



## DeKalb County Department of Planning & Sustainability

178 Sams Street, Decatur, GA 30030 - (404) 371-2155

[Planning and Sustainability | DeKalb County GA](#)

**Planning Commission Sketch Plat Hearing Date: May 22, 2024 @ 6:00 P.M**

### STAFF ANALYSIS

**Case No.:** PLAT – 1246015 **Agenda #:** N1  
**Commission District:** 5 **Super District:** 7

**Location/Address:** 5083 Biffle Road, Stone Mountain, GA 30088

**Parcel ID(s):** 16-028-01-001

**Request:** Minor subdivision to create three (3) lots for future development.

**Property Owner(s):** JLD Hidden Hills, LLC

**Applicant/Agent:** Lori Kingery / Gunnin Land Surveying

**Acreeage:** Approx. 77.21

**Existing Land Use:** Vacant

### SUBJECT PROPERTY & ZONING HISTORY

The subject property comprises a portion of the former Hidden Hills Golf Club. The property is zoned R-100 (Residential Medium-Lot 100) and is additionally located within the Greater Hidden Hills Overlay District. The property is split between two Tiers in the Overlay – Tier 4 (Open Space Conservation) and Tier 5 (Mixed Use), as shown in an attached map, titled “Greater Hidden Hills Overlay District” and dated October 28, 2011. A previous sketch plat application to divide the property into three (3) subsequent parcels was received by Staff in February 2021 but has since expired. The intent of this sketch plat was to split off the portions of the subject property that were located in Tier 4 and additionally develop the portion in Tier 5 as a mixed-use development consisting of single-family attached dwellings, multifamily dwellings, and nonresidential uses. This sketch plat application (P-Plat #1244609) was approved by the Planning Commission on September 22, 2021. Two (2) Land Development Permits (LDP’s) were applied for in 2022 (#1245668 and #1245790), but never appear to have been issued by the County.

Section 14-98. of the *Land Development Code* states the following regarding the validity of approved sketch/preliminary plats:

*The preliminary plat shall expire twenty-four (24) months from the date of the approval of the preliminary plat. If fifty-one (51) percent of linear feet of total road in the entire development shown on the preliminary plat is complete*

at the expiration of twenty-four (24) months from the date of the approval of the preliminary plat, then the chief executive officer is authorized to grant a one-time, one year extension of the approval of the preliminary plat. An expired preliminary plat is null and void and is of no effect. An expired preliminary plat may not be renewed.

The application for the current sketch plat (#1246015) was submitted in August 2022 with a site plan that was initially devoid of the improvements approved per P-Plat #1244609 (on what is to be Tract 1), yet mentioned the original plat number as having previously been approved by the Planning Commission– the intent as explained to Staff was simply to divide the properties designated as Tract 2 and 3 on the current site plan and record them with the County. Multiple County departments requested the improvements from P-Plat #1244609 be shown, but it was eventually made clear that the LDP had never been issued and no work had officially been authorized on the property. Therefore, it was determined that P-Plat #1244609 had expired, and the applicant was advised by Staff to continue this sketch plat application.

## **PROJECT DESCRIPTION**

The intent of #1246015 is as originally submitted; the subject property is to be divided into three (3) subsequent parcels, labeled Tract 1, Tract 2, and Tract 3 as per the site plan dated March 26, 2024. Tract 1, comprising approximately 54 acres, is the portion of the property in Tier 5 (Mixed Use) of the Greater Hidden Hills Overlay District, and was the location of the improvements approved per P-Plat #1244609. As this preliminary plat has expired, a new application (LDP and/or sketch plat) to develop this proposed property would be required and would be expected to adhere to the developmental standards of Tier 5 of the Overlay.

Tracts 2 and 3 as shown on the site plan are located within Tier 4 (Open Space Conservation) and are to be used as greenspace. The properties would be transferred by deed to a non-profit corporation known as Hidden Hills GreenSpace, Inc. In its mission statement (attached to this analysis), the focus of would be on “conserving local natural resources and ensuring safe, clean, and accessible public greenspace, with a wide and environmentally sensitive range of recreation and community activities. A trail along the eastern edge of Tract 1 is proposed as an option that may connect to existing trails on the proposed Tracts 2 and 3. Per Section 3.37.16 of the *Zoning Ordinance*, this proposal (passive and active recreation area) would be a permitted principal use in Tier 4 of the Overlay. Any development not permitted as part of Section 3.37.16. (such as the uses that would be permitted on Tract 1), would require a potential rezoning to another Tier in the Overlay or a rezoning out of the Overlay.

The proposal meets the definition of a *minor subdivision* per Article 9 of the *Zoning Ordinance*. Any division of property into three (3) or more parcels is required per the Land Development Code to go through the sketch plat process, however, no additional improvements are required at the time of this application and would only be required pursuant to an additional sketch plat or LDP application.

### **Sec. 14-96. - Standards for approval of sketch plats; approved preliminary plats.**

(a) The planning commission shall not approve a sketch plat unless it is found that:

**1) Provisions have been made for a water supply system that is sufficient in terms of quantity, dependability, and quality for purposes of health, emergency, and adequate fire protection for the subdivision proposed;**

Water service is to be provided by DeKalb County.

**2) If a public sewage system is proposed, adequate provision has been made for such a system and, if other methods of sewage disposal are proposed, that such systems will comply with federal, state, and local laws and regulations;**

Sewer service is to be provided by DeKalb County.

**3) Adequate areas have been allocated within a subdivision to meet the regulations in this chapter for the long-term collection, management, and treatment of stormwater;**

Not applicable.

**4) The proposed subdivision is designed to avoid areas of flood plains, watercourses, wetlands, exceptional or specimen trees or woodlands;**

The subject property does contain the above; however, no disturbance of these is proposed at this time.

**5) No platting of lots within the subdivision will create any non-conforming lots or increase the non-conformity of existing non-conforming lots on property within or adjacent to the subdivision;**

Newly created lots are in compliance with applicable lot standards per Tiers 4 and 5 of the Greater Hidden Hills Overlay District.

**6) If the subdivision abuts a state designed highway, all applicable statutory provisions are followed, including the rules of Georgia Department of Transportation;**

Not applicable

**7) The proposed subdivision meets all the requirements of this chapter, [Chapter 27](#), the official comprehensive plan, the official thoroughfare map, and all other standards and regulations adopted by all boards, commissions, agencies, and officials of DeKalb County and all other applicable laws from other, relevant jurisdictions;**

Yes.

**8) A properly issued certificate of appropriateness, when the subdivision or portions thereof lie within a designated historic area that required such a certificate as may be required by state law or this Code; and**

Not applicable.

**9) Lot lines have been laid out so as to minimize crossing municipal or county boundaries;**

All proposed lots are located in the unincorporated area of DeKalb County.

**10) All requirements of [section 14-89](#) and [section 14-90](#) have been fulfilled.**

Yes.

**STAFF RECOMMENDATION: Approval**

All regulatory reviews for the preliminary “sketch” plat have been completed, approved, or conditionally approved.



**SITE DATA**

CURRENT ZONING: R-100 (RESIDENTIAL MEDIUM LOT-100)
PROPOSED TRACT 1 ZONING: M1-HIDDEN HILLS TIER 5 (PER AP 1244609)
REQUIRED MIN. BUILDING SETBACKS PER AP 1244609:
FRONT SETBACK 10 FEET MIN./25' MAX
TRANSITIONAL BUFFER 30 FEET
REAR SETBACK 15 FEET
CURRENT ZONING OF R-100 TO REMAIN ON TRACTS 2 AND 3
REQUIRED MIN. BUILDING SETBACKS:
FRONT SETBACK 35 FEET
SIDE SETBACK 10 FEET
REAR SETBACK 40 FEET

**SURVEYOR:**

GUNNIN LAND SURVEYING, LLC  
141 RAILROAD STREET, SUITE 116  
CANTON, GEORGIA 30114  
PHONE: 678.880.7502

**OWNER:**

JLD HIDDEN HILLS LLC  
840 EDGEWOOD RD S STE 220  
JACKSONVILLE, FL 32205

**DEVELOPER:**

JLD HIDDEN HILLS LLC  
840 EDGEWOOD RD S STE 220  
JACKSONVILLE, FL 32205

**SHEET INDEX:**

- 1- COVER
- 2- EXISTING CONDITIONS
- 3- EXISTING CONDITIONS (CONT.)
- 4- SITE PLAN
- 5- SITE PLAN (CONT.)

**DEKALB COUNTY NOTES**

SCOPE OF WORK IS TO SUBDIVIDE PARENT PARCEL AS SHOWN. NO DEVELOPMENT IS INTENDED AT THIS TIME WITHIN TRACTS 2 AND 3.  
THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS' REQUIREMENTS REGARDING WETLANDS.  
WATER AND SEWER SERVICE TO BE PROVIDED BY DEKALB COUNTY.  
NO DEMOLITION IS INVOLVED IN THIS PLAT.  
NO BURY PITS WERE FOUND ONSITE AT THE TIME OF THE SURVEY.  
NO SEPTIC TANKS OR DRAINFIELDS ARE KNOWN TO EXIST ON THIS SITE.  
STORMWATER MANAGEMENT MUST BE PROVIDED FOR ANY FUTURE DEVELOPMENT ON EACH OF THE PROPOSED LOTS, PER SECTION 14-40 AND 14-42 OF THE DEKALB COUNTY CODE.  
TRAFFIC IMPROVEMENTS, STREET IMPROVEMENTS, CURB CUTS, VISIBILITY REQUIREMENTS, AND PRIVATE STREET CONSTRUCTION STANDARDS SHALL BE ADDRESS FOR ANY FUTURE DEVELOPMENT PER DEKALB COUNTY CODE.  
ELECTRICAL SERVICES ARE PROPOSED TO BE UNDERGROUND WITHIN TRACT 1.  
RECORDED OFF-SITE SEWER EASEMENT REQUIRED PRIOR TO ISSUANCE OF DEVELOPMENT PERMIT.  
A 75' TRIBUTARY BUFFER WILL BE MAINTAINED ON ALL STATE WATERS THAT ARE NOT APPROVED FOR A BUFFER ENCROACHMENT VARIANCE BY DEKALB COUNTY OR GEORGIA E.P.D.  
SKETCH PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE STORM DRAINAGE OR SANITARY SEWER SYSTEMS. NO CONSTRUCTION SHALL BEGIN UNTIL CONSTRUCTION PLANS ARE APPROVED AND A DEVELOPMENT PERMIT IS OBTAINED.  
SUBJECT PROPERTIES ARE LOCATED IN THE GREATER HIDDEN HILLS OVERLAY DISTRICT.

**RESERVED FOR PLAT FILING**

**CLOSURE STATEMENT**

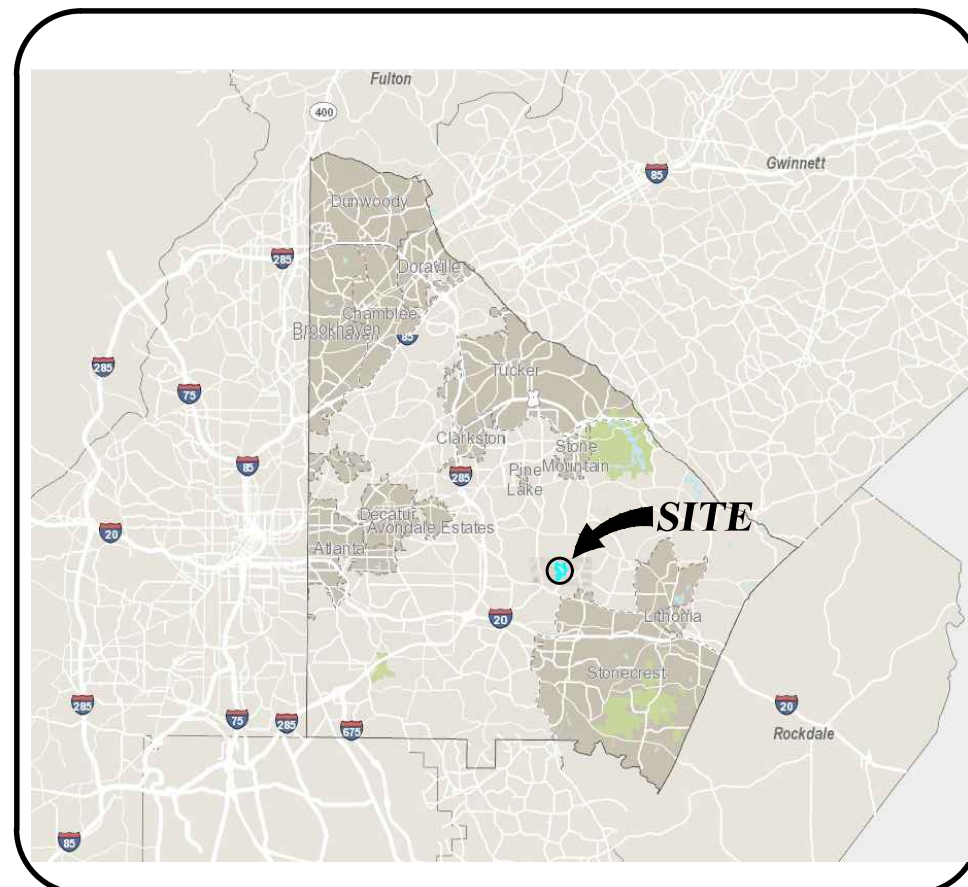
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 1 SECOND PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 84,833. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF THE FOLLOWING:

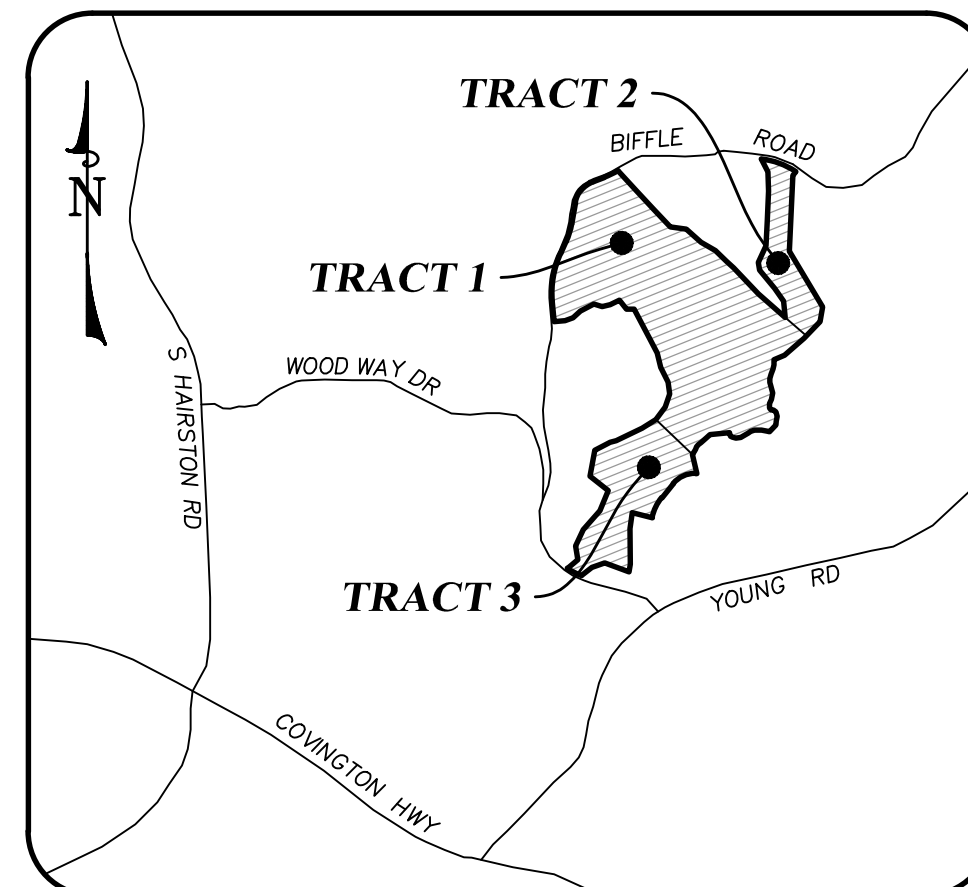
- 1 IN 2,261,552 (OVERALL)
- 1 IN 783,903 (TRACT 1)
- 1 IN 479,846 (TRACT 2)
- 1 IN 312,320 (TRACT 3)

**GENERAL NOTES**

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TRIMBLE S5 TOTAL STATION.  
BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.  
THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eOPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(HARN)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.  
CONTOURS SHOWN ARE APPROXIMATE PER DEKALB COUNTY LIDAR FLOWN IN 2010 AND STORED WITH THE USGS (TILE 580 & 614). CONTOUR INTERVAL IS 2'.  
DATE OF FIELD WORK COMPLETION: 03/17/22  
ALL IRON PINS SET ARE 1/2" REBAR'S CAPPED WITH "GUNNIN LSF 1033" UNLESS OTHERWISE NOTED.  
BY GRAPHIC PLOTTING ONLY, PORTIONS OF THIS SITE ARE SHOWN TO BE WITHIN THE LIMITS OF A 100 YR. FLOOD HAZARD AREA, LABELED AS ZONE AE, AS PER F.I.R.M. DEKALB COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13089G01564, DATED 5/16/2013.  
THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD GUNNIN LAND SURVEYING, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.  
ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. UNDERGROUND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY. THE INFORMATION SHOWN ON THIS DRAWING CONCERNING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE OWNER, ARCHITECT, CONTRACTOR AND THEIR AGENTS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS AS TO THE ACTUAL SIZE, TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. INTERIOR EXISTING IMPROVEMENTS NOT SHOWN AS PART OF THIS PLAT.  
CURRENT SITE ADDRESS IS LISTED AS:  
5083 BIFFLE ROAD  
STONE MOUNTAIN, GA 30088  
THE CURRENT PARCEL IDENTIFICATION NUMBER IS 16 028 01 001.



COUNTY MAP  
(NOT TO SCALE)



VICINITY/PARCEL MAP  
(NOT TO SCALE)

SKETCH PLAT FOR:  
**HIDDEN HILLS AT BIFFLE ROAD**  
(16 028 01 001- 5083 BIFFLE ROAD STONE MOUNTAIN, GA 30088)

**REFERENCES**

REFERENCE: AP# 1244609- SKETCH PLAT

**SCOPE OF WORK**

THE PURPOSE OF THIS SKETCH PLAT IS TO SUBDIVIDE PARCEL 16 028 01 001 INTO 3 TRACTS.

**ASSIGNED ADDRESSING**

TRACT 1: RETAINING PARCEL ID# & ADDRESS, AFTER SUBDIVISION: 16 028 01 001 5083 BIFFLE ROAD STONE MOUNTAIN, GA 30088

TRACT 2: RESULTANT ADDRESS, AFTER SUBDIVISION-  
5167 BIFFLE ROAD STONE MOUNTAIN, GA 30088

TRACT 3: RESULTANT ADDRESS, AFTER SUBDIVISION-  
1908 BIFFLE ROAD STONE MOUNTAIN, GA 30088 (PRIMARY)  
1943 SOUTH HIDDEN HILLS PARKWAY STONE MOUNTAIN, GA 30088 (SECONDARY)

**SOIL SERIES INFORMATION**

SOIL SERIES SHOWN HERON PER THE NRCS ARE APPROXIMATE AND BY GRAPHIC SCALING ONLY. THE FOLLOWING IS A SUMMARY AND DESCRIPTION OF THE SOILS THAT ARE EXPECTED TO BE FOUND ON THE PROJECT SITE ACCORDING TO THE USDA NATURAL RESOURCES CONSERVATION SERVICE:

- Ca- CARTECAY SILT LOAM, FREQUENTLY FLOODED
- CeC- CECIL SANDY LOAM, 6 TO 10 PERCENT SLOPES
- Cu- CECIL-URBAN LAND COMPLEX, 2 TO 10 PERCENT SLOPES
- GeC- GWINNETT SANDY LOAM, 6 TO 10 PERCENT SLOPES
- GwC2- GWINNETT SANDY CLAY LOAM, 2 TO 10 PERCENT SLOPES, ERODED
- HsC- HAWESSE SANDY LOAM, 6 TO 10 PERCENT SLOPES
- PtC- PACOLET SANDY LOAM, 2 TO 10 PERCENT SLOPES
- PgD2- PACOLET SANDY CLAY LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED
- PuE- PACOLET-URBAN LAND COMPLEX, 10 TO 25 PERCENT SLOPES
- W- WATER

**TRACT 1 = 54.355± ACRES**  
**TRACT 2 = 8.011 ACRES**  
**TRACT 3 = 14.886± ACRES**  
**TOTAL AREA = 77.252± ACRES**

TRACT 1 AREA OUTSIDE 100-YR FLOOD PLAIN = 44.727± AC. (82%)  
TRACT 2 AREA OUTSIDE 100-YR FLOOD PLAIN = 7.214± AC. (90%)  
TRACT 3 AREA OUTSIDE 100-YR FLOOD PLAIN = 7.596± AC (51%)  
TOTAL AREA OUTSIDE 100-YR FLOOD PLAIN = 59.537± AC.

**ABBREVIATIONS**

- A.E. ACCESS EASEMENT
- BC BACK OF CURB
- BM BENCHMARK
- BSL BUILDING SETBACK LINE
- C&G CURB AND GUTTER
- C.L. CENTERLINE
- C.L.F. CHAIN LINK FENCE
- CMF CONCRETE MONUMENT FOUND
- CONC. CONCRETE
- CTP CRIMPED TOP PIPE
- DB DEED BOOK
- D.E. DRAINAGE EASEMENT
- EX. EXISTING
- EP EDGE OF PAVEMENT
- FEN. FENCE
- L.L. LAND LOT LINE
- OTP OPEN TOP PIPE
- PB PLAT BOOK
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PROP. PROPOSED
- R/W RIGHT OF WAY
- SS SANITARY SEWER
- S.S.E. SANITARY SEWER EASEMENT
- P.L. PROPERTY LINE
- SSMH SANITARY SEWER MANHOLE
- CI CURB INLET
- DI DROP INLET
- DWCB DOUBLE WING CATCH BASIN
- FES FLARED END SECTION
- HW HEADWALL
- JB JUNCTION BOX
- OCS OUTLET CONTROL STRUCTURE
- SWCB SINGLE WING CATCH BASIN
- CMF CORRUGATED METAL PIPE
- DIP DUCTILE IRON PIPE
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- RCP REINFORCED CONCRETE PIPE

**SYMBOL LEGEND**

- 1/2" REBAR FOUND
- 1/2" REBAR SET
- RIGHT-OF-WAY MONUMENT FOUND
- ADJOINING LOT NUMBER
- LAND LOT NUMBER
- BOLLARD
- SIGN
- CABLE TV BOX
- CABLE TV MANHOLE
- CABLE TV PEDESTAL
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC PEDESTAL
- GUY WIRE AND ANCHOR
- LIGHT POLE (LP)
- POWER POLE (PP)
- TRANSFORMER
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- DOUBLE WING CATCH BASIN
- SINGLE WING CATCH BASIN
- CURB INLET
- DROP INLET
- FLARED END SECTION
- HEADWALL
- JUNCTION BOX
- WEIR INLET
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- WATER VAULT

- (A) 25' STATE UNDISTURBED STREAM BUFFER
- (B) 75' COUNTY UNDISTURBED STREAM BUFFER

**LINE TYPE LEGEND**

- ADJOINING PROPERTY LINE
- RIGHT-OF-WAY CENTERLINE
- DOUBLE WING CATCH BASIN
- LAND LOT LINE
- METAL FENCE
- WIRE FENCE
- WOOD FENCE
- GUARDRAIL
- RAILROAD TRACK
- OVERHEAD UTILITY LINE
- UNDERGROUND CABLE TV LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND GAS PIPE
- UNDERGROUND SANITARY SEWER PIPE
- UNDERGROUND STORM SEWER PIPE
- UNDERGROUND STREET LIGHTING LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND TRAFFIC LINE
- UNDERGROUND WATER PIPE

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N88°31'00"W	10.20'
L2	S63°43'15"W	88.50'
L3	S77°54'15"W	68.00'
L4	N74°14'44"W	71.70'
L5	S63°01'18"W	127.78'
L6	S48°26'58"W	84.99'
L7	S68°55'50"W	71.00'
L8	S85°08'20"W	91.78'

\*NOTE: APPROXIMATE CREEKS LOCATIONS AND BUFFERS ARE SHOWN FOR REFERENCE ONLY PER FEMA NATIONAL FLOOD HAZARD LAYER IMPORT. CREEKS (AND SUBSEQUENT BUFFERS) SHOULD BE FIELD VERIFIED PRIOR TO FUTURE DEVELOPMENT AND ARE SUBJECT TO STATE WATERS DETERMINATION.

**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	212.94'	234.63'	S65°29'00"W	205.71'
C2	187.94'	388.05'	S25°36'30"W	186.11'
C3	133.59'	382.48'	N63°12'57"W	132.92'
C4	416.80'	796.03'	N09°58'04"E	412.06'
C5	155.90'	595.49'	N17°28'04"E	155.46'
C6	113.19'	216.17'	N24°58'04"E	111.90'
C7	126.65'	250.22'	N54°27'34"E	125.30'
C8	132.14'	840.17'	N64°27'14"E	132.00'
C9	310.00'	657.98'	S69°58'46"E	307.14'

**COUNTY APPROVAL**

THIS SKETCH PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF DEKALB COUNTY, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

PLANNING COMMISSION CHAIRMAN  
DEKALB COUNTY, GEORGIA  
(BY DIRECTOR)

**CERTIFICATE OF CONFORMITY**

I, ZACHARY R. WEISEL, HEREBY CERTIFY THAT NO LOTS PLATTED WITHIN THIS SUBDIVISION ARE NON-CONFORMING OR WILL RESULT IN ANY NON-CONFORMING LOTS.

*Zachary R. Weisel*  
ZACHARY R. WEISEL, GA RLS NO. 3473

03.26.24  
DATE

GUNNIN LAND SURVEYING, LLC  
141 RAILROAD STREET, SUITE 116  
CANTON, GA 30114

**SURVEYOR'S CERTIFICATE (STATE OF GEORGIA)**

AS REQUIRED BY SUBSECTION (4) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

*Zachary R. Weisel*  
ZACHARY R. WEISEL, GA RLS NO. 3473

03.26.24  
DATE

REVISION	
DATE	

SKETCH PLAT FOR:  
**HIDDEN HILLS AT BIFFLE ROAD**  
(16 028 01 001- 5083 BIFFLE ROAD STONE MOUNTAIN, GA 30088)  
LOCATED IN LAND LOTS 27 AND 28  
16th DISTRICT  
DEKALB COUNTY, GEORGIA  
MARCH 26, 2024

Z  
A  
C  
H  
A  
R  
Y  
R  
E  
I  
S  
E  
L  
S  
U  
R  
V  
E  
Y  
I  
N  
G  
www.gunninlandsurveying.com  
141 Railroad Street, Suite 116  
Canton, Georgia 30114  
678.880.7502  
Georgia LSF 00035 - Gunnin Land Surveying, LLC



DRAWN BY: JZC  
CHECKED BY: ZRW

PROJECT NO. 21088

SHEET	OF
1	5



RESERVED FOR PLAT FILING

**SYMBOL LEGEND**

IPF	1/2" REBAR FOUND
O.P.S.	1/2" REBAR SET
+	RIGHT-OF-WAY MONUMENT FOUND
172	ADJOINING LOT NUMBER
○	LAND LOT NUMBER
○	BOLLARD
○	SIGN
○	CABLE TV BOX
○	CABLE TV MANHOLE
○	CABLE TV PEDESTAL
○	ELECTRIC BOX
○	ELECTRIC METER
○	ELECTRIC PEDESTAL
○	GUY WIRE AND ANCHOR
○	LIGHT POLE (LP)
○	POWER POLE (PP)
○	TRANSFORMER
○	SANITARY SEWER CLEAN OUT
○	SANITARY SEWER MANHOLE
○	DOUBLE WING CATCH BASIN
○	SINGLE WING CATCH BASIN
○	CURB INLET
○	DROP INLET
○	FLARED END SECTION
○	HEADWALL
○	JUNCTION BOX
○	WEIR INLET
○	TELEPHONE BOX
○	TELEPHONE MANHOLE
○	TELEPHONE PEDESTAL
○	FIRE HYDRANT
○	IRRIGATION CONTROL VALVE
○	WATER MANHOLE
○	WATER METER
○	WATER VALVE
○	WATER VAULT

**ABBREVIATIONS**

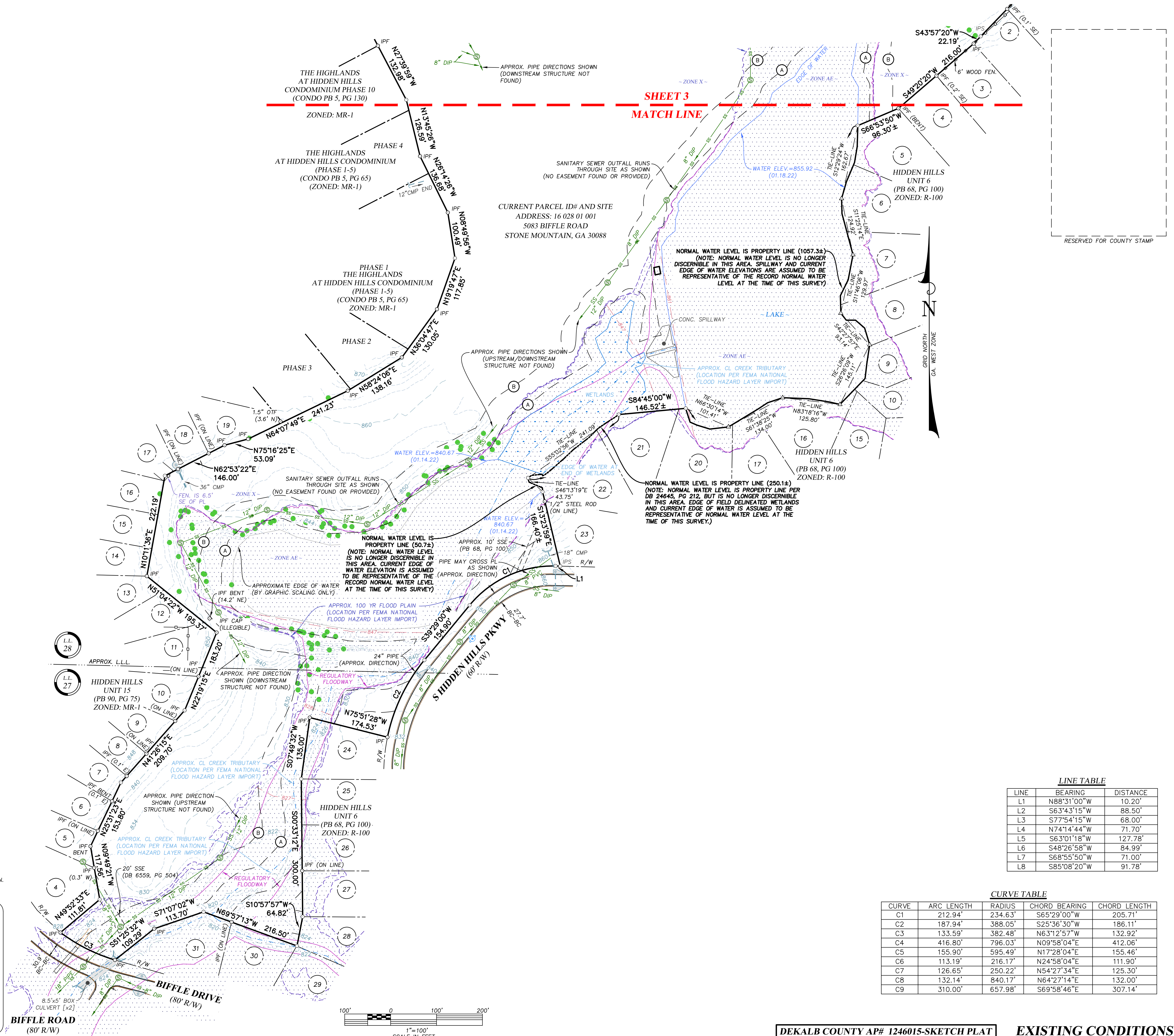
A.E.	ACCESS EASEMENT
BC	BACK OF CURB
BM	BENCHMARK
B.S.L.	BUILDING SETBACK LINE
C&G	CURB AND GUTTER
C.L.	CENTERLINE
C.L.F.	CHAIN LINK FENCE
CMF	CONCRETE MONUMENT FOUND
CONC.	CONCRETE
CTP	CRIMPED TOP PIPE
DB	DEED BOOK
D.E.	DRAINAGE EASEMENT
EK	EXISTING
EP	EDGE OF PAVEMENT
FEN.	FENCE
L.L.L.	LAND LOT LINE
OTF	OPEN TOP PIPE
PB	PLAT BOOK
PG.	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PROP.	PROPOSED
R/W	RIGHT OF WAY
SS	SANITARY SEWER
S.S.E.	SANITARY SEWER EASEMENT
P.L.	PROPERTY LINE
SSMH	SANITARY SEWER MANHOLE
CI	CURB INLET
DI	DROP INLET
DWCB	DOUBLE WING CATCH BASIN
FES	FLARED END SECTION
HW	HEADWALL
JB	JUNCTION BOX
OCS	OUTLET CONTROL STRUCTURE
SWCB	SINGLE WING CATCH BASIN
CMP	CORRUGATED METAL PIPE
DIP	DUCTILE IRON PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE

- (A) 25' STATE UNDISTURBED STREAM BUFFER
- (B) 75' COUNTY UNDISTURBED STREAM BUFFER

\*NOTE: APPROXIMATE CREEKS LOCATIONS AND BUFFERS ARE SHOWN FOR REFERENCE ONLY PER FEMA NATIONAL FLOOD HAZARD LAYER IMPORT. CREEKS (AND SUBSEQUENT BUFFERS) SHOULD BE FIELD VERIFIED PRIOR TO FUTURE DEVELOPMENT AND ARE SUBJECT TO STATE WATER DETERMINATION.

**LINE TYPE LEGEND**

---	ADJOINING PROPERTY LINE
---	RIGHT-OF-WAY CENTERLINE
---	CREEK CENTERLINE
---	LAND LOT LINE
---	METAL FENCE
---	WIRE FENCE
---	WOOD FENCE
---	GUARDRAIL
---	RAILROAD TRACK
---	OVERHEAD UTILITY LINE
---	UNDERGROUND CABLE TV LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND SANITARY SEWER PIPE
---	UNDERGROUND GAS PIPE
---	UNDERGROUND FIBER OPTIC LINE
---	UNDERGROUND SANITARY SEWER PIPE
---	UNDERGROUND STORM SEWER PIPE
---	UNDERGROUND STREET LIGHTING LINE
---	UNDERGROUND TELEPHONE LINE
---	UNDERGROUND TRAFFIC LINE
---	UNDERGROUND WATER PIPE



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N88°31'00"W	10.20'
L2	S63°43'15"W	88.50'
L3	S77°54'15"W	68.00'
L4	N74°14'44"W	71.70'
L5	S63°01'18"W	127.78'
L6	S48°26'58"W	84.99'
L7	S68°55'50"W	71.00'
L8	S85°08'20"W	91.78'

**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	212.94'	234.63'	S65°29'00"W	205.71'
C2	187.94'	388.05'	S25°36'30"W	186.11'
C3	133.59'	382.48'	N63°12'57"W	132.92'
C4	416.80'	796.03'	N09°58'04"E	412.06'
C5	155.90'	595.49'	N17°28'04"E	155.46'
C6	113.19'	216.17'	N24°58'04"E	111.90'
C7	126.65'	250.22'	N54°27'34"E	125.30'
C8	132.14'	840.17'	N64°27'14"E	132.00'
C9	310.00'	657.98'	S69°58'46"E	307.14'

DEKALB COUNTY AP# 1246015-SKETCH PLAT **EXISTING CONDITIONS**

REVISION

NO.	DATE	DESCRIPTION

SKETCH PLAT FOR:  
**HIDDEN HILLS AT BIFFLE ROAD**  
 (16 028 01 001 - 5083 BIFFLE ROAD, STONE MOUNTAIN, GA 30088)  
 LOCATED IN LAND LOTS 27 AND 28  
 16th DISTRICT  
 DEKALB COUNTY, GEORGIA  
 MARCH 26, 2024

**G U N N E Y**  
**S U R V E Y**  
 141 Railroad Street, Suite 116  
 Canton, Georgia 30114  
 www.gunnaysurvey.com  
 6788607502  
 Georgia LSF 00003 - Gunnay Land Surveying, LLC



DRAWN BY: JZC  
 CHECKED BY: ZRW

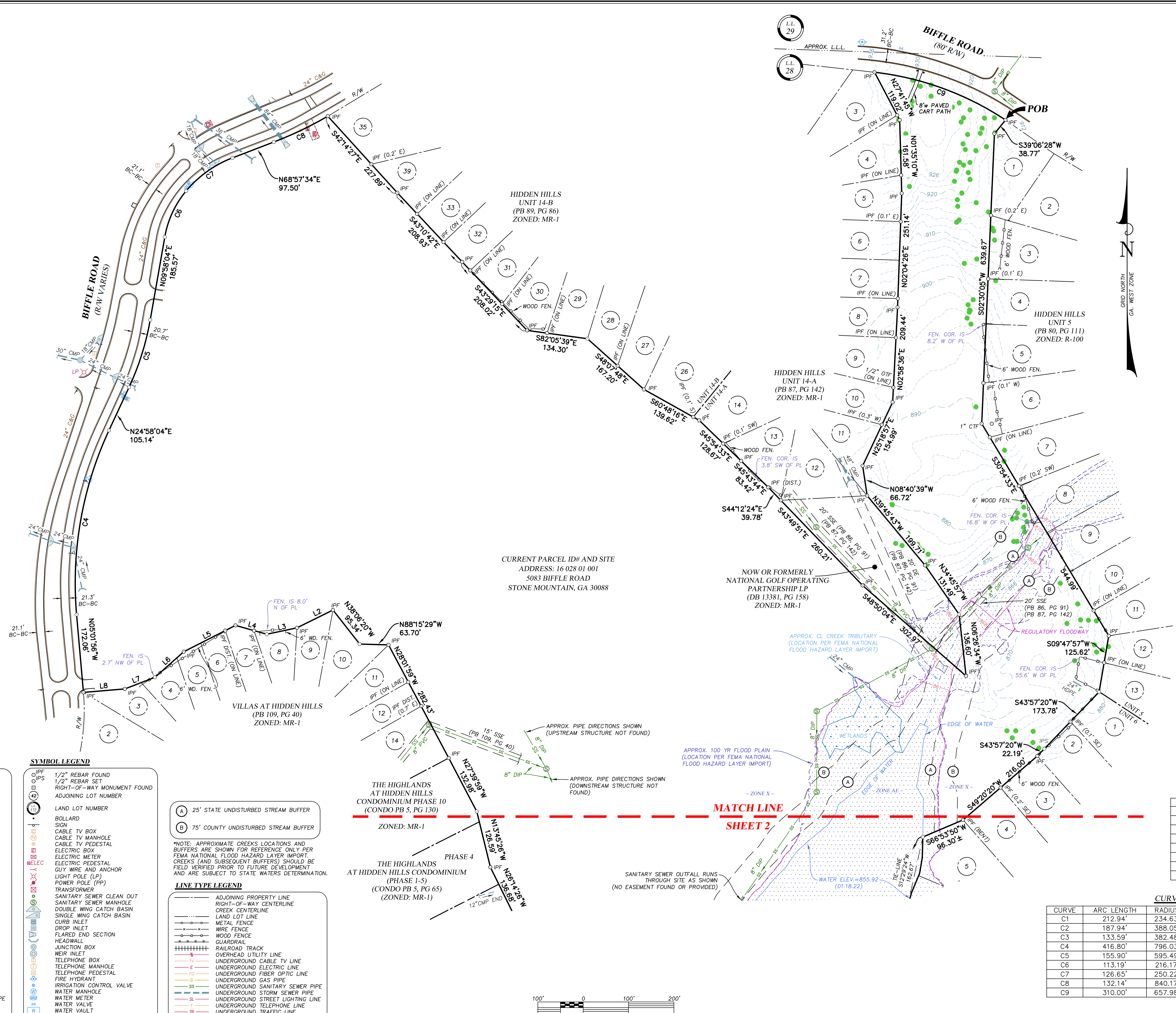
PROJECT NO. 21088

SHEET	OF
2	5



RESERVED FOR PLAT FILING

RESERVED FOR COUNTY STAMP



CURRENT PARCEL ID# AND SITE ADDRESS: 16 028 01 001  
5083 BIFFLE ROAD  
STONE MOUNTAIN, GA 30088

NOW OR FORMERLY NATIONAL GOLF OPERATING PARTNERSHIP LP (DB 13381, PG 158)  
ZONED: MR-1

VILLAGES AT HIDDEN HILLS (PB 109, PG 40)  
ZONED: MR-1

THE HIGHLANDS AT HIDDEN HILLS CONDOMINIUM PHASE 10 (CONDO PB 5, PG 130)  
ZONED: MR-1

THE HIGHLANDS AT HIDDEN HILLS CONDOMINIUM (PHASE 1-5) (CONDO PB 5, PG 65)  
ZONED: MR-1

**ABBREVIATIONS**

- A.E. ACCESS EASEMENT
- BC BACK OF CURB
- BM BENCHMARK
- BSL BUILDING SETBACK LINE
- C&G CURB AND GUTTER
- C.L. CENTERLINE
- C.L.F. CHAIN LINK FENCE
- CMF CONCRETE MONUMENT FOUND
- CONC. CONCRETE
- CTP CRIMPED TOP PIPE
- DB DEED BOOK
- D.E. DRAINAGE EASEMENT
- EX. EXISTING
- EDGE OF PAVEMENT
- FEN. FENCE
- LL.L. LAND LOT LINE
- OTF OPEN TOP PIPE
- PLAT BOOK
- PG. PAGE
- TRANSFORMER
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PROP. PROPOSED
- R/W RIGHT OF WAY
- SS SANITARY SEWER
- S.S.E. SANITARY SEWER EASEMENT
- P.L. PROPERTY LINE
- SSMH SANITARY SEWER MANHOLE
- CI CURB INLET
- DI DROP INLET
- DWCB DOUBLE WING CATCH BASIN
- FES FLARED END SECTION
- HW HEADWALL
- JB JUNCTION BOX
- OCS OUTLET CONTROL STRUCTURE
- SWCB SINGLE WING CATCH BASIN
- CMP CORRUGATED METAL PIPE
- DIP DUCTILE IRON PIPE
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- RCF REINFORCED CONCRETE PIPE

**SYMBOL LEGEND**

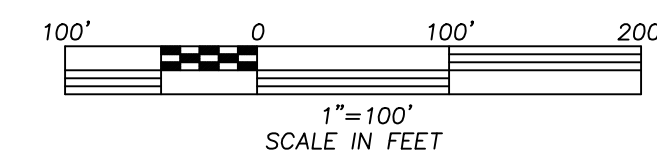
- 1/2" REBAR FOUND
- 1/2" REBAR SET
- RIGHT-OF-WAY MONUMENT FOUND
- ADJOINING LOT NUMBER
- LAND LOT NUMBER
- BOLLARD
- SIGN
- CABLE TV BOX
- CABLE TV MANHOLE
- CABLE TV PEDESTAL
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC PEDESTAL
- GUY WIRE AND ANCHOR
- LIGHT POLE (LP)
- POWER POLE (PP)
- TRANSFORMER
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- DOUBLE WING CATCH BASIN
- SINGLE WING CATCH BASIN
- CURB INLET
- DROP INLET
- FLARED END SECTION
- HEADWALL
- JUNCTION BOX
- WEIR INLET
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- WATER VAULT

- (A) 25' STATE UNDISTURBED STREAM BUFFER
- (B) 75' COUNTY UNDISTURBED STREAM BUFFER

NOTE: APPROXIMATE CREEKS LOCATIONS AND BUFFERS ARE SHOWN FOR REFERENCE ONLY PER FEMA NATIONAL FLOOD HAZARD LAYER IMPORT. CREEKS (AND SUBSEQUENT BUFFERS) SHOULD BE FIELD VERIFIED PRIOR TO FUTURE DEVELOPMENT AND ARE SUBJECT TO STATE WATERS DETERMINATION.

**LINE TYPE LEGEND**

- ADJOINING PROPERTY LINE
- RIGHT-OF-WAY CENTERLINE
- CREEK CENTERLINE
- LAND LOT LINE
- METAL FENCE
- WIRE FENCE
- WOOD FENCE
- RAILROAD TRACK
- OVERHEAD UTILITY LINE
- UNDERGROUND CABLE TV LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND GAS PIPE
- UNDERGROUND SANITARY SEWER PIPE
- UNDERGROUND STORM SEWER PIPE
- UNDERGROUND STREET LIGHTING LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND TRAFFIC LINE
- UNDERGROUND WATER PIPE



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N88°31'00"W	10.20'
L2	S63°43'15"W	88.50'
L3	S77°54'15"W	68.00'
L4	N74°14'44"W	71.70'
L5	S63°01'18"W	127.78'
L6	S48°26'58"W	84.99'
L7	S68°55'50"W	71.00'
L8	S85°08'20"W	91.78'

**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	212.94'	234.63'	S65°29'00"W	205.71'
C2	187.94'	388.05'	S25°36'30"W	186.11'
C3	133.59'	382.48'	N63°12'57"W	132.92'
C4	416.80'	796.03'	N09°58'04"E	412.06'
C5	155.90'	595.49'	N17°28'04"E	155.46'
C6	113.19'	216.17'	N24°58'04"E	111.90'
C7	128.65'	250.22'	N54°27'34"E	125.30'
C8	132.14'	840.17'	N64°27'14"E	132.00'
C9	310.00'	657.98'	S69°58'46"E	307.14'

DEKALB COUNTY AP# 1246015-SKETCH PLAT EXISTING CONDITIONS

REVISION

NO.	DATE	DESCRIPTION

SKETCH PLAT FOR:  
**HIDDEN HILLS AT BIFFLE ROAD**  
(16 028 01 001 - 5083 BIFFLE ROAD, STONE MOUNTAIN, GA 30088)  
LOCATED IN LAND LOTS 27 AND 28  
16th DISTRICT  
DEKALB COUNTY, GEORGIA  
MARCH 26, 2024

**GINNIE SURVEY**  
www.ginniesurvey.com  
141 Railroad Street, Suite 116  
Canton, Georgia 30114  
6788607902  
Georgia LSF 00003 - Ginnie Land Surveying, LLC



DRAWN BY: JZC  
CHECKED BY: ZRW

PROJECT NO. 21088

SHEET	OF
3	5

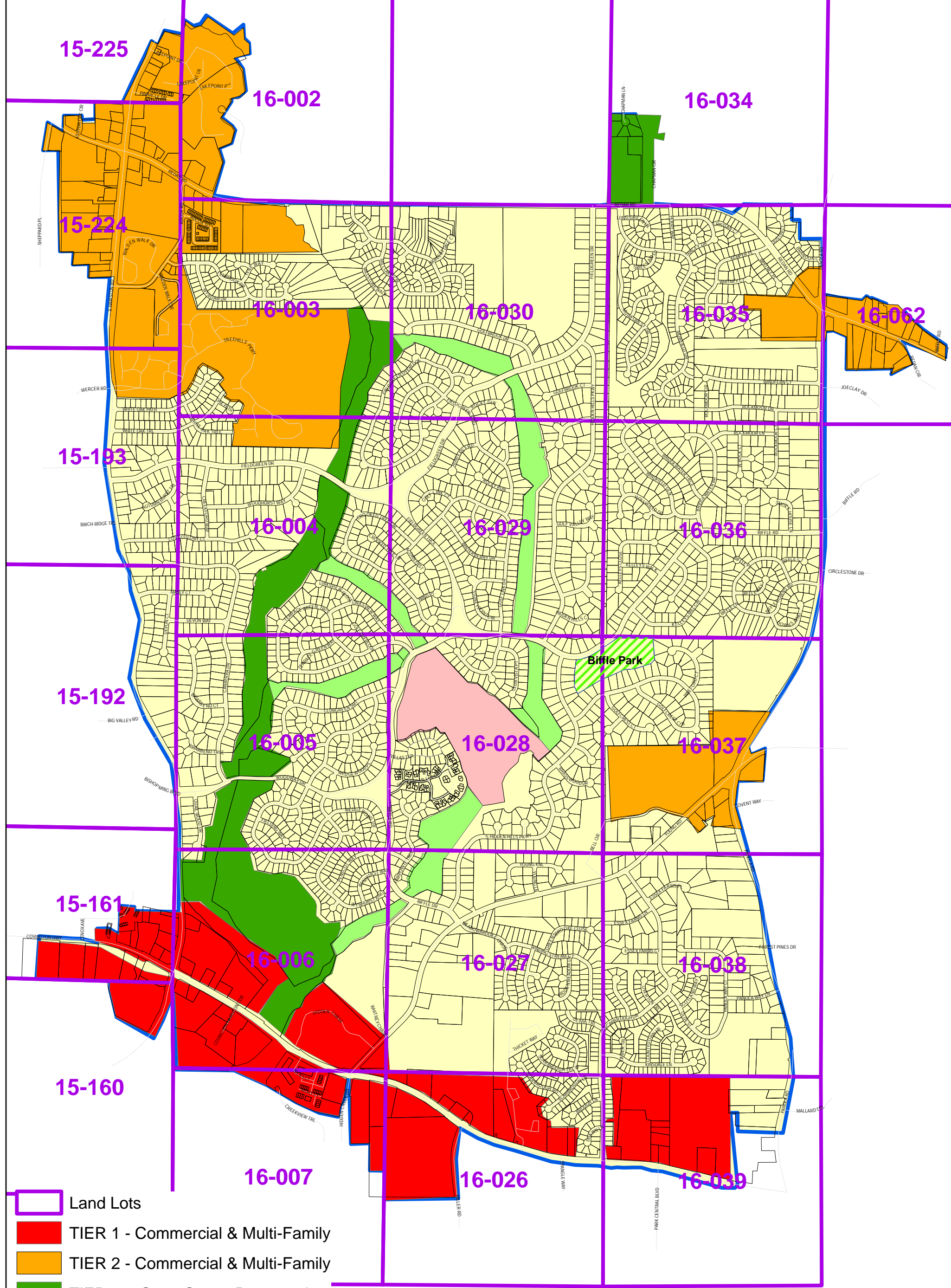












- Land Lots
- TIER 1 - Commercial & Multi-Family
- TIER 2 - Commercial & Multi-Family
- TIER 3 - Open Space Preservation
- TIER 4 - Open Space Conservation
- TIER 5 - Mixed Use
- Residential

# Map 1

Articles of Amendment to Articles of Incorporation

This amendment was adopted by the shareholders on **02/06/2023**

Article One

The name of the Corporation is: **Hidden Hills GreenSpace Inc.**

Control #: **22151234**

Article Two:

Amendment of Capital: not applicable

Article Three:

Adoption Approval: The amendment is adopted by President: Roderick Frierson. Shareholder approval was not required. **To update the business purpose of this organization to include: The corporation is organized specifically for charitable and educational purposes, with a focus on conserving local natural resources and ensuring safe, clean, and accessible public greenspace, with a wide and environmentally sensitive range of recreational and community activities.**

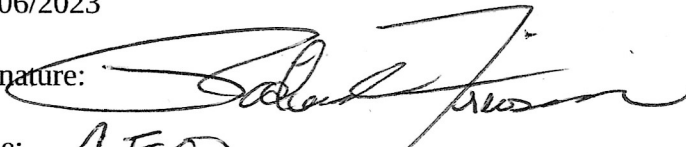
Article Four:

Date of Adoption: The articles of amendment shall be effective upon the date of filing with Secretary of State.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Amendment On:

02/06/2023

Signature:



Title:

**CEO**



Chief Executive Officer  
Michael Thurmond

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

Director  
Andrew A. Baker, AICP

**SUBDIVISION SKETCH PLAT APPLICATION**

*Application fee: \$300.00 and 10.00 per lot.*

All applications must be accompanied by eighteen (18) **folded** copies of the sketch plat.  
**(All plans must be folded)**

**PLEASE PRINT ALL INFORMATION**

PROJECT NAME: Hidden Hills at Biffle Road- Lot Division

PROJECT LOCATION: 2083 Biffle Road, Stone Mtn, 30088 PARCEL I.D. NO: 16 028 01 001

PROPOSED USE: residential

DATE OF SKETCH PLAT CONFERENCE: \_\_\_\_\_

SITE ACREAGE: 77.252 # LOTS: 3 # UNITS: \_\_\_\_\_ SEWER: yes SEPTIC TANK: \_\_\_\_\_

**PROPERTY OWNER** JLD Hidden Hills, LLC **PHONE** \_\_\_\_\_

ADDRESS: 2030 Main Street, NW Suite 212

CITY: Atlanta STATE GA ZIP CODE 30318

**AGENT AUTHORIZATION TO RECEIVE ALL NOTIFICATIONS** Permitting@gunninsurvey.com

Gunnin Land Surveying **PHONE** 678-880-7502

ADDRESS: 141 Railroad Street., Suite 116

CITY: Canton STATE GA ZIP CODE 30114

**DEVELOPER** not applicable **PHONE** \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_

**SURVEYOR / ENGINEER** Zachary Weisel **PHONE** 678-880-7502

ADDRESS: 141 Railroad Street., Suite 116

CITY: Canton STATE GA ZIP CODE 30114

**APPLICANT** Lori Kingery e/ permitting@gunninsurvey.com **PHONE** 678-880-7502

ADDRESS: 141 Railroad Street., Suite 116

CITY: Canton STATE GA ZIP CODE 30114

---

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

---

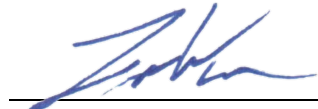
**CERTIFICATE OF CONFORMITY**

I, Zachary Weisel, the engineer / surveyor for the

Subdivision known as Hidden Hills at Biffle Road

located in Land Lot 27 & 28 of the 16th District, hereby certify that no lots

platted within the subdivision are non-conforming or will result in any non-conforming lots.



\_\_\_\_\_  
**SIGNATURE**

Zachary Weisel

\_\_\_\_\_  
**NAME (PLEASE PRINT)**

141 Railroad St., Suite 116

\_\_\_\_\_  
**ADDRESS**

Canton, GA 30114

\_\_\_\_\_  
**CITY, STATE, ZIP CODE**

---



# SKETCH PLAT



A change is being proposed for this site.

Case Number: **N1-SP-Plat 1246015**

Existing Zoning: **R-100, Greater Hidden Hills Overlay (Tiers 4 and 5)**

Site Location: **5083 Biffie Road**

Purpose: To subdivide approximately 77.23 acres into three (3) lots for future development.

2025-07-15  
1:00 PM  
Planning Commission Meeting

Planning Commission Sketch Plat Meeting  
Date: 06/23/2025 Time: 1:00pm  
Address: 5083 Biffie Road, Suite 100, N1-SP-Plat 1246015  
Phone: 252-210-2000  
Fax: 252-210-2000





1 acres into three (3)





## SKETCH PLAT



A change is being proposed for this site.



Case Number: **W1-SP-Plat 1248015**

Existing Zoning: **R-100, Greater Hidden Hills Overlay (Tracts 4 and 5)**

Site Location: **5083 Billy Road**

Purpose: To subdivide approximately 0.22 acres into three (3) lots for future development.

Planning Commission Staff & Public Meeting  
Date: 08/14/2024  
Time: 7:00 PM  
Location: City of Greater Hidden Hills  
30000 W. 10th Street, Suite 100  
Greater Hidden Hills, CO 80130  
Phone: 303.440.1000  
Website: [www.greaterhiddenhills.com](http://www.greaterhiddenhills.com)








**SKETCH PLAT**

A change is being proposed for this site.

DeKalb County  



**SP**  
 SKETCH PLAT

Case Number: **N1. #P-Plat 1246015**

Existing Zoning: R-100, Greater Hidden Hills Overlay (Tiers 4 and 5)

Site Location: **5083 Biffle Road**

**Purpose:** To subdivide approximately 77.21 acres into three (3) lots for future development.



<p>CONTACT US          404-371-2155  <a href="http://www.dekalbcountyga.gov/planning-and-sustainability/planning">www.dekalbcountyga.gov/planning-and-sustainability/planning</a></p>	<p><b>Planning Commission Sketch Plat Meeting</b>          Date: 05/22/2024 Time: 6:00pm          Zoom ID: <a href="https://dekalbcountyga.zoom.us/j/86330344636">https://dekalbcountyga.zoom.us/j/86330344636</a>          Phone: (888)-270-9936          Code: 691303</p>	
---	---	---





# Biffle

**Legend**

-  BND LOT LINE
-  BND SUBJ



Google Earth

1000 ft