

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing date.

Date Received: _____ Application No.: _____

APPLICANT NAME: Hanna Casswell

Daytime Phone #: 404-317-9766 Fax #: n/a

Mailing Address: 279 W. Crogan St, Lawrenceville, GA 30046

E-mail: hannacasswell@ymail.com

OWNER NAME: Chinagozi Sarah Ugwu (If more than one owner, attach contact information for each owner)

Daytime Phone #: 614-316-3416 Fax #: n/a

Mailing Address: 6355 Windy Ridge Way, Lithonia, GA 30058

E-mail: okeugwu@yahoo.com

SUBJECT PROPERTY ADDRESS OR LOCATION: 5942 Rockbridge Rd

Stone Mountain, DeKalb County, GA, 30087

District(s): 18 Land Lot(s): 35 Block(s): _____ Parcel(s): 18 035 01 001

Acreage or Square Feet: 3.001ac Commission District(s): 4 Existing Zoning: R-100

Proposed Special Land Use (SLUP): Place of worship

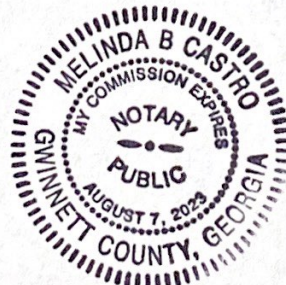
I hereby authorize the staff of the Planning and Development Department to inspect the property that is the subject of this application.

Owner: _____ Agent: **Signature of Applicant:** Hanna Casswell
(Check One)

Printed Name of Applicant: Hanna Casswell

Notary Signature and Seal:

Melinda B Castro



DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION AUTHORIZATION

The property owner should complete this form or a similar, signed and notarized form if the individual who will file the application with the County is not the property owner.

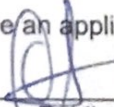
Date: 09/09/2020

TO WHOM IT MAY CONCERN:

(I) (WE), Chinagozi Sarah Ugwu
Name of Owner(s)

being (owner) (owners) of the subject property described below or attached hereby delegate authority to
Hanna Casswell
Name of Applicant or Agent

to file an application on (my) (our) behalf.


Notary Public


Owner

OLUWAFEMI IJITI
NOTARY PUBLIC
PRINCE GEORGE'S COUNTY
MARYLAND
MY COMMISSION EXPIRES JUNE 8, 2024

Notary Public

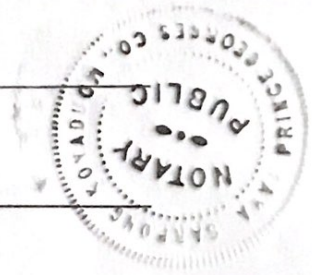
Owner

Notary Public

Owner

Notary Public

Owner





September 10, 2020

330 W. Ponce De Leon Avenue
Suite 500
Decatur, GA 30030

Re: Stone Mountain Skills Development and Worship Center (SEEDLI)
5492 Rockbridge Rd
Stone Mountain, GA

**SPECIAL LAND USE PERMIT REQUEST
Letter of Application & Analysis**

Dear Zoning Board,

The purpose of the request is so that the owner may be able to build a Stone Mountain Skills Development and Worship Center on the property. The center will be used for worship services, as well as skills empowerment, education, and leadership training for local youth and women. We understand that with the current zoning, we would be able to apply for SLUP in order to build a place of worship in the R-100 zone if the subject property was 3 acres. The property is currently 3.001 acres. We have developed very conceptual preliminary site plan and have had a boundary survey performed to help this process. Please see these items in the enclosed package. Based on our conversations with the County during our pre-application meeting, we feel that the SLUP would help us reach our goal.

ANALYSIS:

We are requesting the SPECIAL LAND USE PERMIT FOR THE PROPERTY WITH THE FOLLOWING DESCRIPTION:
All that tract or parcel of land lying and being in Georgia Militia District 18, Land Lot 35, City of Stone Mountain, Dekalb County, Georgia and being more particularly described as follows:

BEGINNING at the most Southeastern property pin, located North 49 degrees 20 minutes 10.07 seconds West a distance of 35.743 feet of the Intersection of Mountain Park Trail and Rockbridge Rd.
Thence South 86 degrees 16 minutes 54 seconds West a distance of 111.54 feet to a point;
Thence along a curve to the left with a radius of 2715.32 feet and an arc length of 167.93 feet, said curve having a chord bearing of South 83 degrees 24 minutes 43 seconds West and a chord distance of 167.90 feet to a point;
Thence North 80 degrees 06 minutes 55 seconds East a distance of 164.04 feet to a point;
Thence North 03 degrees 15 minutes 19 seconds East a distance of 90.99 feet to a point;
Thence South 86 degrees 49 minutes 24 seconds East a distance of 284.88 feet to a point, said
Thence along a curve to the right with a radius of 216.16 feet and an arc length of 111.66 feet, said curve having a chord bearing of South 28 degrees 28 minutes 06 seconds West and a chord distance of 110.42 feet to a point;

Thence along a curve to the left with a radius of 180.50 feet and an arc length of 119.66 feet, said curve having a chord bearing of South 21 degrees 50 minutes 27 seconds West and a chord distance of 117.48 feet to a point; said point being the TRUE POINT OF BEGINNING.

We have reviewed Article 7.3 of the Dekalb County Zoning Ordinance and we feel that the proposed land use change will permit uses that are suitable in consideration of the use and development of adjacent and nearby property or properties. We understand that the proposed use will impact traffic, expecting 120 new trips per day on average, including Sundays. We propose to accel and decal lanes, if permitted by the Department of Transportation.

There will not be an impact on historic buildings, sites, districts or archaeological resources resulting from the proposed change.

Thank you for your consideration.

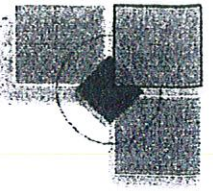
Best regards,

Hanna Casswell LEED AP
Casswell Design Group, LLC
hannacasswell@ymail.com
(404) 317-9766



DeKalb County Planning & Development Department

Lee May
Chief Executive Officer



PRE-APPLICATION REZONES, LAND USE AND SPECIAL LAND USE

(Pre-application appointment required prior to filing application; copy must be submitted at filing)

Property Frontage/Address: 5942 Rockbridge Rd

Parcel I.D.: 18-035-01-001 Acreage: 2.27

Proposed Development Name: 5942 Place of Worship DRI? Yes No

Existing Development/Use: VACANT Single Family

Proposed Use: Place of Worship Proposed Density/#Units: _____

Existing Zoning: R-100 Proposed Zoning: OI / OIT

Existing Plan Designation: _____ Consistent Inconsistent

Current Land Use: Residential Home Proposed Land Use: Place of Worship

Proposed Access: _____

SLUP Request: _____ Art. 27: _____

Contact Person: Vanessa Jasper Phone: 404 317-9766
Address: 962 Brighton Dr. Lawrenceville Ga 30043 Email: oconnmx22@yahoo.com

Reviewed Required Submittals/ Schedule/DRI

Reviewed Zoning Standards/Reference Chapter 14

Reviewed Site Plan Check list

Discussed Consistency with Plan and Surrounding Zoning/Uses

SLUP Requirements/Supplemental Regs

Process explained to applicant:

Staff Comments: Request Master Plan Development for Place of Worship

[Signature]
Planner

10/18/2016
Date

*Site less than 3 acres
as required by SLUP.
Rezoning recommended*

MEETING SIGN-IN SHEET

Project: Rezoning Place of Worship
 Facilitator: Lamont Tucker

Meeting Date: NOV 2 2016 7:30 pm

Location: 5942 Rockbridge Rd
 Stone Mountain GA 30087

Name	Address	Phone	E-Mail
Winnie Carswell	511 Mtn Park Trail	7469-4618	
Slavica Pipjhosce	46 Mtn. Sub Trail	7828-8799	
Young Walker	437 - - -	(404)247-9294	KYoungYoung00
Leona Mitchell	5960 Rockbridge Rd	404-579-3502	
William Morgan	5960 Rockbridge Rd	404-579-3502	
MARK Bedell	485 Mount. PK Trl	214 2883207	
Kyle Moore Spence	562 Mount. PK Trl	770-861-2618	spencemo@aol.com
NASSEL SPENCE	562 Mnt PK Trl	770-861-2418	Bert Spence AOL.com
Warren Blackwell	516 Mt n Detrl	404 5523539	webb555@comcast.net
Cheryl H. Edwards	551 Mtn PK Trail	770-356-7751	CherylHedwards@gmail.com
Pam Sewell	532 Mtn PK Trl	678-524-5057	dixielips@yahoo.com
Frank Ward Sr.	482 Mountain Park Trl	404-402-6125	frankwardjr@aol.com
C. MONROE	5499 WOODSONG TRCE	925-899-8360	
SCOTT Decker	20 Hamat Dr Apt. A SNELLVILLE	734-589-8603	
MARK PEARSON	3354 NEWCASTLE WAY	404 645-4828	
May Colson	442 Mountain Park	970-895-8524	
Michael Barnes	445 " "	404-45-8191	

**5942 ROCKBRIDGE RD SW
STONE MOUNTAIN, GA 30087
BOUNDARY LEGAL DESCRIPTION**

All that tract or parcel of land lying and being in Georgia Militia District 18, Land Lot 35, City of Stone Mountain, Dekalb County, Georgia and being more particularly described as follows:

BEGINNING at the most Southeastern property pin, located North 49 degrees 20 minutes 10.07 seconds West a distance of 35.743 feet of the Intersection of Mountain Park Trail and Rockbridge Rd.

Thence South 86 degrees 16 minutes 54 seconds West a distance of 111.54 feet to a point;

Thence along a curve to the left with a radius of 2715.32 feet and an arc length of 167.93 feet, said curve having a chord bearing of South 83 degrees 24 minutes 43 seconds West and a chord distance of 167.90 feet to a point;

Thence North 80 degrees 06 minutes 55 seconds East a distance of 164.04 feet to a point;

Thence North 03 degrees 15 minutes 19 seconds East a distance of 90.99 feet to a point;

Thence South 86 degrees 49 minutes 24 seconds East a distance of 284.88 feet to a point, said

Thence along a curve to the right with a radius of 216.16 feet and an arc length of 111.66 feet, said curve having a chord bearing of South 28 degrees 28 minutes 06 seconds West and a chord distance of 110.42 feet to a point;

Thence along a curve to the left with a radius of 180.50 feet and an arc length of 119.66 feet, said curve having a chord bearing of South 21 degrees 50 minutes 27 seconds West and a chord distance of 117.48 feet to a point; said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 130,725 square feet or 3.001 acres.

The above described property is shown on a Combination Plat for Ugwu Chinagozi Sarah, dated 10/24/2017, prepared by Garret Land Surveying, LLC.



Filed and Recorded:
1/17/2019 10:10:33 AM
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

Georgia Intangible Tax Paid \$0.00
Real Estate Transfer Tax \$0.00

RETURN TO:
BAILEY HELMS LEGAL LLC
300 Colonial Center Pkwy, Suite 100
Roswell, GA 30076
BHL064218 | Uguwu

In re: Property of CHINAGOZI SARAH UGWU
(Owner), Vesting Deed recorded in **Deed Book**
27092, Page 769, DeKalb County, Georgia Records

STATE OF GEORGIA
COUNTY OF DEKALB

AFFIDAVIT AFFECTING TITLE TO PROPERTY

CAPTION

TRACT 1

*AFFIDAVIT TO
CLEAR UP misspelling
of name on
original
deed*

All that tract or parcel of land lying and being in Land Lot 35 of the 18th Land District, DeKalb County, Georgia, containing 9,191 square feet (0.211 acres) of land, more or less, and being more particularly described as follows:

COMMENCING at the most southeastern property pin on the West side of Mountain Park Trail, and the north side of Rockbridge Rd;

Thence North 02°49'58" East a distance of 370.37 feet to a point; at said point being the POINT OF BEGINNING.

Thence South 80°06'55" East a distance of 122.56 feet to a point;

Thence North 03°15'19" East a distance of 90.99 feet to a point;

Thence North 86°49'24" West a distance of 118.88 feet to a point;

Thence South 02°49'48" West a distance of 63.29 feet to a point; said point being the Point of Beginning.

Tax Parcel I.D.: Part of 18 035 01 022

PERSONALLY, APPEARED before me, the undersigned attesting officer, duly authorized to administer oaths in the State of Georgia, Deborah S. Bailey, Attorney, who, after being duly sworn, depose(s) and upon oath states the following:

1.

That I am over 18 years of age, I am not laboring under any disabilities, and I make this affidavit based upon my personal knowledge.

2.

I am an attorney at law, duly licensed to practice in the State of Georgia and I practice with the law firm of Bailey Helms Legal LLC.

3.

That on or about August 16, 2018, I conducted a real estate closing transaction for the purchase and sale of a tract or parcel of land located on Mountain Park Trail, Stone Mountain Georgia, (the "Property").

4.

That in connection with the said closing, I prepared or caused to be prepared that certain Limited Warranty Deed from Carol June Fulford, Individually and as Executrix of the Estate of Jerry Townsend Fulford, Late of the State of Georgia and the County of Walton, deceased, dated August 16, 2018, filed and recorded August 17, 2018, recorded in **Deed Book 27092, Page 769**, DeKalb County, Georgia records (the "Limited Warranty Deed").

5.

The Limited Warranty Deed contains scrivener's errors in that Grantee's name.

6.

Grantee's correct name is as follows: CHINAGOZI SARAH UGWU

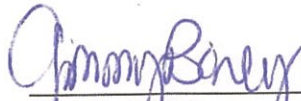
7.

The purpose of this affidavit is to reflect in the records of DeKalb County, Georgia, the correct spelling of Grantee's name of the said Limited Warranty Deed.

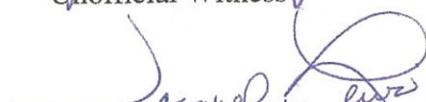
This Affidavit is being recorded to place all parties on notice of the above-mentioned Deeds pursuant to O.C.G.A. § 44-2-20, and may be relied upon by purchasers, sellers, lenders, attorneys and title insurance companies.

IN WITNESS WHEREOF, the undersigned has set her hand and seal this 31st day of December, 2018.

Signed, sealed and delivered in the presence of:




Unofficial Witness



Notary Public





Deborah S. Bailey
GA Bar No. 031807

2018142115 DEED BOOK 27092 Pg 769



Real Estate Transfer Tax \$6.50

Filed and Recorded:
8/17/2018 11:55:15 AM
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

Return Recorded Document To:
Bailey Helms Legal LLC
300 Colonial Center Parkway
Suite 100
Roswell, GA 30076
BHL064218|Ugwu

LIMITED WARRANTY DEED

TRACT 1

STATE OF GEORGIA
COUNTY OF FULTON

THIS INDENTURE, made the 16th day of August, 2018, between **Carol June Fulford, Individually and as Executrix of the Estate of Jerry Townsend Fulford, late of the State of Georgia and the County of Walton, deceased**, party of the first part, hereinafter called Grantor, and **Chinagozi Sarah Ugwu**, party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of **TEN AND 00/100 DOLLARS (\$10.00)** and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

All that tract or parcel of land lying and being in Land Lot 35 of the 18th Land District, DeKalb County, Georgia, containing 9,191 square feet (0.211 acres) of land, more or less, and being more particularly described as follows:

COMMENCING at the most southeastern property pin on the West side of Mountain Park Trail, and the north side of Rockbridge Rd;

Thence North 02°49'58" East a distance of 370.37 feet to a point; at said point being the POINT OF BEGINNING.

Thence South 80°06'55" East a distance of 122.56 feet to a point;

misspelled
↓
Affidavit
corrects
this

DEED BOOK 27092 Pg 770
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

Thence North 03°15'19" East a distance of 90.99 feet to a point;

Thence North 86°49'24" West a distance of 118.88 feet to a point;

Thence South 02°49'48" West a distance of 63.29 feet to a point; said point being the Point of Beginning.

Tax Parcel I.D.: Part of 18 035 01 022

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoove of the said Grantee, in FEE SIMPLE.

AND THE SAID party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said parties of the second part, their heirs and assigns, against claims of all persons owning, holding or claiming by, through or under the said party of the first part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal, the day and year above written.

Signed, sealed and delivered in the presence of:

[Signature]
Unofficial Witness

Carol June Fulford, EX (SEAL)
Carol June Fulford, Individually and as
Executrix aforesaid

[Signature]
Notary Public



TRACT 2

Establishes TRACT 2

Return Recorded Document To:
Bailey Helms Legal LLC
Attn: Deborah S. Bailey, Esq.
300 Colonial Center Parkway
Suite 100
Roswell, GA 30076
Deed Preparation Only –
No Title Examination

LIMITED WARRANTY DEED

STATE OF MARYLAND

COUNTY OF PRINCE GEORGES

THIS INDENTURE, made the 08 day of May, 2019, between CHINAGOZI UGWU, party of the first part, hereinafter called Grantor, and CHINAGOZI SARAH UGWU aka CHINAGOZI UGWU, as parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

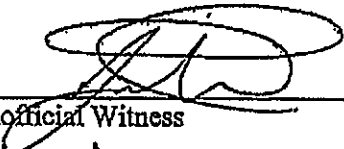
See Exhibit "A" attached hereto and made a part hereof

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoove of the said Grantee, in FEE SIMPLE.

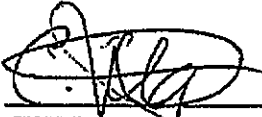
AND THE SAID party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said parties of the second part, their heirs and assigns, against claims of all persons owning, holding or claiming by, through or under the said party of the first part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal, the day and year above written.

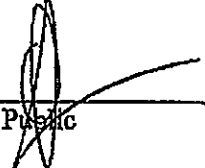
Signed, sealed and delivered in the presence of:



Unofficial Witness



CHINAGOZI UGWU (SEAL)



Notary Public


State of: Maryland
County of: Prince George's
The foregoing document was acknowledged
before me 2 day of May, 2019

Olwafemi Ijia, Notary Public
My Commission Expires: June 8, 2020

Exhibit "A"
Legal Description

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 35 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGINNING AT AN IRON PIPE CORNER WHERE THE NORTH SIDE OF THE ROCKBRIDGE ROAD INTERSECTS THE WEST LINE OF SAID LAND LOT 35 AND RUNNING THENCE EAST ALONG THE NORTH SIDE OF SAID ROCKBRIDGE ROAD TWO HUNDRED EIGHTY THREE (283) FEET TO A CORNER THENCE NORTH AND PARALLEL TO THE WEST LINE OF SAID LAND LOT TWENTY THREE HUNDRED FEET (2300) MORE OR LESS TO THE NORTH LINE OF SAID LAND LOT, THENCE WEST ALONG THE NORTH LINE OF SAID LAND LOT TWO HUNDRED EIGHTY THREE FEET (283) TO THE NORTHWEST CORNER OF SAID LAND LOT; THENCE SOUTH ALONG THE WEST LINE OF SAID LAND LOT TWENTY THREE HUNDRED THIRTY FIVE (2335) FEET TO THE POINT OF BEGINNING AND CONTAINING 15 ACRES, MORE OR LESS, ACCORDING TO SURVEY MADE BY M.F. MABLE, FEBRUARY 1918.

LESS AND EXCEPT ALL THAT TRACT AND PARCEL OF LAND LYING AND BEING IN LAND LOT 35 of the 18TH DISTRICT OF DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNINGS AT THE NORTHWEST CORNER OF LAND LOT 35 AND RUNNING SOUTH 0 DEGREES 53 FEET EAST ALONG THE WEST LINE OF LAND LOT 35 AND THE EAST LINE OF PROPERTY NOW OR FORMERLY BELONGING TO WALTER P. MCCURDY AND J.A MCCURDY, JR. 1974, 81 FEET TO A POINT ON THE NORTH LINE OF PROPERTY RETAINED BY GRANTOR HEREIN: RUNNING THENCE NORTH 76 DEGREEES 4 MINUTES 30 SECONDS EAST ALONG THE NORTHWEST LINE OF PROPERTY RETAINED BY GRANTOR 283.51 FEET TO A POINT; RUNNING THENCE NORTH 0 DEGREES 44 MINUTES WEST ALONG THE REAR LINES OF LOTS FRONTING ON MOUNTAIN PARK TRAIL 1906.30 FEET TO A POINT ON THE NORTH LINE OF LAND LOT 35 RUNNING THENCE NORTH 89 DEGREEES 57 MINUTES 40 SECONDS WEST 281.32 FEET TO THE POINT OF BEGINNING, BEING 12.41 ACRES ACCORDING TO A PLAT BY ALVIN E VAUGHN AND ASSOCIATES DATED JULY 10.1972

This being the same property conveyed to Jerry Ray Robinson, Sr, by Deed recorded July 20, 1995 In Book 8623, Page 524, DeKalb County, Georgia Records.

TAX PARCEL ID 18 035 01 001

2017120842 DEED BOOK
Real Estate Transfer Tax \$150.00

26421 Pg 150
Filed and Recorded:
8/8/2017 11:41:35 AM
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

①

Record and Return to:
Lueder, Larkin & Hunter, LLC
4500 Hugh Howell Road, Suite 350
Tucker, GA 30084
File No.: GA-TK-17-0899-PUR

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF DEKALB

THIS INDENTURE, made this 3rd day of August, 2017, between

EDWARD CULPEPPER

as party or parties of the first part, hereinafter called Grantor, and

CHINAGOZI UGWU

TRACT 3

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H: That Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 35 of the 18th District, DeKalb County, Georgia being Lot 1, Block A, of Mountain Trail Subdivision, as per plat recorded in Plat Book 37, Page 90, DeKalb County Records, which plat is incorporated herein by reference and made a part of this description.

Parcel ID: 18-035-01-022

Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described Property unto the said Grantee against the lawful claims and demands of all persons claiming by, through or under the above named Grantor, but against none other.

DEED BOOK 26421 Pg 151
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
In the presence of:

GRANTOR:

A. Solomon
Unofficial Witness

Edward Culpopper (SEAL)
Edward Culpopper

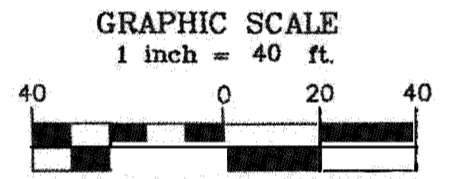
[Signature]
Notary Public
My Commission Expires: 7-27-19
[Notary Seal]



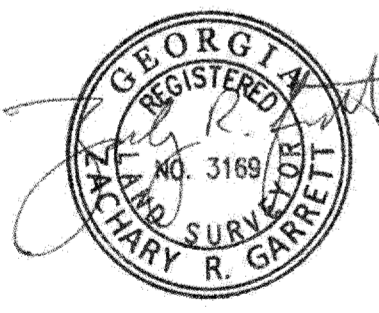
Debra DeBerry
 Clerk of Superior Court
 DeKalb County, Georgia

RECORD NORTH (PLAT REF.)

RECORDING INFORMATION GOES HERE
 BY GA PLAT ACT 15-6-67
 RESERVED FOR COURT CLERK USE



CURVE TABLE				
CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
C1	111.66	216.16	S28°28'06"W	110.42
C2	119.66	180.50	S21°50'27"W	117.48
C3	167.93	2715.32	S83°24'43"W	167.90



SURVEYORS CERTIFICATION (I):
 As required by subsection(d) 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. Garrett 1/27/2020
 ZACHARY R. GARRETT
 GEORGIA REGISTERED LAND SURVEYOR #3169 DATE

GARRETT LAND SURVEYING, LLC
 604 WARREN WAY
 WINDER, GA 30680
 770-883-2609
 garrettlandsurvey@gmail.com

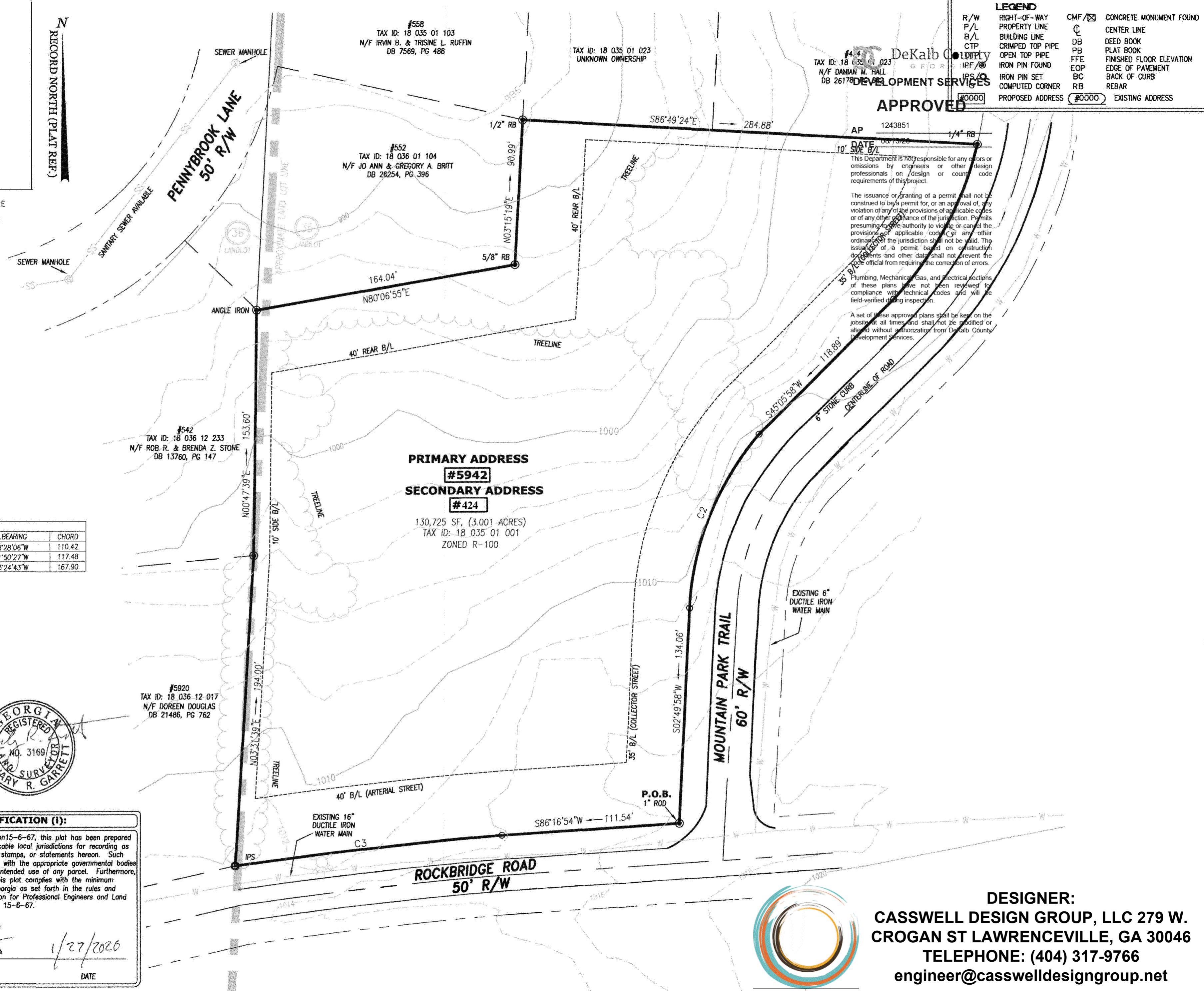
STATE: GEORGIA
 COUNTY: DEKALB LANDLOT: 35
 CITY: N/A TAX ID: AS SHOWN
 LAND DISTRICT: 18 DRAFTED BY: ZRG
 SURVEY PERFORMED: 10/24/2017

REVISION INDEX:
 02/21/2019: Addressed county comments: 1) Added AP#
 2) Corrected all misspellings of clients name.

COMBINATION PLAT FOR:
Ugwu Chinagozi Sarah

DESIGNER:
CASSWELL DESIGN GROUP, LLC 279 W. CROGAN ST LAWRENCEVILLE, GA 30046
 TELEPHONE: (404) 317-9766
 engineer@casswelldesigngroup.net

SHEET#
4 of 4



LEGEND

R/W	RIGHT-OF-WAY	CMF/☒	CONCRETE MONUMENT FOUND
P/L	PROPERTY LINE	⊙	CENTER LINE
B/L	BUILDING LINE	⊕	DEED BOOK
CTP	CRIMPED TOP PIPE	⊖	PLAT BOOK
OT	OPEN TOP PIPE	⊙	FINISHED FLOOR ELEVATION
IPF	IRON PIN FOUND	⊕	EDGE OF PAVEMENT
IPSET	IRON PIN SET	⊖	BACK OF CURB
CC	COMPUTED CORNER	⊕	REBAR
PA	PROPOSED ADDRESS	⊕	EXISTING ADDRESS

DeKalb County
 DEVELOPMENT SERVICES
 APPROVED
 AP 1243851
 DATE 06/13/20

This Department is not responsible for any errors or omissions by engineers or other design professionals on design or county code requirements of this project.

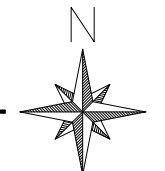
The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of applicable codes or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of applicable codes or any other ordinance of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the Code official from requiring the correction of errors.

Plumbing, Mechanical, Gas, and Electrical sections of these plans have not been reviewed for compliance with technical codes and will be field-verified during inspection.

A set of these approved plans shall be kept on the jobsite at all times and shall not be modified or altered without authorization from DeKalb County Development Services.



VICINITY MAP



ACCORDING TO FEMA MAP NO. 13089C0092J, THIS SITE IS NOT LOCATED IN A FLOOD PLAIN. SEE FIRM THIS SHEET.

SITE ANALYSIS

LOCAL JURISDICTION	DEKALB COUNTY
ZONING DISTRICT	R-100
BUILDING SETBACK FRONT	50'
BUILDING SETBACK REAR	40'
BUILDING SETBACK SIDE	10'
LOT COVERAGE	32%
MAXIMUM COVERAGE PER CODE	35%
TOTAL SITE AREA	3.001 ACRES

STREET LAMPS, BENCHES, TRASH RECS TREES TO BE PLANTED MINIMUM 4' FROM EXISTING ROAD AND 2' FROM NEW SIDEWALK

DESIGNER
CASSWELL DESIGN GROUP LLC
 279 W. CROGAN ST., LAWRENCEVILLE, GA. 30046
 [404] 317-9766 casswelldesigngroup.net

SHEET TITLE
SLUP CONCEPTUAL SITE PLAN

PROJECT
 STONE MOUNTAIN SKILLS DEVELOPMENT & WORSHIP CENTER
 SEEDLI
 THE NONPROFIT ORGANIZATION SKILLS EMPOWERMENT EDUCATION AND LEADERSHIP INSTITUTE, INC.
 5942 Rockbridge Rd Stone Mountain, GA 30087

FOR
Okey Ugwu
 5942 Rockbridge Rd
 Stone Mountain, GA

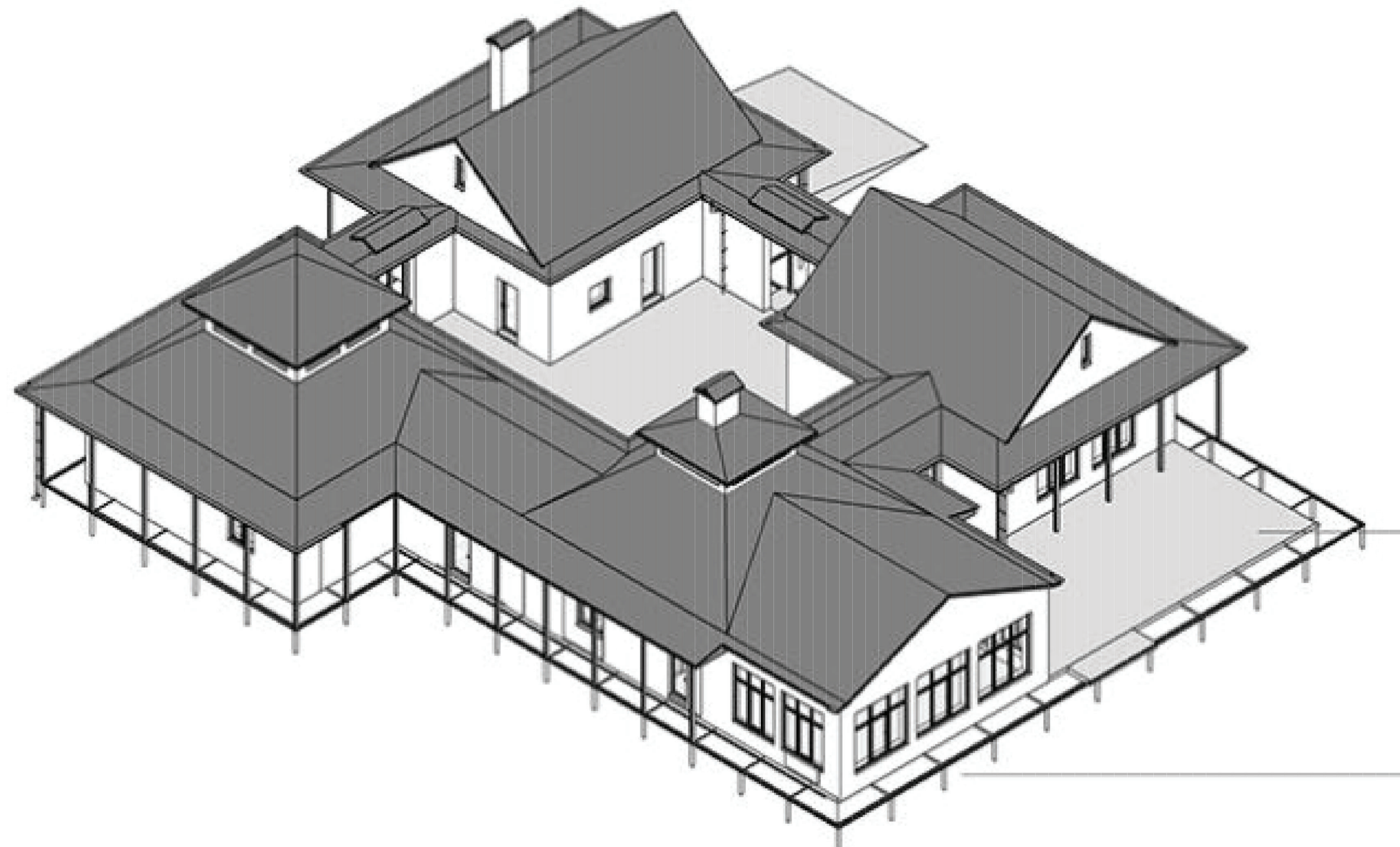
SHEET NUMBER
C101

PROJECT NUMBER
160613

DATE
 September 09, 2020

REVISIONS

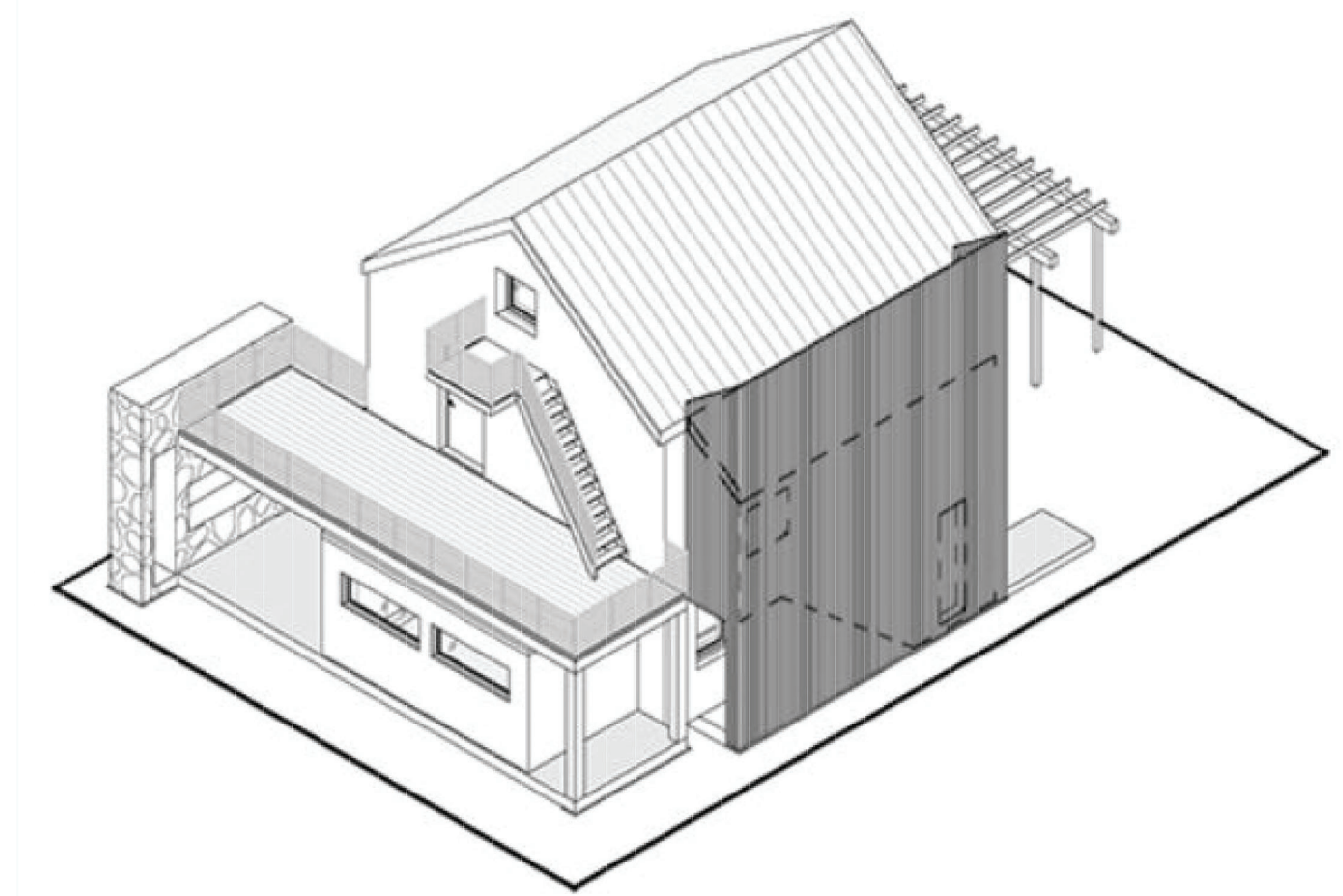
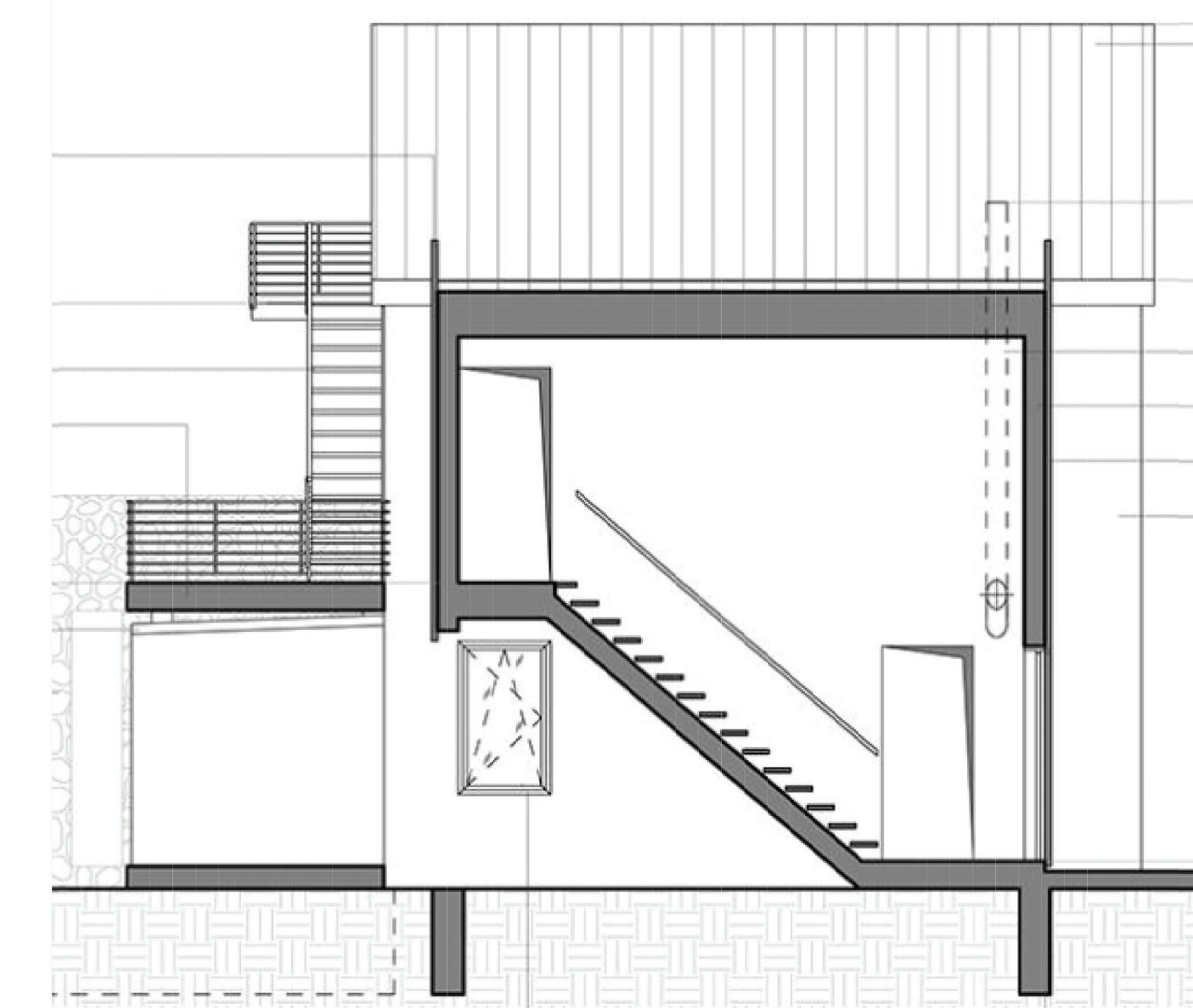
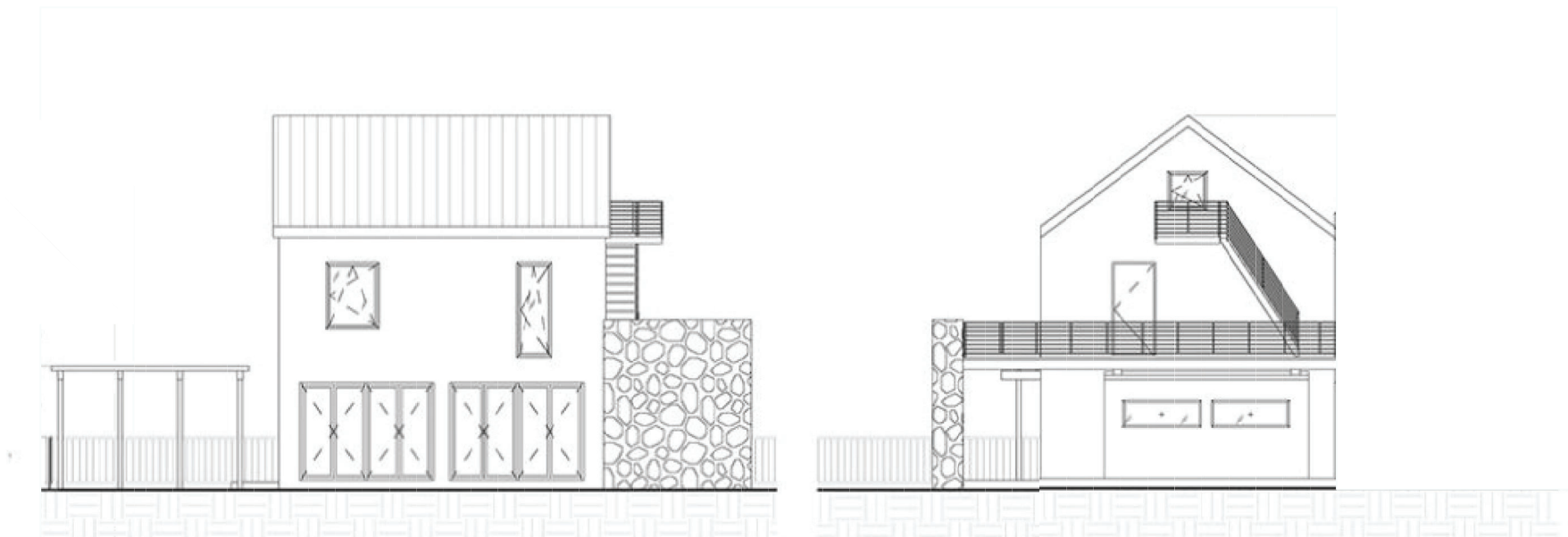
MAIN WORSHIP BUILDING



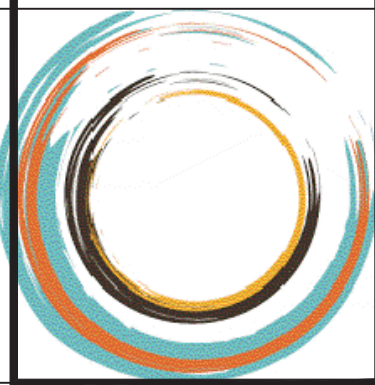
YOUTH MINISTRY BUILDING



GUEST HOUSE



DESIGNER
CASSWELL DESIGN GROUP LLC
 279 W. CROGAN ST., LAWRENCEVILLE, GA. 30046
 [404] 317-9766 casswelldesigngroup.net



SHEET TITLE
SLUP CONCEPTUAL BUILDING ELEVATION PLAN
 PROJECT
 STONE MOUNTAIN SKILLS DEVELOPMENT &
 YOUTH CENTER (SEED) PROGRAM
 FOR
Okey Ugwu
 5902 Rockbridge Rd
 Stone Mountain, GA
 THE NONPROFIT ORGANIZATION FOR
 EDUCATION AND LEADERSHIP INSTITUTE, INC.
 5942 Rockbridge Rd Stone Mountain, GA 30087

SHEET NUMBER
A601

PROJECT NUMBER
160613

DATE
 September 09, 2020

REVISIONS

New Application for Casswell Design Group*

Application Status

You have successfully submitted a(n) Special Land Use Permit application. County staff will review the information and documents submitted to generate applicable fees. You will have to pay all applicable fees before your application will be fully processed.

Plan Type: Special Land Use Permit
Plan Number: 1244249
Site Location: 5942 ROCKBRIDGE RD STONE MOUNTAIN GA 30087-
Primary Applicant: Casswell Design Group*
Issue Date:
Fees:
Declared Value:
Legal Occupany:
Description of Work: The proposed use is to operate a place of worship. We want to build a Stone Mountain Skills Development and Worship Center on the property. The property is zoned R-100.
Milestone: Pre Screen

Application Checkstatus

Item Description	Status
All reviews must be completed	Pending
- PRE SCREEN PASSED	No result code