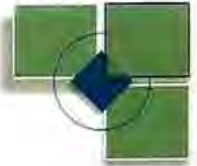




# DeKalb County Department of Planning & Sustainability



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: Lennar Corporation c/o Battle Law, P.C. E-Mail: mlb@battlelawpc.com

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

Applicant Phone: 404.601.7616 Fax: 404.745.0045

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

Owner's Mailing Address: P.O. Box 2201, Silverthorne, Summit, CO 80498

Owner(s) Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Address/Location of Subject Property: 4549 Erskine Road & 1247 Oakmont Drive, Clarkston, GA 30021

District(s): 18 Land Lot(s): 121 Block: 02 & 12 Parcel(s): 001 & 007

Acreage: 12.11 Commission District(s): 4 & 6

Present Zoning Category: R-85 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.

NOTARY \_\_\_\_\_ SIGNATURE OF APPLICANT / DATE 9-1-2020

EXPIRATION DATE / SEAL 11-5-2026 Check One: Owner \_\_\_\_\_ Agent X

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)



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:

- LAND USE PLAN
- REZONE
- MINOR MODIFICATION

TO WHOM IT MAY CONCERN:

( I ) ( WE ), \_\_\_\_\_ Erskine Park, LLC  
(Name of owner(s))

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

\_\_\_\_\_ Lennar Corporation c/o Battle Law, P.C.  
(Name of Applicant or Agent Representing Owner)

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

*Gabrielle C. Opie*  
Notary Public



*Marie Devine*  
dotloop verified  
09/01/20 5:54 PM EDT  
RE1N-PYE5-KOT6-F551

Owner

\_\_\_\_\_  
Notary Public

Owner

\_\_\_\_\_  
Notary Public

Owner

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: Lennar/c/o Battle Law PC \_\_\_ Phone: 404.601.7616 \_\_\_ Email:  
mlb@battlelawpc.com \_\_\_

Property Address: 4549 Erskine Road and 1247 Oakmont Drive, Clarkston, Georgia

Tax Parcel ID: 18 121 02 001, 18 121 12 007

Comm. District(s): 4 & 6 \_\_\_ Acreage: \_\_\_ 12.11 acres \_\_\_

Existing Use: \_Residential \_\_\_

Proposed Use: 63 Single-family detached urban townhomes at 5.2 units per acre with density bonus \_\_\_

Supplemental Regs: NA \_\_\_ Overlay District: NA \_\_\_ DRI: No \_\_\_

**Rezoning:** Yes  No \_\_\_

Existing Zoning: \_\_\_ R85 \_\_\_ Proposed Zoning: RSM \_\_\_

Square Footage/Number of Units: \_\_\_

Rezoning Request: R85 to RSM for Development of Urban detached Townhomes Community

**Land Use Plan Amendment:** Yes \_\_\_ No

Existing Land Use: \_\_\_ SUB \_\_\_ Proposed Land Use: \_\_\_ NA \_\_\_ Consistent   
Inconsistent \_\_\_

**Special Land Use Permit:** Yes \_\_\_ No  Article Number(s) 27- \_\_\_

Special Land Use Request(s)

NA \_\_\_

**Major Modification:** NO

Existing Case Number(s): \_\_\_ NA \_\_\_

Condition(s) to be modified:

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

---

---

---

**WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION**

Pre-submittal Community Meeting:  Review Calendar Dates:  PC:  BOC:  
 Letter of Intent:  Impact Analysis:  Owner Authorization(s):  Campaign  
Disclosure:  Zoning Conditions:  Community Council Meeting:  Public  
Notice, Signs:  Tree Survey, Conservation:  Land Disturbance Permit (LDP):  
 Sketch Plat:  Bldg. Permits: \_\_\_\_\_ Fire Inspection: \_\_\_\_\_ Business License:  
 State License:  Lighting Plan:  Tent Permit: \_\_\_\_\_ Submittal Format:

NO STAPLES, NO BINDERS PLEASE

**Review of Site Plan**

Density:  Density Bonuses:  Mix of Uses:  na  Open Space:  x  
Enhanced Open Space:  x Setbacks: front  na  sides  na  side corner  na  rear  
 X Lot Size: \_\_\_\_\_ Frontage:  X Street Widths: \_\_\_\_\_ Landscape Strips:  X  
Buffers: \_\_\_\_\_ Parking Lot Landscaping:  NA  Parking - Auto: \_\_\_\_\_ Parking - Bicycle:  
\_\_\_\_\_ Screening: \_\_\_\_\_ Streetscapes: \_\_\_\_\_ Sidewalks: \_\_\_\_\_ Fencing/Walls: \_\_\_\_\_ Bldg.  
Height: \_\_\_\_\_ Bldg. Orientation: \_\_\_\_\_ Bldg. Separation: \_\_\_\_\_ Bldg. Materials: \_\_\_\_\_ Roofs: \_\_\_\_\_  
Fenestration: \_\_\_\_\_ Façade Design: \_\_\_\_\_ Garages: \_\_\_\_\_ Pedestrian Plan: \_\_\_\_\_ Perimeter Landscape  
Strip: \_\_\_\_\_

---

---

Comments: Check traffic capacity of Erskine Road, will be reviewed by County Traffic Engineer. Need to provide justification for RSM zoning in R-85 area, and provide justification for compatibility of proposed two story structures on small lots in midst of larger lot single-family detached community in surrounding area. If providing single-family detached, the perimeter lot compatibility standards of Article 5.2.3 may apply since proposing more than 20 lots; however applicant contends that this is not applicable because these are “urban”



**DEPARTMENT OF PLANNING & SUSTAINABILITY**

detached and not single-family detached, and the proposed lots are not directly adjacent to the existing perimeter lots. Streetscape requirements required along frontage of Erskine. Landscaping of 3 trees per single-family lot required by Article 5. Applicant has provided 20 foot buffer around the perimeter as required by zoning ordinance. Applicant is encouraged to provide conceptual elevations to show compliance with Building materials requirements in Article 5. Applicant will be abandoning part of Oakmont drive. Applicant will be using public art for a portion of density bonus—location to be determined, may be on or off-site. Applicant already has pre-community Zoom meeting scheduled prior to September 2nd deadline.

Planner: John Reid Date 8/12/2020

Filing Fees

<b>REZONING:</b>	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
	RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
	OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
<b>LAND USE MAP AMENDMENT</b>		\$500.00
<b>SPECIAL LAND USE PERMIT</b>		\$400.00

August 18, 2020

**RE:** A Rezoning Project at 4549 Erksine Road, Clarkston, Georgia 30021

Dear Property Owner:

We would like for you to join our Zoom Video Meeting Wednesday, September 2, 2020 from 6:00 pm – 7:00 pm to discuss a proposed Rezoning project for property located at 4549 Erksine Road, and 1247 Oakmont Drive, Clarkston, Georgia 30021. My client, Lennar Corporation, is seeking to rezone the property from R-85 to RSM for the development of 63 Single-Family Urban Detached Townhomes.

Enclosed please find a copy of the site plan that will be discussed.

Below are the meeting instructions. There are multiple ways for you to join the meeting, including via your computer, tablet, or cell phone, with or without video. If you are unable to make it, but would like to learn more, please contact our office at (404) 601-7616 ext. 2 or email us at [bdc@battlelawpc.com](mailto:bdc@battlelawpc.com) and we'll send you a summary of the meeting.

**Zoom Meeting Details**

**Meeting ID:** 868 4135 3141

**Password:** 782142

Internet: <https://otago.zoom.us/join>

Telephone: (646) 558-8656

Please contact our offices if you have any questions regarding the meeting.

Sincerely,

*Michele L. Battle*

Michèle L. Battle

**COMMUNITY MEETING  
SIGN IN SHEET**  
**4549 Erskine Road & 1247 Oakmont Drive, Clarkston, GA 30021**  
**Zoom Video Conference Meeting**  
**Wednesday, September 02, 2020 6:00 PM – 7:00 PM**

*Please print legibly*

<i>Name</i>	<i>Address</i>	<i>City, State</i>	<i>Zip Code</i>	<i>Phone Number</i>	<i>Email Address</i>
Beth Lilly					
Elizabeth Lilly	1176 Cimarron Ct, Clackston				
Kathy Steele	4092 Cimarron Dr.			678-209-8022	
Tama McGee	4121 Cimarron Drive	Clarkston		404-683-0215	tamaloc@comcast.net
Shalewa Smith					tssmith821@hotmail.com
Gareth Young	4132 Cimarron Drive	Clarkston GA	30021	404 790-5536	garethjohnyoung@gmail.com
Charmaine Willis					<a href="mailto:charmainehelps@gmail.com">charmainehelps@gmail.com</a>
Aaron Zee	4131 Cimarron Drive				
M Linsey					<a href="mailto:mrglinsey@yahoo.com">mrglinsey@yahoo.com</a>
Tracey Harris	1254 Minette Place	Clarkston, GA	30021		
Joe Arrington					jarring55@gmail.com

**COMMUNITY MEETING  
SIGN IN SHEET**  
**4549 Erskine Road & 1247 Oakmont Drive, Clarkston, GA 30021**  
**Zoom Video Conference Meeting**  
**Wednesday, September 02, 2020 6:00 PM – 7:00 PM**  
*Please print legibly*

<i>Name</i>	<i>Address</i>	<i>City, State</i>	<i>Zip Code</i>	<i>Phone Number</i>	<i>Email Address</i>
Graham C					
Margie & Bill Telfair					
Ronald Alston	4150 Oakmont Ct.				
David Skretch Jr					silvermartin28@msn.com
Henry Griesbach	1253 Otello Ave				hcabseirg@yahoo.com
Annette & William Sullivan	4136 Oakmont Court	Clarkston, GA			<a href="mailto:asullivan0808@gmail.com">asullivan0808@gmail.com</a>
Diane Bradshaw					dbbradshaw@comcast.net
Carlton, Tamara, Debbie Lipscomb	yuma drive in clarkston				cartamebdezine@gmail.com
Greg Perry					cgnrperry@bellsouth.net
Tracey Harris	1254 Minette Place				
Ron Abercrombie					<a href="mailto:Rabercr46@att.net">Rabercr46@att.net</a>



**COMMUNITY MEETING****SIGN IN SHEET****4549 Erskine Road & 1247 Oakmont Drive, Clarkston, GA 30021****Zoom Video Conference Meeting****Wednesday, September 02, 2020 6:00 PM – 7:00 PM**

<b>Name</b>	<b>Address</b>	<b>City, State</b>	<b>Zip Code</b>	<b>Phone Number</b>	<b>Email Address</b>
Graham Calhoun	4050 cimarron				
Larry Dooley					lsdooley@gmail.com
Janet Curtis- Dist 4 Community Council member				770-491-6198	
Carol and Donnell Price					<a href="mailto:chprice43@gmail.com">chprice43@gmail.com</a> / <a href="mailto:deeprice98@gmail.com">deeprice98@gmail.com</a>
David Skretch Jr					
karuna Shah					karunashah2012@gmail.com
J Chris Project					
Gareth Young					
Tracey Harris	1254 Minette Place	Clarkston, GA	30021	678-822-3677	traceymharris@gmail.com
Carol & Donnell Price				678-358- 6836/404- 849-2112	<a href="mailto:chprice43@gmail.com">chprice43@gmail.com</a> / <a href="mailto:deeprice98@gmail.com">deeprice98@gmail.com</a>
Stacey Alston					<a href="mailto:salston@waldorfatlanta.org">salston@waldorfatlanta.org</a>
Norman and Ginger Powell	1119 Cimarron Court				<a href="mailto:norman.powell@bellsouth.net">norman.powell@bellsouth.net</a> / <a href="mailto:gingerf4au@aol.com">gingerf4au@aol.com</a>

**COMMUNITY MEETING**

**SIGN IN SHEET**

**4549 Erskine Road & 1247 Oakmont Drive, Clarkston, GA 30021**

**Zoom Video Conference Meeting**

**Wednesday, September 02, 2020 6:00 PM – 7:00 PM**

<b>Name</b>	<b>Address</b>	<b>City, State</b>	<b>Zip Code</b>	<b>Phone Number</b>	<b>Email Address</b>
David Skretch.					Silvermartin28@msn.com.
Aaron Zee					alfazoolooz@gmail.com
Joseph and Rose Arnold					roseandjoe45@gmail.com
Auctionstaff Kipper					
Laveta Hilton					
Hawi Gameda					<a href="mailto:kurisiyoum@gmail.com">kurisiyoum@gmail.com</a>
Mary Woldegiorgis					mary.woldegiorgis@gmail.com
Larry D.					
Kathy Steele's email -					KathySteeleMN@gmail.com
Ronald Alston					
Michelle McMillan				404-388-4303	<a href="mailto:kipperm@hotmail.com">kipperm@hotmail.com</a>
Graham Calhoun					<a href="mailto:ggcalhoun@gmail.com">ggcalhoun@gmail.com</a>

**COMMUNITY MEETING**

**SIGN IN SHEET**

**4549 Erskine Road & 1247 Oakmont Drive, Clarkston, GA 30021**

**Zoom Video Conference Meeting**

**Wednesday, September 02, 2020 6:00 PM – 7:00 PM**

<b>Name</b>	<b>Address</b>	<b>City, State</b>	<b>Zip Code</b> <small>Please print legibly</small>	<b>Phone Number</b>	<b>Email Address</b>
Janice Harris Corry					jmharris220@gmail.com

**STATEMENT OF INTENT AND**  
**IMPACT ANALYSIS**

and

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

of

**Lennar Georgia, Inc.**

for

12.11± acres of land located at  
**4549 Erskine Park and 1247 Oakmont Drive**  
**Land Lot 121 of the 18<sup>th</sup> District, DeKalb County, GA**

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](mailto:mlb@battlelawpc.com)

## **I. STATEMENT OF INTENT**

The Applicant, Lennar Georgia, Inc. is seeking to rezone the properties located at 4549 Erskine Park and 1247 Oakmont Drive, along with the unopened portion of Oakmont Drive which cuts through the property (collectively, the Subject Property”), to be rezoned from R-85 to RSM for the development of a 63 unit urban detached townhome community, at a density of 5.20 units per acre. The Subject Property has a land use designation of Suburban. In order to achieve the density bonus of 1.2 units per acre, the Applicant will be providing the following:

1. Public sidewalk connection to Stone Mountain Trail with a new 8 ft multi-use path of 1,480 linear feet or .28 miles (0.8 density credits) as shown on the submitted site plan.
2. Public art. (.8 density credits).

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, which are all for residential development. The proposed urban detached townhome community will allow for a product that is attractive to young professionals and empty nesters who have a desire to live near the Stone Mountain Trail, with easy access to Highway 78, and within a short distance of Stone Mountain Park.

- (b) Effect on adjacent property: The proposed development will have a positive impact on the surrounding community. First, it will provide for new homes owners in the area, on a underdeveloped lot. Second, the anticipated price points on the homes be equal to or greater than the surrounding home values, which will help support the existing home values in the area. Third, the Applicant will be making improvements to access to Stone Mountain Trail which will benefit the surrounding community.
- (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.
- (d) Economic use of current zoning: The Subject Property has no use as currently zoned R-85. The current owner of the Subject Property has been marketing the property for sale since 2013. To date no prospective purchaser has been willing to develop the Subject Property as current zoned. Due to the increase in construction costs, along with the extensive improvements now required by Dekalb County for residential subdivisions, including, internal sidewalks, street trees, street lights, open space requirements, right of way dedication together with public streetscape requirements, detention requirements, and new home design requirements, the cost of development would far exceed the current density allowed on the Subject Property. Additionally, the current market supports smaller lot development.
- (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 3<sup>rd</sup> day of September, 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.

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.

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

By:   
Printed Name: Michèle BATTLE





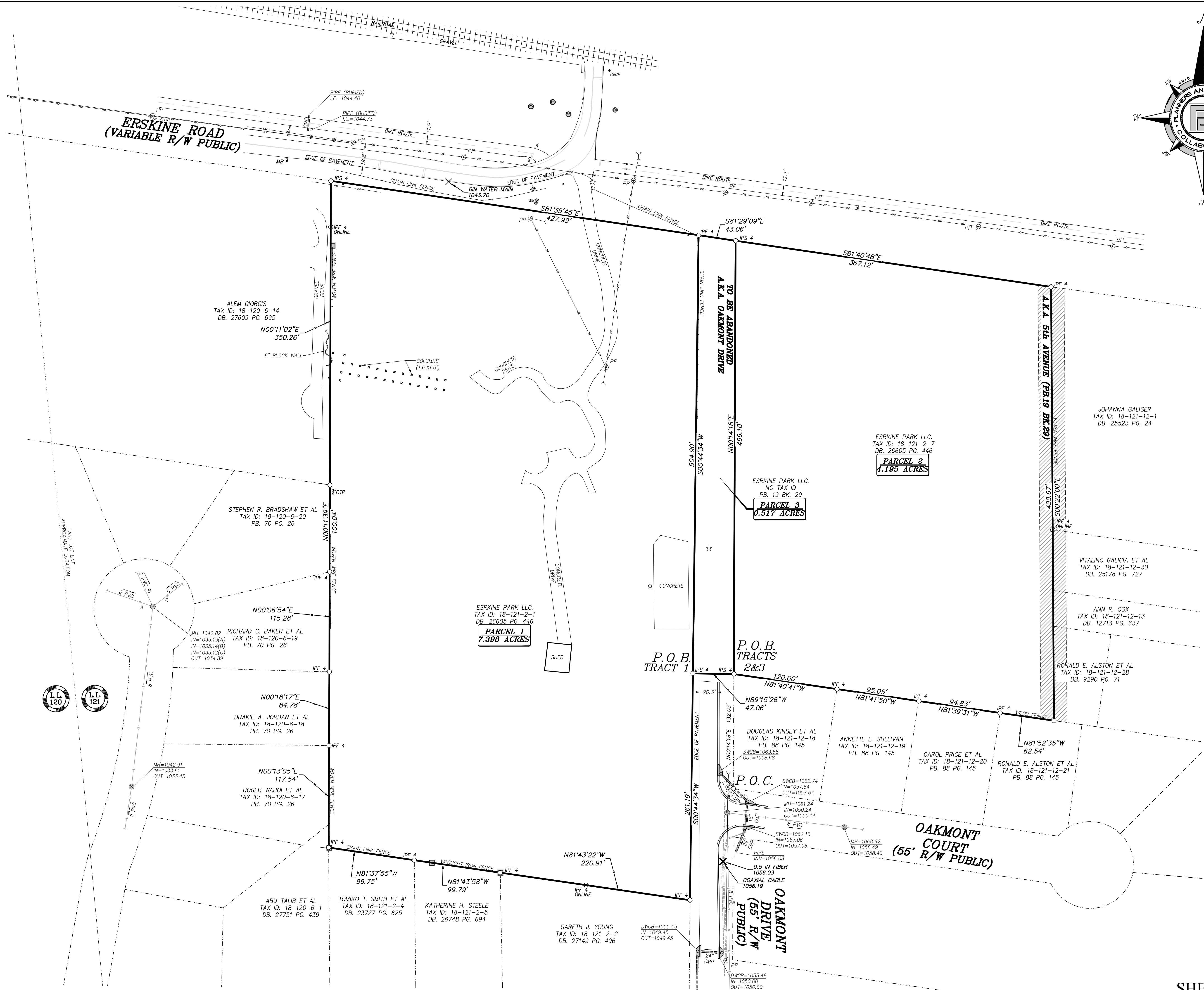
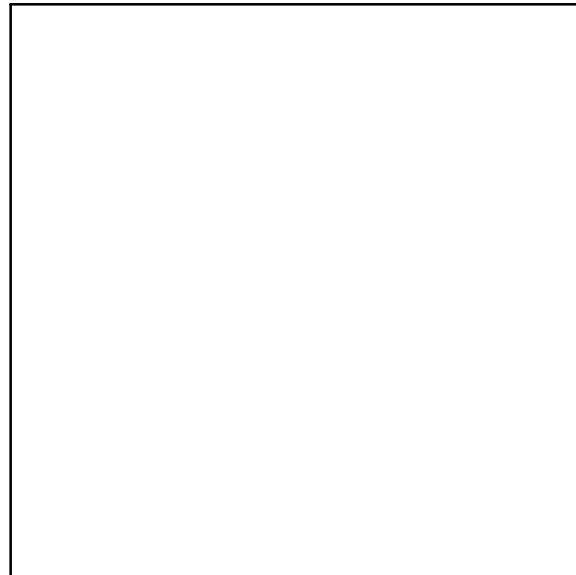












DRAWN BY: FA  
CHECKED BY: FA  
FILE NO.: 2017100  
SCALE: 1"=50'  
DATE OF FIELD WORK: 07/02/20



ALTA/NSPS LAND TITLE SURVEY  
FOR  
LENNAR GEORGIA, INC. AND TO CHICAGO  
TITLE INSURANCE COMPANY  
DEKALB COUNTY GEORGIA  
LAND LOT(S) 121  
DISTRICT 15th

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

PLANNERS AND ENGINEERS COLLABORATIVE  
"WE PROVIDE SOLUTIONS"  
■ SITE PLANNING ■ LANDSCAPE ARCHITECTURE  
■ CIVIL ENGINEERING ■ LAND SURVEYING  
350 RESEARCH COURT PEACREE CORNER, GEORGIA 30072  
(770) 961-1100  
C.O.A.-LSF00004

### LEGAL DESCRIPTION PARCEL 1

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 121 of the 18th District, Dekalb County, Georgia and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, COMMENCE at a point located at the intersection of the northerly Right-of-Way (R/W) line of Oakmont Court (55' R/W public) and the easterly R/W of Oakmont Drive (55' R/W public); thence North 00 degrees 14 minutes 18 seconds East a distance of 132.03' to a #4 iron pin set; thence North 89 degrees 15 minutes 26 seconds West a distance of 47.06' to a #4 iron pin set; said point being THE TRUE POINT OF BEGINNING., thence South 00 degrees 44 minutes 34 seconds West a distance of 261.19' to a #4 iron pin found; thence North 81 degrees 43 minutes 22 seconds West a distance of 220.91' to a #4 iron pin found; thence North 81 degrees 43 minutes 58 seconds West a distance of 99.79' to a #4 iron pin found; thence North 81 degrees 37 minutes 55 seconds West a distance of 99.75' to a #4 iron pin found; thence North 00 degrees 13 minutes 05 seconds East a distance of 117.54' to a #4 iron pin found; thence North 00 degrees 18 minutes 17 seconds East a distance of 84.78' to a #4 iron pin found; thence North 00 degrees 06 minutes 54 seconds East a distance of 115.28' to a #4 iron pin found; thence North 00 degrees 11 minutes 39 seconds East a distance of 100.04' to a #6 open top pipe found; thence North 00 degrees 11 minutes 02 seconds East a distance of 350.26' to a #4 iron pin set; thence South 81 degrees 35 minutes 45 seconds East a distance of 427.99' to a #4 iron pin found; thence South 00 degrees 44 minutes 34 seconds West a distance of 504.90' to a #4 iron pin set; and THE TRUE POINT OF BEGINNING.

Said tract having an area of 7.398 acres.

### LEGAL DESCRIPTION PARCEL 2

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 121 of the 18th District, Dekalb County, Georgia and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, COMMENCE at a point located at the intersection of the northerly Right-of-Way (R/W) line of Oakmont Court (55' R/W public) and the easterly R/W of Oakmont Drive (55' R/W public); thence North 00 degrees 14 minutes 18 seconds East a distance of 132.03' to a #4 iron pin set; said point being THE TRUE POINT OF BEGINNING., thence North 00 degrees 14 minutes 18 seconds East a distance of 499.10' to a #4 iron pin set; thence South 81 degrees 40 minutes 48 seconds East a distance of 367.12' to a #4 iron pin found; thence South 00 degrees 22 minutes 00 seconds East a distance of 499.67' to a point; thence North 81 degrees 52 minutes 35 seconds West a distance of 62.54' to a #4 iron pin found; thence North 81 degrees 39 minutes 31 seconds West a distance of 94.83' to a #4 iron pin found; thence North 81 degrees 41 minutes 50 seconds West a distance of 95.05' to a #4 iron pin found; thence North 81 degrees 40 minutes 41 seconds West a distance of 120.00' to a #4 iron pin set; and THE TRUE POINT OF BEGINNING.

Said tract having an area of 4.195 acres.

### LEGAL DESCRIPTION PARCEL 3

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 121 of the 18th District, Dekalb County, Georgia and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, COMMENCE at a point located at the intersection of the northerly Right-of-Way (R/W) line of Oakmont Court (55' R/W public) and the easterly R/W of Oakmont Drive (55' R/W public); thence North 00 degrees 14 minutes 18 seconds East a distance of 132.03' to a #4 iron pin set; said point being THE TRUE POINT OF BEGINNING.,thence North 89 degrees 15 minutes 26 seconds West a distance of 47.06' to a #4 iron pin set; thence North 00 degrees 44 minutes 34 seconds East a distance of 504.90' to a #4 iron pin found; thence South 81 degrees 29 minutes 09 seconds East a distance of 43.06' to a #4 iron pin set; thence South 00 degrees 14 minutes 18 seconds West a distance of 499.10' to a #4 iron pin set; and THE TRUE POINT OF BEGINNING.

Said tract having an area of 0.517 acres.



# LENNAR®



**BOSTON B**

**COLUMBIA B**

**BOSTON C**

**COLUMBIA C**

**ATLANTA C**

# LENNAR®

ATLANTA DIVISION  
1000 HOLCOMB WOODS PKWY BLDG 400 SUITE 450 ROSWELL GA 30076