



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

RECEIVED

APR 30 2020

Z/CZ No. 2-20-124358

Filing Fee: _____

Date Received: _____ Application No.: _____

Applicant: Parkland Communities, Inc. c/o Battle Law, P.C. E-Mail: mlb@battlelawpc.com

Applicant Mailing Address:
One West Court Square, Suite 750 Decatur, GA 30030

Applicant Phone: 404.601.7616 Fax: 404.745.0045

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

Owner's Mailing Address:
See Attached

Owner(s) Phone: _____ Fax: _____

Address/Location of Subject Property: See Attached

District(s): 16 Land Lot(s): 128 & 129 Block: 02 Parcel(s): 001, 003, 011 & 009

Acreage: 40.91 Commission District(s): 4 & 7

Present Zoning Category: R-100 Proposed Zoning Category: RSM

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 X 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
Parkland Communities, Inc.

NOTARY

Nov 26, 2022

EXPIRATION DATE / SEAL



SIGNATURE OF APPLICANT / DATE

Check One: Owner _____ Agent X

330 West Peachtree Street, Suite 100-500 - Decatur, Georgia - 30030
[voice] 404.371-2299 [Planning Fax] (404) 371-4556 [Development Fax] (404) 371-3007

Web Address <http://www.dekalbcountyga.gov/planning>
Email Address: planninganddevelopment@dekalbcountyga.gov

Parkland Communities, Inc.

REZONING APPLICATION

LIST OF OWNERS AND PROPERTY INFORMATION

Owner: Sarah K. Warbington Executor for Katherine L. Brown
Owner
Address: 800 Alford Road
Stone Mountain, GA 30087
Tax Parcel: 16 128 02 001
Address: 800 Alford Road
Zoned: R-100 (SUB)

Owner: Louis Evans Brown Jr.
Owner
Address: 810 Alford Road
Stone Mountain, GA 30087
Tax Parcel: 16 128 02 003
Address: 810 Alford Road
Zoned: R-100

Owner: Robert Larry Brown
Owner
Address: 820 Alford Road
Stone Mountain, GA 30087
Tax Parcel: 16 128 02 011
Address: 820 Alford Road
Zoned: R-100

Owner: Sarah K. Warbington & Danny H. Warbington
Owner
Address: 917 Stephenson Road
Stone Mountain, GA 30087
Tax Parcel: 16 129 02 009
Address: 917 Stephenson Road
Zoned: R-100

Multiple Tax

Parcels/Address: 16 128 02 001	800 Alford Road	Zoned: R-100
16 128 02 003	810 Alford Road	Zoned: R-100
16 128 02 011	820 Alford Road	Zoned: R-100
16 129 02 009	917 Stephenson Road	Zoned: R-100

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: April 24, 2020

CHECK TYPE OF APPLICATION:

() LAND USE PLAN

() REZONE

() MINOR MODIFICATION

TO WHOM IT MAY CONCERN:

(I) (WE), Sarah K. Warbington Executor for Katherine L. Brown
(Name of owner(s))

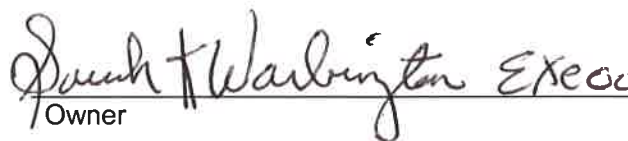
being (owner)/(owners) of the property described below or attached hereby delegate authority to

Parkland Communities, Inc. c/o Battle Law, P.C.

(Name of Applicant or Agent Representing Owner)

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


Notary Public


Owner

Notary Public

Owner

Notary Public

Owner



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: 4/25/2020

CHECK TYPE OF APPLICATION:

() LAND USE PLAN

(☒) REZONE

() MINOR MODIFICATION

TO WHOM IT MAY CONCERN:

(I) (WE) Louis Evans Brown Jr.
(Name of owner(s))

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

Parkland Communities, Inc. c/o Battle Law, P.C.

(Name of Applicant or Agent Representing Owner)

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

Ryan Wilfer
Notary Public



Louis E. Brown Jr.
Owner

Notary Public

Owner

Notary Public

Owner

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: April 24, 2020

CHECK TYPE OF APPLICATION:

- () LAND USE PLAN
() REZONE
() MINOR MODIFICATION

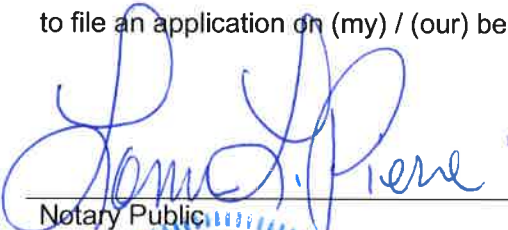
TO WHOM IT MAY CONCERN:

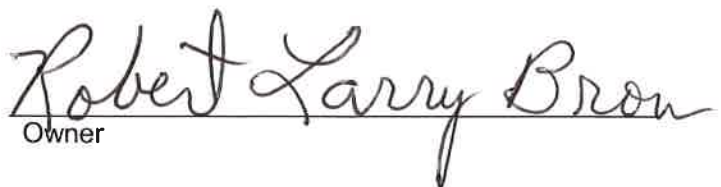
(I) (WE), ROBERT LARRY BROWN
(Name of owner(s))


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

Parkland Communities, Inc. c/o Battle Law, P.C.
(Name of Applicant or Agent Representing Owner)

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


Notary Public


Owner


Notary Public

Owner

Owner

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

REZONE APPLICATION AUTHORIZATION

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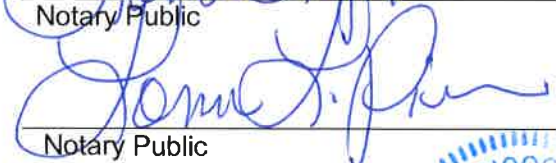
TO WHOM IT MAY CONCERN:


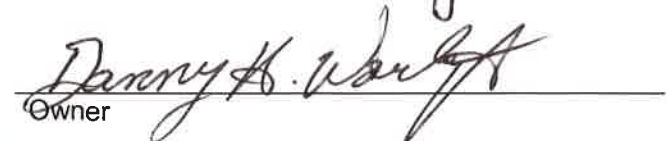
(I) (WE) Sarah K Warbington & Danny H Warbington
(Name of owner(s))

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

Parkland Communities, Inc. c/o Battle Law, P.C.
(Name of Applicant or Agent Representing Owner)

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


Notary Public

Notary Public


Owner

Owner

Notary Public

Owner



Campaign Contribution Disclosure Statements

CAMPAIGN CONTRIBUTIONS DISCLOSURE STATEMENT

Pursuant to the provisions of 36 O.C.G.A. 67(A), please find below a list of those contributions made by Michèle L. Battle or Battle Law, P.C. in the past two years, aggregating \$250.00 or more, to local government officials who will consider this application.

NAME OF GOV'T OFFICIAL	OFFICIAL POSITION	AMOUNT OF CONTRIBUTION
Kathie Gannon	Commissioner	\$350
Mereda Davis Johnson	Commissioner	\$500
Larry Johnson	Commissioner	\$700
Lorraine Cochran-Johnson	Commissioner	\$250

By: 

Printed Name: Michèle L. Battle

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: Parkland Communities Inc. Phone: 404.601.7616 Email: mlb@battlelawpc.com
c/o Battle Law, P.C.

Property Address: 800, 810, 820 Alford Road, Stn. Mtn. 30087 and 917 Stephenson Rd Stn Mtn 30087
16 128 02 001, 003 & 011

Tax Parcel ID: 16 129 02 009 Comm. District(s): 4 & 7 Acreage: 40.91

Existing Use: Single family residential & Vacant Proposed Use Residential and Townhomes

Supplemental Regs: _____ Overlay District: _____ DRI: _____

Rezoning: Yes X No _____

Existing Zoning: R-100 Proposed Zoning: RSM Square Footage/Number of Units: 183

Rezoning Request: Rezone to RSM for development of 92 Townhomes and 91 Single-family detached units

Land Use Plan Amendment: Yes _____ No X

Existing Land Use: SUB Proposed Land Use: _____ Consistent X Inconsistent _____

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

Special Land Use Request(s) _____

Major Modification:

Existing Case Number(s): _____

Condition(s) to be modified:

STATEMENT OF INTENT AND
IMPACT ANALYSIS

and

Other Material Required by
DeKalb County Zoning Ordinance
for the
Application for Rezoning

of

Parkland Communities, Inc.
c/o Battle Law, P.C.

for

40.91± acres of land located at
800 Alford Road
810 Alford Road
820 Alford Road
917 Stephenson Road

Submitted for Applicant by:

Michèle L. Battle, Esq.
Battle Law, P.C.
One West Court Square, Suite 750
Decatur, Georgia 30030
Phone: (404) 601-7616
Fax: (404) 745-0045
Email: mlb@battlelawpc.com

I. STATEMENT OF INTENT

The Applicant, Parkland Communities, Inc., is seeking to rezone the properties located at 800, 810 and 820 Alford Road, and 917 Stephenson Road, Lithonia, Unincorporated DeKalb County, GA having an aggregate acreage of 40.91 acres (the “Subject Property”) from R-100 to RSM for the development of a 91 single-family detached lot and 92 single-family attached lot subdivision at a density of 4.47 units per acre. The Subject Property has a land use designation of Suburban.

Except for the three (3) single family detached homes located on the Subject Property, the majority of the Subject Property is undeveloped, as it has been for decades. The Subject Property is located within walking distance of Pine Ridge Elementary School, Stephenson Middle School and Stephenson High School, and is surrounded by residential subdivision communities that were built in or prior to 2006. Consequently, many of these communities are not built to the same standards as are currently required under the DeKalb County Zoning Ordinance, which means that they don’t have sidewalks, street trees and lighting on all streets, and along the exterior boundaries of the property abutting public right of ways. They also do no benefit from the Building Form Standards in Article 5, which require multiple facades with differing elements which make communities more marketable in todays real estate market. It is the Applicant’s desire to develop a residential subdivision which is compatible with the surrounding community, but also incorporates the elements in the current DeKalb County Zoning Ordinance which enhance the overall aesthetics of the residential communities, thereby having the potential to raise values in the surrounding area.

This document is submitted both as a Statement of Intent regarding this Application, a preservation of the Applicant’s constitutional rights, and the Impact Analysis of this Application

as required by the DeKalb County Zoning Ordinance. A surveyed plat and conceptual site plan of the Subject Property controlled by the Applicant has been filed contemporaneously with the Application, along with other required materials.

II. IMPACT ANALYSIS

- (a) Suitability of use: The proposed rezoning will allow for the development of residential lots at a density that is suitable for the area considering the existing uses and zoning classifications in the area. The Subject Property is located at the intersection of Alford Road, a local road, and Stephenson Road (a collector road). Additionally, the Subject Property is directly across the street from two schools and within walking distance of a third school. The use of the Subject Property for the development of a residential subdivision is therefore, more than appropriate. The majority of the subdivisions in the area are zoned RSM. The lots which are not apart of a subdivision are, like the Subject Property, zoned R-100. Therefore, rezoning the Subject Property to RSM is suitable for the Subject Property.

The proposed subdivision will contain both single-family detached and attached product. The single-family detached product will be compliant with the minimum 5,000 sq ft. lot size, as well as with the other RSM dimensional requirements. The homes will have a minimum heated floor area of 1,800 sq. ft. and each unit will have a 2-car garage, with two parking pads in the driveway. The homes will be built with a mixture of textures including brick, stone, batten board, hardi-plank and other fiber cement siding.

With respect to the townhome units, they will be a minimum of 1,500 sq. ft. with a 2-car garage. It is the Applicant's position that the townhome units along Stephenson Road

provide for a suitable transition from the non-residential use across the street from the Subject Property, as well as adjacent to the Subject Property. The introduction of townhomes into the area will allow for a diversity of product that is consistent with the surrounding residential uses. It will allow for those looking to downsize, or young couple, or single parents to have an alternative to the traditional single-family style house currently in the area. The location of the townhomes on Stephenson Road is also appropriate as Stephenson Road is a collector street. The townhome unit owners will be members of the mandatory homeowner's association for the entire subdivision, and subject to the mandatory HOA fees and assessments. This will help support the maintenance of the townhomes in a manner which is compatible with the balance of the community.

- (b) Effect on adjacent property: The proposed development will have a positive impact on the surrounding community, as it will support the continued recovery of the area from the 2007 economic downturn which devastated South DeKalb. The proposed homes will be sold at a price points which will be in excess of many of the surrounding values. Furthermore, the community will have sidewalks, pedestrian scale lighting, greenspace areas around the perimeter of the subdivision, as well as trees planted throughout the community, walking trails, an amenity area, pocket parks and a mandatory homeowners association, all of which enhance the viability and marketability of both the proposed community and the surrounding community as new prospective homeowners come to the area.

- (c) Effect on public facilities: The Subject Property is in an area with public utility availability. The proposed rezoning will not cause excessive use of streets, transportation facilities, or utilities in the area. The Applicant will be installing sidewalks along

Stephenson Road and Alford Road, which will support the continued improvement of the these right of ways. Additionally, all of the schools within walking distance of the Subject Property are significantly below capacity.

- (d) Economic use of current zoning: The Subject Property has minimal use as currently zoned R-100. The development of large lot single family homes is not currently marketable in the area as the sales prices of the homes and lots would be significantly higher than current market rates due to building and infrastructure costs. Additionally, smaller residential lots reduce the impact of continue urban sprawl and allows for homes to be built which support working families.
- (e) Effect on historic building, sites, etc. The approval of this Application will not have any adverse impact on any historic buildings, sites, districts or archaeological resources in the area.
- (f) Compatibility with Comprehensive Land Use Plan. The Subject Property has a land use designation of Suburban which supports the RSM zoning district.

IV. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Land use Amendment Application at issue be approved. Please note that the Applicant's Notice of Constitutional Allegations and Preservation of Constitutional Rights have been submitted with this Application and are attached hereto and by this reference incorporated herein.

This 29th day of April, 2020.

Respectfully submitted,



Michèle L. Battle, Esq.
Attorney For Applicant

NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The portions of the DeKalb County Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the DeKalb County Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

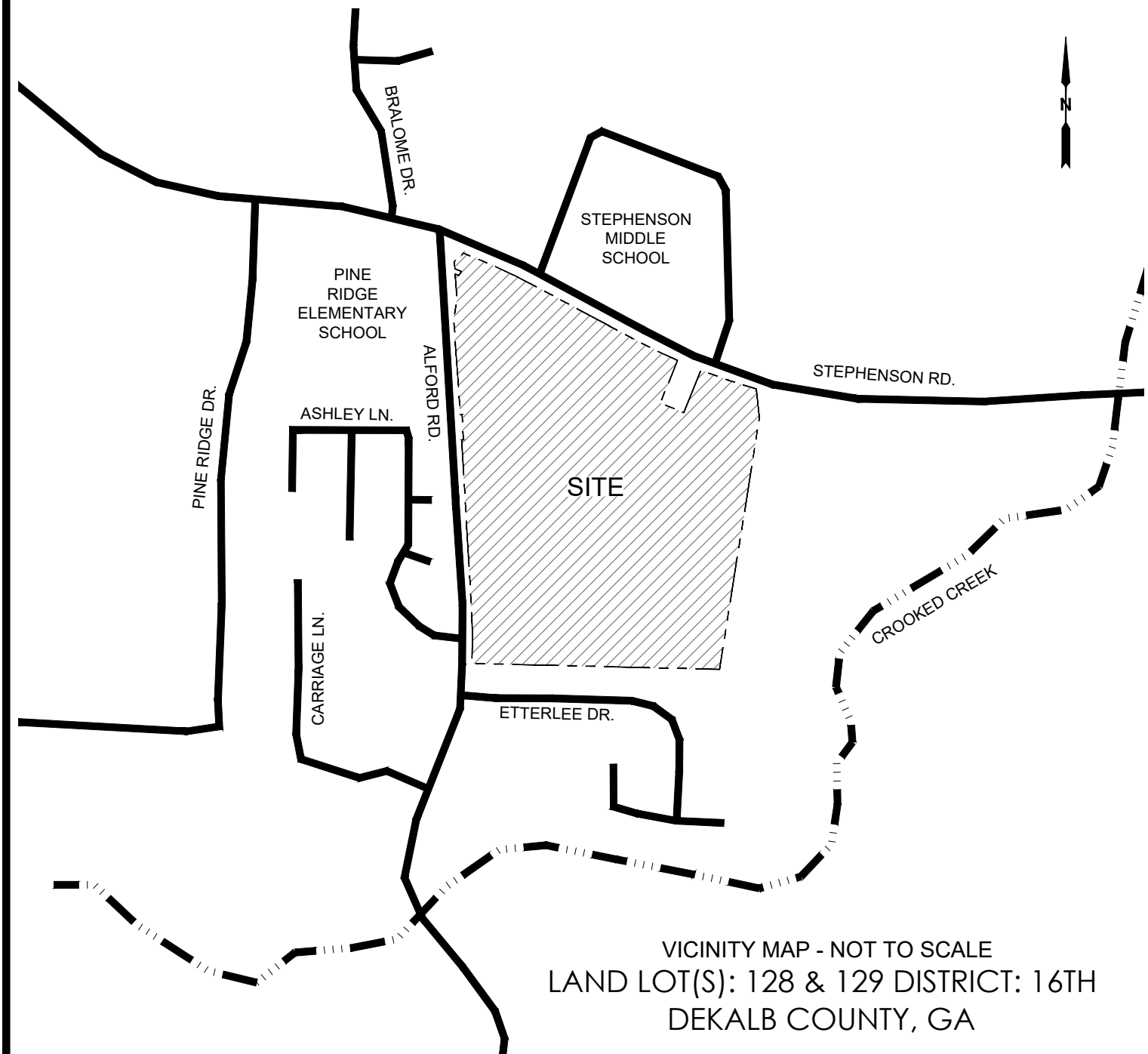
A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the DeKalb County Board of Commissioners to rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to allow the rezoning in questions would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the rezoning in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A. Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of DeKalb County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.



VICINITY MAP - NOT TO SCALE
LAND LOT(S): 128 & 129 DISTRICT: 16TH
DEKALB COUNTY, GA

PARKING ANALYSIS			TOTAL PER HOUSE	TOTAL LOT	TOTAL SPACES
LOT TYPE	GARAGE	DRIVEWAY			
DETACHED SF	2	2	4	91	364
TOWNHOME	2	2	4	92	368
TOTAL PARKING SPACES PROPOSED FOR RESIDENTIAL					732
TOTAL PARKING SPACES REQUIRED FOR RESIDENTIAL					320
ADDITIONAL OFF STREET/ GUEST / MAIL KIOSK PARKING					98
TOTAL PARKING SPACES PROPOSED					830

PROPERTY OWNERS:
PID: 16 128 02 001 - KATHERINE LOUISE BROWN
PID: 16-128-02-003 - LOUIS E. BROWN, JR.
PID: 16-129-02-009 - SARA K. WARBINGTON, ETAL
PID: 16-128-02-011 - ROBERT L. BROWN

SEWER NOTE:
SEWER WILL BE A GRAVITY LINE AND TIE INTO THE EXISTING SEWER MANHOLE ALONG ALFORD ROAD & ASHLEY LANE.

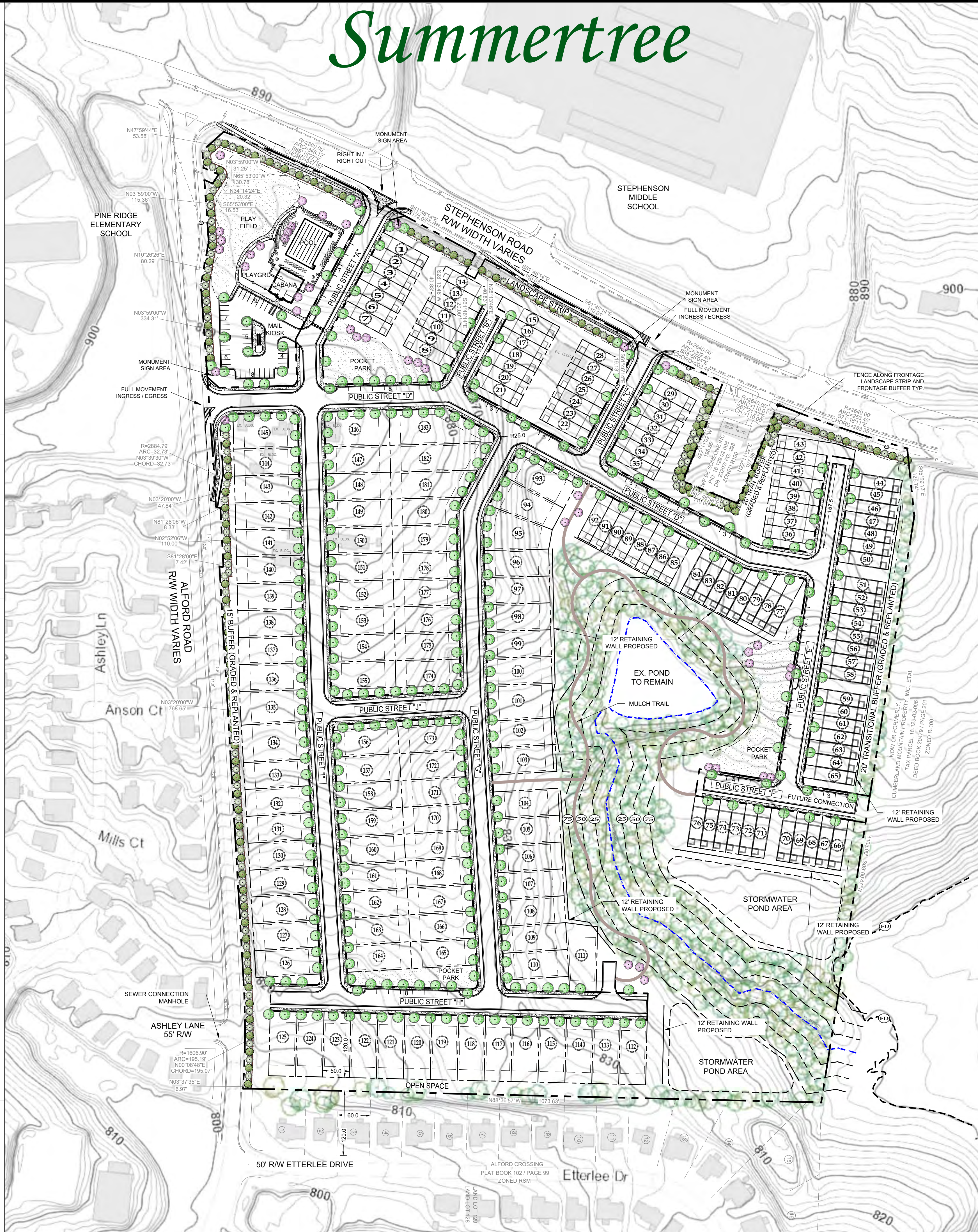
WATER NOTE:
EXISTING WATER LINE LOCATED ON STEPHENSON ROAD AND PROVIDED BY DEKALB COUNTY.

STREET LIGHT NOTE:
FIXTURES AND ILLUMINATION SHALL COMPLY WITH COUNTY STANDARDS.

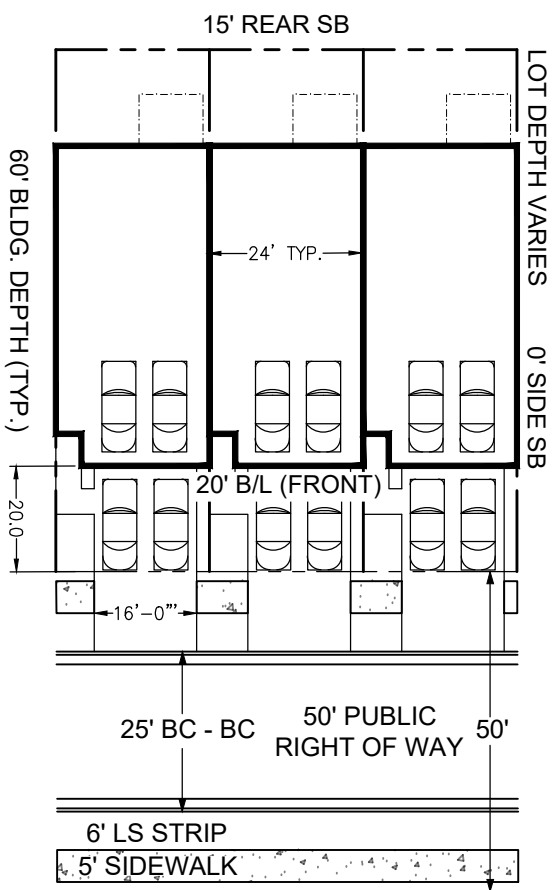
FLOOD NOTE:
A PORTION OF THIS PROPERTY IS LOCATED IN A FEMA FLOOD PLAIN AS PER FEMA MAP NO. 13089C0113K, DATED DECEMBER 18, 2016.

BOUNDARY SURVEY BY:
MCNALLY & PATRICK
1505 HWY. 29 SOUTH,
LAWRENCEVILLE, GEORGIA 30044
PHONE: 770.963.8520

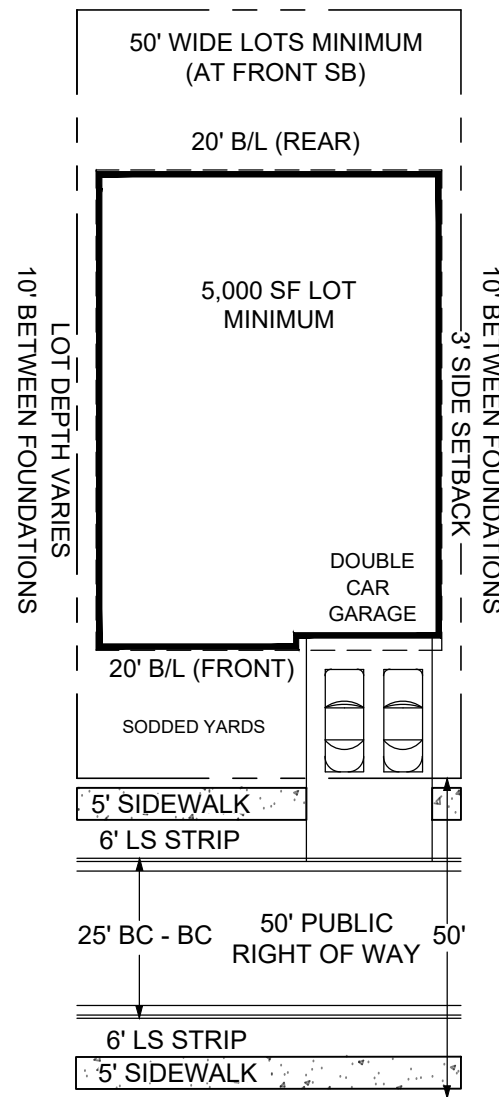
REQUESTED VARIANCES:
1. GRADED AND REPLANTED BUFFERS AS SHOWN.
2. GRADING CAN BE ALLOWED WITHIN THE FIRST 25' OF THE 75' IMPERVIOUS STREAM SETBACK.
3. ALL HOMES TO HAVE FRONT ENTRY DRIVEWAYS AND GARAGES.
4. ALL RETAINING WALLS ALLOWED TO BE UP TO 12' TALL



OWNER / APPLICANT
PARKLAND COMMUNITIES, INC.
jim@parklandco.com
404.456.5562



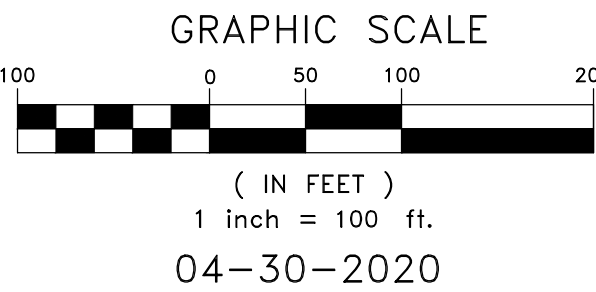
TOWNHOME TYPICAL
LOT DETAIL

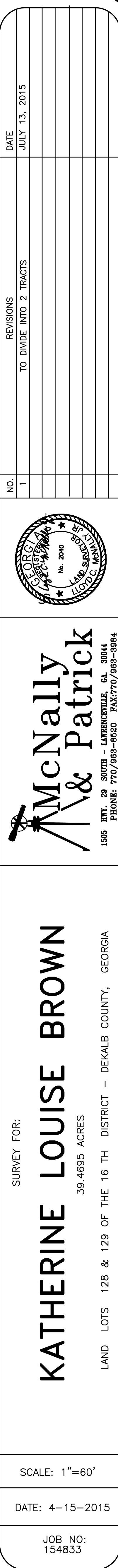


SINGLE FAMILY
DETACHED TYPICAL
LOT DETAIL

GROSS ACRES:	40.91 AC. (1,782,039 SQ. FT.)
EXISTING ZONING:	R100
PROPOSED ZONING:	RSM / DEKALB COUNTY
TOTAL UNITS:	183 UNITS (91 - SINGLE FAMILY HOMES & 92 - TOWNHOMES)
TOTAL DENSITY:	4.47 U/A
SINGLE FAMILY LOT WIDTH:	50' TYPICAL
TOWNHOME UNIT WIDTH:	24' X 60' TYPICAL
MIN. UNIT HEATED AREA:	1,800 SF. (SINGLE FAMILY) / 1,500 SF. (TOWNHOMES)
SETBACKS	SINGLE FAMILY TOWNHOMES
FRONT:	20' (20' MIN DRIVEWAYS) FRONT: 20'
REAR:	20' REAR: 15'
SIDE:	3' SIDE: 0'
BETWEEN FOUNDATIONS (SFD):	10' BETWEEN FOUNDATIONS
BETWEEN BUILDINGS (SFA):	20' TYPICAL (BETWEEN TOWNHOME BLDGS.)
TRANSITIONAL BUFFER:	AS SHOWN
LANDSCAPE STRIP:	AS SHOWN
BUILDING HT. REQUIRED:	35' MAX. (SINGLE FAM.) / 3 STORIES OR 45' MAX. (TOWNHOME)
OPEN SPACE REQUIRED:	20% OR 8.18 ACRES
OPEN SPACE PROVIDED:	20.9% OR 8.55 ACRES
ENHANCED REQUIRED:	10% OR 4.09 ACRES
ENHANCED PROVIDED:	10% OR 4.09 ACRES
SIDEWALK PROVIDED ON SITE:	+/- 2,000 L.F.
MULCH TRAIL PROVIDED:	+/- 2,000 L.F.
LOT COVERAGE ALLOWED:	70% SFA; 50% SFD (MAX. PER LOT OR TOTAL PARCEL ACREAGE)
LOT COVERAGE PROVIDED:	70% SFA; 50% SFD (MAX. PER LOT OR TOTAL PARCEL ACREAGE)

75	75' IMPERVIOUS SB
50	50' STREAM BUFFER
25	25' STATE BUFFER
10	FLOOD HAZARD LIMIT

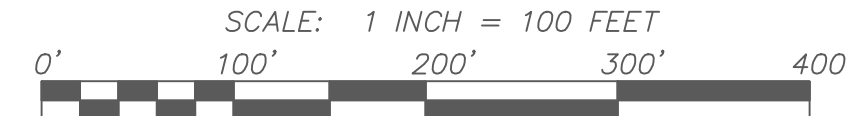


[illegible]

A parcel of land situated in Land Lots 128 and 129 of the 16th District of Dekalb County, Georgia, and being more particularly described as follows:

Beginning at the northerly point formed by the chamfered intersection of the easterly right of way of Alford Road (having a variable public right of way) and the southerly right of way of Stephenson Road (having a variable public right of way), said point lying on a non-tangential curve, said curve turning to the right and having a radius of 2860.00 feet, with a central angle of 06 Degrees 58 Minutes 26 Seconds, with a chord bearing of South 65 Degrees 15 Minutes 27 Seconds East , and a chord distance of 347.90 feet, Thence proceeding along the southerly right of way of Stephenson Road running along the arc of said curve 348.12 feet to a point; Thence the following courses and distances along the southerly right of way of Stephenson Road: South 61 Degrees 46 Minutes 14 Seconds East a distance of 172.05 feet to a point; South 28 Degrees 13 Minutes 46 Seconds West a distance of 40.83 feet to a point; South 61 Degrees 46 Minutes 14 Seconds East a distance of 20.00 feet to a point; North 28 Degrees 13 Minutes 46 Seconds East a distance of 40.83 feet to a point; South 61 Degrees 46 Minutes 14 Seconds East a distance of 166.03 feet to a point; South 61 Degrees 46 Minutes 14 Seconds East a distance of 110.01 feet to a point; South 61 Degrees 46 Minutes 14 Seconds East a distance of 19.13 feet to a point, said point lying on a tangential curve, said curve turning to the left and having a radius of 2640.00 feet, with a central angle of 04 Degrees 23 Minutes 41 Seconds, with a chord bearing of South 63 Degrees 58 Minutes 04 Seconds East , and a chord distance of 202.44 feet, running along the arc of said curve 202.49 feet to a point; Thence departing from said right of way and running South 22 Degrees 11 Minutes 02 Seconds West a distance of 198.85 feet to a point; Thence South 67 Degrees 48 Minutes 58 Seconds East a distance of 110.00 feet to a point; Thence North 22 Degrees 11 Minutes 02 Seconds East a distance of 197.98 feet to a point on the southerly right of way of Stephenson Road, said point lying on a non-tangential curve, said curve turning to the left and having a radius of 2640.00 feet, with a central angle of 05 Degrees 30 Minutes 02 Seconds, with a chord bearing of South 71 Degrees 18 Minutes 11 Seconds East , and a chord distance of 253.35 feet, running along said right of way along the arc of said curve 253.45 feet to a point; Thence departing from said right of way proceeding South 05 Degrees 59 Minutes 13 Seconds East a distance of 125.74 feet to a point; Thence South 09 Degrees 00 Minutes 47 Seconds West a distance of 1103.00 feet to the corner common to the northeasterly corner of Lot 15 of Alford Crossing Subdivision, as recorded with the Gwinnett County Clerk of Court in Plat Book 102, Page 99; Thence North 88 Degrees 36 Minutes 57 Seconds West along the northerly line of aforementioned Alford Crossing Subdivision a distance of 1073.63 feet to a point on the easterly right of way of Alford Road (variable public R/W); Thence the following courses and distances along the easterly right of way of Alford Road: North 03 Degrees 37 Minutes 35 Seconds East a distance of 6.97 feet to a point, said point lying on a tangential curve, said curve turning to the left and having a radius of 1606.90 feet, with a central angle of 06 Degrees 57 Minutes 35 Seconds, with a chord bearing of North 00 Degrees 08 Minutes 48 Seconds East , and a chord distance of 195.07 feet, run along the arc of said curve 195.19 feet to a point;

North 03 Degrees 20 Minutes 00 Seconds West a distance of 768.65 feet to a point; South 81 Degrees 28 Minutes 00 Seconds East a distance of 7.42 feet to a point; North 02 Degrees 52 Minutes 06 Seconds West a distance of 110.00 feet to a point; North 81 Degrees 28 Minutes 06 Seconds West a distance of 8.33 feet to a point; North 03 Degrees 20 Minutes 00 Seconds West a distance of 47.84 feet to a point, said point lying on a tangential curve, said curve turning to the left and having a radius of 2,884.79 feet, with a central angle of 00 Degrees 39 Minutes 00 Seconds, with a chord bearing of North 03 Degrees 39 Minutes 30 Seconds West , and a chord distance of 32.73 feet, running along the arc of said curve 32.73 feet, to a point; North 03 Degrees 59 Minutes 00 Seconds West a distance of 334.31 feet to a point; North 10 Degrees 26 Minutes 26 Seconds East a distance of 80.29 feet to a point; North 03 Degrees 59 Minutes 00 Seconds West a distance of 115.36 feet to a point; South 65 Degrees 53 Minutes 00 Seconds East a distance of 16.53 feet to a point; North 34 Degrees 14 Minutes 24 Seconds East a distance of 20.32 feet to a point; North 65 Degrees 53 Minutes 00 Seconds West a distance of 30.78 feet to a point; North 03 Degrees 59 Minutes 00 Seconds West a distance of 31.25 feet to a point; North 47 Degrees 59 Minutes 44 Seconds East a distance of 53.58 feet to the POINT OF BEGINNING. Said parcel containing 1,781,105 square feet or 40.889 acres.



Total dbh" Required for Site	Total dbh" in Sample Area	Total dbh" Per Acre	Calculated Acres for Tree Save Area Needed for 120 dbh" for Site
120" X 39.47	2,811.00	0.56 X 2,811.0	4,736.40/2,811.00
4,736.40		1,579.96	3.00

Legend	
lp	Loblolly Pine
wto	Water Oak
rm	Red Maple
sg	Sweetgum
bg	Blackgum
bc	Black Cherry
wo	White Oak
ro	Red Oak
elm	Elm
hy	Hickory
tp	Tulip Poplar

Van Moore
Moore Urban Forestry, Inc.
5962 Lake Lanier Heights Road
Buford, GA 30518
(770) 530-4114
mooreurbanforestry@charter.net

5962 Lake Lanier
Heights Road
Buford, GA 30518
Ph. # (770) 530-4114

Alpharetta, GA 30005

Warbington

Tree Survey



Warblington

Project Name

Project Number

Project Address

Land Lot No. [s]

District

City, State, County

No.		REVISION	DATE
1			
2			
3			
4			
5			
6			
7			
8			
TVM. DESIGN		AS SHOWN SCALE	
TVM DRAWN		T-1	
TVM CHECKED			
1/7/2020 DATE		PROJECT NO. PROJECT No.	

5962 Lake Lanier
Heights Road
Buford, GA 30518
Ph. # (770) 530-4114

Parkland Communities. Inc.

Alpharetta, GA 30005

Warbington

Tree Survey

Warbington
Project Name

Project Number

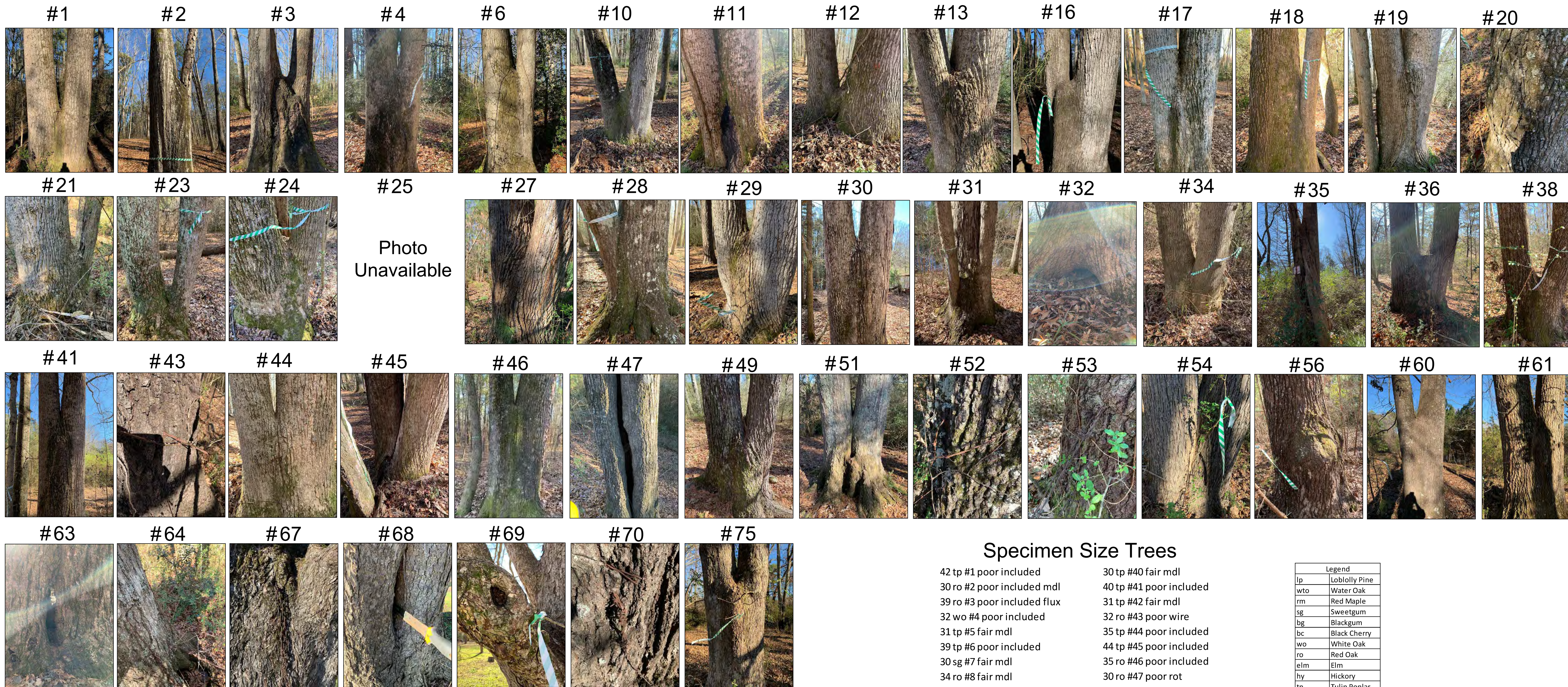
Project Address

Land Lot No.(s)

District

City, State, County

REVISION		DATE
No.		
1		
2		
3		
4		
5		
6		
7		
8		



Specimen Size Trees

42 tp #1 poor included	30 tp #40 fair mdl
30 ro #2 poor included mdl	40 tp #41 poor included
39 ro #3 poor included flux	31 tp #42 fair mdl
32 wo #4 poor included	32 ro #43 poor wire
21 tp #5 fair mdl	35 tp #44 poor included
39 tp #6 poor included	44 tp #45 poor included
30 sg #7 fair mdl	35 ro #46 poor included
34 ro #8 fair mdl	30 ro #47 poor rot
43 sg #9 fair mdl	31 lp #48 fair mdl
32 sg #10 poor included	32 hy #49 poor included
38 sg #11 poor included flux	36 wo #50 fair mdl
47 sg #12 poor included	39 wto #51 poor included
38 sg #13 poor included	41 ro #52 poor wire
30 sg #14 fair mdl	36 ro #53 poor wire
30 lp #15 fair mdl	30 hy #54 poor included
33 sg #16 poor included	33 tp #55 fair mdl
32 sg #17 poor included	34 ro #56 poor rot fungus
34 sg #18 poor included	30 ro #57 fair mdl
34 tp #19 poor included	36 ro #58 fair mdl
30 sg #20 poor wire	33 ro #59 Fair ndl
32 tp #21 poor included	32 ro #60 poor included
31 tp #22 fair mdl	50 ro #61 poor included
31 tp #23 poor included	32 wo #62 fair mdl
46 tp #24 poor included	50 tp #63 poor rot
35 wo #25 poor included	37 wto #64 poor rot wire
31 ro #26 fair mdl	30 hy #65 fair mdl
37 tp #27 poor included	31 hy #66 fair mdl
32 wto #28 poor included wire	32 hy #67 poor wire
35 tp #29 poor included	46 hy #68 poor rot
32 wo #30 poor included	42 hy #69 poor rot
31 wo #31 poor included	42 ro #70 poor wire
31 tp #32 poor rot	31 ro #71 fair mdl
30 rm #33 fair mdl	32 ro #72 fair mdl
43 tp #34 poor included	34 hy #73 fair mdl
40 top #35 poor included wire	39 ro #74 fair mdl
57 tp #36 poor included	34 wo #75 poor included
33 tp #37 fair mdl	39 lp #76 fair mdl
31 ro #38 poor included	32 ro #77 fair mdl
31 tp #39 fair mdl	

Legend	
lp	Loblolly Pine
wto	Water Oak
rm	Red Maple
sg	Sweetgum
bg	Blackgum
bc	Black Cherry
wo	White Oak
ro	Red Oak
elm	Elm
hy	Hickory
tp	Tulip Poplar



DeKalb County Parcel Map

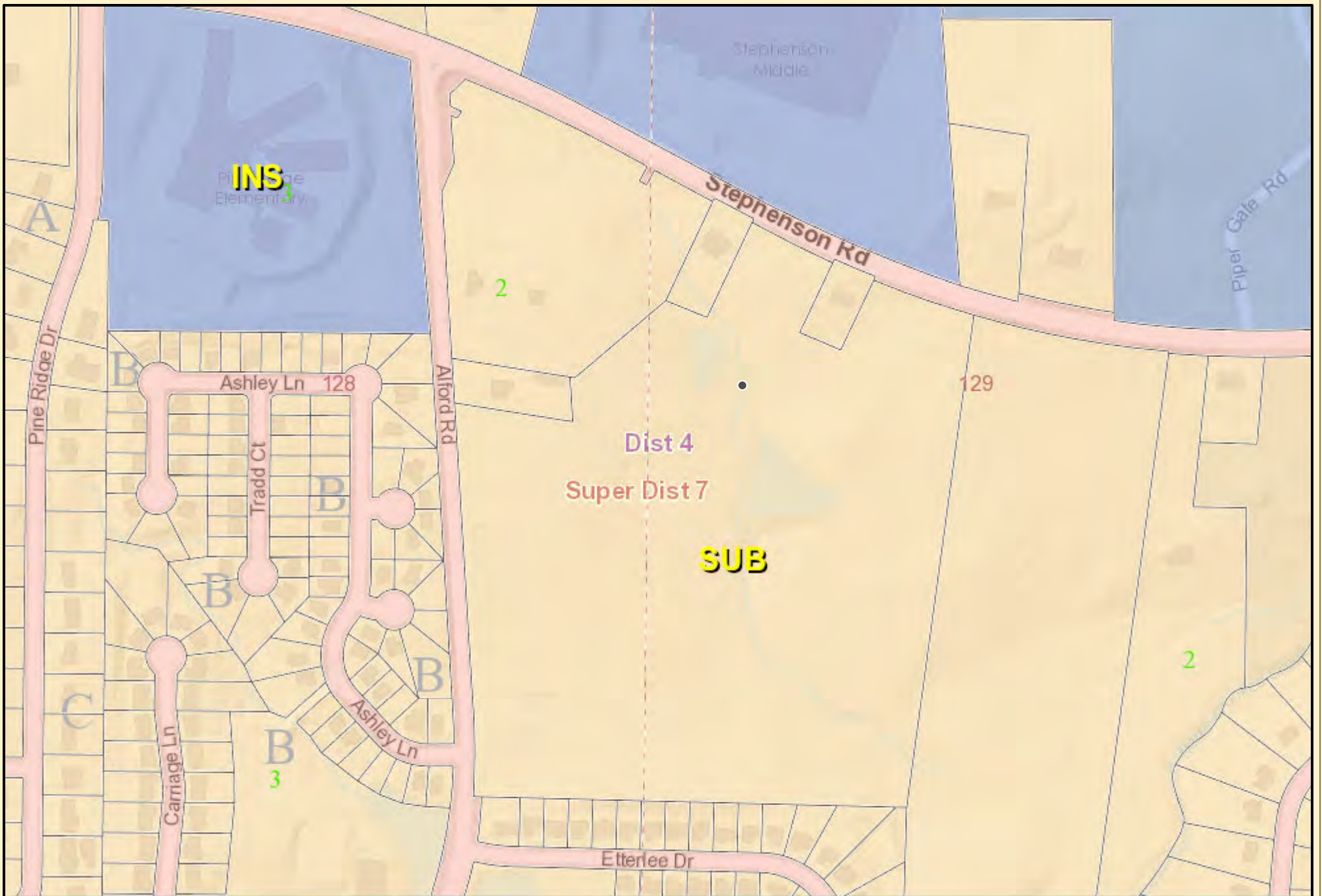
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Date Printed: 4/30/2020



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DeKalb County Parcel Map

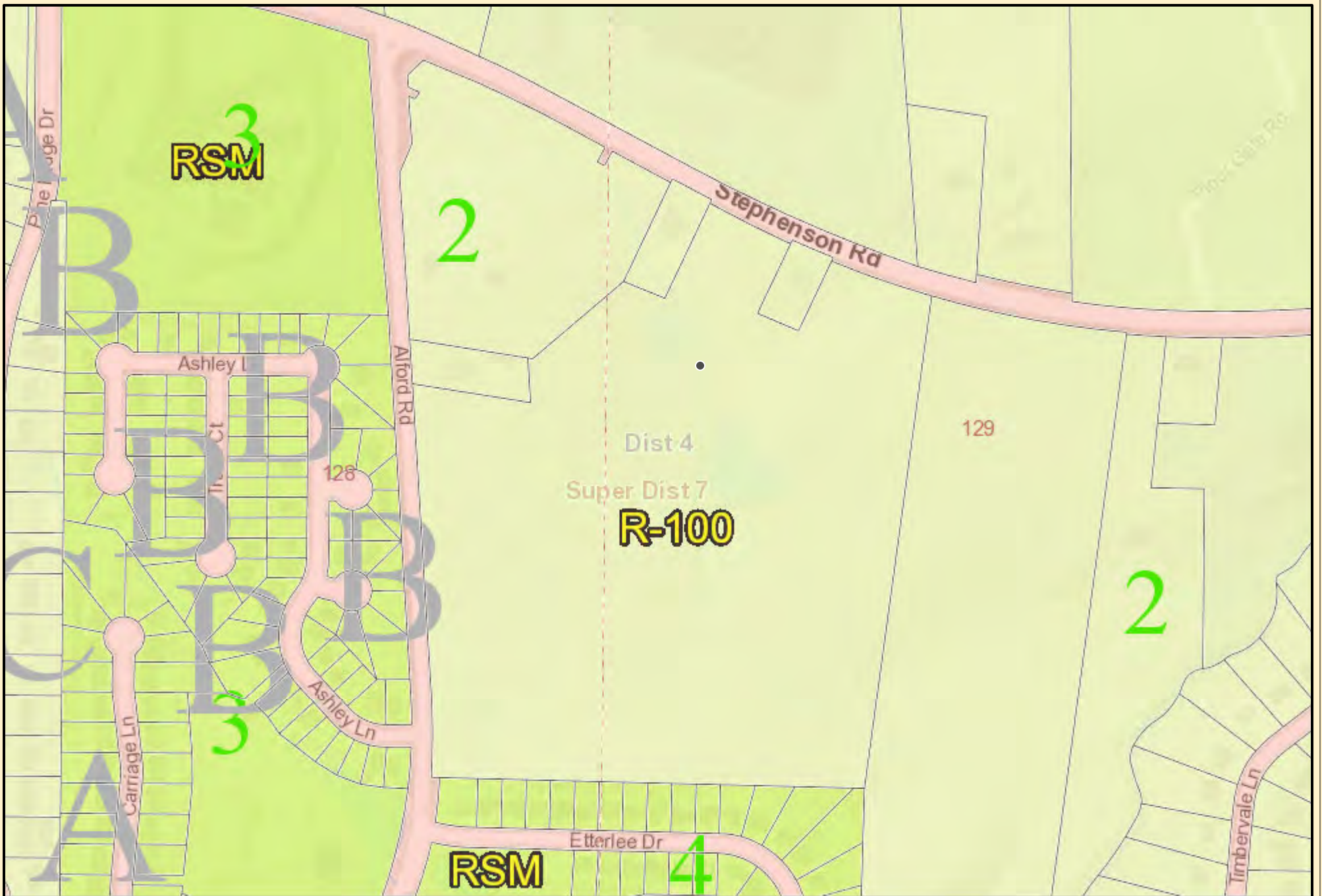
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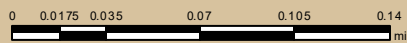


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DeKalb County Parcel Map



Date Printed: 4/30/2020



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eCP-2

Facility/School	Type	Cluster	Region	Enrollment	Capacity	Map
Pine Ridge ES	ES	Stephenson	3	570	856	map
Princeton ES	ES	Stephenson	3	743	958	map
Rock Chapel ES	ES	Stephenson	3	537	697	map
Stephenson HS	HS	Stephenson	3	1387	2041	map
Stephenson MS	MS	Stephenson	3	988	1374	map
Wynbrooke Theme ES	ES	Stephenson	3	802		