USE PERMIT APPLICATION (Special & Conditional Uses)

Rev. 03.13.24

APPLICANT'S CHECKLIST

DOCUMENTS REQUIRED

ALL PERTINENT ITEMS ARE DUE AT THE TIME OF FILING.
NO INCOMPLETE APPLICATION WILL BE ACCEPTED.

ITEM #	REQUIRED ITEM	CHECK √
1.	Pre-Application Meeting Form	☑
2.	Application Form	☑
3.	Site Plan Checklist	☑
4.	Site Plan/Survey	☑
5.	Legal Description	☑
6.	Letter of Intent	☑
7.	Impact Analysis	☑
8.	Disclosure Form(s)	☑
9.	Application Fee ($400)	☑
	THE FOLLOWING ITEMS MAY BE REQUIRED. SEE THE FOLLOWING INFORMATION FOR DETAILS.	
10.	Development of Regional Impact Review Form (DRI)	—

PREAPPLICATION REVIEW MEETING: Prior to submitting an application, all are required to meet with the City Planner who will review the applicant's proposal and site plan. No pre- application review meeting will be held on the day of the filing deadline. Applicants are required to bring the site plan and tax parcel identification number(s) to the meeting.

REQUIRED ITEMS FOR USE PERMIT APPLICATIONS:

ITEM 1. **PRE-APPLICATION MEETING FORM:** A signed pre-application form must be submitted that applicants will receive from the planner following their pre-application meeting.

ITEM 2. **APPLICATION FORM:** Original and notarized signatures of the property owner(s) and applicant(s) or a notarized statement by the applicant as to ownership are required. If a contract is used in lieu of the owner's signature, the signature on the contract must be an original and the contract must be valid for the duration of the rezoning process. See the application form for additional details.

ITEM 3. **SITE PLAN CHECKLIST:** The site plan checklist details the minimum requirements for site plans.

ITEM 4. **SITE PLAN/SURVEY:** Site plans/surveys must meet the minimum requirements specified within the Site Plan Checklist.

ITEM 5. **LEGAL DESCRIPTION:** The legal description must be a *metes and bounds* description of the property that establishes a point of beginning and gives directions (bounds) and distances (metes) of property lines. If the property consists of more than one parcel, all parcels must be combined into one legal description.

Authenticity Envelope: 9875-2703-4

ITEM 6. **LETTER OF INTENT:** The Letter of Intent should state the requested use permit(s) and should include factual details about the proposed use(s), such as number and square footages of buildings, number of residential units, minimum heated floor area of residential units, number of fixed seats in places of worship, number of employees and beds in assisted living facilities, personal care homes and nursing homes, number of employees and students in day care facilities, number of classrooms and number of students in schools, hours of operation, and number and use of playing fields.

ITEM 7. **IMPACT Analysis:** A written analysis of the impact of the proposal with respect to the criteria listed in Appendix A - Zoning; Article II - Administration ; Section 2-1.5 Review Standards for Zoning Proposals.

ITEM 8. **DISCLOSURE FORM:** If the owner, applicant and/or applicant's representative has made a campaign contribution to any member of City Council for $250.00 or more within the past 2 years, Sections 1 through 4 of the Disclosure Form must be completed. If no contributions have been made, *No* should be circled and Section 4 of the form completed.

ITEM 9. **APPLICATION FEE:** A $400 application fee shall be paid and can be processed via a check made out to the City of Stone Mountain or a credit card. Credit card payments can be processed at City Hall or via the Credit Card Authorization Form that is attached to this application.

OTHER DOCUMENTS THAT MAY BE REQUIRED:

ITEM 10. **DEVELOPMENT OF REGIONAL IMPACT (DRI):** The Department of Community Affairs (DCA) has formulated development thresholds as listed below. When a development meets or exceeds the thresholds, the Atlanta Regional Commission (ARC) and the Georgia Regional Transportation Authority (GRTA) shall review the project concurrently. Applicants shall first file the rezoning/use permit request

with City of Stone Mountain. After the ARC/GRTA findings are complete, the rezoning/use permit will be placed on the next available agenda. It is the applicant's responsibility to contact and follow all ARC and GRTA review procedures. For details visit the ARC at www.atlantaregional.com and GRTA at www.grta.org/dri/home.htm or call ARC or GRTA at 404-463-3100.

Effective March 1, 2014 DEVELOPMENTS OF REGIONAL IMPACT Tiers and Development Thresholds	
Type of Development	**Metropolitan Region**
Office	Greater than 400,000 gross square feet
Commercial	Greater than 300,000 gross square feet
Wholesale & Distribution	Greater than gross 500,000 square feet
Hospitals and Health Care Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day
Housing	Greater than 400 new lots or units
Industrial	Greater than 500,000 gross square feet; or employing more than 1,600 workers; or covering more than 400 acres
Hotels	Greater than 400 rooms
Mixed Use	Gross square feet greater than 400,000 (with residential units calculated at either 1,800 square feet per unit or, if applicable, the minimum square footage allowed by local development regulations); or covering more than 120 acres; or if any of the individual uses meets or exceeds a threshold as identified herein
Airports	All new airports, runways and runway extensions
Attractions and Recreational Facilities	Greater then 1,500 parking spaces or a seating capacity of more than 6,000

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Post Secondary Schools	New school with a capacity of more than 2,400 students; or expansion by at least 25 percent of capacity
Waste Handling Facilities	New facility or expansion of use of an existing facility by 50 percent or more
Quarries, Asphalt and Cement Plants	New facility or expansion of existing facility by more than 50 percent
Wastewater Treatment Facilities	New major conventional treatment facility or expansion of existing facility by more than 50 percent; or community septic treatment facilities exceeding 150,000 gallons per day or serving a development project that meets or exceeds an applicable threshold as identified herein
Petroleum Storage Facilities	Storage greater than 50,000 barrels if within 1,000 feet of any water supply; otherwise, storage capacity greater than 200,000 barrels
Water Supply Intakes/Public Wells/Reservoirs/Treatment Facilities	New facilities
Intermodal Terminals	New facilities
Truck Stops	A new facility with more than three (3) diesel fuel pumps, or containing a half acre of truck parking or 10 truck parking spaces
Correctional/Detention Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day
Any other development types not identified above (includes parking facilities)	1,000 parking spaces or, if available, more than 5,000 daily trips generated

MEETINGS AND PUBLIC HEARINGS:

A) **The Planning Commission (PC)** holds a meeting on the third Monday of each month at 6:30 PM at Stone Mountain City Hall, 875 Main Street, Stone Mountain, GA 30083. The Planning Commission makes recommendations that are forwarded to the Mayor and City Council.

B) **City Council** holds a public meeting on the third Tuesday of each month at 6:30 p.m. at Stone Mountain City Hall located at 875 Main Street, Stone Mountain, GA 30083.

C) **City Council** holds a public hearing on the first Tuesday of each month at 6:30 p.m. at Stone Mountain City Hall located at 875 Main Street, Stone Mountain, GA 30083.

PUBLIC NOTICE:

A) **Mayor and City Council (MCC) Public Hearing Notice:** Signs posted along the frontages of properties subject to rezonings and/or use permits notify area residents of the City Council public hearing. Applicants are required to post signs in conspicuous places along the property's public street frontage(s) no later than 30 days before the City Council public hearing. Failure to post the signs properly, in accordance with instructions given to applicants at the time of filing, will result in delaying action on the petition until the next available appropriate hearing date. **THERE ARE NO EXCEPTIONS TO PROPERLY POSTING THESE SIGNS.**

If an applicant, prior to advertising, defers a petition, it is the responsibility of the applicant to contact the City at 770-498-8984 to pick up new signs and re-post the property.

When a petition is continued by City Council, posting an updated sign is not required. However, the date on the sign must be changed to reflect the continued hearing date.

Within 7 days of City Council final action the applicant shall remove and return the public notice sign to City Hall, 875 Main Street, Stone Mountain, GA 30083. If the sign is not returned, the applicant may be subject to a fee to cover the cost of replacing the public notice sign.

Authentisign ID: [redacted]

INSTRUCTIONS FOR REQUESTING A PRE-APPLICATION MEETING

Application Submittal and Review Process:

A. **Complete a Pre-Application Information Form** that contains a detailed description of the request. Attach a separate sheet if necessary.

B. **Prepare Concept Plans and a Submit a PDF digital version** that conveys the proposed project. These plans may be conceptual in nature and do not need to be developed by a design professional. (Note: Individual PDF files may not exceed 25 MB. Large files should be separated into individual PDF files not exceeding 25 MB.)

C. **Submit the Pre-Application Instruction Form and Concept Plans** at City Hall, 875 Main Street, Stone Mountain, GA 30083, or via email to redwards@stonemountaincity.org. The application and forms will be reviewed within (2) two business days. Staff will contact the applicant to schedule the Pre-Application Meeting.

D. **Attend the Pre-Application Meeting** with the planning staff. Feedback about the proposal, along with an overview of the application and review processes will be provided during this meeting.

E. **Submit a Signed Copy of the Pre-Application Information Form** with the formal application. When the applicant is prepared to submit the full, complete application for the development activity or zoning process, a copy of the Pre-Application form is required to be included in the submittal.

Authentisign ID: [redacted]

PRE-APPLICATION INFORMATION FORM

This page must be completed by the Applicant.

APPLICANT

William Harris

Name

H&L Colonial Park

Company

[redacted]

Mailing Address | Suite/Apt. # | City, State | Zip Code

[redacted]

Primary Phone # | Alternate Phone # | E-mail

PROJECT SUMMARY

980C & 990D Sexton Dr; manager residences 970B & 980F; Stone Mountain, GA 30083

Address of Project

Sexton Drive Sober Transitional Housing

Name of Project

Use classification / approval route to be confirmed at pre-application meeting

Application Type (Rezoning, Special Use Permit, Conditional Use Permit, Variance, Subdivide Land, Other)

2.2

Total Project Acreage

Detailed Description (*Include Proposed Use(s) and Square Footage of Floor Area for each use*):

See attached draft letter of intent: four program tenants in 980C and 990D; managers in 970B and 980F.

Authentisign

William Harris

Applicant Signature

Date: 10 / 22 / 26

NOTE: This form must be signed by staff and submitted with your application.

For Internal Use Only:

Pre-Application Meeting Date: _____

Staff Printed Name: _____ Signed: _____

Authentisign ID: 0DDA9673-2763-F111-BF9B-000D3A4FF82A

APPLICATION FOR USE PERMIT

City of Stone Mountain
875 Main Street
Stone Mountain, GA 30083

Date Received: _____

USE PERMIT#: _____
(Office Use Only)

APPLICANT INFORMATION

Applicant Name: William Harris

Address: 6050 Peachtree Parkway, Suite 240-331, Peachtree Corners / Norcross, GA 30092

Phone: [redacted] Cell: _____ Fax: _____

Email Address: [redacted]

OWNER INFORMATION (If different from Applicant)

Owner Name: _____

Address: _____

Phone: _____ Cell: _____ Fax: _____

Email Address: _____

PROPERTY INFORMATION

Address: 980C and 990D Sexton Dr; manager units 970B and 980F; Stone Mountain, GA 30083

Parcel ID#: 18 090 07 033 Land Lot: _____ District: _____
18 909 07 026

CURRENT ZONING: R2

USE PERMIT REQUEST: Sober transitional housing with recovery support; see attached description.

Name (print) William Harris

Signature: AuthentiSIGN William Harris Date: 10-22-26

Authentisign ID: DDDA9875-27D3-F111-8F5B-000D3A4FF82A

SECTION II — OWNER/PETITIONER

NOTICE: Part 1 and/or Part 2 below must be signed and notarized when the petition is submitted. Please complete Section IV as follows:

a) If you are the sole owner of the property and not the petitioner complete Part 1.
b) If you are the petitioner and not the sole owner of the property complete Part 2.
c) If you are the sole owner and petitioner complete Part 1.
d) If there are multiple owners each must complete a separate Part 1 and include it in the application.

Part 1. **Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.**

William Harris
TYPE OR PRINT OWNER'S NAME

Peachtree Parkway Suite 240-331
ADDRESS

Peachtree Corners, GA 30072
CITY & STATE ZIP CODE

OWNER'S SIGNATURE

billsellsatl@gmail.com
EMAIL ADDRESS

Sworn to and subscribed before me this the
22 Day of October 20 24
NOTARY PUBLIC

770-458-1922
PHONE NUMBER

REBECCA PETTY NOTARY PUBLIC COBB COUNTY, GEORGIA COM. Exp. May 18, 2028

PART 2. **Petitioner states under oath that: (1) he/she is the executor or Attorney-in-fact under a Power-of-Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); or (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").**

TYPE OR PRINT PETITIONER'S NAME

ADDRESS

CITY & STATE ZIP CODE

PETITIIONER'S SIGNATURE

EMAIL ADDRESS

Sworn to and subscribed before me this the
_____ Day of _____ 20_____
NOTARY PUBLIC

PHONE NUMBER

SECTION V — ATTORNEY / AGENT

Check One: ☐ Attorney ☐ Agent

TYPE OR PRINT ATTORNEY / AGENT NAME

SIGNATURE OF ATTORNEY / AGENT

ADDRESS

CITY & STATE ZIP CODE

EMAIL ADDRESS

PHONE NUMBER

PETITIONER'S SIGNATURE

Adobe Sign ID: [illegible]

SITE PLAN CHECKLIST

Site plans for use permit petitions must be drawn to scale and shall, at a minimum, include the following information:

ITEM #	DESCRIPTION	CHECK √
1	A correct scale and north arrow.	☑
2	The proposed land use classification.	☑
3	The present zoning classification of the tract(s) and all adjacent parcels.	☑
4	The proposed location of any existing and proposed buildings and improvements with dimensions, to scale and the square footage of all existing and proposed buildings.	☑
5	The location of all driveways and entry/exit points for vehicular traffic, using arrows to depict direction of movement.	☑
6	The location of required off-street parking and loading spaces to include number of spaces and dimensions - must also include handicapped parking.	☑
7	Setbacks for all existing and proposed buildings to include driveways, walkways, fences, etc.	☑
8	The location and extent of required buffer areas, depicting extent of natural vegetation and type and location of additional vegetation if required.	☑

Office use only:

Application reviewed by:

Staff signature: Garrett Shan Date: 11/9/2026

Staff printed name: Garrett Shan

FEE SCHEDULE	
SPECIAL USE PERMIT	$400 each
CONDITIONAL USE PERMIT	$400 each

Methods of payment: Cash, Money Order and Credit Cards can be taken at City Hall or via a credit card authorization form.

(MAKE CHECKS PAYABLE TO THE CITY OF STONE MOUNTAIN)

BLOCK RESERVED FOR CLERK OF SUPERIOR COURT

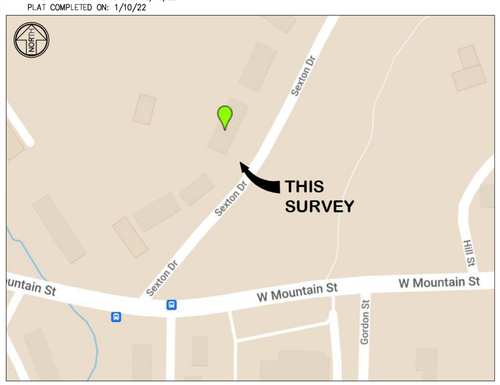
LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITION NG UNIT
AWN	= AWNING
B/L	= BUILD NG SETBACK LINE
BP	= BOLLARD
C&G	= CURB & GUTTER
C/L	= CENTERLINE
CALC	= CALCULATED POINT
CBX	= CABLE BOX
CHB	= CHORD BEARING
CHL	= CHORD LENGTH
CMP	= CORRUGATED METAL PIPE
CONC	= CONCRETE
CONC	= CONCRETE
D	= DELTA ANGLE
DB	= DEED BOOK
EM	= ELECTRIC METER
GM	= GAS METER
GMP	= GAS MARKER POST
GV	= GAS VALVE
GW	= GUY WIRE
HR	= HAND RAIL
HW	= HEADWALL
ICV	= IRRIGATION CONTROL VALVE
IPF	= RON PIN FOUND
IPP	= RON PIN PLACED
L.L.L.	= APPARENT LAND LOT LINE
LL	= LAND LOT
MB	= MA L BOX
N/F	= NOW OR FORMERLY
OHW	= OVERHEAD WIRE
OTP	= OPEN TOP P PE
P/L	= PROPERTY LINE
PB	= PLAT BOOK
PG	= PAGE
POB	= POINT OF BEG NNING
POC	= POINT OF COMMENCEMENT
PP	= POWER POLE
R	= RADIUS
R/W	= RIGHT OF WAY
RB	= REBAR
SAT	= SATELLITE
SMH	= SANITARY SEWER MANHOLE
SQFT	= SQUARE FEET
WM	= WATER METER

SYMBOL LEGEND

- = CONCRETE
- = ASPHALT PAVEMENT
- = BUILD NG OUTLINE
- = RON PIN FOUND
- = RON PIN PLACED (1/2" REBAR)
- = BOUNDARY POINT
- = PF CONCRETE MONUMENT
- = OVERHEAD WIRE
- = A R CONDITIONING UNIT
- = GUY WIRE ANCHOR
- = BOLLARD POST
- = CLEANOUT
- = CABLE BOX
- = ELECTRIC METER
- = FIRE HYDRANT
- = GAS METER
- = GAS MARKER POST
- = GAS VALVE
- = RRIGATION CONTROL VALVE
- = POWER POLE
- = SEWER MANOLE
- = WATER METER
- = 50' UNDISTURBED STATE WATERS BUFFER
- = 25' UNDISTURBED STATE WATERS BUFFER
- = WOOD FENCE
- = CHAINL NK FENCE
- = RIGHT-OF-WAY
- = CENTERL NE OF ROAD
- = C/L OF CREEK
- = TITLE EXCEPTION NUMBER
- = STANDARD PARKING SPACE COUNT
- = ORANGE UTILITY PA NT
- = YELLOW UTILITY PA NT
- = BLUE UTILITY PAINT

FIELD WORK COMPLETED ON: 12/19/22
PLAT COMPLETED ON: 1/10/22



LOCATION MAP

NOT TO SCALE

TABLE A ITEMS:

1) ALL MONUMENTS FOUND AND/OR SET AS NOTED ON THE SURVEY. ALL CORNERS SET ARE 1/2" REBAR UNLESS OTHERWISE NOTED.
2) SITE ADDRESS:968 & 980 SEXTON DRIVE, STONE MOUNTAIN, GA 30083
3) BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, IT IS MY OPINION THAT A PORTION OF THIS PROPERTY IS LOCATED INSIDE OF THE 100 YEAR FLOOD HAZARD AREA, PANEL #13089C0091K EFFECTIVE DATE:12/8/2016
4) GROSS ACREAGE AND SQUARE FOOTAGE OF SUBJECT PROPERTY ARE SHOWN ON THE DRAWING.
5) THIS DRAWING DOES NOT FEATURE TOPOGRAPHIC CONTOURS AT A 1-FOOT INTERVAL WITH HIGHLIGHTED CONTOURS AT EVERY 5 FEET BASED THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED ON REAL-TIME GPS NETWORK BASE OBSERVATIONS.
6) NO ZONING REPORT WAS PROVIDED BY THE CLIENT. THIS FIRM RECOMMENDS THAT THE CLIENT OBTAIN A CERTIFIED ZONING VERIFICATION LETTER FROM THE CITY, COUNTY OR AGENCY RESPONSIBLE FOR ZONING CLASSIFICATION FOR THE PARCEL.
7) a. EXTERIOR DIMENSIONS OF ALL BUILDINGS ON SITE ARE SHOWN HEREON AS MEASURED AT THE GROUND LEVEL.
   b. (1) SQUARE FOOTAGE OF BUILDING FOOTPRINTS ON SITE ARE PROVIDED HEREON.
   (2) SQUARE FOOTAGE OF OTHER AREAS ARE PROVIDED HEREON
   c. BUILDING HEIGHTS ARE NOT PROVIDED HEREON.
8) ALL SUBSTANTIAL FEATURES OBSERVED DURING THE SURVEY ARE DEPICTED HEREON UNLESS OTHERWISE NOTED.
9) SITE CONTAINS 40 MARKED REGULAR PARKING SPACES & 0 HANDICAPPED SPACES.
10) PARTY WALLS ARE NOT REQUESTED AND SHOWN HEREON.
11) LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY: OBSERVED EVIDENCE COLLECTED PURSUANT TO SECTION 5.E.IV. PER ALTA/NSPS.
12) THIS SURVEY HAS NO KNOWN STATUSES IN REGARD TO GOVERNMENT AGENCIES.
13) ALL ADJOINING OWNER INFORMATION IS TAKEN FROM THE DEKALB COUNTY TAX ASSESSOR'S WEBSITE.
14) THE DISTANCE TO THE NEAREST ROAD INTERSECTION IS PROVIDED HEREON MEASURED EITHER ALONG THE R/W, THE C/L OF FRONTAGE ROAD OR BY STRAIGHT-LINE BEARING AND DISTANCE.
15) ORTHOMETRIC, PHOTOGRAMMETRIC, OR LASER SCANNING DATA WAS NOT PERFORMED IN AIDE OF THE DRAFTING OF THIS SURVEY. IT WAS USED EXCLUSIVELY FOR NON-BOUNDARY FEATURES AND WAS CONTROLLED BY POINTS ESTABLISHED BY STANDARD SURVEYING PROCEDURES AND TECHNIQUES WITH THE EQUIPMENT AND DATUM NOTED HEREON.
16) VISIBLE EVIDENCE OF RECENT EARTHWORK ON SITE WAS OBSERVED.
17) TO THE BEST OF OUR KNOWLEDGE THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AND THERE IS NO VISIBLE EVIDENCE OF RECENT ROAD CONSTRUCTION WORK.
18) ANY PERTINENT OFFSITE EASEMENTS OR APPARENT EASEMENTS FOUND IN THE COURSE OF RESEARCH AND FIELD WORK ARE SHOWN HEREON UNLESS OTHERWISE NOTED.
19) LIABILITY INSURANCE WAS NOT OBTAINED BY THE SURVEYOR.

GEORGIA 811
www.Georgia811.com
Contact 811 before you dig.

CERTIFY TO:
H&L COLONIAL PARK LLC, A GEORGIA LIMITED LIABILITY COMPANY
A&S CAPITAL, LLC ISAOA ATIMA
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS: 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON: 12/22/2022

DATE OF PLAT OR MAP: 01/10/2023

GEORGIA PROFESSIONAL LAND SURVEYOR JOHN PATRICK HARRIS NO. 2311

JOHN PATRICK HARRIS,
P.L.S. #2311

1/10/2023
DATE

LEGAL DESCRIPTION (AS PER THE TITLE COMMITMENT)

TRACT I

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 90, SECTION 7, PARCEL 26 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN ON THE NORTHWEST SIDE OF SEXTON DRIVE (A 40 FOOT RIGHT OF WAY), FIFTY THREE (53) FEET NORTHEASTERLY FROM THE INTERSECTION FORMED BY THE NORTHWESTERLY SIDE OF SEXTON DRIVE WITH THE NORTHEASTERLY SIDE OF WEST MOUNTAIN STREET; RUNNING THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY SIDE OF SEXTON DRIVE, TWO HUNDRED SEVENTY TWO AND FIVE-TENTHS (272.5) FEET TO AN IRON PIN; RUNNING THENCE NORTHWESTERLY, ONE HUNDRED SEVENTY THREE AND EIGHT-TENTHS (173 .8) FEET TO AN IRON PIN; RUNNING THENCE SOUTHWESTERLY, ONE HUNDRED (100) FEET TO AN IRON PIN, RUNNING THENCE NORTHWESTERLY AT AN INTERIOR ANGLE OF 270 DEGREES 05 MINUTES WITH THE LAST PRECEDING COURSE, ONE HUNDRED FIFTY AND TWO-TENTHS (150.2) FEET TO AN IRON PIN LOCATED ON THE SOUTHEASTERLY SIDE OF FERNDALE STREET, ALSO KNOWN AS STILLWELL STREET; RUNNING THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY SIDE OF FERNDALE STREET AT AN INTERIOR ANGLE OF 89 DEGREES 59 MINUTES WITH THE LAST PRECEDING COURSE, FIFTY FOUR AND FIVE-TENTHS (54.5) FEET TO AN IRON PIN; RUNNING THENCE SOUTHEASTERLY AT AN INTERIOR ANGLE OF 109 DEGREES 00 MINUTES WITH THE LAST PRECEDING COURSE, THREE HUNDRED TWELVE AND NINE-TENTHS (312.9) FEET TO AN IRON PIN ON THE NORTHWEST SIDE OF SEXTON DRIVE AND THE POINT OF BEGINNING AS PER SURVEY PREPARED BY RAFET INAPULAT, SURVEYOR, DATED 06/30/65, AND KNOWN AS NO. 968, 970 AND 972 SEXTON DRIVE, STONE MOUNTAIN, GEORGIA.

TRACT II

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT90, SECTION 7, PARCEL 33 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED ON THE NORTHWESTERN SIDE OF SEXTON DRIVE 325.5 FEET NORTHEASTERLY AS MEASURED ALONG THE NORTHWESTERN SIDE OF SEXTON DRIVE FROM THE POINT FORMED BY THE INTERSECTION OF THE NORTHWESTERN SIDE OF SEXTON DRIVE WITH THE NORTHERN SIDE OF WEST MOUNTAIN STREET; RUNNING THENCE NORTHEASTERLY ALONG THE NORTHWESTERN SIDE OF SEXTON DRIVE, A DISTANCE OF 300 FEET TO AN IRON PIN; RUNNING THENCE IN A NORTHWESTERLY DIRECTION A DISTANCE OF 200 FEET TO AN IRON PIN, RUNNING THENCE IN A SOUTHERLY DIREGTION ALONG A LINE WHICH FORMS AN INTERIOR ANGLE OF 62 DEGREES 22 MINUTES W1tR THE PRECEDING COURSE A DISTANCE OF 96.2 FEET TO AN IRON PIN, RUNNING THENCE IN A SOUTHWESTERLY DIRECTION ALONG A LINE WHICH FORMS AN INTERIORANGLE OF 217 DEGREES 48 MINUTES WITH THE PRECEDING COURSE A DISTANCE OF 200 FEET TO AN IRON PIN, RUNNING THENCE IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 178.6 FEET TO AN IRON PIN ON THE NORTHWESTERN SIDE OF SEXTON DRIVE AT THE POINT OF BEGINNING, SAID TRACT BEING MORE FULLY SHOWN ON PLAT OF SURVEY BY UNITED SURVEYING COMP ANY, DATED JUL Y 13, 1971. AND KNOWN AS NO. 980 AND 990 SEXTON DRIVE, STONE MOUNTAIN, GEORGIA.
TOGETHER WITH:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 90 OF THE 18TH DISTRICT OF DEKALB COUNTY AND BEING A PORTION OF THE RIGHT OF WAY OF FERNDALE DRIVE IN THE CITY OF STONE MOUNTAIN AND DESCRIBED AS FOLLOWS:
TO FIND THE POINT OF BEGINNING, BEGIN AT AN IRON PIN ON THE NORTHWEST SIDE OF SEXTON DRIVE (A 40 FOOT RIGHT OF WAY), 53 FEET NORTHEASTERLY FROM THE INTERSECTION FORMED BY THE NORTHWESTERLY SIDE OF SEXTON DRIVE ALONG WITH THE NORTHEASTERLY SIDE OF WEST MOUNTAIN STREET; RUN THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY SIDE OF SEXTON DRIVE 272.5 FEET TO AN IRON PIN; RUN THENCE NORTHWESTERLY 173.8 FEET TO AN IRON PIN; RUN THENCE SOUTHWESTERLY 100 FEET TO AN IRON PIN; RUN THENCE NORTHWESTERLY AT AN INTERIOR ANGLE OF 270 DEGREES 5 MINUTES W1tR THE LAST PROCEEDING COURSE 150.2 FEET TO AN IRON PIN LOCATED ON THE SOUTHEASTERLY SIDE OF FERNDALE DRIVE, ALSO KNOWN AS STILL WELL STREET, WITCH IS THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS ESTABLISHED, RUN THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY SIDE OF FERNDALE STREET AT AN INTERIOR ANGLE OF 89 DEGREES 59 MINUTES WITH THE LAST PROCEEDING COURSE, 54.5 FEET TO AN IRON PIN, RUN THENCE NORTHWESTERLY A DISTANCE OF 25 FEET TO A POINT WITCH IS OR WAS AT THE CENTERLINE OF FERNDALE DRIVE; RUN THENCE SOUTHEASTERLY A DISTANCE OF 25 FEET TO THE SOUTHEASTERLY SIDE OF FERNDALE STREET AND THE POINT OF BEGINNING.

LEGAL DESCRIPTION (AS SURVEYED)

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT90, SECTION 7, PARCEL 33 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE RIGHT-OF-WAY INTERSECTION OF SEXTON DRIVE AND WEST MOUNTAIN STREET;
THENCE N42°36'02"E A DISTANCE OF 40.81 FEET TO AN IRON PIN PLACED 1/2" REBAR AND THE POINT OF BEGINNING;
THENCE N33°54'48"W A DISTANCE OF 314.53 FEET TO AN IRON PIN FOUND 1 OPEN TOP PIPE;
THENCE N35°29'01"E A DISTANCE OF 54.35 FEET TO AN IRON PIN FOUND 1 SPIKE;
THENCE S53°51'26"E A DISTANCE OF 150.28 FEET TO AN IRON PIN FOUND 1/2" REBAR;
THENCE N35°57'17"E A DISTANCE OF 99.91 FEET TO AN IRON PIN PLACED 1/2" REBAR;
THENCE S56°50'17"E A DISTANCE OF 177.28 FEET TO AN IRON PIN PLACED 1/2" REBAR AND THE POINT OF BEGINNING;
SAID LAND HAVING AN AREA OF 51,240 SQUARE FEET, 1.176 ACRES, MORE OR LESS.

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT90, SECTION 7, PARCEL 33 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE RIGHT-OF-WAY INTERSECTION OF SEXTON DRIVE AND WEST MOUNTAIN STREET;
THENCE N42°36'02"E A DISTANCE OF 40.81 FEET TO AN IRON PIN FOUND 1/2" RB;
THENCE N42°36'43"E A DISTANCE OF 272.50 FEET TO AN IRON PIN PLACED 1/2" RB AND THE POINT OF BEGINNING;
THENCE N56°50'17"W A DISTANCE OF 177.28 FEET TO AN IRON PIN FOUND 1/2" RB;
THENCE N35°57'16"E A DISTANCE OF 100.11 FEET TO AN IRON PIN FOUND 1/2" RB;
THENCE N36°08'26"E A DISTANCE OF 99.89 FEET TO AN IRON PIN FOUND 1/2" RB;
THENCE N01°46'51"W A DISTANCE OF 96.39 FEET TO AN IRON PIN FOUND 1/2" RB;
THENCE S64°06'35"E A DISTANCE OF 199.91 FEET TO AN IRON PIN FOUND 1/2" RB;
THENCE S25°03'37"W A DISTANCE OF 84.47 FEET TO AN IRON PIN FOUND 1/2" RB;
THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 221.02', WITH A RADIUS OF 1,383.08', BEING SUBTENDED BY A CHORD BEARING OF S29°58'40"W, WITH A CHORD LENGTH OF 220.78' TO AN IRON PIN PLACED 1/2" RB, WHICH IS THE POINT OF BEGINNING;
SAID LAND HAVING AN AREA OF 50,717 SQUARE FEET, 1.164 ACRES, MORE OR LESS.

NOTES:

- BEARINGS HEREIN ARE BASED ON NAD83/GEORGIA WEST STATE PLANE COORDINATES.
- LEGAL DESCRIPTION AS PER FIRST AMERICAN TITLE INSURANCE COMPANY ALTA COMMITMENT NO. RCTC210140 REVISION NO. 3 WITH AN EFFECTIVE DATE OF 05/14/2022. NO CLAIMS AS TO OWNERSHIP ARE MADE OR IMPLIED.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AND THERE IS NO VISIBLE EVIDENCE OF RECENT ROAD CONSTRUCTION WORK.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USES OF THAT NAME APPEARING IN THE TITLE BLOCK AND IS CERTIFIED TO NO OTHER PARTY.
- ALL OR A PORTION OF THIS SURVEY WAS PERFORMED BY GPS. 90% OF THIS SURVEY WAS PERFORMED BY GPS. TYPE OF GPS USED WAS REAL TIME KINEMATIC (RTK). THE GPS EQUIPMENT USED TO PERFORM THIS SURVEY IS MADE BY LEICA AND IS GPS UNITS GS18I OR GS18T AND ARE MULTI-FREQUENCY (GNSS) RECEIVERS. THE RELATIVE POSITION ACCURACY OF THIS SURVEY IS 0.05'.
- THE EQUIPMENT USED TO MAKE THIS SURVEY WAS A TOPCON GPT-3005LW TOTAL STATION.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 115,798+ FEET.
- THE CURRENT PROPERTY OWNER IS COLONIAL PARK APARTMENTS LLC PER DEED BOOK 25164, PAGE 533 OF DEKALB COUNTY, GEORGIA RECORDS.

SCHEDULE B-II EXCEPTIONS

1-10 – STANDARD EXCEPTIONS. NOT ADDRESSED.

11 – EASEMENT BY AND BETWEEN F. MCCONNELL DAVIS AND MRS. SADIE D. DAVIS AND ARNOLD L. MANION, RECORDED JULY 6, 1966 IN BOOK 2116, PAGE 263, AFORESAID RECORDS. AFFECT ON PROPERTY IS UNKNOWN. INSTRUMENT MENTIONS A PLAT OF SURVEY PREPARED BY RAFET INALPULAT, DATED 06/30/1965, WITHOUT SAID PLAT THE LOCATION OF THE EASEMENT IN QUESTION IS NOT PLOTTABLE.

12 – TERMS AND CONDITIONS OF THE CABLE TELEVISION SERVICE AGREEMENT TO PRIME CABLE OF GEORGIA, LTD, RECORDED NOVEMBER 23, 1987 IN BOOK 6003, PAGE 217, AFORESAID RECORDS. AFFECTS PROPERTY BUT CONTAINS NO PLOTTABLE INFORMATION.

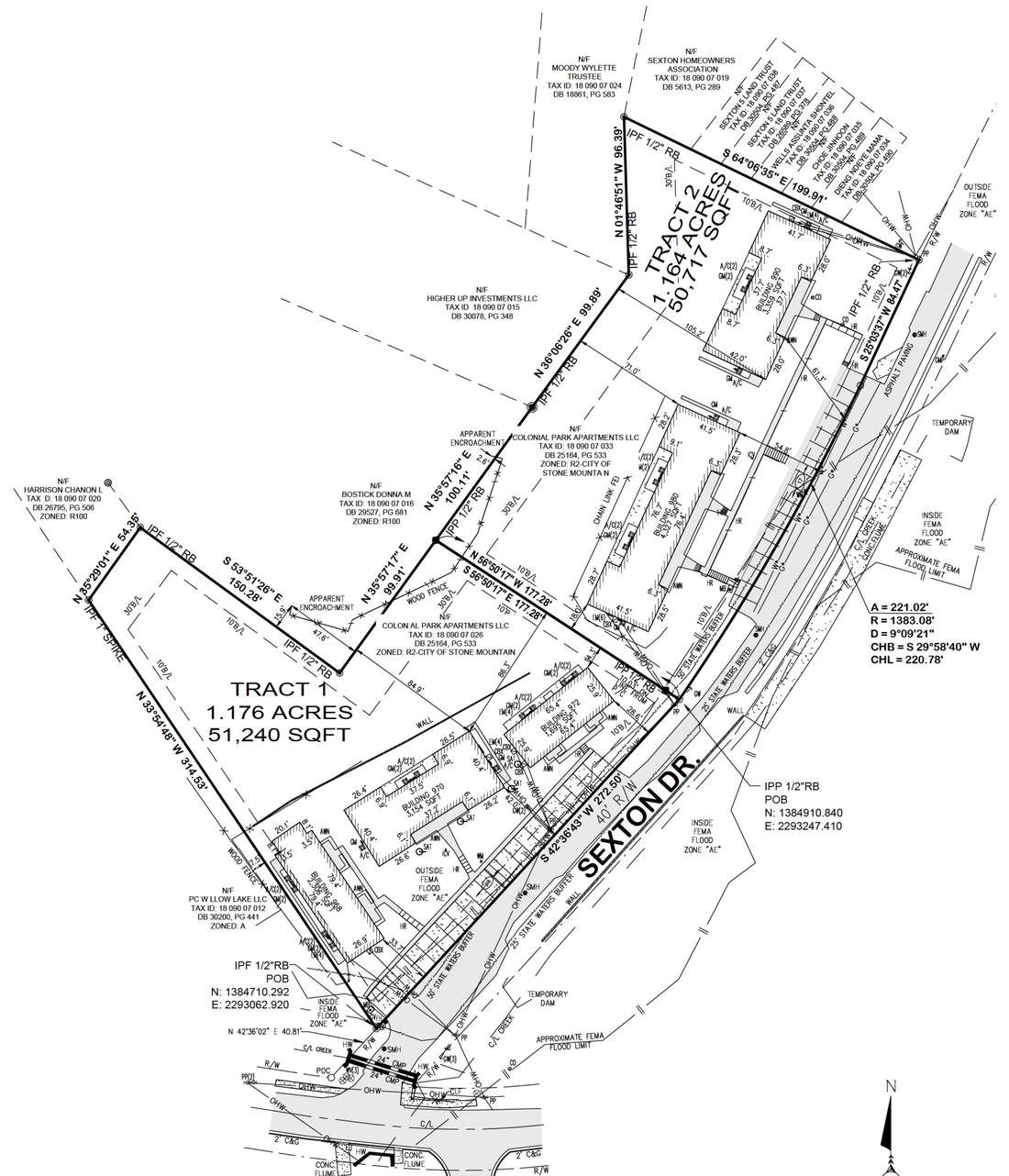
13 – TERMS AND CONDITIONS AS CONTAINED IN THE QUITCLAIM DEED BY AND BETWEEN THE CITY OF STONE MOUNTAIN AND WILLIAM E. DOYLE AND BRUCE A. COKER, AS TENANTS IN COMMON, DATED JANUARY 8, 1991, RECORDED JANUARY 24, 1991 IN BOOK 6877, PAGE 791, AFORESAID RECORDS. DOES NOT AFFECT SUBJECT PROPERTY. INSTRUMENT AFFECTS A PORTION OF FERNDALE DRIVE, WELL NORTHWEST OF SUBJECT PROPERTY.

NOTE: REFERENCES TO RECORDED DOCUMENTS HEREIN REFER TO SUCH DOCUMENTS RECORDED IN THE CLERK'S OFFICE FOR THE SUPERIOR COURT OF DEKALB COUNTY, GEORGIA.

REFERENCE MATERIALS INCLUDE:

DB 25164, PG 533
DB 25164, PG 533
DB 29527, PG 681
DB 30078, PG 348
DB 18861, PG 583
DB 5613, PG 289
DB 30504, PG 487
DB 26589, PG 378
DB 30504, PG 488
DB 30504, PG 489
DB 30504, PG 490
DB 30200, PG 441
DB 26795, PG 506

DEKALB COUNTY RECORDS



THIS DRAWING IS THE PROPERTY OF IRONSTONE SURVEYING AND IS AN INSTRUMENT OF SERVICE. NOT TO BE REPRODUCED IN WHOLE OR IN PART, WITHOUT THE EXPRESS WRITTEN PERMISSION OF SAME.

No.	DESCRIPTION OF REVISION	DATE

IRONSTONE SURVEYING
96 Ernest Biles Drive, Jackson, Georgia 30233
Phone 770-957-4614 / Email office@ironstonesurveying.com

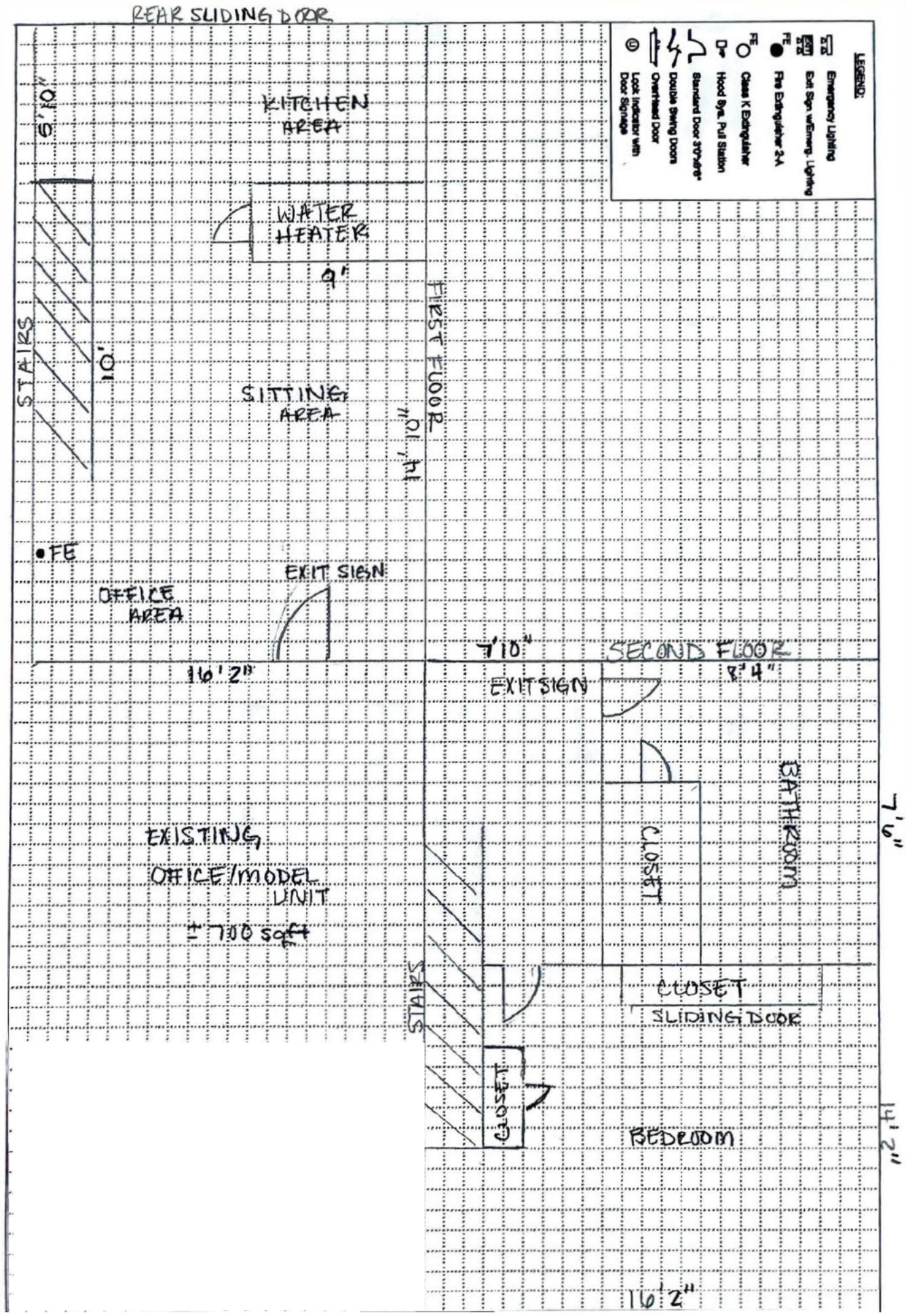
ALTA/NSPS LAND TITLE SURVEY

FOR H&L COLONIAL PARK, LLC

IN LAND LOT 90, DISTRICT 18, SECTION 7, DEKALB COUNTY, GEORGIA

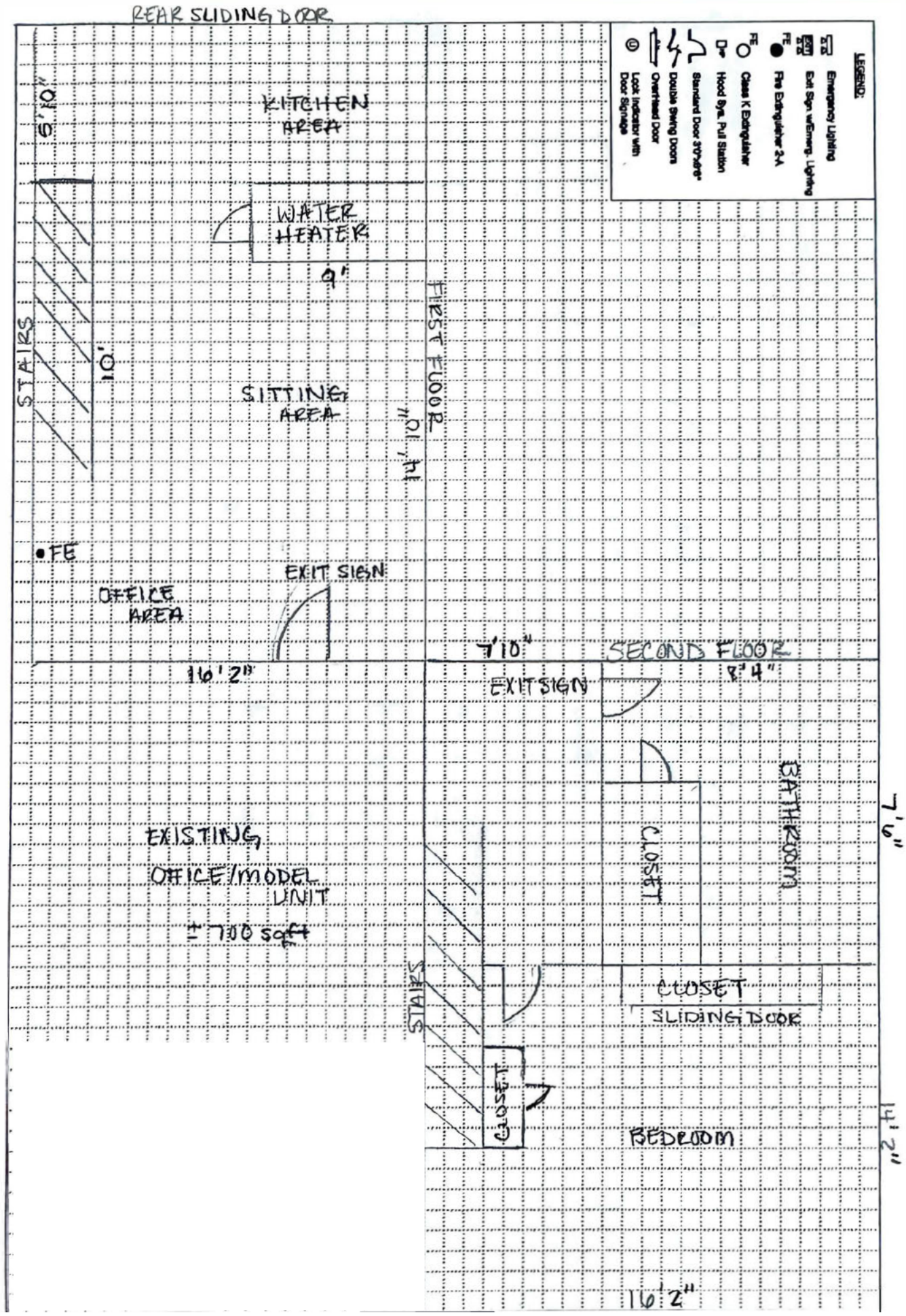
ORIG NAL PLAT DATE	1/10/22
SCALE	1" = 40'
DRAWN BY	JKN
CHECKED BY	JPH
ORIG NAL FIELD DATE	12/19/22
CREW	AL/DP
FIELD BOOK	FIELD SKETCH
JOB NO.	220441
DWG NO.	220441-ALTA
SHEET	1 of 1

SITE ADDRESS: 968 & 980 SEXTON DR., STONE MOUNTAIN, GA 30083



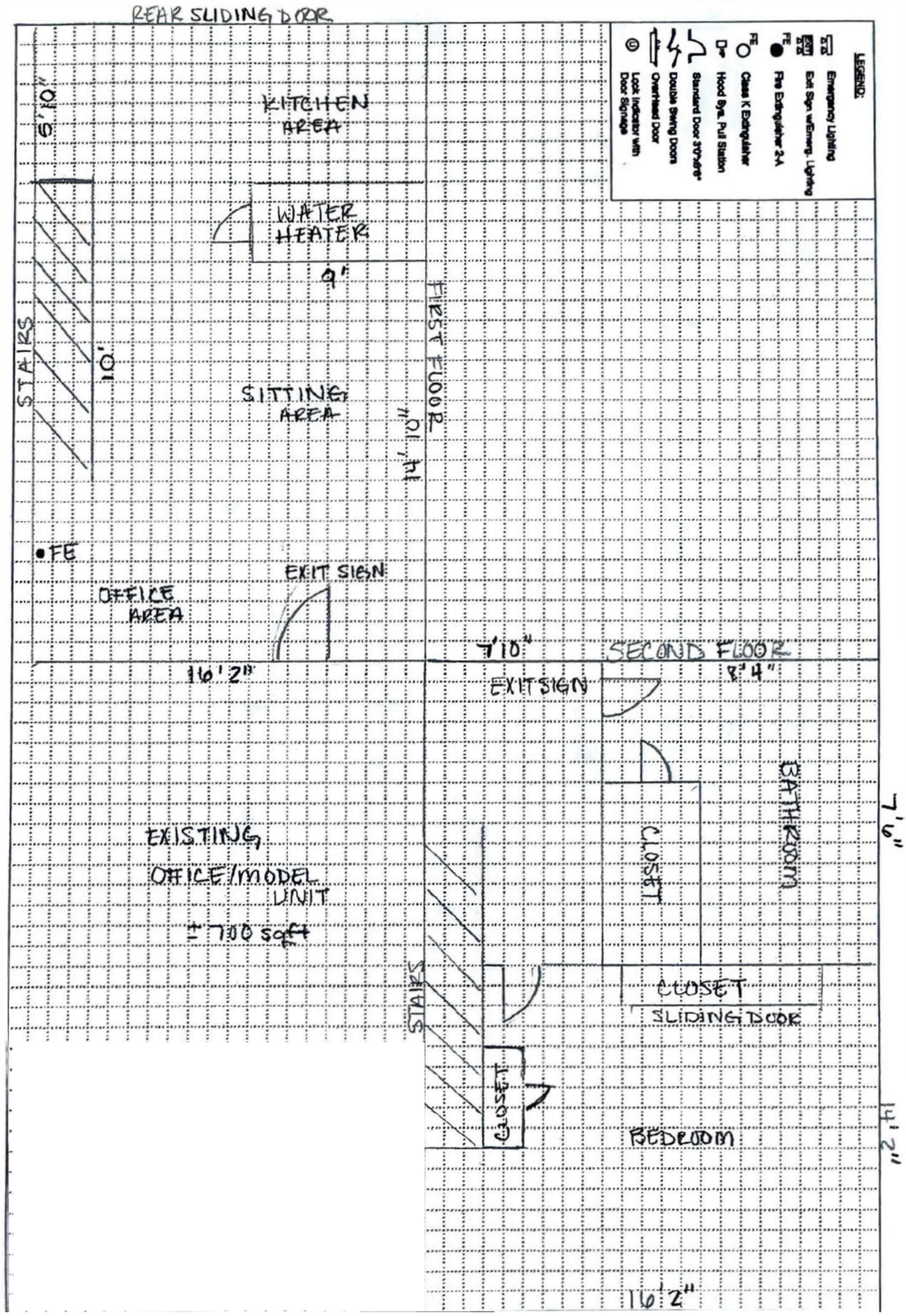
Unit C | 980 Sexton Drive

Stone Mountain, GA 30083 | Relabeled reference plan - not field verified



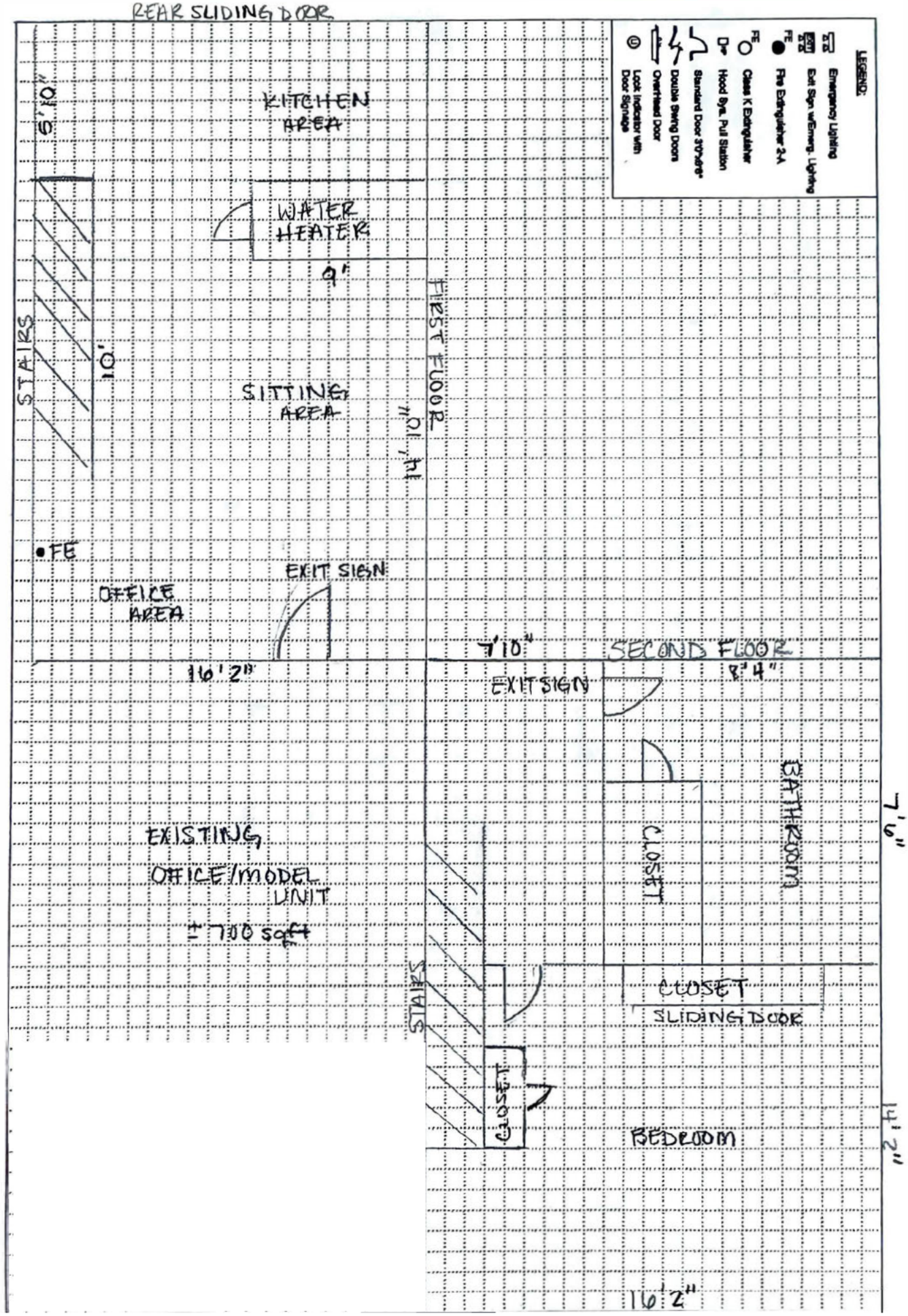
Unit D | 990 Sexton Drive

Stone Mountain, GA 30083 | Relabeled reference plan - not field verified



Unit B | 970 Sexton Drive

Stone Mountain, GA 30083 | Relabeled reference plan - not field verified



Unit F | 980 Sexton Drive

Stone Mountain, GA 30083 | Relabeled reference plan - not field verified

SEXTON DRIVE
LEGAL DESCRIPTION EXHIBIT

Survey-based reference draft | November 8, 2026

Properties requested: Stone Mountain, GA 30083. The following index links each requested building address to the corresponding land-tract description reproduced from the supplied ALTA survey. These are whole-parcel descriptions, not separate legal boundaries for buildings or apartments.

Requested entry	Applicable survey description
1. 980 Sexton Drive	Tract II - Parcel 33
2. 990 Sexton Drive	Tract II - Parcel 33
3. 970 Sexton Drive	Tract I - Parcel 26
4. 980 Sexton Drive (repeated)	Tract II - Parcel 33

Scope: Tract I includes 968, 970 and 972 Sexton Drive. Tract II includes 980 and 990 Sexton Drive. The duplicate 980 entry does not represent an additional parcel.

Source: ALTA survey, Job No. 220441, Drawing No. 220441-ALTA, original field date December 19, 2022. The following pages reproduce the historical Tract I and Tract II text shown on that survey; line breaks have been normalized.

Review required: The survey also contains measured descriptions and a separate Ferndale Drive/Stillwell Street right-of-way description. Those are not merged into this exhibit. Confirm against the recorded deed and survey before submission or use in a conveyance. This exhibit is not a new surveyed description and does not provide the single combined exterior-boundary description requested by the use-permit checklist.

TRACT I | 970 Sexton Drive

Whole-tract description reproduced from supplied survey.

TRACT I ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 90, SECTION 7, PARCEL 26 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN ON THE NORTHWEST SIDE OF SEXTON DRIVE (A 40 FOOT RIGHT OF WAY), FIFTY THREE (53) FEET NORTHEASTERLY FROM THE INTERSECTION FORMED BY THE NORTHWESTERLY SIDE OF SEXTON DRIVE WITH THE NORTHEASTERLY SIDE OF WEST MOUNTAIN STREET; RUNNING THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY SIDE OF SEXTON DRIVE, TWO HUNDRED SEVENTY TWO AND FIVE-TENTHS (272.5) FEET TO AN IRON PIN; RUNNING THENCE NORTHWESTERLY, ONE HUNDRED SEVENTY THREE AND EIGHT-TENTHS (173 .8) FEET TO AN IRON PIN; RUNNING THENCE SOUTHWESTERLY, ONE HUNDRED (100) FEET TO AN IRON PIN; RUNNING THENCE NORTHWESTERLY AT AN INTERIOR ANGLE OF 270 DEGREES 05 MINUTES WITH THE LAST PRECEDING COURSE, ONE HUNDRED FIFTY AND TWO-TENTHS (150.2) FEET TO AN IRON PIN LOCATED ON THE SOUTHEASTERLY SIDE OF FERNDALE STREET, ALSO KNOWN AS STILLWELL STREET; RUNNING THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY SIDE OF FERNDALE STREET AT AN INTERIOR ANGLE OF 89 DEGREES 59 MINUTES WITH THE LAST PRECEDING COURSE, FIFTY FOUR AND FIVE-TENTHS (54.5) FEET TO AN IRON PIN; RUNNING THENCE SOUTHEASTERLY AT AN INTERIOR ANGLE OF 109 DEGREES 00 MINUTES WITH THE LAST PRECEDING COURSE, THREE HUNDRED TWELVE AND NINE-TENTHS (312.9) FEET TO AN IRON PIN ON THE NORTHWEST SIDE OF SEXTON DRIVE AND THE POINT OF BEGINNING AS PER SURVEY PREPARED BY RAFET INAPULAT, SURVEYOR, DATED 06/30/65, AND KNOWN AS NO. 968, 970 AND 972 SEXTON DRIVE, 5TONE MOUNTAIN, GEORGIA.

Source transcription retained as shown, including historical wording. Verify parcel references, boundary calls and any transcription ambiguities with the recorded deed and survey.

TRACT II | 980 and 990 Sexton Drive

Whole-tract description reproduced from supplied survey.

TRACT II ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT90, SECTION 7, PARCEL 33 OF THE 18TH DIS1RICT OF DEKALB COUN1Y, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN LOCATED ON THE NORTHWESTERN SIDE OF SEXTON DRIVE 325.5 FEET NORTHEASTERLY AS MEASURED ALONG THE NORTHWESTERN SIDE OF SEXTON DRIVE FROM THE POINT FORMED BY THE INTERSECTION OF THE NORTHWESTERN SIDE OF SEXTON DRIVE WITH THE NORTHERN SIDE OF WEST MOUNTAIN STREET; RUNNING THENCE NORTHEASTERLY ALONG THE NORTHWESTERN SIDE OF SEXTON DRIVE, A DISTANCE OF 300 FEET TO AN IRON PIN; RUNNING THENCE IN A NORTHWESTERLY DIRECTION A DISTANCE OF 200 FEET TO AN IRON PIN; RUNNING THENCE IN A SOUTHERLY DIREGJ1ON ALONG A LINE WHICH FORMS AN INTERIOR ANGLE OF 62 DEGREES 22 MINUTES W11R THE PRECEDING COURSE A DISTANCE OF 96.2 FEET TO AN IRON PIN; RUNNING THENCE IN A SOUTHWESTERLY DIRECTION ALONG A LINE WHICH FORMS AN IN1ERIORANGLE OF 217 DEGREES 48 MINUTES WITH THE PRECEDING COURSE A DISTANCE OF 200 FEET TO AN IRON PIN; RUNNING THENCE IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 179.6 FEET TO AN IRON PIN ON THE NORTHWESTERN SIDE OF SEXTON DRIVE AT THE POINT OF BEGINNING, SAID TRACT BEING MORE FULLY SHOWN ON PLAT OF SURVEY BY UNITED SURVEYING COMP ANY, DATED JUL Y 13, 1971. AND KNOWN AS NO. 980 AND 990 SEXTON DRIVE, STONE MOUNTAIN, GEORGIA.

Source transcription retained as shown, including historical wording. Verify parcel references, boundary calls and any transcription ambiguities with the recorded deed and survey.

Authentisign ID: DD0A9875-27D3-F111-BF5B-000D3A4FF82A

DRAFT LETTER OF INTENT

Sexton Drive Sober Transitional Housing | Applicant review copy

To: City of Stone Mountain Planning Staff

William Harris requests review of proposed sober transitional housing with recovery support in two existing two-bedroom apartments: Unit C at 980 Sexton Drive (men) and Unit D at 990 Sexton Drive (women), Stone Mountain, Georgia 30083. Each bedroom will have one tenant: two tenants per apartment and four program tenants total.

On-site staff will support male and female residents. A female manager will reside in Unit 970B and a male manager in Unit 980F. These two managers reside separately from the four program tenants. Their on-site residence is confirmed; staffing schedules and coverage hours have not yet been provided.

Services are housing and recovery support only. No on-site clinical treatment, detoxification or personal-care services are proposed. Staff should confirm the applicable use classification, approval route and whether the manager residences must be included in the permit scope.

This description concerns program housing in 980C and 990D and supporting manager residences in 970B and 980F. It does not request program housing in other apartments. Parcel identifiers, legal descriptions, existing zoning, acreage, floor areas, parking counts and building/fire occupancy approvals remain to be verified.

Information required before filing

Confirm the deeded owner and applicant authority; operator name and contact information; complete mailing address and phone; property/parcel data; exact floor area and bedroom dimensions; site plan and parking inventory; resident length of stay; staff schedules; house rules, emergency procedures and complaint contact; and current city fee and hearing calendar. Obtain the required pre-application meeting and staff signature. Complete the disclosure form based on actual contribution history. The existing notarized page is reproduced unchanged; applicant/city must verify it applies to this request.

Payment and original materials

The original packet includes a signed payment authorization containing sensitive financial information. Do not include that page in a public hearing exhibit or public circulation copy. Confirm payment status and current submission instructions directly with the city. The original 2024 calendar is outdated. No new signature, notarization or payment authorization has been applied by this draft.

Authentisign ID: DD0A9875-27D3-F111-BF5B-000D3A4FF82A

DRAFT IMPACT RESPONSES

Pages 7-8 | Numbering follows the city form. These factual draft responses require applicant review and supporting exhibits before filing.

1. Compatibility. The proposal uses two existing apartments for four program tenants, with managers residing separately on-site. Review of current zoning, surrounding uses and the applicable housing classification is requested; compatibility is not yet established.

2. Effect of zoning on property value. No appraisal or evidence of a zoning-related reduction in value has been provided. No monetary loss is claimed in this draft.

3. Public welfare and value restrictions. No quantified reduction in property value is asserted. The proposal seeks stable recovery-supportive housing; staff should assess applicable health and safety requirements.

4. Public harm versus owner hardship. No specific economic hardship is asserted. The applicant proposes four program tenants and resident managers. Actual impacts require parking, occupancy and operating-plan review.

5. Suitability. The program units are existing two-bedroom apartments, each proposed for two tenants. Bedroom sizes, egress and applicable occupancy approvals remain to be verified.

6. Vacancy history. Current occupancy and vacancy dates have not been supplied. Applicant must provide accurate unit-specific history before filing.

7. Suitability relative to nearby development. The proposal is within an existing apartment property. Site and adjacent-use documentation are needed to assess its relationship to nearby development.

8. Effect on nearby use. No impact study has been supplied. Management procedures, visitor rules and complaint response should be attached; do not assert zero impact without support.

9. Existing economic use. The property contains existing apartments. Current lawful use, occupancy and economic performance must be confirmed; no inability to use the property as zoned is claimed.

10. Streets, utilities and schools. Four program tenants are proposed, plus two managers in separate units. Ages, vehicle counts, staff visits and utility capacity have not been established; impacts remain under review.

11. Comprehensive plan. City staff confirmation of the future land use designation and consistency with the comprehensive plan is requested.

12. Other conditions. The initial request is limited to two program apartments. Additional circumstances, prior approvals and relevant restrictions must be confirmed and disclosed.

13. Appearance. Exterior modifications and signage have not been specified. Confirm whether any work is proposed and provide plans where required.

14. Water, sewage and urban services. Existing apartments are proposed for use. Existing service capacity, meter arrangements and any required upgrades must be confirmed.

Authentisign ID: DD0A9875-27D3-F111-BF5B-000D3A4FF82A

15. Density and crowding. One tenant per bedroom, two per program apartment and four total. The female manager resides in 970B and male manager in 980F. Any other occupants in manager units must be disclosed. Capacity remains subject to applicable review.

16. Traffic safety. Resident/staff vehicles, visitor trips and parking supply have not been provided. Submit an actual parking and access plan before claiming adequacy.

17. Maintenance and depreciation. On-site managers are proposed. A documented maintenance schedule, property standards, inspection procedure and responsible contact remain to be supplied.

Authentisign ID: DD0A9875-27D3-F111-8F5B-000D3A4FF82A

USE PERMIT CONSIDERATIONS

Applicant: William Harris

Analyze the impact of the proposed use permit with the following questions:

1. Compatibility with land uses and zoning districts in the vicinity of the property for which the use permit is proposed?
   See attached draft impact response 1.

2. What is the extent to which property values are diminished by their particular zoning restrictions?
   See attached draft impact response 2.

3. What is the extent to which the possible reduction of property values of the subject property promotes health, safety, morals or general welfare of the public?
   See attached draft impact response 3.

4. What is the relative harm to the public as compared to the hardship imposed upon the individual property owner?
   See attached draft impact response 4.

5. What is the suitability of the subject property for the zoning proposed?
   See attached draft impact response 5.

6. What is the length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property?
   See attached draft impact response 6.

7. Will the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?
   See attached draft impact response 7.

Authentisign ID: 0D30A5B7-52D3-F111-BF5B-0003FF82A

DRAFT: See attached numbered impact responses.

8. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?

9. Does the property affected by the zoning proposal have a reasonable economic use as currently zoned?

10. Does the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

11. Is the zoning proposal is in conformity with the policy and intent of the comprehensive plan and future development map?

12. Are there any other existing or changing conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the zoning proposal?

13. What is the impact upon the appearance of the city?

14. What is the anticipated impact upon the provision of water, sewage, transportation and other urban services?

15. What is the anticipated impact upon population density and the potential for overcrowding and urban sprawl?

16. What is the anticipated impact upon thoroughfare congestion and traffic safety

17. What measures are being taken to protect the property against blight and depreciation?

See attached numbered draft responses 8-17; verify before filing.

Authentisign ID: 0DDA5875-2753-F111-8F3E-000D3A4FF82A

DISCLOSURE REPORT

Office use only:
USE PERMIT PETITION #:_____ CITY COUNCIL MEETING DATE: _____

Within the (2) years immediately preceding the filing of this zoning petition have you, as the applicant, owner and/or opponent for the use permit petition, or an attorney or agent of the applicant or opponent for the use permit petition, made any campaign contributions aggregating $250.00 or more or made gifts having an aggregate value of $250.00 to a member of City Council.

CHECK ONE: ☐ YES ☒ NO

If the answer is *YES*, proceed to sections 1 through 4.
If the answer is *NO*, complete only section 4.

1. **CHECK ONE:** ☐ Party to Petition ☐ In Opposition to Petition

   If party to petition, complete sections 2, 3, and 4 below.
   If in opposition, proceed to sections 3 and 4 below.

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this use permit petition: _____

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at $250.00 or more

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) William Harris

Signature: William Harris Date: 10-22-26

Authentisign ID: DCCA9875-2703-F111-BF9B-000D3A4FF82A

Credit Card Authorization Form

City of Stone Mountain
875 Main Street
Stone Mountain, GA 30083

Sign and complete this form to authorize the merchant below to make a one-time charge to your credit listed below.

By signing this form, you give us permission to debt your account for the amount indicated **plus a 5% service fee** on or after the indicated date. This is permission for a single transaction only and does not provide authorization for any additional unrelated debits or credits to your account.

CREDIT CARD INFORMATION

Card Type: [redacted]

Cardholder Name (as shown on card) [redacted]

Card Number : [redacted] Security Code (CVV): [redacted]

Expiration Date (mm/yy): [redacted] Zip Code: [redacted]

BILLING INFORMATION

Billing Address: [redacted]

City, State, Zip: [redacted]

Phone: [redacted]

Email Address: [redacted]

Reason for Payment: _____

I, William Harris, authorize the City of Stone Mountain to charge my credit card indicated above for $_400.00 ___ on __10/19/26 _____(date).

Authent
William Harris
Customer Signature

10/19/26
Date

***Authorization form must be accompanied by a copy of the card holder's driver's license or valid I.D.**

Rev. 03.08.24