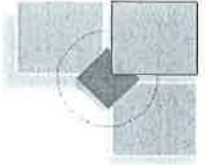




# DeKalb County Department of Planning & Sustainability

Michael L. Thurmond  
Chief Executive Officer

Andrew A. Baker, AICP  
Director



## APPLICATION TO AMEND OFFICIAL ZONING MAP OF DEKALB COUNTY, GEORGIA

Z/CZ No. \_\_\_\_\_  
Filing Fee: \_\_\_\_\_

Date Received: \_\_\_\_\_ Application No.: \_\_\_\_\_

Applicant: Kyle Williams & Williams Teusink, LLC E-Mail: kwilliams@williamsteusink.com

Applicant Mailing Address:  
309 Sycamore Street, Decatur, GA 30030

Applicant Phone: 404 373 9590 Fax: 404 378 6049

Owner(s): See Exhibit A E-Mail: \_\_\_\_\_  
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address:  
309 Sycamore Street, Decatur, GA 30030

Owner(s) Phone: 404 373 9590 Fax: \_\_\_\_\_

Address/Location of Subject Property: 3611, 3605, 3599, 3593 and 3518 Rockbridge Road,

District(s): 18 Land Lot(s): 011 Block: 06 Parcel(s): 1, 4, 5, 6 & 7

Acreage: 4.882 Commission District(s): 4 & 6

Present Zoning Category: R-75 Proposed Zoning Category: MR-2

Present Land Use Category: SUB

### PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before the Planning Department accepts it. It must include the attachments and filing fees identified on the attachments. An application, which lacks any of the required attachments, shall be determined as incomplete and shall not be accepted.

### Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? ☒ Yes ☐ No

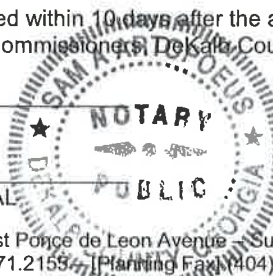
If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.

NOTARY

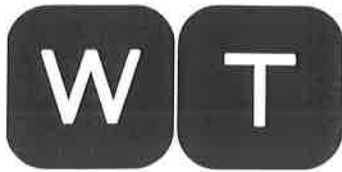
1/25/23  
EXPIRATION DATE / SEAL



SIGNATURE OF APPLICANT / DATE

Check One: Owner ☐ Agent ☐

330 West Ponce de Leon Avenue - Suites 100-500 - Decatur, Georgia - 30030  
[voice] 404.371.2155 [Planning Fax] 404 371-4556 [Development Fax] 404 371-3007  
Web Address: <http://www.dekalbcountyga.gov/planning>  
Email Address: [planninganddevelopment@dekalbcountyga.gov](mailto:planninganddevelopment@dekalbcountyga.gov)



WILLIAMS  
TEUSINK

R. Kyle Williams  
Attorney at Law

404.373.9351 Direct Dial  
kwilliams@williamsteusink.com

January 21, 2021

*via Electronic Delivery to: jreid@dekalbcountga.gov*

Andrew Baker, Director  
DeKalb County, Georgia  
Department of Planning and Sustainability  
330 West Ponce de Leon Avenue,  
Decatur, Georgia 30030

Re: **APPLICATION TO AMEND OFFICIAL ZONING MAP**

3611 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083  
Tax Parcel Id No. 18 011 06 007

3605 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083  
Tax Parcel Id No. 18 011 06 006

3599 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083  
Tax Parcel Id No. 18 011 06 005

3593 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083  
Tax Parcel Id No. 18 011 06 004

3581 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083  
Tax Parcel Id No. 18 011 06 001

Dear Director Baker:

I represent Ahmad Farida, Thomas and Margaret Corbin, William B. Corbin as Trustee of The William Boggs Corbin Trust, and Captura Properties I, LLC (collectively, "Applicant"). Mr. Ahmad owns that certain real property known as and located at 3611 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel Id No. 18 011 06 007). Mr. and Mrs. Corbin own that certain real property known as and located at 3605 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel Id No. 18 011 06 006). The William Boggs Corbin Trust owns those certain real properties located at and known as 3599 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel Id No. 18 011 06 005); 3593 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel Id No. 18 011 06 004); and, 3581 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel Id No. 18 011 06 001). 3611 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel Id No. 18 011 06 007); 3605 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel Id No. 18 011 06 006); 3599 Rockbridge Road, Stone Mountain,

DeKalb County, Georgia 30083 (Tax Parcel Id No. 18 011 06 005); 3593 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel Id No. 18 011 06 004); and, 3581 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel Id No. 18 011 06 001) are collectively referred to as the “Property.”

Captura Properties I, LLC is under contract to purchase the Property and intends to pursue the development as proposed outlined in this Application.

The Property consists of approximately 4.87 acres to the east of Interstate 285 where Rockbridge Road crosses over and across Interstate 285. The Property abuts and adjoins to the north the medical office park known as “Memorial Perimeter Office Park” and located at 4540 – 4544 Memorial Drive, Stone Mountain, DeKalb County, Georgia 30032. The highly commercial corridor along Memorial Drive at Interstate 285 is to the immediate south of the Property and includes restaurants, service and retail, commercial offices, and governmental services, including DeKalb County Watershed Management, DeKalb County Jail and Sheriff’s Office, and DeKalb County Tax Commissioner.

The Property is within one and half (1 ½) miles of the Kensington MARTA Station and the Kensington Station Redevelopment Concept Vision.

The Property is zoned R-75 (Residential Medium Lot-75) District with an Existing Land Use classification as Suburban (SUB) based upon the 2035 Comprehensive Plan and Future Land Use Map (the “Comprehensive Land Use Map”). The adjacent and adjoining properties on Rockbridge Road to the east and northeast of the Property are zoned R-75 (Residential Medium Lot-75) District with an Existing Land Use classification of Suburban (SUB) based upon the Comprehensive Land Use Map. The adjacent and adjoining properties to the north and west of the Property are zoned MR-2 (Medium Density Residential with Existing Land Use classifications of Neighborhood Center (NC) and Regional Center (RC) based upon the Comprehensive Land Use Map. The adjacent and adjoining property to the southeast is a C-1 (Local Commercial) District with an Existing Land Use classification of Commercial Redevelopment Corridor (CRC) based upon the Comprehensive Land Use Map.

The Property is currently improved with only two (2) detached single family residential structures with one (1) each on 3611 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel Id No. 18 011 06 007) and 3605 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel Id No. 18 011 06 006), which are the two (2) eastern parcels farthest away from Interstate 285. The remainder of the Property is vacant and unimproved.

### **SUMMARY OF PROPOSED REZONING**

Applicant requests rezoning of the Property from R-75 to MR-2 (Medium Density Residential) and amendment to the Comprehensive Land Use Map classification from Suburban (SUB) to Neighborhood Center (NC) to allow for development and use of the Property as fifty-two (52) attached single family townhomes at a density of 10.7 units per acre as detailed and

conditioned upon the plans submitted in support of this Application. The rezoning is necessary due to the fact that the current zoning is for single family development and is out of character for the neighboring properties and the proximity of the Property to Interstate 285, highly commercial corridor along Memorial Drive at Interstate 285, and the Kensington MARTA Station.

This application to Amend the Official Zoning Map is submitted concurrently with an application to Comprehensive Land Use Plan of DeKalb County seeking an amendment to the Comprehensive Land Use Map classification from Suburban (SUB) to Neighborhood Center (NC).

#### **DOCUMENTED IMPACT ANALYSIS FOR REZONING UNDER SECTION 27-7.3.5**

**(a) Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.**

The proposed rezoning of the Property does not conform with the policy and intent of the current Comprehensive Land Use Map classification of the Property. The Property is zoned R-75 (Residential Medium Lot-75) District with an Existing Land Use classification as Suburban (SUB) based upon the Comprehensive Land Use Map. This application to Amend the Official Zoning Map is submitted concurrently with an application to Comprehensive Land Use Plan of DeKalb County seeking an amendment to the Comprehensive Land Use Map classification from Suburban (SUB) to Neighborhood Center (NC).

The proposed rezoning of the Property will permit development of a higher density single family townhouse that is suitable in view of the use and development of adjacent and nearby property. The Property abuts and adjoins to the north the medical office park known as "Memorial Perimeter Office Park" and located at 4540 – 4544 Memorial Drive, Stone Mountain, DeKalb County, Georgia 30032. The highly commercial corridor along Memorial Drive at Interstate 285 is to the immediate south of the Property and includes restaurants, service and retail, commercial offices, and governmental services, including DeKalb County Watershed Management, DeKalb County Jail and Sheriff's Office, and DeKalb County Tax Commissioner.

The Property is within one and half (1 ½) miles of the Kensington MARTA Station and the Kensington Station Redevelopment Concept Vision.

The Property is centrally located within the highly trafficked commercial area at the intersection of Memorial Drive and Interstate 285. The Property is within one and a half (1 ½) miles of the MARTA Kensington Station. The surrounding area is a mix of governmental, commercial, retail, and other non-residential uses. However, the immediate surrounding area is lacking in high density residential uses.

The adjacent and adjoining properties on Rockbridge Road to the east and northeast of the Property are zoned R-75 (Residential Medium Lot-75) District with an Existing Land Use classification of Suburban based upon the Comprehensive Land Use Map. The adjacent and adjoining properties to the north and west of the Property are zoned MR-2 (Medium Density



Residential) with Existing Land Use classifications of Neighborhood Center (NC) and Regional Center (RC). The adjacent and adjoining property to the southeast is a C-1 (Local Commercial) District with an Existing Land Use of Commercial Redevelopment Corridor (CRC).

The proposed rezoning would allow for a higher density residential development that would complement and better serve the existing non-residential uses. The proposed rezoning and development would serve as a catalyst for other residential redevelopment adjacent to and within the Kensington-Memorial Drive Overlay. While outside of the boundaries of the overlay district, the proposed rezoning is consistent with the overlay's stated objective to "create a positive real estate investment climate which will stimulate economic development and job creation." The proposed rezoning and development would allow for a trans-oriented development near the MARTA Kensington Station that is sought by the Kensington-Memorial Drive Overlay District.

More importantly, the current zoning of the Property as R-75 (Residential Medium Lot-75) is obsolete as it is not economically feasible or desirable that the Property be used as a single-family house as currently zoned. Only two (2) detached single family residential structures have been built on the nearly five (5) acres of land due to the close proximity to Interstate 285. The remainder of the Property is vacant and unimproved.

**(b) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property or properties.**

As detailed in Section (a) above, the proposed rezoning is suitable in view of the use and development of adjacent and nearby properties. However, the proposed development does require an amendment to the Comprehensive Land Use Map to change the Existing Land Use classification of Suburban (SUB) to Neighborhood Center (NC) in order to increase the density from 8 units per acre to 10.7 units per acre. Amendment to the Comprehensive Land Use Map is consistent with the surrounding Existing Land Use classifications of Neighborhood Center (NC), Regional Center (RC), and Commercial Redevelopment Corridor (CRC) while proposed development a transitional density of 10.7 units per acre providing the necessary stairstep transition to the surrounding Existing Land Use classification of Suburban (SUB).

**(c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**

The current zoning of the Property as R-75 (Residential Medium Lot-75) is obsolete as it is not economically feasible or desirable that the Property be used as a single-family house as currently zoned. Only two (2) detached single family residential structures have been built on the nearly five (5) acres of land due to the close proximity to Interstate 285. The remainder of the Property is vacant and unimproved.

**(d) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property or properties.**

As detailed in Section (a) above, the proposed rezoning is consistent with and will not adversely affect the existing use or usability of adjacent and nearby properties. However, the proposed development does require an amendment to the Comprehensive Land Use Map to change the Existing Land Use classification of Suburban (SUB) to Neighborhood Center (NC) in order to increase the density from 8 units per acre to 10.7 units per acre. Amendment to the Comprehensive Land Use Map is consistent with the surrounding Existing Land Use classifications of Neighborhood Center (NC), Regional Center (RC), and Commercial Redevelopment Corridor (CRC) while proposed development a transitional density of 10.7 units per acre providing the necessary stairstep transition to the surrounding Existing Land Use classification of Suburban (SUB).

**(e) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**

As detailed in Section (a) above, the proposed rezoning is consistent with and will not adversely affect the existing use or usability of adjacent and nearby properties. However, the proposed development does require an amendment to the Comprehensive Land Use Map to change the Existing Land Use classification of Suburban (SUB) to Neighborhood Center (NC) in order to increase the density from 8 units per acre to 10.7 units per acre. Amendment to the Comprehensive Land Use Map is consistent with the surrounding Existing Land Use classifications of Neighborhood Center (NC), Regional Center (RC), and Commercial Redevelopment Corridor (CRC) while proposed development a transitional density of 10.7 units per acre providing the necessary stairstep transition to the surrounding Existing Land Use classification of Suburban (SUB).

**(f) Whether there are other existing or changing conditions affecting the use and development of the affected land areas which support either approval or denial of the proposed land use change.**

Except as detailed above, there are no other existing or changing conditions affecting the use or development of the affected land areas which support either approval or denial of the proposed land use change.

**(g) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

The proposed rezoning will not result in a use which will or could cause an excessive or burdensome use of exiting streets, transportation facilities, utilities, or schools. The Property is well served by existing streets, transportation facilities, and utilities within the immediate surrounding areas located at the intersection of Interstate 285 and Memorial Drive. The proposed

townhome community will not impact existing schools as such do not typically attract families with school age children given the unit size and lack of community amenities such as swimming pools. The existing infrastructure is more than sufficient to support the proposed residential development.

**(h) Whether the zoning proposal adversely impacts the environment or surrounding natural resources**

The proposed rezoning will not adversely impact the environment or surrounding natural resources.

**ADDITIONAL SUPPORTING DOCUMENTATION**

1. Application to Amend Official Zoning Map;
2. Rezone Application Authorization;
3. Land Use (Future Development) Map Amendment Application Authorization;
4. Notarized Authorization by Property Owner for Representation;
5. Summary of Property Ownership;
6. *Warranty Deed* dated December 19, 2003 (Parcel 7);
7. *Quitclaim Deed* dated August 20, 1993 (Parcels 4 and 5)<sup>1</sup>;
8. Legal Descriptions of the Property;
9. Zoning Map of the Property;
10. Comprehensive Land Use Map of the Property and surrounding properties;
11. Aerial Map depicting the Property and surrounding properties;
12. *Boundary Survey* (Project #20-005), prepared by Hayes, James & Associates, Inc., dated February 3, 2020;
13. *Topographic Map* (Project #20-005), prepared by Hayes, James & Associates, Inc., dated February 10, 2020;
14. *Rezoning Exhibit, Sheet E-1* (Project #20-005), prepared by Hayes, James & Associates,

---

<sup>1</sup> Applicant will supplement this Application to supplement vesting deeds for Parcels 1 and 6.

Inc., dated March 17, 2020;

15. *Rockbridge Road Proposed Development – Elevations and Floor Plans – Unit A – Parcels 1 Thru 39*, prepared by Luis Matalon, Registered Architect, dated March 22, 2020; and,

16. *Rockbridge Road Proposed Development – Elevations and Floor Plans – Unit B – Parcels 40 Thru 52*, prepared by Luis Matalon, Registered Architect, dated March 22, 2020.

The requisite application fee was previously submitted and paid to the County as evidenced by the enclosed receipt.

I appreciate consideration of this request for rezoning. Please do not hesitate to contact me with any questions or request for additional information or documentation.

Sincerely,

  
R. Kyle Williams

Encl.

RKW/saa

Captura Properties I, LLC/Gus Abalo

Ahmad Farida

3611 Rockbridge Road

Tax Parcel Id No. 18 011 06 007

DB 15659, P 642

Thomas & Margaret Corbin

3605 Rockbridge Road

Tax Parcel Id No. 18 011 06 006

DB 4763, P 119

The William Boggs Corbin Trust

3599 Rockbridge Road

Tax Parcel Id No. 18 011 06 005

DB 7838, P 235

3593 Rockbridge Road

Tax Parcel Id No. 18 011 06 004

DB 7838, P 236

3581 Rockbridge Road

Tax Parcel Id No. 18 011 06 001

DB 7539, P 560

Exhibit B

Donations to DeKalb officials: Disclosure.

Jeff Rader 250.00

Larry Johnson 100.00

Steve Bradshaw 250.00

**NOTARIZED AUTHORIZATION BY PROPERTY OWNER  
FOR REPRESENTATION**

3611 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083  
Tax Parcel ID No. 18 011 06 007

I, AHMAD FARIDA, state that I am the current owner of that certain real property located at 3611 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel ID No. 18 011 06 007) (the "Property"), which is the subject matter of the attached Application. I authorize the persons and firm named below to act as Applicant and my representative in pursuit of this Application, in all matters related to zoning, permitting, planning, building, and development.

Name of Applicant: R. Kyle Williams

Name of Firm: Williams Teusink, LLC  
Address: The High House  
309 Sycamore Street  
Decatur, Georgia 30030

Telephone No.: (404) 373-9590

Email: [kwilliams@williamsteusink.com](mailto:kwilliams@williamsteusink.com)

*Ahmad Farida*

dotloop verified  
03/27/20 8:27 PM EDT  
D9Q7-FF23-6T3M-HBFD

AHMAD FARIDA

Sworn and subscribed  
before me this 27 day of March, 2020.

*Gabrielle C. Opie*

dotloop verified  
04/03/20 3:29 PM EDT  
TK1D-A9M8-T7HH-DQNU

Notary Public Fulton County - State of Georgia  
Commission Expiration Date: 02/19/2024



**NOTARIZED AUTHORIZATION BY PROPERTY OWNER  
FOR REPRESENTATION**

3599 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083  
Tax Parcel ID No. 18 011 06 005

3593 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083  
Tax Parcel ID No. 18 011 06 004

3581 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083  
Tax Parcel ID No. 18 011 06 001

I, WILLIAM B. CORBIN, as TRUSTEE of THE WILLIAM BOGGS CORBIN TRUST (the "Trust") state that the Trust is the current owner of those certain real properties located at 3599 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel ID No. 18 011 06 005), 3593 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel ID No. 18 011 06 004), and 3581 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel ID No. 18 011 06 001)(collectively, the "Property"), which are the subject matter of the attached Application. I authorize the persons and firm named below to act as Applicant and my representative in pursuit of this Application, in all matters related to zoning, permitting, planning, building, and development.

Name of Applicant: R. Kyle Williams

Name of Firm: Williams Teusink, LLC  
Address: The High House  
309 Sycamore Street  
Decatur, Georgia 30030

Telephone No.: (404) 373-9590

Email: [kwilliams@williamsteusink.com](mailto:kwilliams@williamsteusink.com)

THE WILLIAM BOGGS CORBIN TRUST

*Tom Corbin*  
dotloop verified  
03/29/20 10:34 PM EDT  
9SDE-ZBWD-Z8SN-D2OJ

WILLIAM B. CORBIN, TRUSTEE

Sworn and subscribed  
before me this 29 day of March, 2020.

*Gabrielle C. Opie*  
dotloop verified  
04/03/20 3:29 PM  
EDT  
JYXS-XEJS-IDIS-XTNC

Notary Public Fulton County - State of Georgia  
Commission Expiration Date: 02/19/2024

**NOTARIZED AUTHORIZATION BY PROPERTY OWNER  
FOR REPRESENTATION**

3605 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083  
Tax Parcel ID No. 18 011 06 006

WE, THOMAS AND MARGARET CORBIN, state that we are the current owners of that certain real property located at 3605 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel ID No. 18 011 06 006) (the "Property"), which is the subject matter of the attached Application. I authorize the persons and firm named below to act as Applicant and my representative in pursuit of this Application, in all matters related to zoning, permitting, planning, building, and development.

Name of Applicant: R. Kyle Williams

Name of Firm: Williams Teusink, LLC  
Address: The High House  
309 Sycamore Street  
Decatur, Georgia 30030

Telephone No.: (404) 373-9590

Email: [kwilliams@williamsteusink.com](mailto:kwilliams@williamsteusink.com)

*Tom Corbin*

dotloop verified  
03/29/20 10:34 PM EDT  
RU9T-CMEZ-ROHV-PAWG

THOMAS CORBIN

Sworn and subscribed  
before me this 29 day of March, 2020.

*Gabrielle C. Opie*

dotloop verified  
04/03/20 3:29 PM EDT  
ZYRV-SSQN-RNXG-SJFC

Notary Public Fulton County - State of Georgia

Commission Expiration Date: 02/19/2024

*Margaret Corbin*

dotloop verified  
03/29/20 6:48 PM EDT  
2XFH-4DAV-BIP4-UJGQ

MARGARET CORBIN

Sworn and subscribed  
before me this 29 day of March, 2020.

*Gabrielle C. Opie*

dotloop verified  
04/03/20 3:29 PM EDT  
AQPC-SSOG-DFCU-ZUJE

Notary Public Fulton County - State of Georgia

Commission Expiration Date: 02/19/2024



404.371.2155 (o)  
404.371.4556 (f)  
DeKalbCountyGa.gov

Clark Harrison Building  
330 W. Ponce de Leon Ave  
Decatur, GA 30030

Chief Executive Officer  
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP

REZONE APPLICATION AUTHORIZATION

Completion of this form is required if the individual making the request is not the owner of the property.

DATE: \_\_\_\_\_

CHECK TYPE OF APPLICATION:

(X) LAND USE PLAN

(X) REZONE

( ) MINOR MODIFICATION

TO WHOM IT MAY CONCERN:

( I ) (WE), Ahmad Farida, Thomas and Margaret Corbin, and The William Boggs Corbin Trust  
(Name of owner(s))

being (owner)/(owners) of the property described below or attached hereby delegate authority to

Kyle Williams, Williams Teusink, LLC  
(Name of Applicant or Agent Representing Owner)

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

Notary Public

Ahmad Farida

dotloop verified  
03/27/20 8:27 PM EDT  
RTYY-1RVY-PO63-IZNY

Owner Ahmad Farida (3611 Rockbridge Road)

Notary Public

Tom Corbin

dotloop verified  
03/29/20 10:34 PM EDT  
Q03K-GRWA-GQHX-JENE

Margaret Corbin

dotloop verified  
03/29/20 6:48 PM EDT  
KLBT-IQCM-9DE8-SUNA

Owner Thomas & Margaret Corbin (3605 Rockbridge Road)

Notary Public

Tom Corbin

dotloop verified  
03/29/20 10:34 PM EDT  
O0BX-N6SS-ZZHZ-15KE

Owner William B. Corbin, Trustee  
The William Boggs Corbin Trust  
(3581, 3593, and 3599 Rockbridge Road)

Gabrielle C. Opie

dotloop verified  
04/03/20 3:29 PM EDT  
ZGWZ-RMK0-L3KK-6GNK

Commission Expires 2/19/2024

Fulton County - State of Georgia

Captura Properties I, LLC/Gus Abalo

Ahmad Farida

3611 Rockbridge Road

Tax Parcel Id No. 18 011 06 007

DB 15659, P 642

Thomas & Margaret Corbin

3605 Rockbridge Road

Tax Parcel Id No. 18 011 06 006

DB 4763, P 119

The William Boggs Corbin Trust

3599 Rockbridge Road

Tax Parcel Id No. 18 011 06 005

DB 7838, P 235

3593 Rockbridge Road

Tax Parcel Id No. 18 011 06 004

DB 7838, P 236

3581 Rockbridge Road

Tax Parcel Id No. 18 011 06 001

DB 7539, P 560

Return To:  
 EUGENE S. TAYLOR  
 ATTORNEY AT LAW, P.C.  
 2900 CHAMBLEE TUCKER ROAD  
 BUILDING 4, SUITE 200  
 ATLANTA, GEORGIA 30341  
 (770) 455-1155  
 File: Ahmad/031378

Deed Book 15659 Pg 643  
 Filed and Recorded Dec-31-2003 12:16pm  
 2003-0237927  
 Real Estate Transfer Tax \$90.00

*Linda Carter*  
 Linda Carter  
 Clerk of Superior Court DeKalb Cty. Ga.  
 I HEREBY CERTIFY THAT THIS DEED WAS FILED FOR RECORD IN DECEMBER 31, 2003 AT 12:16 PM.

## WARRANTY DEED

STATE OF GEORGIA

COUNTY OF DEKALB

THIS INDENTURE, Made the 19th day of December, in the year Two Thousand Three, between

**Regions Bank**

of the County of Dekalb, and the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

**Farida Ahmad**

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).

WITNESSETH THAT: GRANTOR, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS 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,


All that tract or parcel of land lying and being in Land Lot 11 of the 18th District, Dekalb County, Georgia, being Lot 4, Memorock, as per plat recorded in Plat Book 29, Page 45, Dekalb County, Georgia records, which plat is hereby referred to and made a part of this description, being improved property having a house thereon known as 3611 Rockbridge Road, according to the present system of numbering houses in Dekalb County, Georgia, and being more particularly shown on survey prepared by Georgia Land Surveying Co., Inc. dated November 15, 1989.

This conveyance is made subject to all easements, covenants 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, to the same being, belonging, or in anyway 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 claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.  
 Signed, sealed and delivered in the presence of:

*[Signature]*  
 Witness  
*Kathy Busby*  
 Notary Public  


**Regions Bank**

By:

Title:

*Vice President*





STATE OF GEORGIA  
COUNTY OF DEKALB

DeKalb County, Georgia  
Real Estate Transfer Tax

Paid \$ NONE  
CLERK, SUPERIOR COURT

By Wendy K. Kender  
Deputy Clerk

FILED & RECORDED  
DEKALB COUNTY, GA.

SEP 17 2 51 PM '93

CLERK, SUPERIOR COURT  
DEKALB COUNTY, GA.

**QUIT CLAIM DEED**

THIS INDENTURE made this 20<sup>th</sup> day of Aug, 1993, by and between  
WILLIAM B. CORBIN, party or parties of the first part, hereinafter referred to  
as "Grantor", and

WILLIAM B. CORBIN, TRUSTEE OF THE WILLIAM BOGGS CORBIN TRUST, party or parties  
of the second part hereinafter referred to as "Grantee", the words "Grantor" and  
"Grantee" to include the neuter, masculine and feminine genders, the singular and  
the plural;

**WITNESSETH:**

FOR AND IN CONSIDERATION of the sum of One Dollar and other good and valuable  
consideration delivered to Grantor by Grantee at and before the execution,  
sealing and delivery hereof, the receipt and sufficiency of which is hereby  
acknowledged, the Grantor has and hereby does remise, release, convey and forever  
quitclaim unto Grantee and the heirs, legal representatives, successors and  
assigns of Grantee,

All that tract and parcel of land lying and being in Land Lot 11 of the  
18th District, of DeKalb County, Georgia, being known as Lot 2, according  
to Plat of MEMOROCK SUBDIVISION, recorded in Plat Book 29, page 45, DeKalb  
County, Georgia Records, and being more particularly described as follows:

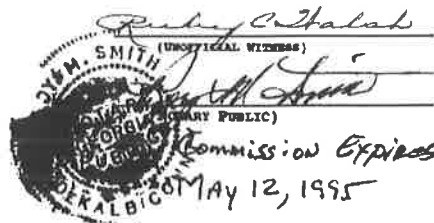
**TO ARRIVE AT THE TRUE POINT OF BEGINNING.** Begin at a point formed by  
the intersection of the southeasterly side of Rockbridge Road and the  
southwesterly side of Collingwood Drive; and run thence southwesterly  
along the southeasterly side of Rockbridge Road, 1595.5 feet to a point  
where the right-of-way of Rockbridge Road widens; thence south 10 feet to  
a point on the south side of the right-of-way of Rockbridge Road, as  
widened; thence continuing westerly and northwesterly along the southerly  
and southwesterly side of the right-of-way of Rockbridge Road and  
following the curvature thereof 865 feet to THE TRUE POINT OF BEGINNING;  
thence northwesterly along the southwesterly side of Rockbridge Road, 80  
feet to a point; thence southerly 259.5 feet to a point; thence southeast  
88.1 feet to a point; thence northerly 293.8 feet to the southwesterly  
side of Rockbridge Road at the point of beginning.

TOGETHER WITH ALL THE RIGHTS, members and appurtenances to said described  
premises in anywise appertaining or belonging.

TO HAVE AND TO HOLD said tract or parcel of land in order that neither the  
Grantor nor any person claiming under Grantor shall at any time, by any means or  
ways, have, claim or demand any right or title to said land or any of the rights,  
members and appurtenances thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and  
year first above written.

signed, sealed and Delivered in the presence of:



Wm Boggs Corbin (Seal)

(SEAL)

BOOK 7838 PAGE 235



STATE OF GEORGIA

COUNTY OF DEKALB

DeKalb County, Georgia  
Real Estate Transfer TaxPaid \$ NONE  
CLERK, SUPERIOR COURTBy Mary Fernandez  
Deputy Clerk  
**QUIT CLAIM DEED**FILED & RECORDED  
DEKALB COUNTY, GA.

SEP 17 2 51 PM '93

DEKALB COUNTY COURT  
DEKALB COUNTY, GA.

THIS INDENTURE made this 20<sup>th</sup> day of Aug., 1993, by and between  
WILLIAM B. CORBIN, party or parties of the first-part, hereinafter referred to  
as "Grantor", and

WILLIAM B. CORBIN, TRUSTEE OF THE WILLIAM BOGGS CORBIN TRUST, party or parties  
of the second part hereinafter referred to as "Grantee", the words "Grantor" and  
"Grantee" to include the neuter, masculine and feminine genders, the singular and  
the plural;

**WITNESSETH:**

FOR AND IN CONSIDERATION of the sum of One Dollar and other good and valuable  
consideration delivered to Grantor by Grantee at and before the execution,  
sealing and delivery hereof, the receipt and sufficiency of which is hereby  
acknowledged, the Grantor has and hereby does remise, release, convey and forever  
quitclaim unto Grantee and the heirs, legal representatives, successors and  
assigns of Grantee,

All that tract and parcel of land lying and being in Land Lot 11 of the  
18th District, of DeKalb County, Georgia, being known as Lot 1 of MEMOROCK  
SUBDIVISION, by Jaro, Inc., dated 4-20-59, as recorded in Plat Book 29,  
page 45, DeKalb County Records, and more particularly described as  
follows:

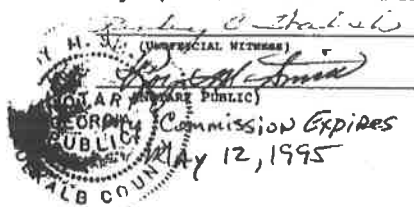
BEGINNING at a point on the south side of Rockbridge Road, fifteen  
hundred ninety five and five-tenths (1595.5) feet Westerly from the South-  
west corner of the intersection of Collingwood Drive and Rockbridge Road;  
to an iron pin; thence running South ten (10) feet to an iron pin; thence  
running Westerly (following the curvature of the road) a distance of nine  
hundred forty five (945) feet along the South side of Rockbridge Road to  
an iron pin located at the Northeast corner of Lot 1 and the true point of  
beginning; running thence Southwesterly two hundred fifty nine and five-  
tenths (259.5) feet along the Westerly side of Lot 2 to an iron pin;  
thence running Northwest eighty eight and one-tenth (88.1) feet to an iron  
pin; thence running Northeasterly two hundred twenty five (225) feet to  
the South side of Rockbridge Road; thence running Southeasterly eighty  
(80) feet along the South side of Rockbridge Road to the point of  
beginning.

TOGETHER WITH ALL THE RIGHTS, members and appurtenances to said described  
premises in anywise appertaining or belonging.

TO HAVE AND TO HOLD said tract or parcel of land in order that neither the  
Grantor nor any person claiming under Grantor shall at any time, by any means or  
ways, have, claim or demand any right or title to said land or any of the rights,  
members and appurtenances thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and  
year first above written.

Signed, Sealed and Delivered in the presence of:



M. J. Fernandez

(Seal)

(Seal)

B711178338 PAGE 236

Return To:  
 EUGENE S. TAYLOR  
 ATTORNEY AT LAW, P.C.  
 2900 CHAMBLEE TUCKER ROAD  
 BUILDING 4, SUITE 200  
 ATLANTA, GEORGIA 30341  
 (770) 455-1155  
 File: Ahmad/031378

Deed Book 15659 Pg 643  
 Filed and Recorded Dec-31-2003 12:16pm  
 2003-0237927  
 Real Estate Transfer Tax \$90.00

*Linda Carter*  
 Linda Carter  
 Clerk of Superior Court DeKalb Cty. Ga.  
 I HEREBY CERTIFY THAT THIS DEED WAS FILED FOR RECORD IN BOOK 15659 PAGE 643 ON DECEMBER 31, 2003.

## WARRANTY DEED

STATE OF GEORGIA

COUNTY OF DEKALB

THIS INDENTURE, Made the 19th day of December, in the year Two Thousand Three, between

**Regions Bank**

of the County of Dekalb, and the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

**Farida Ahmad**

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).

WITNESSETH THAT: GRANTOR, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS 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,

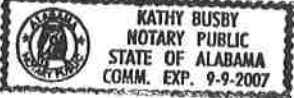
All that tract or parcel of land lying and being in Land Lot 11 of the 18th District, Dekalb County, Georgia, being Lot 4, Memorock, as per plat recorded in Plat Book 29, Page 45, Dekalb County, Georgia records, which plat is hereby referred to and made a part of this description, being improved property having a house thereon known as 3611 Rockbridge Road, according to the present system of numbering houses in Dekalb County, Georgia, and being more particularly shown on survey prepared by Georgia Land Surveying Co., Inc. dated November 15, 1989.

This conveyance is made subject to all easements, covenants 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, to the same being, belonging, or in anyway 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 claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.  
 Signed, sealed and delivered in the presence of:

*[Signature]*  
 Witness  
*Kathy Busby*  
 Notary Public  


**Regions Bank**

By:

Title: *Vice President*





STATE OF GEORGIA  
COUNTY OF DEKALB

DeKalb County, Georgia  
Real Estate Transfer Tax

Paid \$ NONE  
CLERK, SUPERIOR COURT

By Deputy Clerk  
Deputy Clerk

FILED & RECORDED  
DEKALB COUNTY, GA.

SEP 17 2 51 PM '93

CLERK, SUPERIOR COURT  
DEKALB COUNTY, GA.

**QUIT CLAIM DEED**

THIS INDENTURE made this 20<sup>th</sup> day of Aug 1993, by and between  
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as "Grantor", and

WILLIAM B. CORBIN, TRUSTEE OF THE WILLIAM BOGGS CORBIN TRUST, party or parties  
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the plural;

**WITNESSETH:**

FOR AND IN CONSIDERATION of the sum of One Dollar and other good and valuable  
consideration delivered to Grantor by Grantee at and before the execution,  
sealing and delivery hereof, the receipt and sufficiency of which is hereby  
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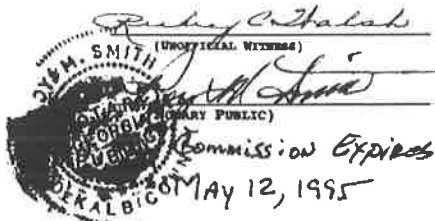
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the intersection of the southeasterly side of Rockbridge Road and the  
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along the southeasterly side of Rockbridge Road, 1595.5 feet to a point  
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IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and  
year first above written.

signed, sealed and Delivered in the presence of:



Wm. Boggs Corbin (Seal)

(Seal)

BOOK 7838 PAGE 235

STATE OF GEORGIA  
COUNTY OF DEKALB

DeKalb County, Georgia  
Real Estate Transfer Tax

Paid \$ NONE  
CLERK, SUPERIOR COURT

By Mary Fernandez  
QUIT CLAIM DEED

FILED & RECORDED  
DEKALB COUNTY, GA.

SEP 17 2 51 PM '93

CLERK, SUPERIOR COURT  
DEKALB COUNTY, GA.

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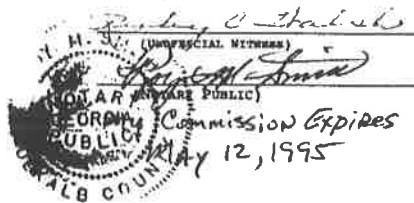
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IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and  
year first above written.

signed, sealed and delivered in the presence of:



M. Boggs Corbin (Seal)

(SEAL)

BM 7838 PAGE 236



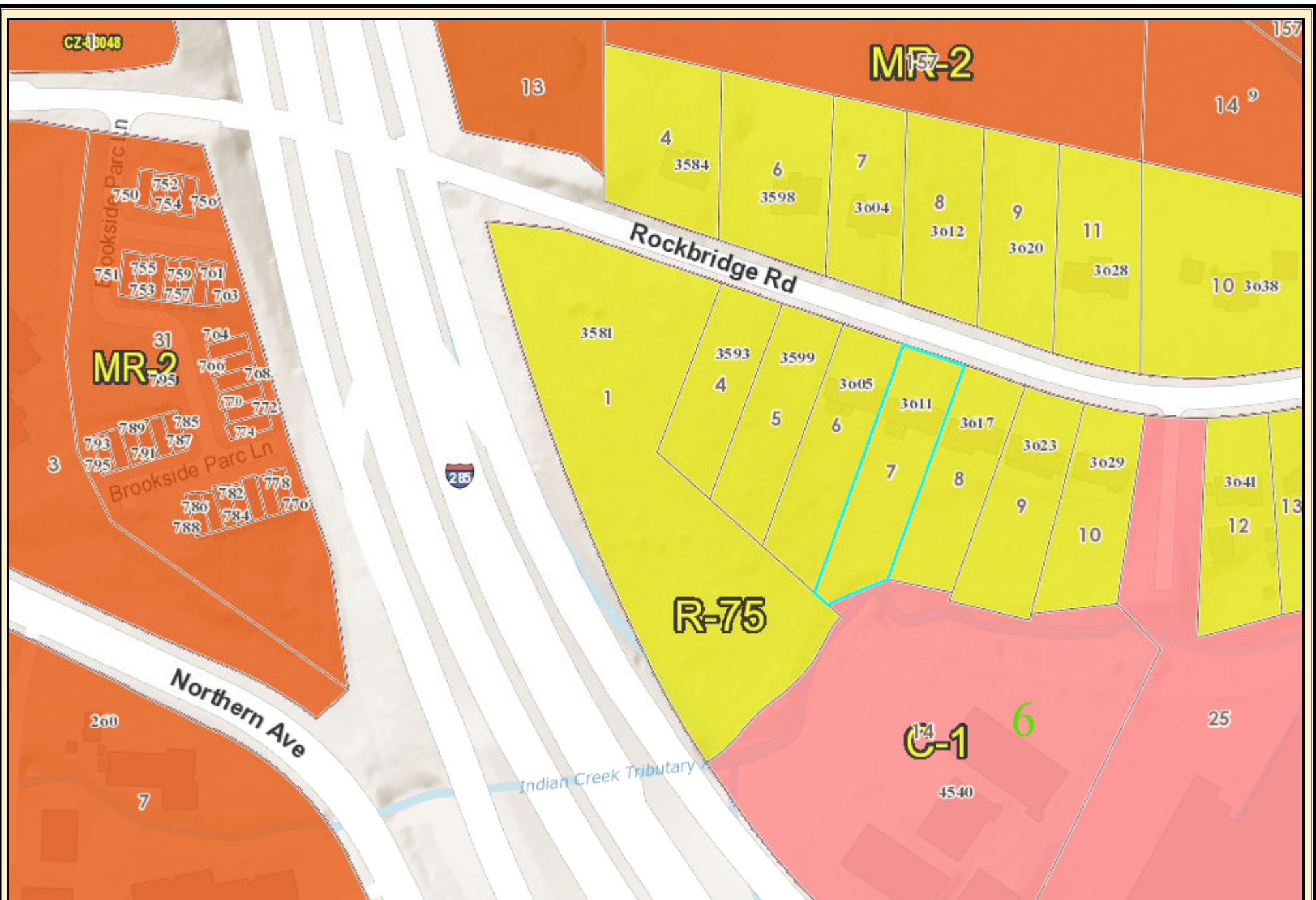
5/13/2020 10:45 AM

DeKalb County 330 West Ponce de Leon Ave  
Decatur, GA 30030

Register ID: DV-CASH01  
Cashier: JHOLMES  
Tran Date: 5/13/2020 10:44:11 AM  
Tran # 451640  
Payer: Kyle Williams & Williams Teusink LLC

DESCRIPTION	AMT DUE	AMT PAID
AP# 1243934		
Fee: ZONREZONERES		
( REZONE (RESIDEN		
TIAL) )	\$750.00	\$750.00
CHECK #VV003		\$750.00
Subtotal:		\$750.00
Tax:		\$0.00
Total:		\$750.00
Payment:		\$750.00
Change:		\$0.00

Thank You For Your Patronage!



# DeKalb County Parcel Map

0 0.0075 0.015 0.03 0.045 0.06  
mi

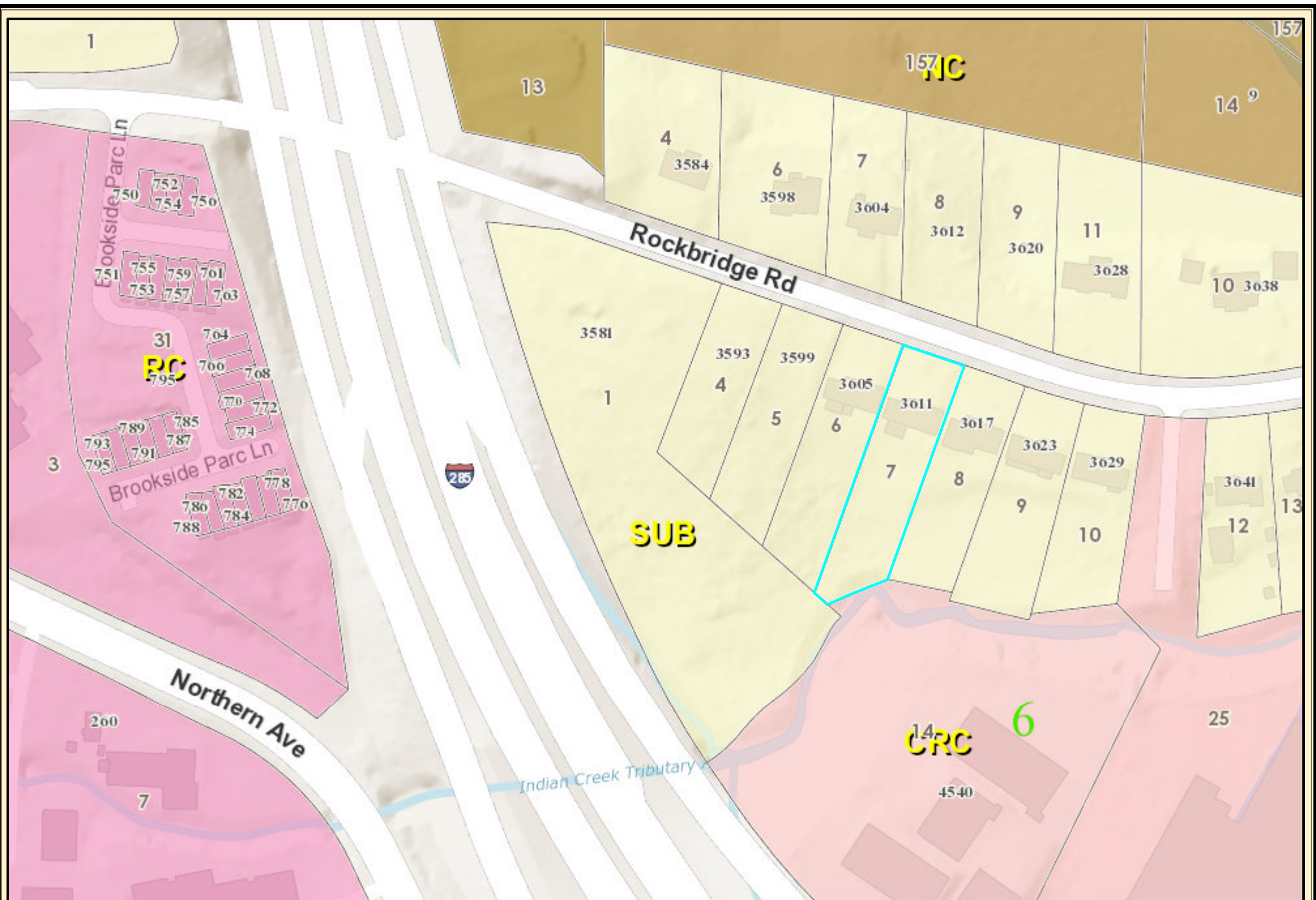
Date Printed: 4/8/2020



## DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.





# DeKalb County Parcel Map

0 0.0075 0.015 0.03 0.045 0.06  
mi

Date Printed: 4/8/2020

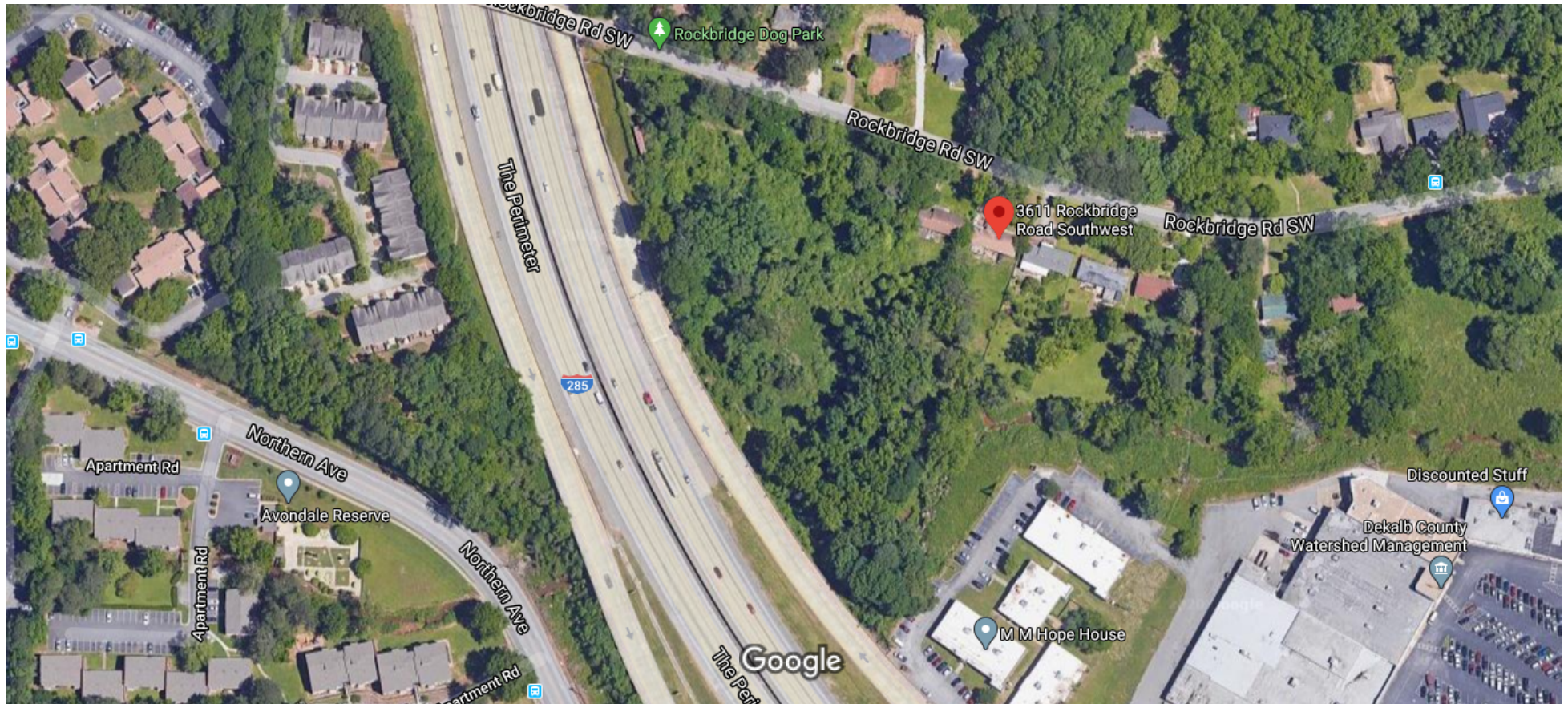


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## Google Maps 3611 Rockbridge Rd SW



Imagery ©2020 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2020 100 ft



NOTE:

BOUNDARY REFERENCE WAS TAKEN FROM A PLAT PREPARED BY HAYES JAMES & ASSOCIATES PREPARED FOR CAPTURA PROPERTIES, LLC, DATED FEBRUARY 3, 2020.

HORIZONTAL DATUM IS NAD83 GEORGIA GRID WEST ZONE. VERTICAL DATUM IS NAVD88. ALL STATE PLANE DATUM WAS ESTABLISHED USING A TOPCON HIPER GPS RECEIVER AND THE eGPS NETWORK.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PARCEL(S): EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACT(S) THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

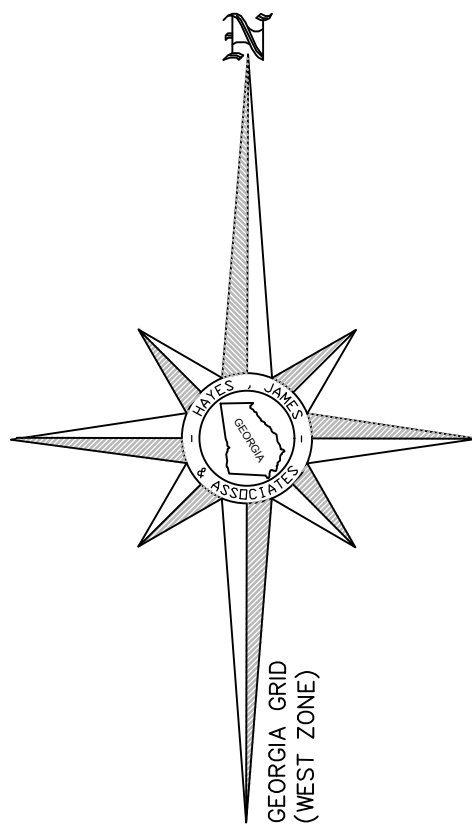
INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON HAS BEEN SHOWN BASED ON THE LOCATION OF THE ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS, AND FLAGS AND PAINT PLACED BY THE UTILITY PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. PER GEORGIA LAW, THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

PORTIONS OF THIS TRACT OF LAND LIES WITHIN ZONE AE (SPECIAL FLOOD HAZARD AREA) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP PANEL NO. 13089C0086K EFFECTIVE AUGUST 15, 2019.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR OF RECORD.

DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES.

CONTOURS ARE AT 1' INTERVALS.



LEGEND

LINE TYPES

- ADJACENT PROPERTY LINE
- BUILDING SETBACK LINE
- CREEK LINE
- CURB AND GUTTER (C&G)
- EDGE OF GRAVEL
- FENCE LINE
- FM FORCED MAIN
- FO FIBER OPTIC
- G GAS MAIN
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- LAND LOT LINE
- OVERHEAD POWER LINE
- SANITARY SEWER PIPE
- SITE WALL
- STORM SEWER PIPE
- SUBJECT PROPERTY LINE
- TELEPHONE LINE
- WATER MAIN

SYMBOLS

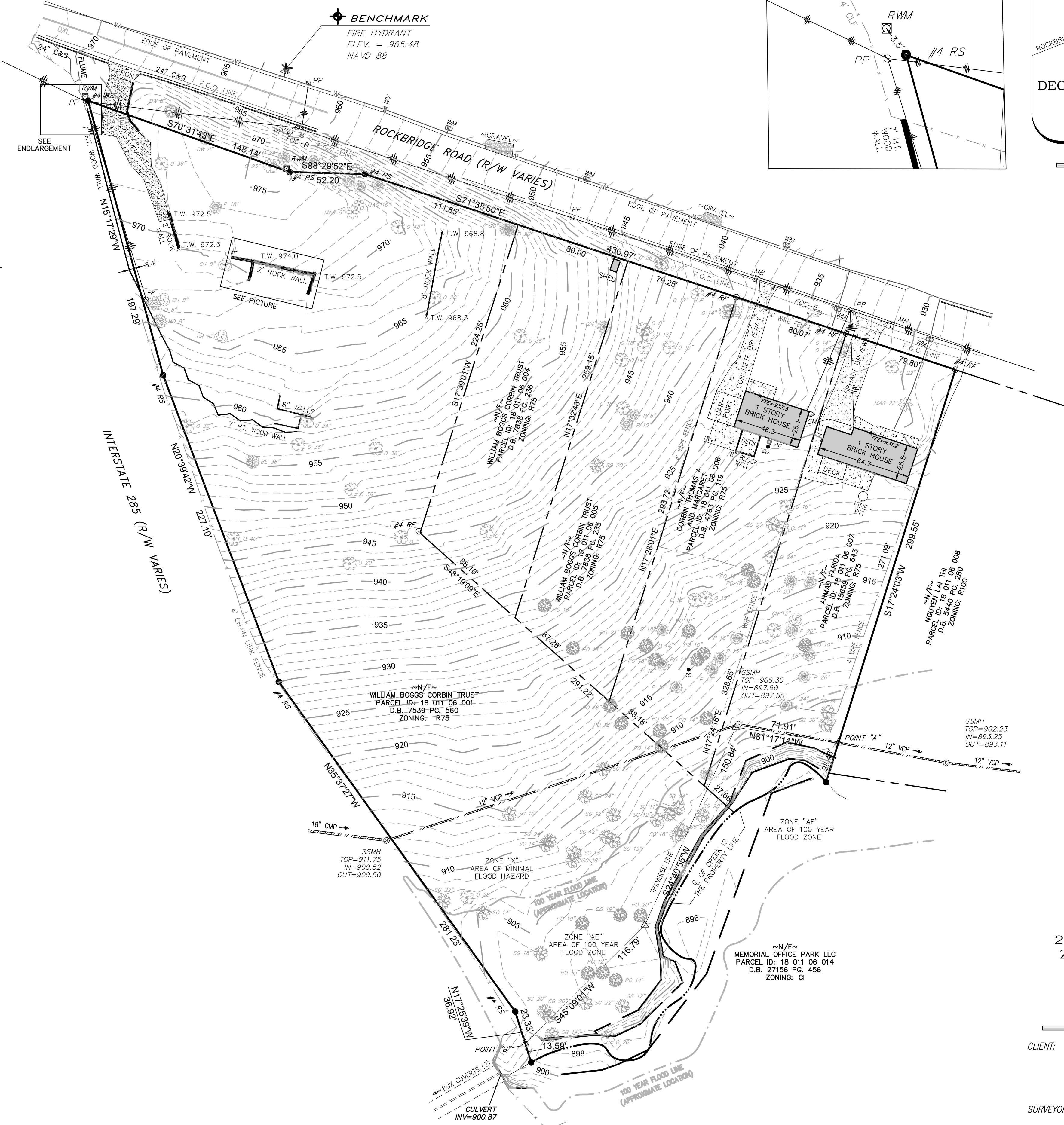
- CHAIN LINK FENCE
- CORRUGATED METAL PIPE
- CLEAN OUT
- CRIMPED TOP PIPE FOUND
- CABLE TV PEDESTAL
- DRAINAGE EASEMENT
- DROP INLET
- DUCTILE IRON PIPE
- PIPE DIRECTION
- DOUBLE WING CATCH BASIN

SYMBOLS

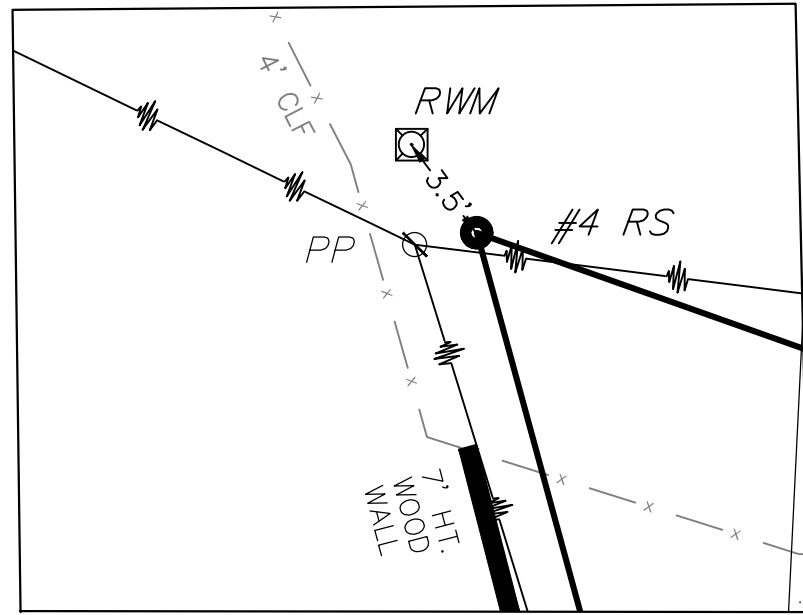
- FIBER OPTIC CABLE BOX
- GUY WIRE
- HANDRAIL
- HEAD WALL
- IRON PIN SET
- JUNCTION BOX
- LAND LOT LINE
- SUBDIVISION LOT #
- LIGHT POLE
- FIBER OPTIC CABLE MARKER
- MAILBOX
- OUTLET CONTROL STRUCTURE
- OPEN TOP PIPE FOUND
- POST INDICATOR VALVE
- POWER METER
- POWER POLE
- REBAR FOUND
- REBAR SET
- RIGHT-OF-WAY MONUMENT
- SOUTHERN BELL MANHOLE
- TRAFFIC SIGN
- SANITARY SEWER EASEMENT
- SANITARY SEWER MANHOLE
- SINGLE WING CATCH BASIN
- TELEPHONE MARKER
- TELEPHONE PEDESTAL
- TRANSFORMER
- TRAFFIC SIGNAL BOX
- WATER METER
- WATER VALVE
- WATER VAULT

TREE SYMBOLS

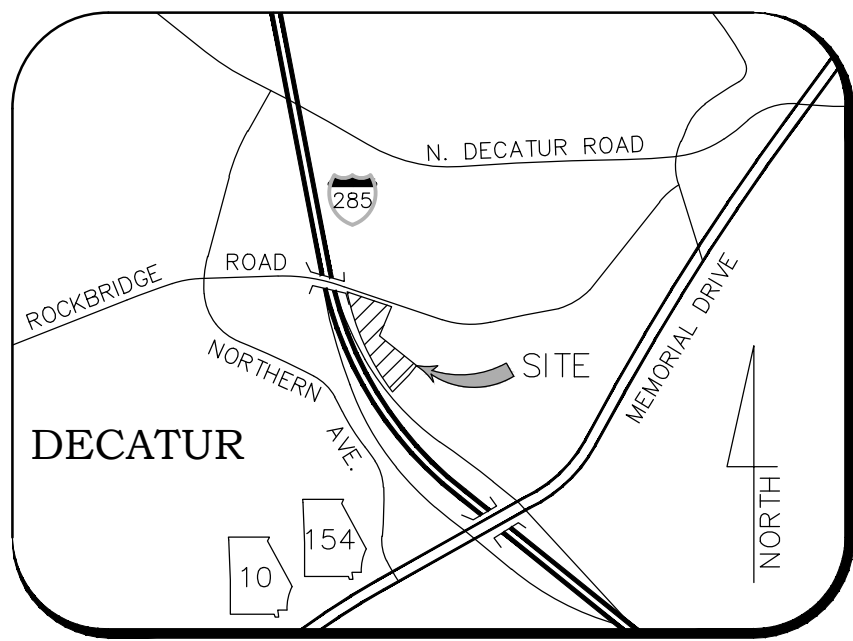
- BEECH
- CHERRY
- DOGWOOD
- HOLLY
- MAGNOLIA
- OAK
- PINE
- POPLAR
- SWEET GUM



ENLARGEMENT (NOT TO SCALE)



LOCATION MAP



NOT TO SCALE

AREA  
4.882 ACRES  
212,653 SQ. FT.  
ZONING MR-2

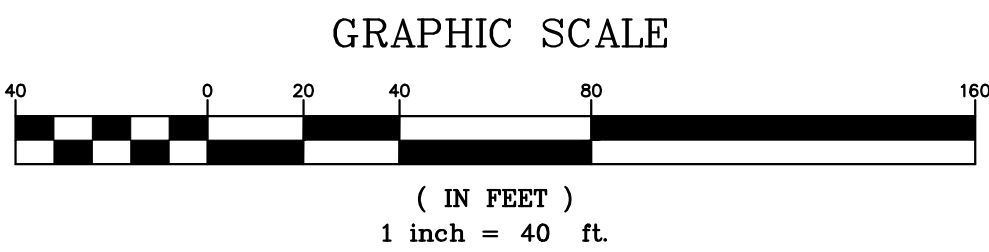
SITE DATA

CLIENT: CAPTURA PROPERTIES, LLC  
160 CLAIREMONT AVENUE  
SUITE 200  
DECATUR, GEORGIA 30030  
785.282.2772

SURVEYOR: HAYES JAMES & ASSOCIATES  
4145 SHACKLEFORD ROAD  
SUITE 300  
NORCROSS, GEORGIA 30093  
www.hayesjames.com

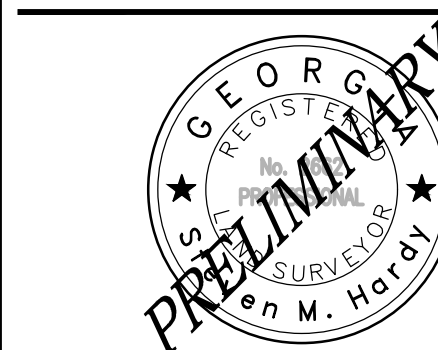
SITE ADDRESS: 3581 ROCKBRIDGE ROAD  
STONE MOUNTAIN, GEORGIA 30083

PROPERTY I.D. 18 011 06 001



TOPOGRAPHIC MAP  
CAPTURA PROPERTIES, LLC

PROJECT LOCATION  
Land lot(s) : 11TH  
District: 18TH  
Section  
City: DECATUR  
County: DEKALB  
State: GEORGIA



Project #: 20-005  
Drawn By: H.D.W.  
Checked By: S.M.H.  
Scale: 1" = 40'  
Date: FEBRUARY 10, 2020

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

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This drawing and their reproductions are the property of the engineer and may not be reproduced, published, or used in whole or in part without the written permission of the engineer.

Sheet Number 1 of 1



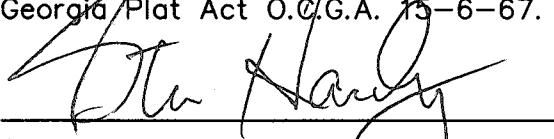
t:\projects\2020\20005 rockbridge road.dwg 20-005.s.dwg

© 2017, HAYES, JAMES & ASSOCIATES

THIS BLOCK RESERVED FOR CLERK OF SUPERIOR COURT

GEORGIA CERTIFICATION

This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in chapter 180-7 of the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 43-6-67.



Steven M. Hardy  
Georgia Land Surveyor No. 2662

NOTE:

BOUNDARY REFERENCE WAS TAKEN FROM A PLAT PREPARED BY CHARLES C. CORBIN, JR., RLS NO. 1744, DATED DECEMBER 31, 1992 RECORDED IN PLAT BOOK 7539, PAGE 560 OF DEKALB COUNTY, GEORGIA RECORDS.

HORIZONTAL DATUM IS NAD83 GEORGIA GRID WEST ZONE. VERTICAL DATUM IS NAVD83. ALL STATE PLANE DATUM WAS ESTABLISHED USING A TOPOCON HIPER GPS RECEIVER AND THE GPS NETWORK.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PARCEL(S): EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACT(S) THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON HAS BEEN SHOWN BASED ON THE LOCATION OF THE ABOVE APPURTENANCES, AVAILABLE DESIGN PLANS, AND FLAGS AND PAINT PLACED BY THE UTILITY PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. PER GEORGIA LAW, THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

PORTIONS OF THIS TRACT OF LAND LIES WITHIN ZONE AE (SPECIAL FLOOD HAZARD AREA) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP PANEL NO. 13089C0086K EFFECTIVE AUGUST 15, 2019.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR OF RECORD.

DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES.

LEGEND

LINE TYPES

SYMBOLS

ADJACENT PROPERTY LINE

BUILDING SETBACK LINE

CREEK LINE

CURB AND GUTTER (C&G)

EDGE OF GRAVEL

FENCE LINE

FORCED MAIN

FIBER OPTIC

GAS MAIN

INDEX CONTOUR

INTERMEDIATE CONTOUR

LAND LOT LINE

OVERHEAD POWER LINE

SANITARY SEWER PIPE

SITE WALL

STORM SEWER PIPE

SUBJECT PROPERTY LINE

TELEPHONE LINE

WATER MAIN

DOUBLE WING CATCH BASIN

FIBER OPTIC CABLE BOX

GUY WIRE

HEAD WALL

IRON PIN SET

JUNCTION BOX

LAND LOT LINE

SUBDIVISION LOT #

LIGHT POLE

FIBER OPTIC CABLE MARKER

MAILBOX

OUTLET CONTROL STRUCTURE

OPEN TOP PIPE FOUND

POST INDICATOR VALVE

POWER METER

POWER POLE

REBAR FOUND

REBAR SET

RIGHT-OF-WAY MONUMENT

SOUTHERN BELL MANHOLE

TRAFFIC SIGN

SANITARY SEWER EASEMENT

SANITARY SEWER MANHOLE

SINGLE WING CATCH BASIN

TELEPHONE MARKER

TELEPHONE PEDESTAL

TRANSFORMER

TRAFFIC SIGNAL BOX

WATER METER

WATER VALVE

WATER VAULT

SYMBOLS

CHAIN LINK FENCE

CORRUGATED METAL PIPE

CLEAN OUT

CROWNED TOP PIPE FOUND

CABLE TV PEDESTAL

DRAINAGE EASEMENT

DROP INLET

DUCTILE IRON PIPE

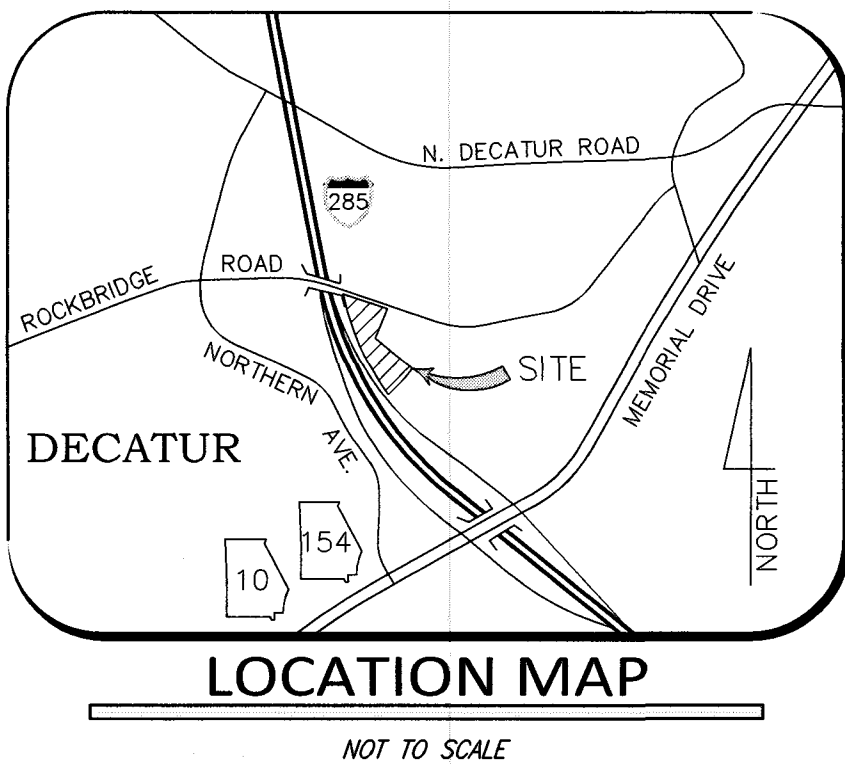
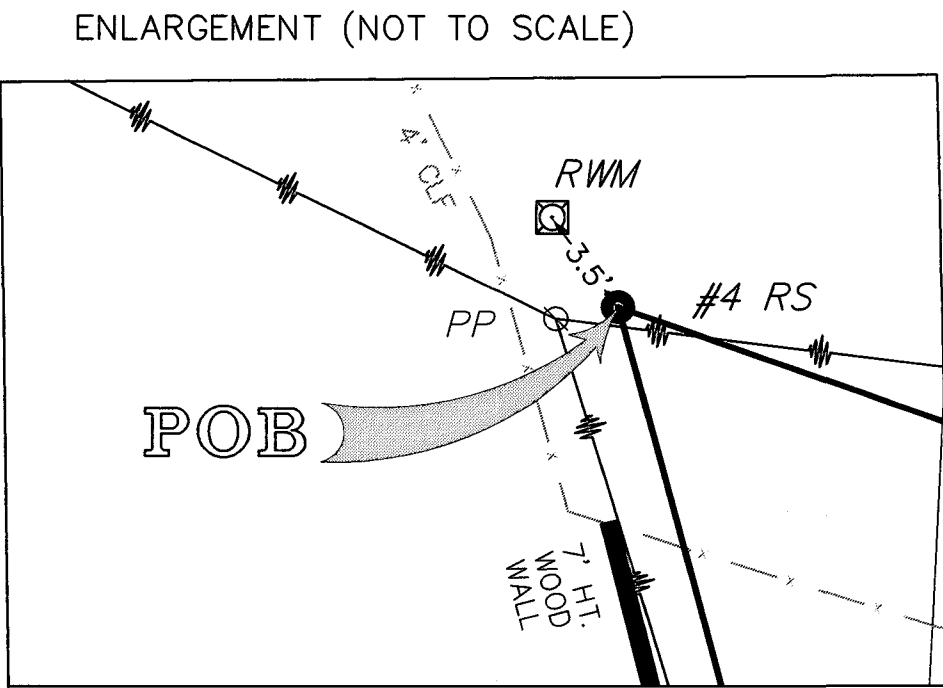
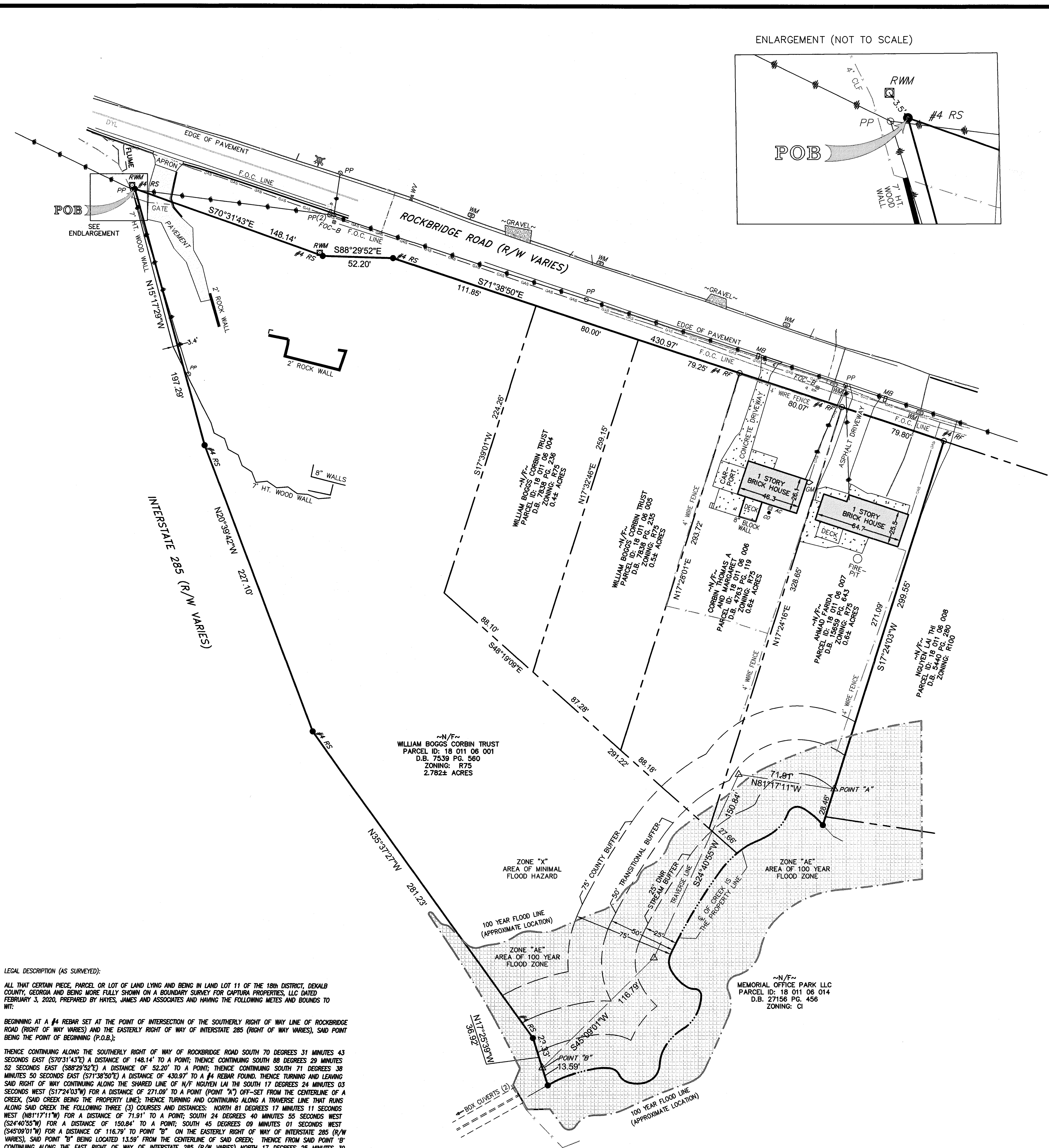
PIPE DIRECTION

LEGAL DESCRIPTION (AS SURVEYED):

ALL THAT CERTAIN PIECE, PARCEL, OR LOT OF LAND LYING AND BEING IN LAND LOT 11 OF THE 18TH DISTRICT, DEKALB COUNTY, GEORGIA AND BEING MORE FULLY SHOWN ON A BOUNDARY SURVEY FOR CAPTURA PROPERTIES, LLC DATED FEBRUARY 3, 2020, PREPARED BY HAYES, JAMES & ASSOCIATES AND HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

BEGINNING AT A #4 REBAR SET AT THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF ROCKBRIDGE ROAD (RIGHT OF WAY VARIES) AND THE EASTERLY RIGHT OF WAY OF INTERSTATE 285 (RIGHT OF WAY VARIES), SAID POINT BEING THE POINT OF BEGINNING (P.O.B.);

THENCE CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY OF ROCKBRIDGE ROAD SOUTH 70 DEGREES 31 MINUTES 43 SECONDS EAST (S70°31'43"E) A DISTANCE OF 148.14' TO A POINT; THENCE CONTINUING SOUTH 88 DEGREES 29 MINUTES 52 SECONDS EAST (S88°29'52"E) A DISTANCE OF 52.20' TO A POINT; THENCE CONTINUING SOUTH 71 DEGREES 38 MINUTES 50 SECONDS EAST (S71°38'50"E) A DISTANCE OF 430.97' TO A #4 REBAR FOUND, THENCE TURNING AND LEAVING SAID RIGHT OF WAY CONTINUING ALONG THE SHARED LINE OF N/F NGUYEN LA TH SOUTH 17 DEGREES 24 MINUTES 03 SECONDS WEST (S17°24'03"W) FOR A DISTANCE OF 271.09' TO A POINT (POINT "A") OFF-SET FROM THE CENTERLINE OF A CREEK, (SAID CREEK BEING THE PROPERTY LINE); THENCE TURNING AND CONTINUING ALONG A TRAVERSE LINE THAT RUNS ALONG SAID CREEK THE FOLLOWING THREE (3) COURSES AND DISTANCES: NORTH 81 DEGREES 17 MINUTES 11 SECONDS WEST (N81°17'11"W) FOR A DISTANCE OF 71.91' TO A POINT; SOUTH 24 DEGREES 40 MINUTES 55 SECONDS WEST (S24°40'55"W) FOR A DISTANCE OF 150.84' TO A POINT; SOUTH 45 DEGREES 09 MINUTES 01 SECONDS WEST (S45°09'01"W) FOR A DISTANCE OF 116.79' TO POINT "B" ON THE EASTERLY RIGHT OF WAY OF INTERSTATE 285 (R/W VARIES), SAID POINT "B" BEING LOCATED 13.59' FROM THE CENTERLINE OF SAID CREEK; THENCE FROM SAID POINT "B" CONTINUING ALONG THE EAST RIGHT OF WAY OF INTERSTATE 285 (R/W VARIES) NORTH 17 DEGREES 25 MINUTES 39 SECONDS WEST (N17°25'39"W) A DISTANCE OF 23.33' TO A POINT; THENCE CONTINUING NORTH 35 DEGREES 37 MINUTES 27 SECONDS WEST (N35°37'27"W) A DISTANCE OF 281.23' TO A POINT; THENCE CONTINUING NORTH 20 DEGREES 39 MINUTES 42 SECONDS WEST (N20°39'42"W) A DISTANCE OF 227.10' TO A POINT; THENCE CONTINUING NORTH 15 DEGREES 17 MINUTES 29 SECONDS WEST (N15°17'29"W) A DISTANCE OF 197.29' TO THE POINT OF BEGINNING (P.O.B.) AND CONTAINING 4.882± ACRES (212,653± SQ. FT.).

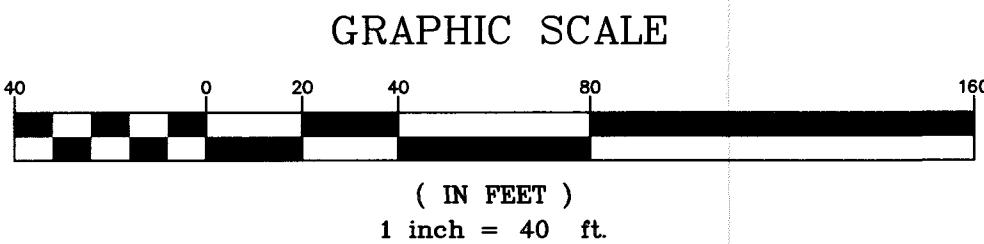


SITE DATA	
CLIENT:	CAPTURA PROPERTIES, LLC 160 CLAIREMONT AVENUE SUITE 200 DECATUR, GEORGIA 30030 785.282.2772
SURVEYOR:	HAYES JAMES & ASSOCIATES 4145 SHACKLEFORD ROAD SUITE 300 NORCROSS, GEORGIA 30093 www.hayesjames.com
SITE ADDRESS:	3581 ROCKBRIDGE ROAD STONE MOUNTAIN, GEORGIA 30083
PROPERTY I.D.	18 011 06 001

AREA

4.882± ACRES  
212,653± SQ. FT.  
ZONING MR-2  
(PROPOSED)

TECHNICAL DATA	
DATE OF SURVEY:	JANUARY 2020
EQUIPMENT USED:	NIKON DTM 521
ANGULAR ERROR:	0°00'30"±
PRECISION:	1: 10,000+
TYPE OF ADJUSTMENT:	COMPASS RULE
PLAT CLOSURE:	1: 100,000+





Hayes James

ENGINEERS, PLANNERS & SURVEYORS

4145 SHACKLEFORD ROAD  
SUITE 300  
NORCROSS, GEORGIA 30093  
TEL: (770) 923-1600  
FAX: (770) 923-4202

CERTIFICATE OF AUTHORIZATION:  
NO. LSF000255

BOUNDARY SURVEY  
CAPTURA PROPERTIES, LLC

160 CLAIREMONT AVENUE  
DECATUR, GA 30030  
Phone: 785.282.2772

PROJECT LOCATION

Land lot(s) : 11TH  
District: 18TH  
Section  
City: DECATUR  
County: DEKALB  
State: GEORGIA



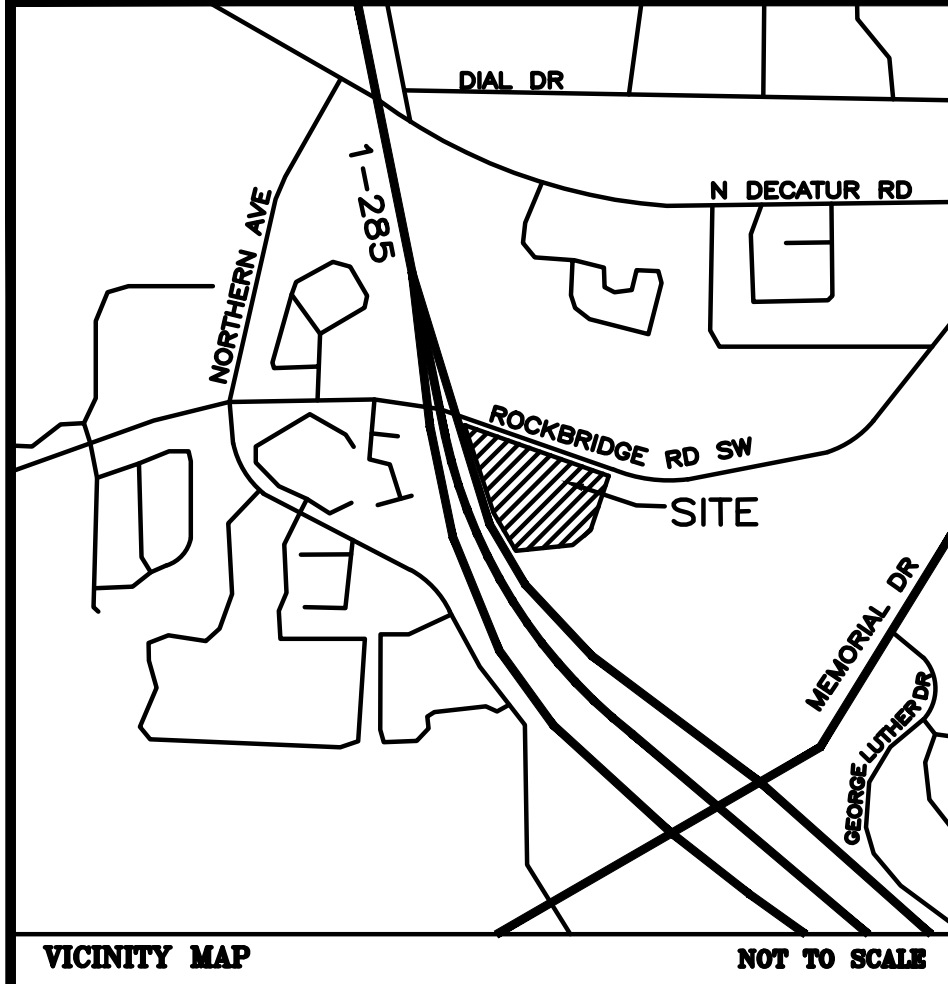
Project #: 20-005  
Drawn By: H.D.W.  
Checked By: S.M.H.  
Scale: 1" = 40'  
Date: FEBRUARY 3, 2020

NO.	DESCRIPTION	REVISIONS									
		DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE
1											
2											
3											
4											
5											
6											
7											
8											
9											
10											

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Sheet Number 1 of 1





**OWNER/DEVELOPER:**

capura properties I, LLC  
160 CLAIREMONT AVE  
DECATUR, GA 30030  
CONTACT: GUS ABALO  
(786) 282-2772

**ENGINEER:**

HAYES, JAMES & ASSOCIATES, INC.  
4145 SHACKLEFORD ROAD SUITE 300  
NORCROSS, GEORGIA 30093  
CONTACT: CHRISTIE SIMS/MARK BOND  
(770) 923-1600

PROJECT SITE = 4.87 ACRES  
PROJECT ADDRESS IS ROCKBRIDGE ROAD  
EXISTING ZONING = R-75  
PROPOSED ZONING = MR-2 (MEDIUM DENSITY RESIDENTIAL DISTRICT)

PROJECT USE IS 52 SINGLE FAMILY TOWNHOME UNITS  
MINIMUM LOT/UNIT WIDTH = 20'  
MINIMUM LOT AREA = 1,000 SFT  
MAXIMUM HEIGHT OF BUILDINGS = 3 STORIES OR 45'

12 DU/AC IN MR-2  
DU/AC FOR 4.87 AC = 58.44 DU/AC MAX  
PROPOSED DU/AC FOR PROJECT 4.87 AC = 10.68 DU/AC  
(52 RESIDENTIAL UNITS)

FRONT SETBACK = 12' ALONG ROCKBRIDGE ROAD  
SIDE SETBACK = 10'  
SIDE CORNER SETBACK ALONG I-285 = 10'  
REAR SETBACK = 15'  
NO TRANSITIONAL BUFFER REQUIRED BETWEEN  
MR-2 AND R-75 ZONING  
50 TRANSITIONAL BUFFER REQUIRED BETWEEN  
MR-2 AND C-1 ZONING

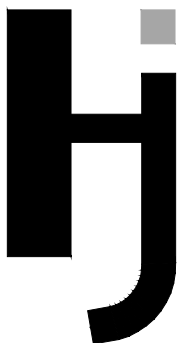
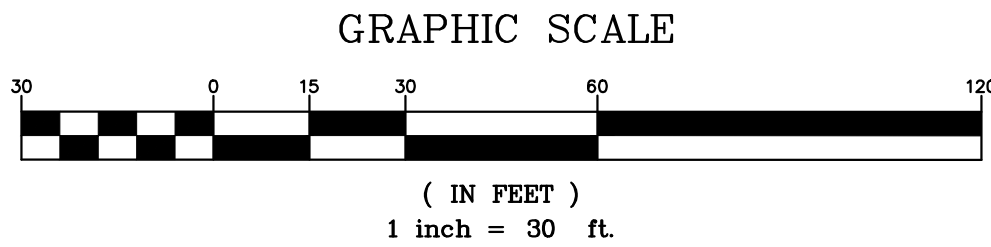
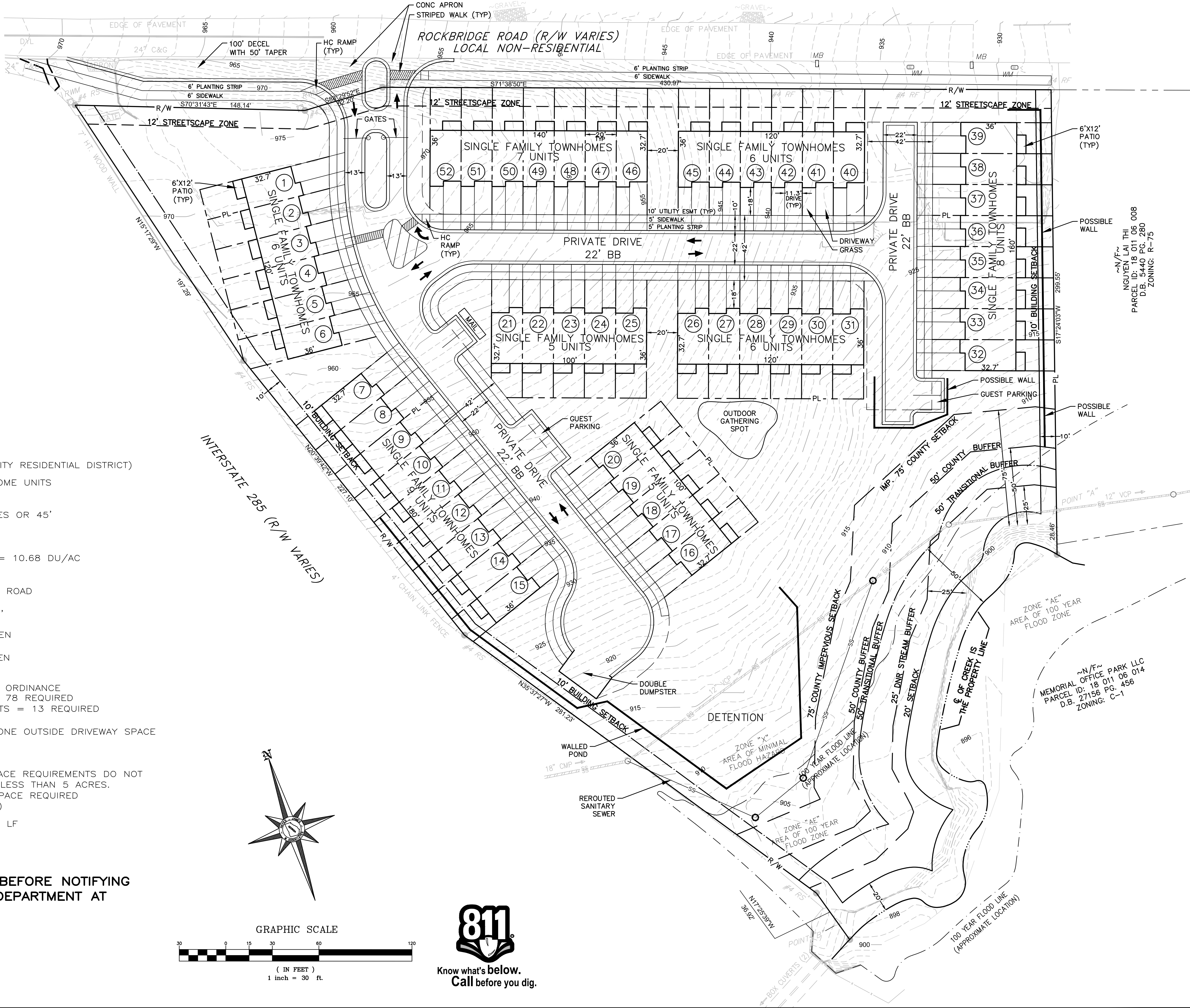
PARKING SPACES BASED ON MR-2 ZONING ORDINANCE  
RESIDENTIAL = 1.5 SPACES X 52 UNITS = 78 REQUIRED  
GUEST PARKING = 0.25 SPACES X 52 UNITS = 13 REQUIRED  
TOTAL PARKING REQUIRED = 91  
EACH UNIT HAS A ONE CAR GARAGE AND ONE OUTSIDE DRIVEWAY SPACE  
ADDITIONAL GUEST SPACES = 8  
TOTAL PARKING PROVIDED = 112

ARTICLE 27-5.5.1B STATES THAT OPEN SPACE REQUIREMENTS DO NOT  
APPLY TO RESIDENTIAL SUBDIVISIONS WITH LESS THAN 5 ACRES.  
THIS SITE HAS 4.87 ACRES - NO OPEN SPACE REQUIRED  
LOT COVERAGE = xx% (85% MAX ALLOWED)

NEW SIDEWALKS TO BE PROVIDED = 2,108 LF

**DO NOT BEGIN CONSTRUCTION BEFORE NOTIFYING  
DEKALB COUNTY INSPECTIONS DEPARTMENT AT  
(404) 371-2117.**

**24 HR. EMERGENCY CONTACT:  
MR. GUS ABALO**



**Hayes James**

ENGINEERS, PLANNERS & SURVEYORS

4145 SHACKLEFORD ROAD  
SUITE 300  
NORCROSS, GEORGIA 30093  
TEL: (770) 923-1600  
FAX: (770) 923-4202

**capura  
properties I, LLC**

160 CLAIREMONT AVE  
DECATUR, GA 30030

Contact: GUS ABALO  
(786) 282-2772

This document is prepared for the exclusive use of capura  
solar and shall not be relied on by any other person or entity.

REVISION	No.	Description	By	App.	Date
	1				
	2				
	3				
	4				
	5				
	6				
	7				
	8				
	9				
	10				
	11				
	12				
	13				

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permission of the engineer.

**FOR REVIEW ONLY**  
NOT TO BE RELEASED FOR CONSTRUCTION

**PRELIM ISSUE:**  
**3/17/2020**

Project Title

**ROCKBRIDGE ROAD**

**Project Location**

Address 3581 ROCKBRIDGE ROAD  
City, State Zip STONE MOUNTAIN, GA 30083  
Land Lot -  
District-Section -  
County DEKALB

Project No. 20-505  
Drawn By: KC  
Checked By: CS  
Initial Issue Date: XX-XX-XXXX

Sheet Title

**REZONING EXHIBIT**

Sheet Number

**E-1**





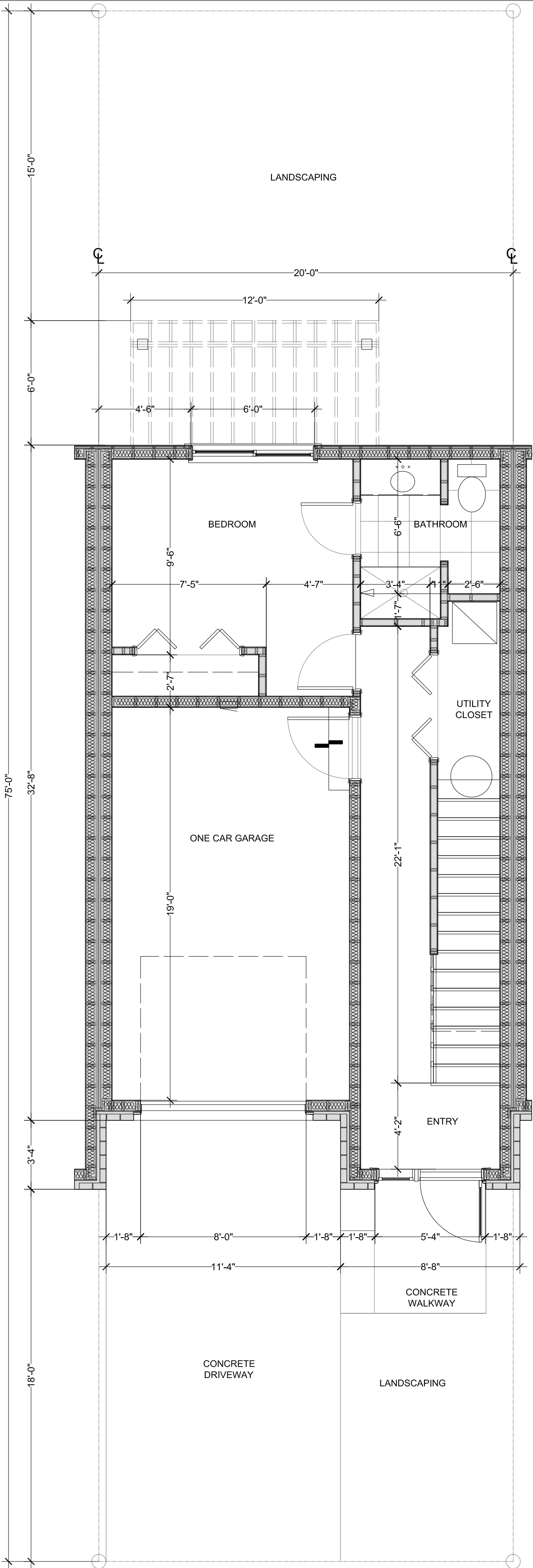
REAR ELEVATION

3/16" = 1'-0"



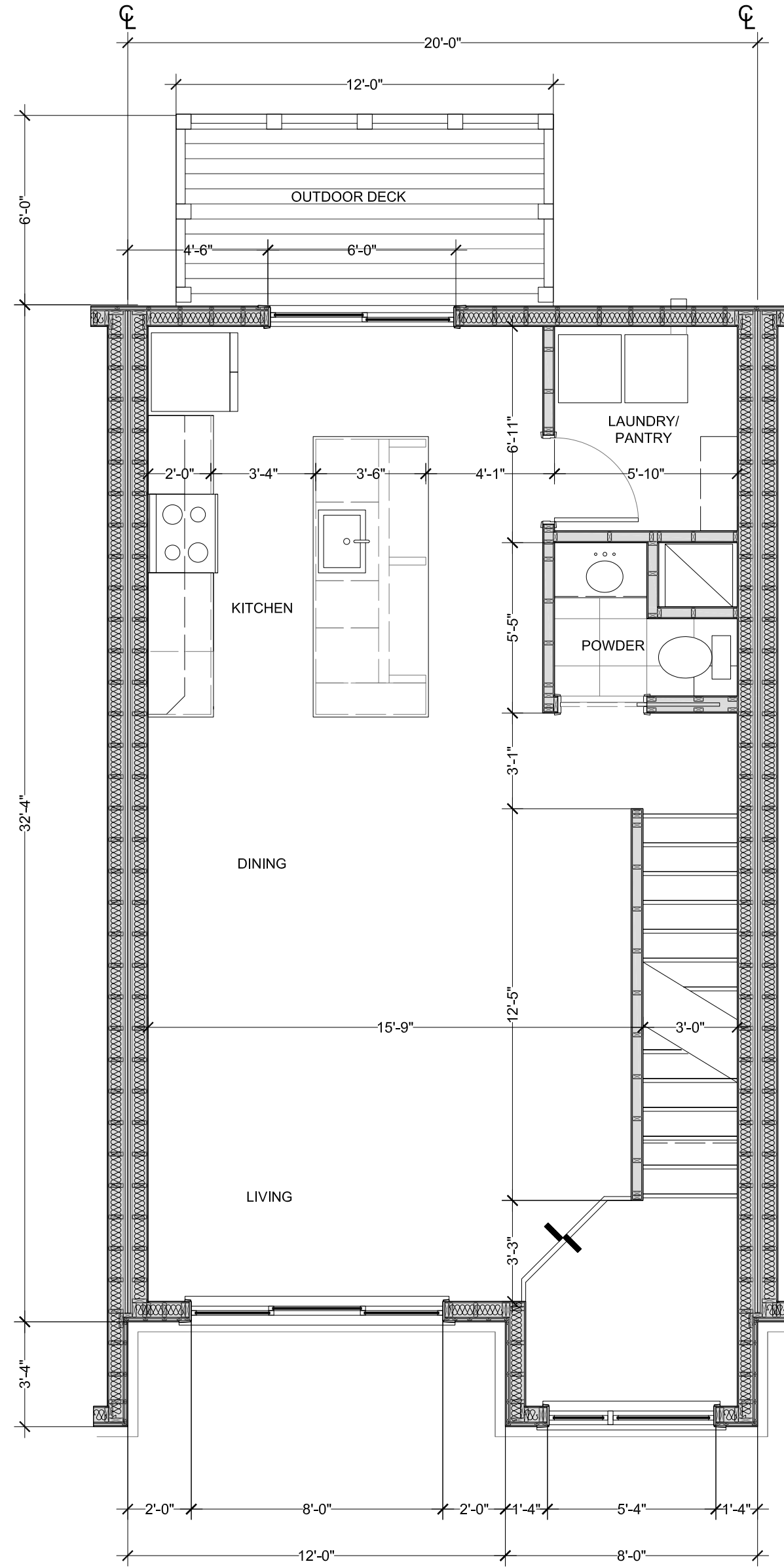
FRONT ELEVATION

3/16" = 1'-0"



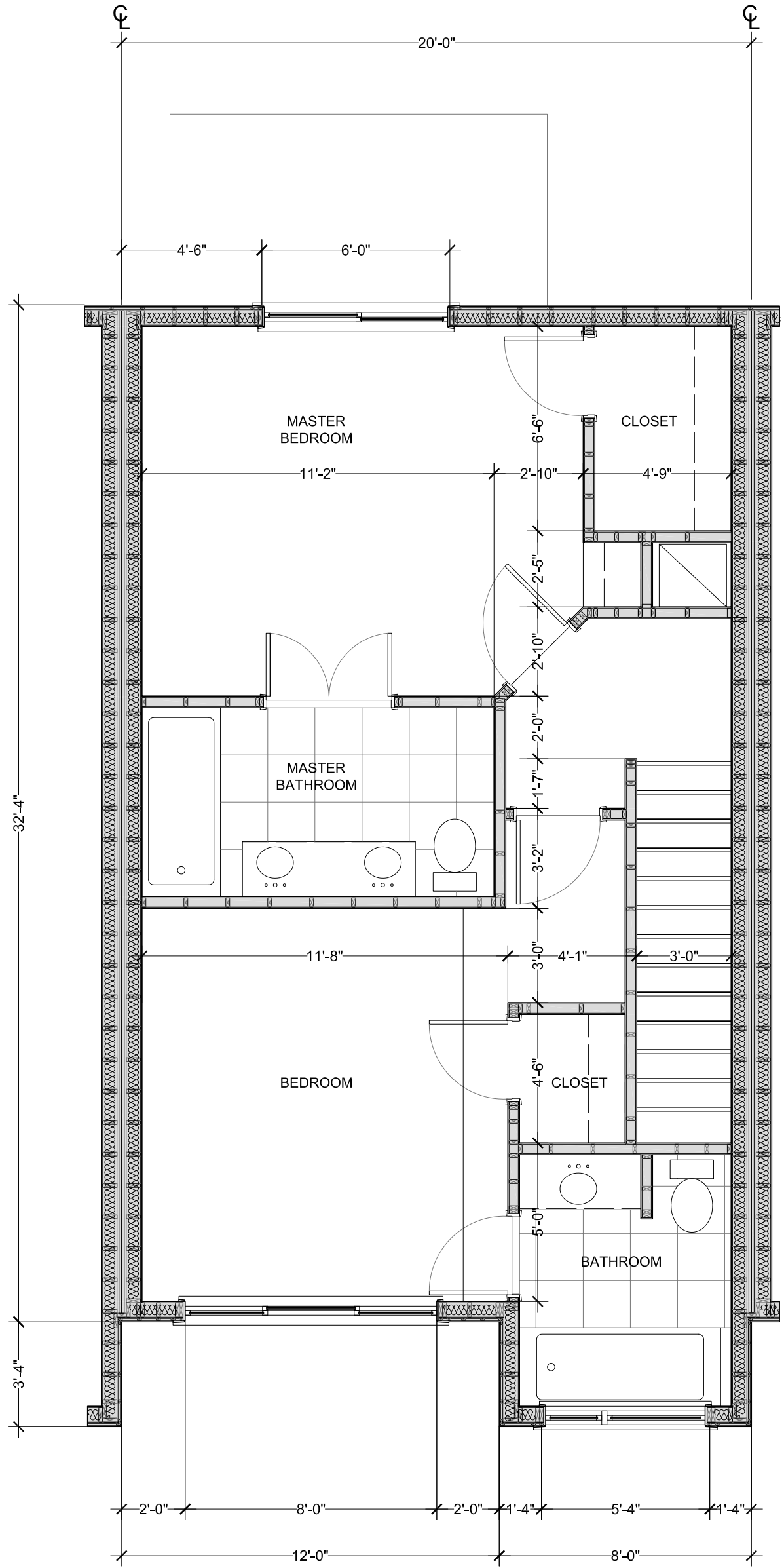
LEVEL 1 FLOOR PLAN

1/4" = 1'-0"



LEVEL 2 FLOOR PLAN

1/4" = 1'-0"



LEVEL 3 FLOOR PLAN

1/4" = 1'-0"

UNIT A - PARCELS 1 THRU 39

MR-2 ZONING DISTRICT  
SINGLE FAMILY ATTACHED UNIT - 3 BED/3.5 BATH/ 1 CAR GARAGE  
LOT WIDTH: 20'-0" (minimum 20'-0")  
LOT AREA: 1500SF (minimum 1000SF)  
LOT COVERAGE: 52.8% (maximum 85%)  
UNIT SIZE heated,living: 1560SF (minimum 1000SF)  
UNIT STORIES/HEIGHT: 3 stories/35'-6" (maximum 3 stories/ 45'-0")  
FRONT SETBACK: 18'-0" (minimum 10' maximum 20')  
REAR SETBACK: 15'-0" (10'-0" with alley/15'-0" without alley)

ROCKBRIDGE ROAD PROPOSED DEVELOPMENT  
3581 ROCKBRIDGE ROAD  
STONE MOUNTAIN, GA 30083  
DEKALB COUNTY GEORGIA



PREPARED BY: LUIS MATALON AIA, NCARB, LEED AP (RA014115)  
FOR: CAPTURA PROPERTIES I, LLC  
MAR 22, 2020





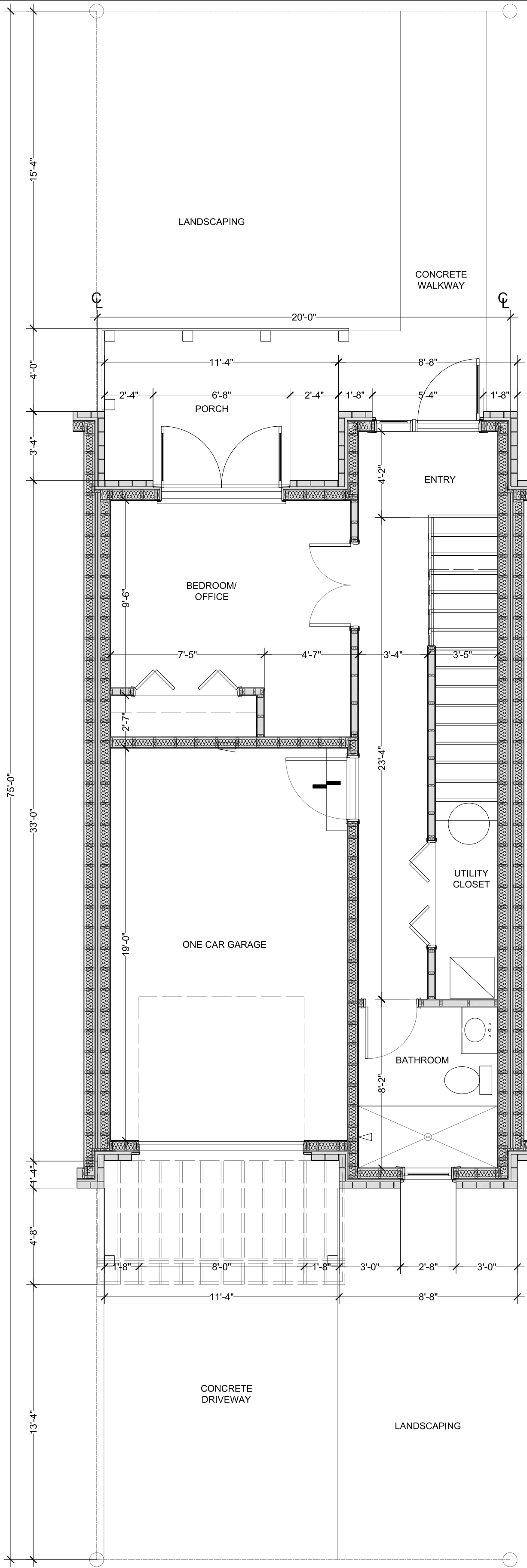
REAR ELEVATION

3/16" = 1'-0"



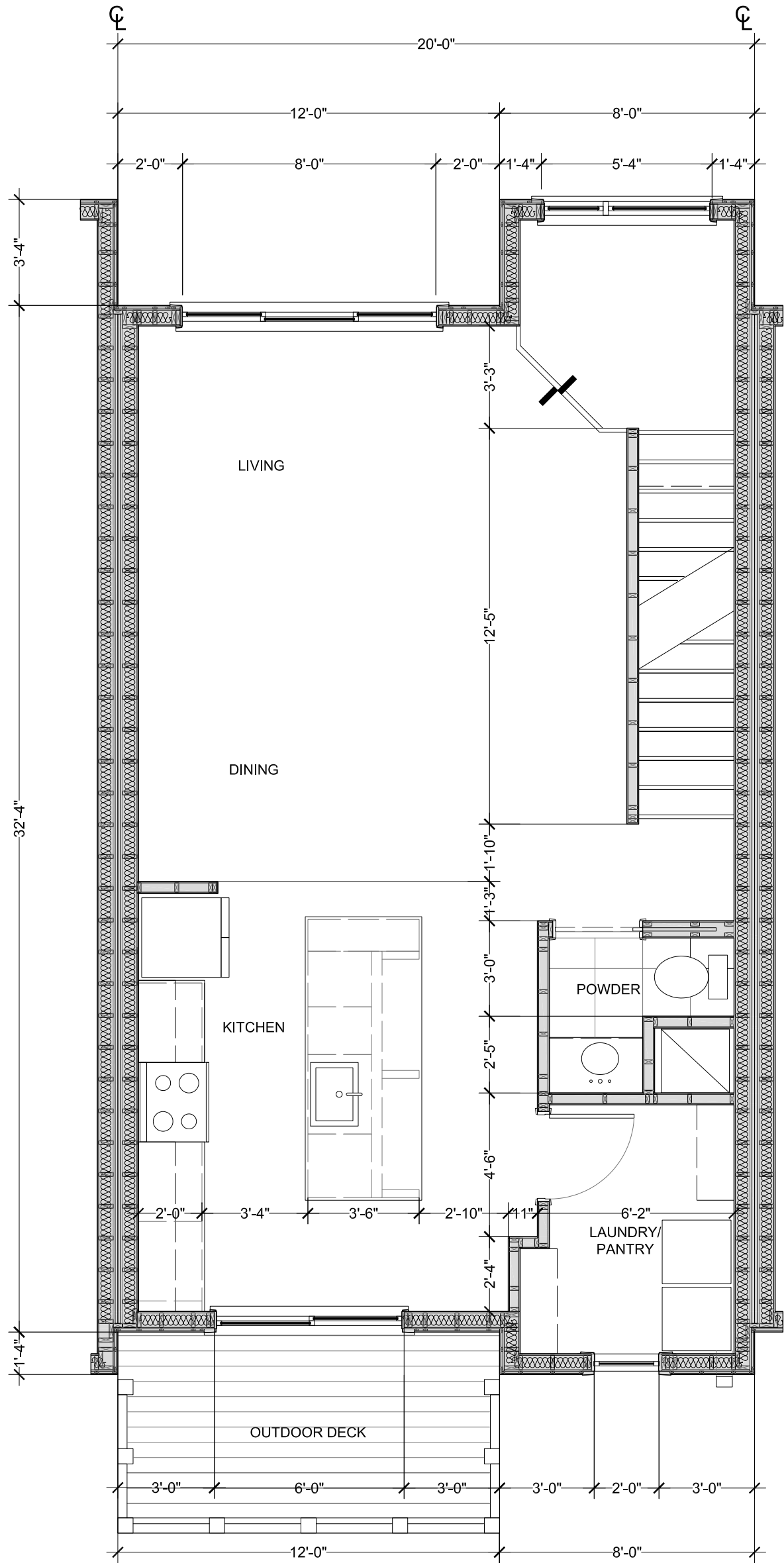
FRONT ELEVATION

3/16" = 1'-0"



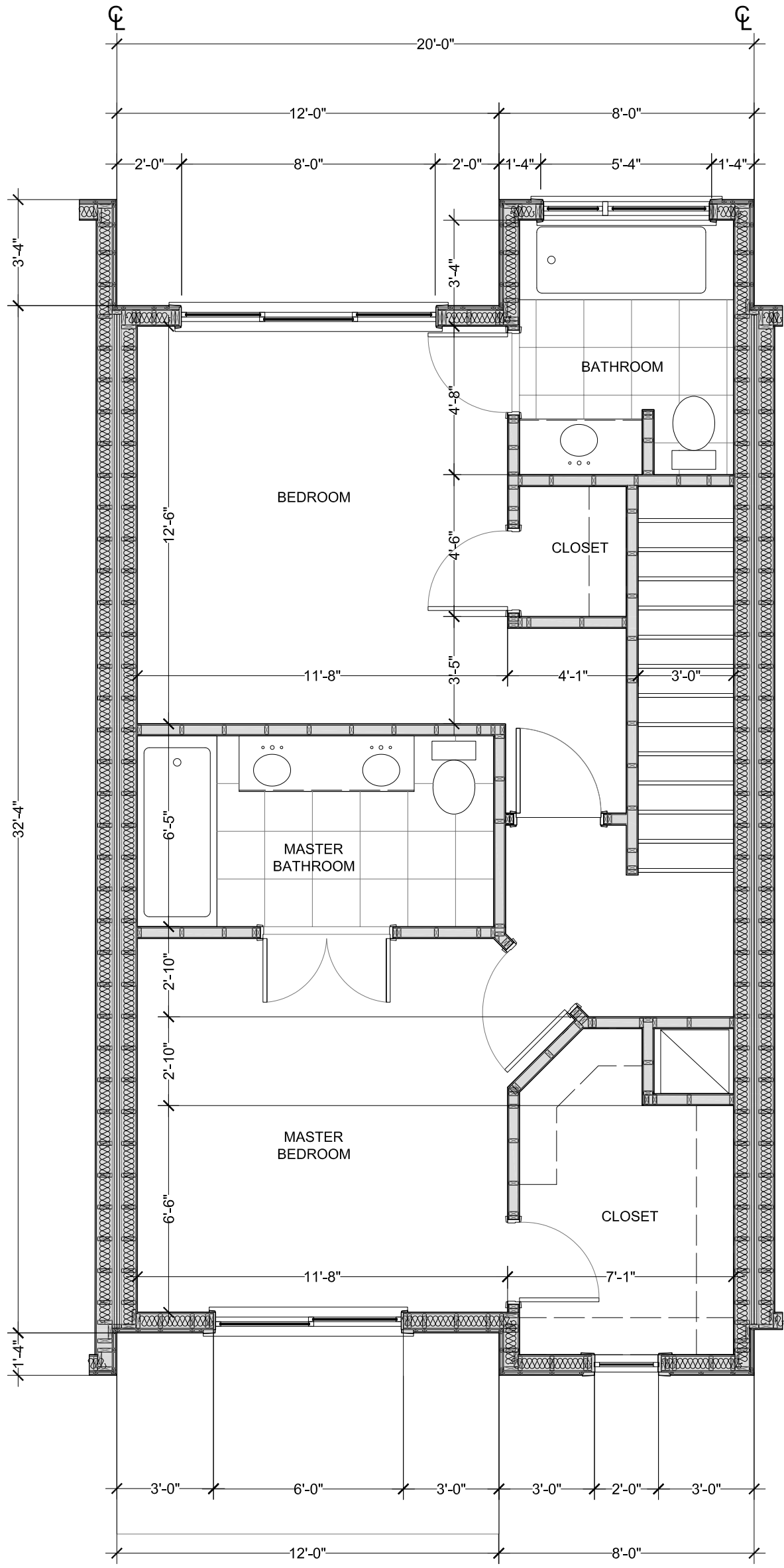
LEVEL 1 FLOOR PLAN

1/4" = 1'-0"



LEVEL 2 FLOOR PLAN

1/4" = 1'-0"



LEVEL 3 FLOOR PLAN

1/4" = 1'-0"

UNIT B - PARCELS 40 THRU 52

\*FRONTAGE UNITS ON ROCKBRIDGE ROAD

MR-2 ZONING DISTRICT  
SINGLE FAMILY ATTACHED UNIT - 3 BED/3.5 BATH/ 1 CAR GARAGE  
LOT WIDTH: 20'-0" (minimum 20'-0")  
LOT AREA: 1500SF (minimum 1000SF)  
LOT COVERAGE: 54% (maximum 85%)  
UNIT SIZE heated,living: 1590SF (minimum 1000SF)  
UNIT STORIES/HEIGHT: 3 stories/35'-6" (maximum 3 stories/45'-0")  
FRONT SETBACK: 19'-4" (minimum 10' maximum 20')  
REAR SETBACK: 13'-4" (10'-0" with alley/15'-0" without alley)

ROCKBRIDGE ROAD PROPOSED DEVELOPMENT  
3581 ROCKBRIDGE ROAD  
STONE MOUNTAIN, GA 30083  
DEKALB COUNTY GEORGIA



PREPARED BY: LUIS MATALON AIA, NCARB, LEED AP  
FOR: CAPTURA PROPERTIES I, LLC  
MAR 22, 2020