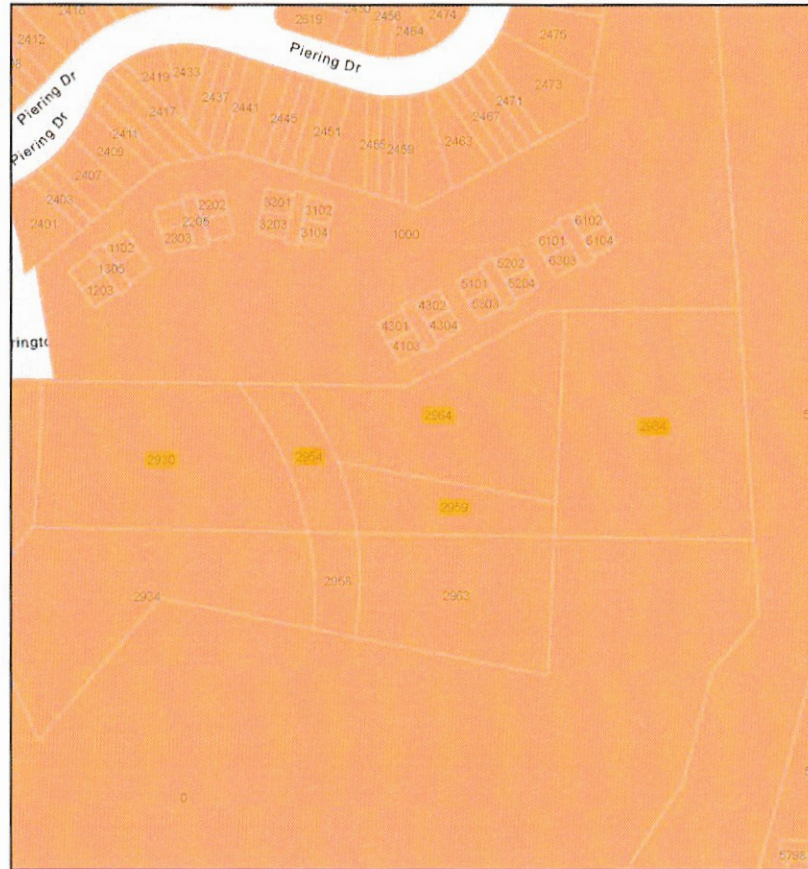
NEWALL COUNTY
GEORGIA

REVISIONS	DATE	NAME	NOTED/ISSUED	AB
1				
2				
3				
4				
5				

PEC+
Planners & Engineers Collaborative

[illegible]

Web AppBuilder for ArcGIS



4/11/2023, 2:50:46 PM

 City Limits

Stonecrest Parcels

Zoning

MR-1 - Med Density Residential

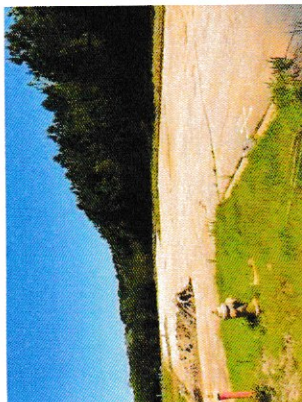
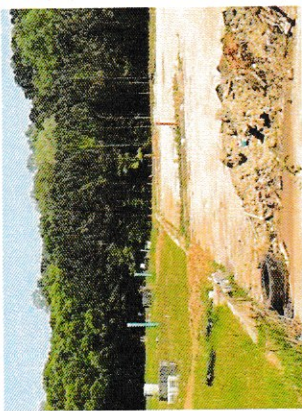
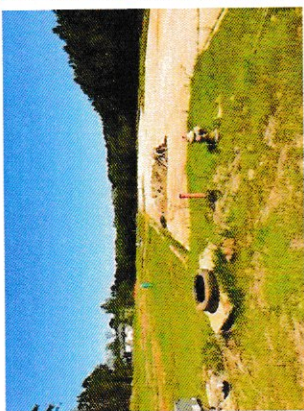
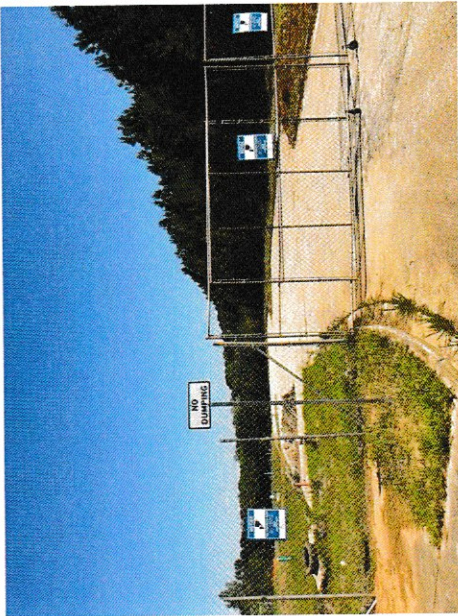
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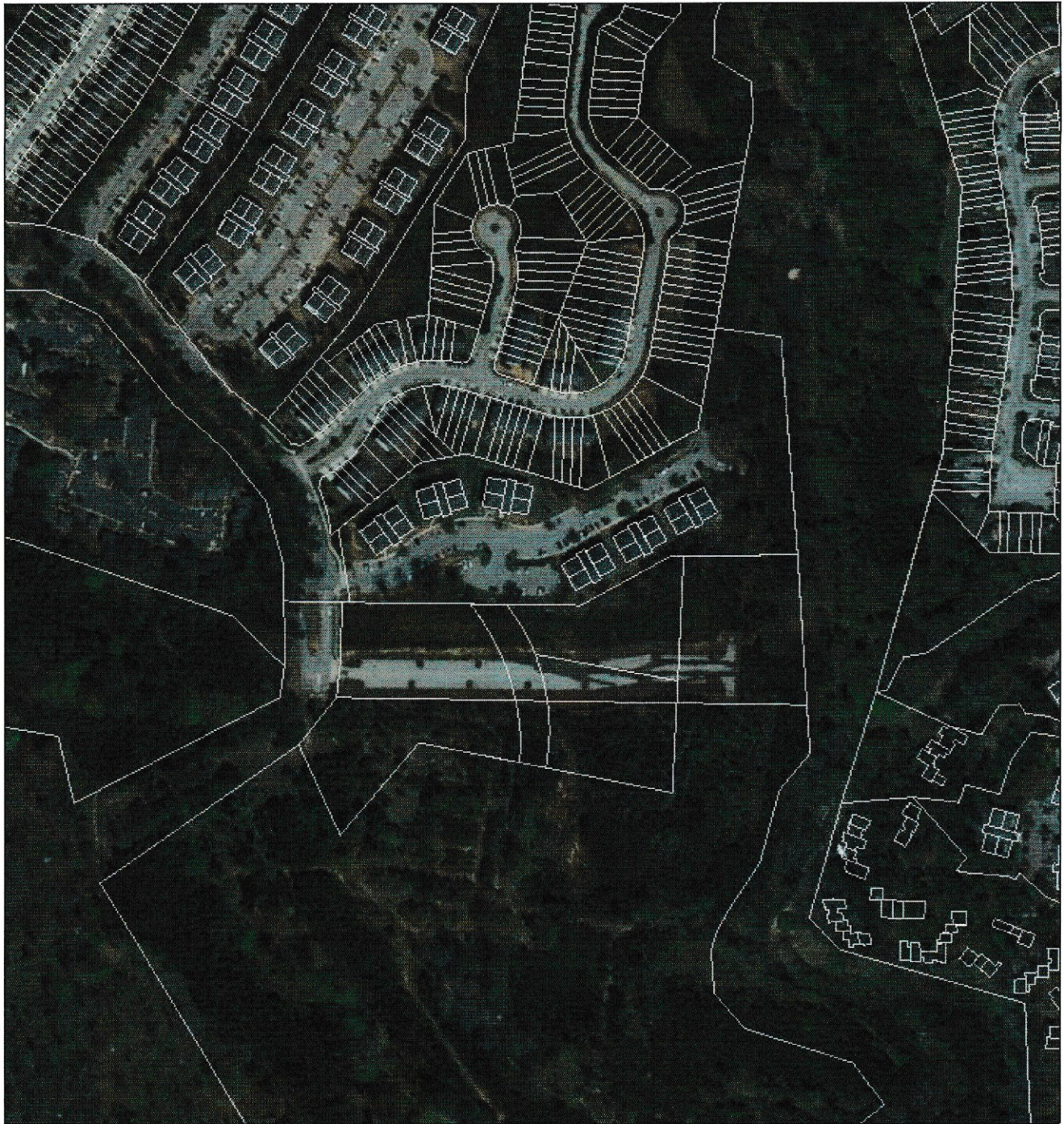
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Web AppBuilder for ArcGIS



5/1/2023, 3:23:42 PM



City Limits



Stonecrest Parcels

1:4,514

