



DeKalb County
GEORGIA

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

MAJOR MODIFICATION APPLICATION



Existing Conditional Zoning No.: CZ-96-024

APPLICANT NAME: SARAH POWELL

Daytime Phone#: 917-651-5176 Fax #: _____ E-mail: Sarajoypowell@yahoo.com

Mailing Address: 1669 DETROIT AVE NW, ATLANTA, GA, 30314

OWNER NAME: SARAH POWELL

(If more than one owner, attach contact information for each owner)

Daytime Phone#: 917-651-5176 Fax #: _____ E-mail: Sarajoypowell@yahoo.com

Mailing Address: 1669 DETROIT AVE NW, ATLANTA, GA, 30314

SUBJECT PROPERTY ADDRESS OR LOCATION: 1630 SOUTH INDIAN CREEK DR, Stone Mountain, DeKalb County, GA, 30038

District(s): 15 Land Lot(s): 195 Block(s): _____ Parcel(s): 1519508035

Acreage or Square Feet: 1.11 Commission District(s): 547 Existing Zoning: OI

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

Have you, the applicant, made a campaign contribution of \$250.00 or more to a DeKalb County government official within the two year period that precedes the date on which you are filing this application?

Yes X No If "yes", see page 4. (Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A)

Owner: X Agent: _____
(Check One)

Signature of Applicant: Sarah Powell

Printed Name of Applicant: SARAH POWELL Major Modification Application

Pastor Sarah J. Powell

1669 Detroit Ave NW
Atlanta, Georgia 30314
917-651-5176
January 21st, 2021

NOTICE

RE: 1630 South Indian Creek Drive, Stone Mountain, Georgia 30038

Dear Neighbors,

I hope all is well. This notice is to invite you to a Zoom meeting (information below). The purpose of meeting is to answer any questions or concerns you may have on changes that will be done at 1630 S. Indian Creek Drive, Stone Mountain, GA 30038. The zone for this property will be changed from Office & Religious Institute to Place of Worship & Religious Institute.

Information of Meeting:

Date: January 30, 2021

Time: 6:00pm – 6:30pm

Join Zoom Meeting at:


<https://us04web.zoom.us/j/9415191690?pwd=UHZMelk4Q3ZMbXBzaFFaOThWMDF2QT09>

Meeting ID: 941 519 1690

Passcode: 4KGSPE

I am looking forward to seeing you, hearing your thoughts and concerns and answer your question the usage of Building.

Thank you.



Pastor Sarah J. Powell

**1630 SOUTH INDIAN CREEK DRIVE, STONE MOUNTAIN,
GEORGIA 30083**

LIST OF PEOPLE WHO LIVE 500 FEET FROM PROPERTY- AND WHO RECEIVED NOTICE OF MEETINGS

NAMES	ADDRESS	TELEPHONE /email
Erica Raven	1605 S. Indian Creek Drive, Stn Mt. GA 3083	678-252-8360/
Jorge Perez Monica Hernandez	1636 S. Indian Creek Dr. Stn. Mt. GA. 3083	
Lisa Chambers	1627 S. Indian Creek Dr. Stn. Mt. GA. 3083	
Irvin Romero	1597 S. Indian Creek Dr., Stn. Mt. GA. 3083	
Paulene Kelly	1583 S. Indian Creek Dr., Stn. Mt. GA 3083	
Abundant house	1620 S. Indian Creek Dr., Stn	
Wendell Morris	1659 S. Indian Creek Dr., Stn. Mt. 30083	404-286-1009
Charles Miller	4484 Covington HWY	404-8406189
Jodi Shoemake	4484 Covington HWY	678-201-7259

DeKalb County Neighborhood Registry - Commission District

First Name	Last Name	Email	Address	City	State	Zip Code	
Dennis	Allen	dennisallen05@comcast.net					Community
Kenesha	Barksdale	kbarksdal22@gmail.com					Community
Samson	Burrell	Samson_burrell@yahoo.com					Community
Barbara	Campbell	dstcampbell@bellsouth.net					Community
Jan	Costello	Janrcostello@gmail.com					Community
Jay	Cunningham	jaycunningham2014@yahoo.com					Community
Marshall	English	marshallenglishsr@yahoo.com					Community
Tonya	Jones	mstonya@earthlink.net					Community
Preston	Mercer	mercernic451@gmail.com					Community
Joscelyn	O'Neil	oneiloooo4@comcast.net					Community
Charles	Peagler	konceptatlanta@bellsouth.net					Community
Jonathan	Phillips	jonathanjaypee@aol.com					Community
Danny	Tripplin	dadrtrip@yahoo.com					Community
Wayne	Williams	w_duane_williams@yahoo.com					Community
Michelle	Henson		4140 Creek Stone Court	Stone Mountain	GA	30083	State Rep DI
Patricia	Elmore	pedge@urbanretail.com	2929 Turner Hill Rd	Lithonia	GA	30038	Stonecrest N
Bina S.	Mangham	manghamlaw@att.net	8179 Pleasant Hill Rd	Lithonia	GA	30058	Eaast DeKalt
Marcella	Salter	cellasalt5@yahoo.com	1664 Stone Meadow Rd	Lithonia	GA	30058	
Larry	Salter	salter37@yahoo.com	1664 Stone Meadow Rd	Lithonia	GA	30058	
Denis	Travis	denisettravis74@gmail.com	1658 Stone Meadow Rd	Lithonia	GA	30058	
Harold	Morrie	harold53@hotmail.com	1743 Harmony Hills Ct	Lithonia	GA	30058	Harmony Hil
Consuelo	Espinoza Godden	goddenc@gptc.edu	6720 Marbut Road	Lithonia	GA	30058	Georgia Piec

Pastor Sarah J. Powell

The New Creation Apostolic Faith Church of Jesus Christ Int'l Ministries Inc.,

Property Address: 1630 South Indian Creek Drive, Stone Mountain, GA. 30038.

Mailing Address: 1669 Detroit Ave. NW, Atlanta, GA 30314

917-651-5176

January 21st, 2021

RE: Letter of Application and Description of Property

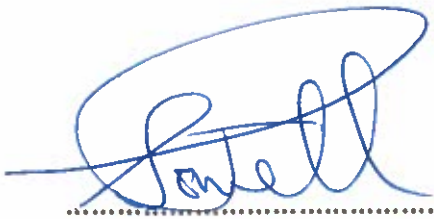
Dear Sir/Madam,

Good day, I acquired the property at 1630 South Indian Creek Drive, Stone Mountain, Georgia 30038 in 2020 to use as a place of worship. It was preciously use for an office and biblical studies and needs major modification to zone as a place of worship and biblical studies. It also needs renovation permit for repair to the building as it was not used for several years and had then deteriorated.

My intention is to make a new extension to the frontal area as is seen in the site plan on the propose drawings. Other Repair will be done on foundation, roof and on flooring of building.

The materials that I will be used for the exterior extension is the hardy plank sidings (cement with other materials). Concrete slab will use to repair and add foundation. Roofing materials for addition or repair of roof will be taken from the Dekalb county recommendations.

Thank you.



.....

Pastor Sarah Powell

Section 27-7.3.4. The following standards and factors are found to be relevant to the exercise of the county's zoning powers and shall govern the review of all proposed amendments to the Official Zoning Map:

A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.

The zoning proposal is within the compliance standard of the comprehensive plan. The proposal expansion will NOT change the use of property or the land. There is a parking lot already exist to the posterior area of building. The property can accommodate the new expansion of building without encroachment into required setbacks. It is at acceptable distant from any residentially zoned property and meets the standard of the comprehensive plan.

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

The church meets the standard for zoning proposal and will NOT create adverse impacts upon the adjacent and nearby properties-- due to the hours of operation.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

The property will NOT be affected by zoning proposal as it will remain within reasonable standard of economic use as currently zoned: Place of Worship and a small Religious Institute.

D. Whether the zoning proposal will adversely affect the existing use of usability of adjacent or nearby properties.

The zoning proposal is NOT expected to create any adverse effects on the usability of any adjacent of nearby properties -- due to the distance of the church from other properties, the hours of operation and small amount of membership.

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.

Except for the addition of a second rest room which may need permit for internal renovation to do so. The is a proposed internal expansion and is NOT expected to affect the use or the development of the property or adjacent properties.

F. Whether the zoning proposal will adversely affect historic building, sites, districts, or archaeological resources.

NO historic buildings, sites, districts, or archaeological resources are located on the property or in the surrounding area.

SUPPLEMENTAL REGULATIONS FOR 1630 S. INDIAN CREEK DRIVE

- A. Any building or structure established in connection with places of worship, monasteries or convents shall be located at least fifty (50) feet from any residentially zoned property.**

The proposed Church building, and the Religious Institute meet this standard.

- B. The required setback from any street right-of-way shall be the front-yard setback for the applicable residential district.**

The proposed church building meets this standard.

- C. The parking areas and driveways for any such uses shall be located at least twenty (20) feet from any property line, with a visual screen, provided by a six-foot-high fence or sufficient vegetation established within that area.**

The driveway is on the north side of the proposed church building meets this standard. The applicant proposes to screen the proposed driveway/parking area with trees as screening. The southern parking area meets the standard, it is located posterior to church building and is within acceptable footage of applicable property lines --- with trees as screening.

- D. Places of worship, convents and monasteries shall be located on a minimum lot area of three (3) acres and shall have frontage of at least one hundred (100) feet along a public street.**

The subject property meets this standard. Church on approximately 1.1 acre of land and frontage is greater than two hundred feet (200) from public street.

- E. Places of worship, convents and monasteries shall be located only on a thoroughfare or arterial.**

The subject property meets this standard. It is located on South Indian Creek Drive, a minor arterial street.

REV. 3/89

DEKALB COUNTY
BOARD OF COMMISSIONERS

ITEM NO. 6

ZONING - AGENDA/MINUTES

PREL.
ACTION
PUB.HRG. X

MEETING DATE April 25, 1996

RESOLUTION
ORDINANCE X
PROCLAMATION

SUBJECT: Rezoning Application - Atlanta School of Biblical Studies

COMMISSION DISTRICTS: 5 & 7

DEPARTMENT: Planning

PUBLIC HEARING: X Yes No

ATTACHMENT: X Yes No 9 PP

INFORMATION CONTACT: Ray White or
Charles Coleman
PHONE NUMBER: 371-2155 CC

Deferred from the 3/27/96 zoning hearing for public hearing.

PURPOSE:

CZ-96024 - To consider the application of Atlanta School of Biblical Studies to rezone property located on the east side of South Indian Creek Drive, 570' north of Covington Highway, from R-75 to OI (conditional). The property has frontage of 149' and contains 1.11 acres. The application is conditioned on expansion of the adjoining school.

SUBJECT PROPERTY:

15-195-8-35 (1630 South Indian Creek Drive).

RECOMMENDATION(S):

PLANNING DEPARTMENT: Denial. The request for OI is inconsistent with recommendations of the Comprehensive Plan and incompatible with the zoning on three sides of the lot. In many cases OI is used as an interim zoning between commercial and residential uses. In this instance it represents an extension of nonresidential zoning into a residential area without serving as a reduction of zoning intensity. The property is suitable for use as currently zoned and contains adequate land area for the development of another residential lot.

PLANNING COMMISSION: Approval with the following conditions:

1. The property be used as a school for biblical studies.
2. The existing structure be maintained.
3. A visual screening of natural vegetation be installed along the northern boundary of the property.

COMMUNITY COUNCIL: Approval.

740

FOR USE BY COMMISSION OFFICE/CLERK ONLY

ACTION:

MOTION was made by Commissioner Sanford, seconded by Commissioner Brown, and passed 7-0-0-0, to approve the application of Atlanta School of Biblical Studies with the following conditions recommended by the Planning Department: 1. Use of the property is limited to an office for the Atlanta School of Biblical Studies only; 2. The residential facade of the building remains the same; 3. No additional parking area is provided on the site; 4. Additional screening vegetation is planted in the buffer along the north property line; 5. There shall be no signs identifying the use of the building; 6. Pedestrian access is provided between the school and the office. (See attached list of conditions.)

ADOPTED: APR 25 1996
(DATE)

CERTIFIED: APR 25 1996
(DATE)


PRESIDING OFFICER
DEKALB COUNTY BOARD OF COMMISSIONERS


CLERK,
DEKALB COUNTY BOARD
OF COMMISSIONERS

FOR USE BY CHIEF EXECUTIVE OFFICER ONLY

APPROVED: JUL 29 1996
(DATE)

VETOED: _____
(DATE)


CHIEF EXECUTIVE OFFICER
DEKALB COUNTY

CHIEF EXECUTIVE OFFICER
DEKALB COUNTY

VETO STATEMENT ATTACHED: _____

MINUTES:

The following people spoke in favor of the application: Ms. Deborah Davis, 3929 Chimney Ridge Drive, Ellenwood, Georgia, 30049; and Ms. Jennifer Watkins, 1630 S. Indian Creek, Stone Mountain, Georgia, 30083.

No one spoke in opposition.

ATTACHMENT

	FOR	AGAINST	ABSTENTION	ABSENT
DISTRICT 1 - ELAINE BOYER	<input checked="" type="checkbox"/>			
DISTRICT 2 - GALE WALLDORFF	<input checked="" type="checkbox"/>			
DISTRICT 3 - JACQUELINE SCOTT	<input checked="" type="checkbox"/>			
DISTRICT 4 - KEN DAVIS	<input checked="" type="checkbox"/>			
DISTRICT 5 - WILLIAM C. "BILL" BROWN	<input checked="" type="checkbox"/>			
DISTRICT 6 - JUDY YATES	<input checked="" type="checkbox"/>			
DISTRICT 7 - PORTER SANFORD, III	<input checked="" type="checkbox"/>			

02-96024

15-195-8-35

Atlanta School of Biblical Studies

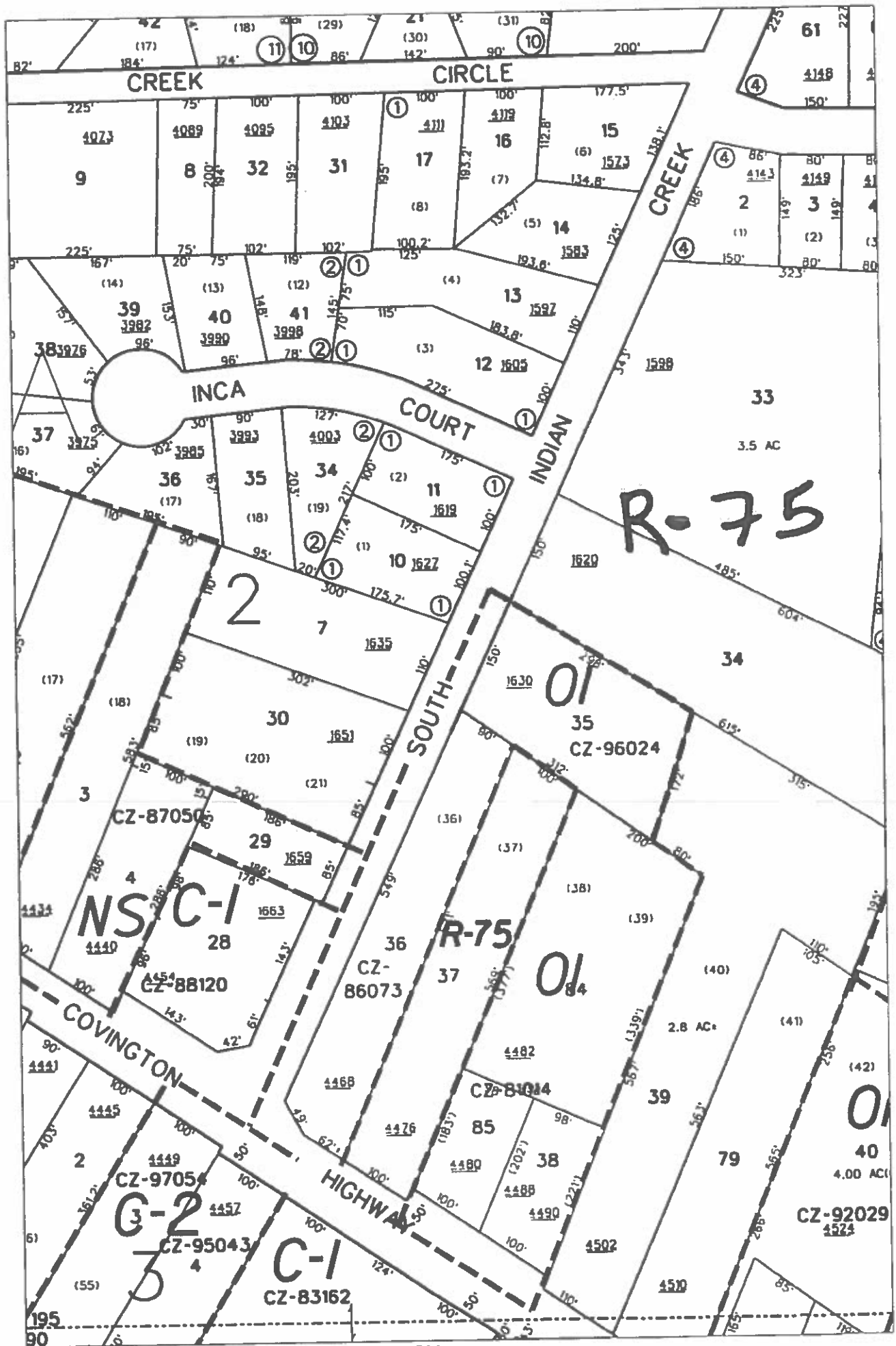
R-75 to OI cond,

PD - Denial

PC - Approval w/c 3/7/96

BC - Deferred to 4/25/96 (readvertin) 3/27/96

BC - Approved OI w/c 4/25/96



Return Document to:



11097 Houze Road, Suite 100
Roswell, Georgia 30076
File No.: 200841CP

2020130981 DEED BOOK 28629 Pg 742
Filed and Recorded
9/11/2020 2:54:33 PM
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia
Real Estate Transfer Tax \$65.00

Warranty Deed

STATE OF GEORGIA
COUNTY OF FULTON

This Indenture made this 4th day of September, 2020, between Atlanta School of Biblical Studies, Inc. now known as American University of Biblical Studies, Inc., as party or parties of the first part, hereinafter called Grantor(s), and Sarah Powell, as party or parties of the second part, hereinafter called Grantee(s) (the words "Grantor(s)" and "Grantee(s)" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: Grantor(s), for and in consideration of the sum of TEN and 00/100 (\$10.00) Dollars 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(s), in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

All that tract or parcel of land lying and being in Land Lot 195 of the 15th District, DeKalb County, Georgia, being more particularly described as follows:

Beginning at a 3/4 inch rod found on the easterly right of way of South Indian Creek Drive (R/W varies) 570.7 feet northerly from the intersection of the easterly right of way of South Indian Creek Drive and the northerly right of way of Covington Highway; thence along the easterly right of way of South Indian Creek Drive North 27 degrees 11 minutes 13 seconds east a distance of 149.66 feet to a 3/4 inch rod found; thence south 57 degrees 43 minutes 27 seconds east a distance of 298.54 feet to a 1 inch crimp top pipe found; thence south 23 degrees 29 minutes 00 seconds west a distance of 172.47 feet to a 1/2 rebar set; thence north 53 degrees 48 minutes 00 seconds west a distance of 312.36 feet to a 3/4 inch rod found and the point of beginning; said tract contains 1.114 acres of land.

PIN: 15 195 08 035

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

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 behoof of the said Grantees, in **FEE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

AND THE SAID Grantor(s) 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, Grantor(s) (has) (have) signed and sealed this deed, the day and year first above-written.

Signed, sealed and delivered in the presence of:

(Unofficial witness)

(Notary Public)

My Commission Expires: 3/11/23

AMERICAN UNIVERSITY OF BIBLICAL STUDIES, INC.

(Seal)
James W. McKay, Jr., Chairman of the Board of Directors



OWNER'S SCHEDULE A**ALTA Owner's Policy (6/17/06)****SCHEDULE A****File No.: 200841CP****Policy No.: O-9301-004813672****Date of Policy: 9/04/2020**

(Or the recording of the insured instrument, whichever is later)

Amount of Insurance: \$65,000.00**Premium: \$269.75****1. Name of Insured:**

Sarah Powell

2. The estate or interest in the land which is covered by this policy is:

Fee Simple.

3. Title to the estate or interest in the land is vested in:

Sarah Powell

4. The land referred to in this policy is described as follows:

All that tract or parcel of land lying and being in Land Lot 195 of the 15th District, DeKalb County, Georgia, being more particularly described as follows; Beginning at a 3/4 inch rod found on the easterly right of way of South Indian Creek Drive (R/W varies) 570.7 feet northerly from the intersection of the easterly right of way of South Indian Creek Drive and the northerly right of way of Covington Highway; thence along the easterly right of way of South Indian Creek Drive North 27 degrees 11 minutes 13 seconds east a distance of 149.66 feet to a 3/4 inch rod found; thence south 57 degrees 43 minutes 27 seconds east a distance of 298.54 feet to a 1 inch crimp top pipe found; thence south 23 degrees 29 minutes 00 seconds west a distance of 172.47 feet to a 1/2 rebar set; thence north 53 degrees 48 minutes 00 seconds west a distance of 312.36 feet to a 3/4 inch rod found and the point of beginning; said tract contains 1.114 acres of land.

PIN: 15 195 08 035

Address of Property (For Identification purposes only).

Street:	1630 S Indian Creek Drive
City:	Stone Mountain,
State:	GA 30083
Unit/Lot:	
Subdiv/Condo:	

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Taxes for the year 2020 and thereafter. Any additional taxes, interest and/or penalties which may be assessed for prior tax years by virtue of adjustments, reappraisal, re-assessment, appeal or other amendment to the tax records of the city or county in which the subject property is located.

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

PRE-APPLICATION FORM
REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE
(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: Sara Powell Phone: (417) 651- Email: sarajoypowell@yahoo.com
Property Address: 1630 So. Indian Creek 5176 Drive

Tax Parcel ID: _____ Comm. District(s): 517 Acreage: _____

Existing Use: Educational facility Proposed Use: Place of worship

Supplemental Regs: Yes Overlay District: No DRI: No

Rezoning: Yes _____ No X

Existing Zoning: OI Proposed Zoning: OI Square Footage/Number of Units: _____

Rezoning Request: _____

Land Use Plan Amendment: Yes _____ No X

Existing Land Use: CRC Proposed Land Use: _____ Consistent _____ Inconsistent _____

Special Land Use Permit: Yes _____ No X Article Number(s) 27- _____

Special Land Use Request(s) _____

Major Modification:

Existing Case Number(s): CZ-96-024

Condition(s) to be modified:

Use of property for an educational facility.

Pastor Sarah Joy Powell
1669 Detroit Ave NW
A.H., GA 30314

TAX PARCEL: 15 195 08 035
1830 SOUTH INDIAN CREEK DRIVE
DECATUR, GEORGIA 30035
ZONED: O1 (DEKALB)

NOW OR FORMERLY
TAMARA JO CROGHAN
DB 9318 PG 1
PB 10 PG 99
(ZONED R-75)

QUESTIONS

NOTES:

1. ALL IRON PINS SET ARE 1/2" REBAR UNLESS OTHERWISE STATED.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS AN OPEN TRAVERSE AND HAD NO ADJUSTMENT.
3. BEARING BASIS TAKEN FROM A GPS OBSERVATION USING THE LEICA SMARTNET NETWORK.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 304,410 FEET.
5. EQUIPMENT USED IN THIS SURVEY WAS A SOKKIA DX AUTO TRACKING ROBOTIC TOTAL STATION, A CHAMPION GPS 180 AND A CHAMPION HC-3 DATA COLLECTOR.
6. FIELD WORK COMPLETED ON OCTOBER 13, 2020.
7. SETBACK SHOWN ARE FROM COUNTY RECORDS. DAVID GARRESON LAND SURVEYING IS NOT LIABLE FOR DISCREPANCIES.
8. DI ZONING HAS CONDITIONAL SETBACK. VERIFY WITH DEKALB COUNTY AS TO WHAT CONDITIONS APPLIES TO THIS PROPERTY.
9. REFERENCED PROPERTY IS THE SAME AS THAT CERTAIN TRACT OF LAND RECORDED IN DEED BOOK 9182, PAGE 792, DEKALB COUNTY, GEORGIA RECORDS.

This plat is a retracement of an existing parcel or parcels of land and does not divide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. **RECORDATION OF THIS PLAT DOES NOT IMPLY ANY GUARANTEE, WARRANTY, OR ASSURANCE OF COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.** Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia: Georgia Code, Title 44, Chapter 1, Georgia Surveying Regulations, and the Standards and Land Surveyors and is as set forth in D.C.G.A. Section 13-5-67.

THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAT OR PLAN COMPLIES WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE GEORGIA SUPERIOR COURT CLERK'S COOPERATIVE AUTHORITY.












RETRACEMENT SURVEY FOR:
THE NEW CREATION APOSTOLIC
FAITH CHURCH OF JESUS CHRIST
INTERNATIONAL MINISTRIES, INC.

DISTRICT 15, LAND LOT 195
DEKALB COUNTY, GEORGIA

DATE : OCTOBER 19, 2020

JOB NO. : 1630 SOUTH INDIAN CREEK DR
FILE NO : 1630 SOUTH INDIAN CREEK DR

LEGEND

- | | |
|---|--------------------------|
| CTF | CRIMP TOP FOUND |
| OTP | OPEN TOP PIPE |
| CMF | CONCRETE MONUMENT FOUND |
| IPS | IRON PIN SET |
| RFB | REBAR FOUND |
|  | FIRE HYDRANT |
|  | UTILITY POLE |
|  | WATER METER |
|  | UTILITY POLE |
|  | GAS METER |
| <hr/> — RW — RIGHT OF WAY | |
|  | STORM WATER JUNCTION BOX |
|  | SANITARY SEWER MANHOLE |
|  | PINE TREE |
|  | HARDWOOD TREE |

AREA = 1.11 ACRE



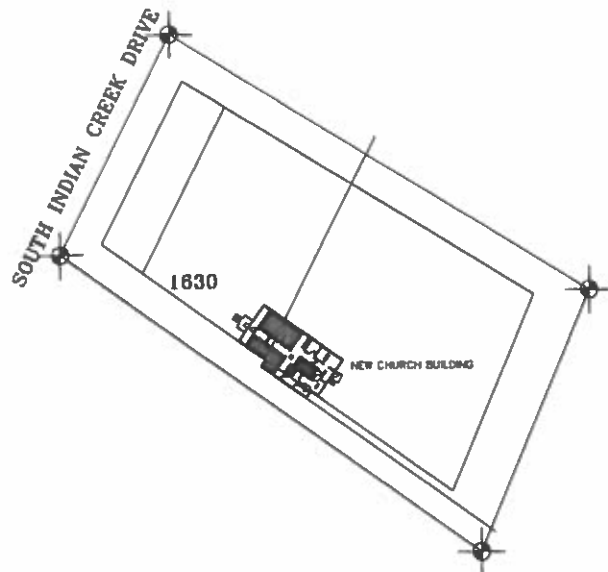
DAVID L. GARRISON

LAND SURVEYING

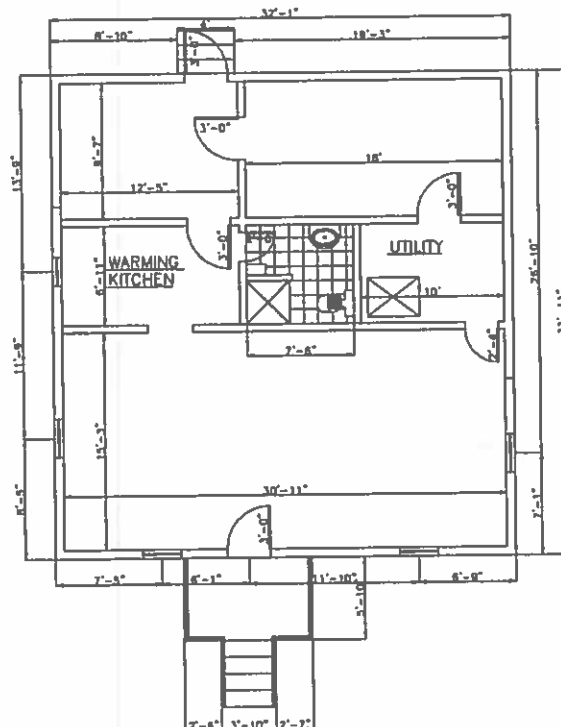
969 HALE ROAD

MAYSVILLE, GEORGIA 30558

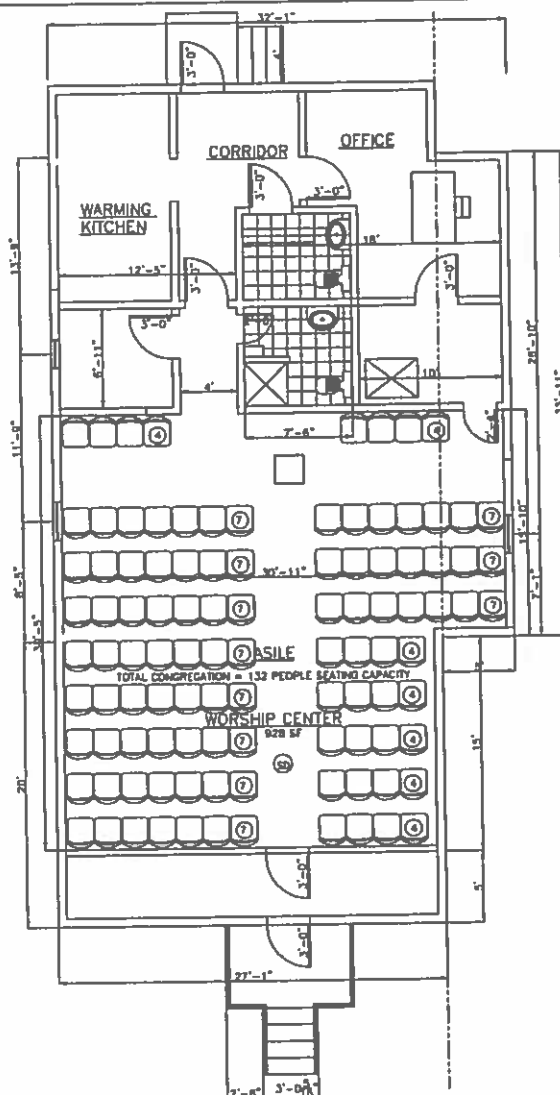
PH.(770)560-8031 EMAIL:DEARBORN@AOL.COM



1 SITE PLAN
A-1 1/4" = 1'-0"



2 EXISTING/ DEMOLITION FLOOR PLAN
A-1 1/4" = 1'-0"



3 REVISED FLOOR PLAN
A-1 1/4" = 1'-0"

RELEASED FOR CONSTRUCTION

REVISIONS	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1. NOTE	30 OCTOBER 2020	EFB	TFD	EFB
2.				
3.				



**E. F. BRATHWAITE
AND COMPANY, ARCHITECTS**
A. I. A., NMAA
3824 RAIDERS RIDGE DRIVE Suite 100
Lithonia, Ga. 30038 770/617-8621
EFBRATH@aol.com

NEW ASSEMBLY OCCUPANCY FACILITY
THE NEW CREATION APOSTOLIC FAITH CHURCH OF JESUS CHRIST
INTERNATIONAL MINISTRIES, INC.
1630 SOUTH INDIAN CREEK DRIVE
STONE MOUNTAIN, DEKALB COUNTY, GEORGIA 30083
PASTOR SARAH POWELL, OWNER REPRESENTATIVES

A-1
OF 1
PROJ. NO. 2018
FILE #
1077 WEST AVE-A-1