



DeKalb County Department of Planning & Sustainability

Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director



AMENDED AND RESTATED
APPLICATION TO AMEND OFFICIAL ZONING MAP
OF DEKALB COUNTY, GEORGIA

Z/CZ No. Z-20-1243841
Filing Fee: \$500

Date Received: February 27, 2020 Application No.:

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

Applicant Mailing Address:
One West Court Square, Ste. 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: 1513 Stephenson Road Lithonia, GA 30058 Tax Parcel 16 162 05 003
1467 & 1503 Stephenson Road, Lithonia, GA 30058

District(s): 16 Land Lot(s): 159 & 162 Block: 01 & 05 Parcel(s): 003 & 002

Acreage: 45.662 Commission District(s): 5 & 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 G.E.C. and the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.
Parkland Communities, Inc.



SIGNATURE OF APPLICANT / DATE

Check One: Owner Agent X

May 6, 2020

VIA EMAIL

Karen F. Hill, Senior Planner
DeKalb County Planning & Sustainability Dept
330 W. Ponce de Leon Avenue
Decatur, GA 30030

Re: Z-20-1243841 Parkland Communities, Inc. Stephenson Road

Dear Karen,

In order to address the comments received from the community and staff regarding the above-referenced rezoning application, on behalf of the Applicant, Parkland Communities, Inc., I am hereby submitting the attached Amended and Restated Rezoning Application which addresses the following issues:

1. The property at 1513 Stephenson Road has been added to the Application, which resulted in the total number of units increasing from 160 units to 164 units at a density of 3.59 units per acre. To effectuate these changes in the Application, the following documents have been added to the Amended and Restated Rezoning Application:
 - Revised 1st Page of Rezoning Application providing additional parcel information
 - Amended List of Owners
 - Updated Survey
 - Updated Legal Description
 - Updated Site Plan
 - Amended and Restated Statement of Intent and Impact Analysis

Please let me know if you have any questions or comments regarding the enclosed.

Sincerely,



Michèle L. Battle

PARKLAND COMMUNITIES, INC.

REZONING APPLICATION

AMENDED

LIST OF OWNERS AND PROPERTY INFORMATION

Owner: Judith King Estes and Paulinda King Hall
Executors of the Estate of Paul King

Address: 1467 Stephenson Road
Lithonia, GA 30058

Tax Parcel: 16 159 01 003

Address: 1467 Stephenson Road

Zoned: R-100

Owner: Vickie S. McGhee

Owner: Wayne A. Gunter

Address: 1503 Stephenson Road
Lithonia, GA 30058

Tax Parcel: 16 162 05 002

Address: 1503 Stephenson Road

Zoned: R-100

Owner: Dorothy Lee Cape c/o Richard Cape
Her Estate, Admin, Executor, and Heirs Known and Unknown

Address: 1513 Stephenson Road
Lithonia, GA 30058

Tax Parcel: 16 162 05 003

Address: 1513 Stephenson Road

Zoned: R-100

Multiple Tax

Parcels/Address: 16 159 01 003	1467 Stephenson Road	Zoned: R-100
16 162 05 002	1503 Stephenson Road	Zoned: R-100
16 162 05 003	1513 Stephenson Road	Zoned: R-100



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

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: 01/08/2020

CHECK TYPE OF APPLICATION:

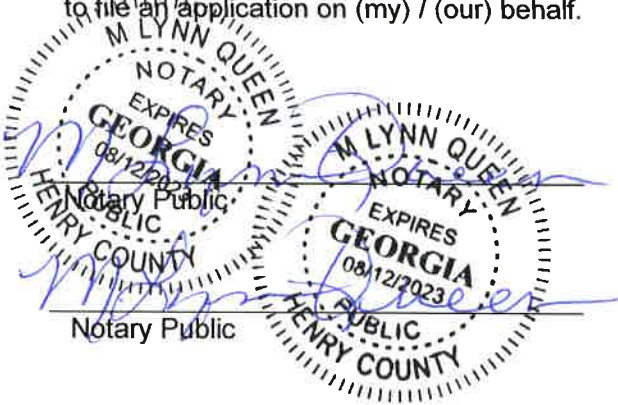
- LAND USE PLAN
- REZONE
- MINOR MODIFICATION

TO WHOM IT MAY CONCERN:

(1) (WE) Judith King Estes, Paulinda King Hall -
(Name of owner(s)) Executors of the Estate of Paul King
being (owner)/(owners) of the property described below or attached hereby delegate authority to

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

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



Notary Public

Notary Public

Judith K. Estes
Owner

Paulinda K. Hall
Owner

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: 2/11/2020

CHECK TYPE OF APPLICATION:

- LAND USE PLAN
- REZONE
- MINOR MODIFICATION

TO WHOM IT MAY CONCERN:

(I) (WE), Vickie S. McGhee and Wayne A Gunter
(Name of owner(s))

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

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

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


[Signature]
Notary Public


[Signature]
Notary Public

Notary Public

[Signature]
Owner

[Signature]
Owner

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: May 4, 2020

CHECK TYPE OF APPLICATION:

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

TO WHOM IT MAY CONCERN:

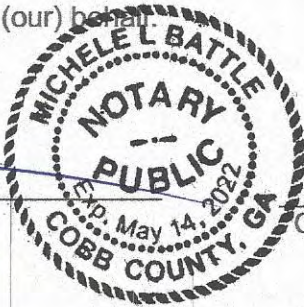
(1) (WE), Melissa Harl & Lisa Cape
(Name of owner(s))

being (owner)/(owners) of the property described below or attached hereby delegate authority to
Tonka Maynor with Parkland Communities, Inc, and Battle Law, P.C.
(Name of Applicant or Agent Representing Owner)

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

[Signature]
Notary Public

Melissa Harl
Owner

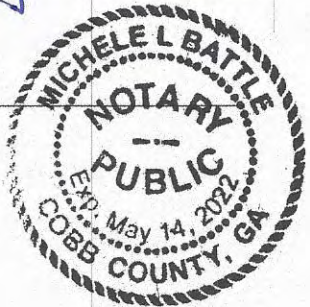


[Signature]
Notary Public

Lisa Cape
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: May 4, 2020

CHECK TYPE OF APPLICATION:

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

TO WHOM IT MAY CONCERN:

(I) (WE), Danielle Capes
(Name of owner(s))

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

Battle Law, P.C.
(Name of Applicant or Agent Representing Owner)

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

Notary Public

Owner

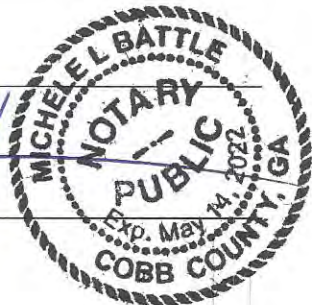
Notary Public

Owner

Notary Public

Danielle Capes

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: 5/5/2020

CHECK TYPE OF APPLICATION:

- LAND USE PLAN
- REZONE
- MINOR MODIFICATION


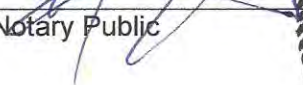
TO WHOM IT MAY CONCERN:

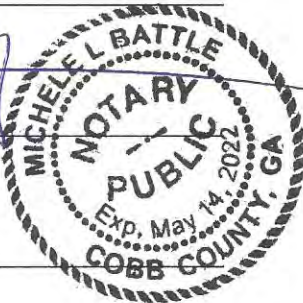
(I) (WE), Samuel M. Cape
(Name of owner(s))



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

Battle Law, P.C.
(Name of Applicant or Agent Representing Owner)

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

Notary Public

Notary Public

Notary Public



Owner

Owner

Owner

After recording, return to:
Battle Law, P.C.
One West Court Square – Suite 750
Decatur, GA 30030

AFFIDAVIT OF DESCENT

Personally appeared before me, the undersigned officer duly authorized to administer oaths, LISA CAPE (“Deponent”), who, upon being duly sworn according to law, deposes and says as follows:

1. Deponent is of majority age, is sui juris, and personally familiar with the matters set forth herein.

2. Deponent herein sets forth below the following information with regards to his family members, all with respect to the sale of certain real property owned by Dorothy Cape.

3. Dorothy Cape, died (intestate) with issue on August 26, 2006.
Dorothy Cape was predeceased in death by her husband, Olin Cape, deceased, who died on October 26, 1981, and was survived by her son, Richard William Cape and by her grandchildren, Danielle Cape, of Georgia.

4. Richard William Cape, died (intestate) with issue on June 3, 2015. Richard William Cape was survived by his wife, Lisa Cape, of Georgia, and by three children, Melissa Cape Harl, of Virginia, Alexander Cape, of Georgia, and Samuel Cape, of Georgia.

5. Alexander Cape, died (intestate) with no issue on January 26, 2018.

6. Danny Glen Cape, died (intestate) with issue on July 25, 1995, and is survived by his daughter, Danielle Cape, of Georgia.

Signed, sealed and delivered in the presence of
and sworn to and subscribed before the undersigned
notary public this 5th day of May, 2020

James D. Ardabi
Unofficial Witness

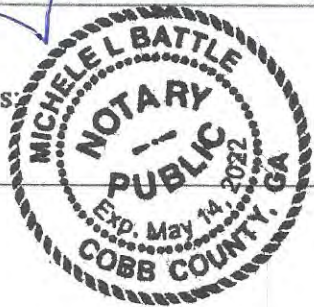
“DEPONENT”

[Signature]
Notary Public

Lisa Cape
LISA CAPE

My Commission Expires:

[Notary Seal]



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: Park Land Communities, Inc. Phone: 404-201-7116 Email: mlb@battlawpc.com
Property Address: 1467 Stephenson Road + 1503 Lithonia 30058
Tax Parcel ID: 16-159-01-003 16-162-05-002 Comm. District(s): 5+7 Acreage: 45.096
Existing Use: 2 Single-Family Residences Proposed Use: 160 Detached Single-Family Residences
Supplemental Regs: _____ Overlay District: N/A DRI: N/A
Rezoning: Yes No _____
Existing Zoning: R-100 Proposed Zoning: RSM Square Footage/Number of Units: 161 units
Rezoning Request: Develop 161 units on 45.096 acres at 3.54 units per acre

Land Use Plan Amendment: Yes _____ No
Existing Land Use: SUB Proposed Land Use: SUB Consistent 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:

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: 2/25/20 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: _____ Open Space: _____ Enhanced
 Open Space: _____ Setbacks: front _____ sides _____ side corner _____ rear _____ Lot Size:
 _____ Frontage: _____ Street Widths: _____ Landscape Strips: _____ Buffers: _____
 Parking Lot Landscaping: _____ 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: _____
 Possible Variances: _____

Comments:

Planner: Karen Z. Hill - Senior Planner

Date 2/13/20

Filing Fees

REZONING:	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	<u>\$500.00</u>
	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
LAND USE MAP AMENDMENT		\$500.00
SPECIAL LAND USE PERMIT		\$400.00



ONE WEST COURT SQUARE, SUITE 750
DECATUR, GA 30030

What is a Community Meeting?

Community meetings are designed to inform the surrounding communities of current rezoning, and special land use permit applications. It's an opportunity for the community to learn about the proposed projects, ask questions, present concerns, and make suggestions. We take this opportunity to encourage you to come out and participate. Owner? Renter? Doesn't matter. All are welcome.

For More Info Contact Batoya Clements at:

Phone: 404-601-7616 ext. 2

Fax: 404-745-0045

Email: bdc@battlawpc.com

Rezoning Application From R-100 to RSM for the Development of a Single Family Detached Subdivision

COMMUNITY MEETING

Tuesday, February 25, 2020

6:30 pm until 8:00 pm

Colonnade Room

8010 Rockbridge Road, SW

Lithonia, Georgia 30058

**Please note that the Colonnade Room is
located in the same shopping plaza as the
Department of Driver Services.*

**SUBJECT PROPERTIES:
1467 & 1503 Stephenson Road
Lithonia, Georgia 30058**

<u>Name</u>	<u>Address</u>	<u>City</u>	<u>State</u>	<u>Zip</u>
2015 3 IH2 Borrower Lp	1717 Main St	Dallas	TX	75201-4612
884 South Deshon Road Llc	884 S Deshon Rd	Lithonia	GA	30058-3008
Aaron J Williams	311 Fernhill Ct	Jonesboro	GA	30236-4227
Adan Family Trust Adan Victor	Po Box 5006	Buena Vista	CO	81211-5006
Addi Matthews	6990 Brecken Trce	Lithonia	GA	30058-6724
Adrainne P Butts	1011 Brecken Ln	Lithonia	GA	30058-6722
Africa N Williams	6978 Brecken Pl	Lithonia	GA	30058-3238
Akua James	7028 Brecken Pl	Lithonia	GA	30058-2969
Alana D Ogle	1100 Palmer Rd	Lithonia	GA	30058-2945
Alesha Puckett	7036 Brecken Pl	Lithonia	GA	30058-2969
Alexis C Populus	7017 Brecken Pl	Lithonia	GA	30058-2965
Alfred Anderson	902 Mountain Creek Vw	Lithonia	GA	30058-2914
Allen Gathers	1040 S Deshon Rd	Lithonia	GA	30058-6027
Allen Scott	1105 Old Greystone Dr	Lithonia	GA	30058-9094
Andre Boozer	6997 Brecken Cir	Lithonia	GA	30058-2972
Andre J 15 Montgomery	882 Stonebrook Dr	Lithonia	GA	30058-9041
Andrea M Plater	966 Old Greystone Dr	Lithonia	GA	30058-9011
Andrea Mitchell	1090 Palmer Rd	Lithonia	GA	30058-9086
Angela Bryan	5727 Walter Trl	Stone Mountain	GA	30087-5911
Angella C Gordon	1073 Leslie Pl	Lithonia	GA	30058-8287
Angie Vidal	7124 Brecken Pl	Lithonia	GA	30058-2970
Anita Williams	7246 Wheeler Ct	Lithonia	GA	30058-9043
Anna Rosa Jackson	1138 Leslie Pl	Lithonia	GA	30058-8201
Annette Hurst	996 Palmer Rd	Lithonia	GA	30058-9087
Anthony Marshall	7003 Brecken Trce	Lithonia	GA	30058-2975
Anthony Sylvester	944 Stonemill Mnr	Lithonia	GA	30058-8237
Antoinette D Harper	6998 Deshon Ridge Dr	Lithonia	GA	30058-8203
Antuane D King	3543 W 72nd Pl	Chicago	IL	60629-4303
April Ammons	3541 Fannin Dr	Lithonia	GA	30038-2821
Aretha Fuqua	213 S 42nd St	Louisville	KY	40212-2513
Arnold J Teasley	1420 Stephenson Rd	Lithonia	GA	30058-5935
Arthur D Drayton	7247 Wheeler Trl	Lithonia	GA	30058-9017
Asdb Services Llc	510 Persimmon Pt	Fayetteville	GA	30214-7825
Astiee Jackson Khan	1080 Palmer Rd	Lithonia	GA	30058-9086
Atl 2 Sf Llc	445 Bush St	San Francisco	CA	94108-3707
Azza S Malik	1321 Eli Ln	Lawrenceville	GA	30045-8216
Bacilla Perry Mary	1117 Palmer Trl	Lithonia	GA	30058-9093
Barbara Sydney Romeo	6994 Brecken Pl	Lithonia	GA	30058-3238
Barry Anthony Wright	7232 Asbury Dr	Lithonia	GA	30058-5901
Bart Williams	6992 Deshon Ridge Dr	Lithonia	GA	30058-8203
Bayou Peach Realty Llc	3269 Meadowview Ln Sw	Marietta	GA	30008-5916
Beckey N Smith	954 Palmer Rd	Lithonia	GA	30058-9087
Belinda Ellington	6986 Brecken Cir	Lithonia	GA	30058-2971

Bernarda Castillo	1589 Stephenson Rd	Lithonia	GA	30058-6024
Beth Harper Rodriguez	993 Palmer Rd	Lithonia	GA	30058-9088
Betty Bey	7257 Wheeler Trl	Lithonia	GA	30058-9017
Betty McCullough	7217 Iverson Trl	Lithonia	GA	30058-9019
Billy R David	7119 Stonebrook Ln	Lithonia	GA	30058-9033
Bobbie Triplett	6934 Timbers East Dr	Lithonia	GA	30058-6072
Breckenridge Estates Homero	Po Box 922149	Norcross	GA	30010-2149
Breken Place Trust	3225 McLeod Dr Ste 777	Las Vegas	NV	89121-2257
Brian Gibson	329 Jerome St	Brooklyn	NY	11207-3807
Byron C Middleton	1063 Old Greystone Dr	Lithonia	GA	30058-9014
Carl S Hope	1111 Old Greystone Dr	Lithonia	GA	30058-9094
Carl Washington Jr	6968 Deshon Ridge Dr	Lithonia	GA	30058-8203
Carmen Peoples Nelson	7231 Iverson Trl	Lithonia	GA	30058-9019
Carol Mattox	1017 Brecken Ln	Lithonia	GA	30058-6722
Carol Williams	908 Stonebrook Dr	Lithonia	GA	30058-9041
Caroline Cusack	Po Box 68	Stone Mountain	GA	30086-0068
Carolyn P Richards	Po Box 870022	Stone Mountain	GA	30087-0001
Carolyn Scott	1029 Brecken Ln	Lithonia	GA	30058-6722
Cecil C Pryor	984 S Deshon Rd	Lithonia	GA	30058-6025
Cerberus Sfr Holdings Lp	875 3rd Ave	New York	NY	10022-6225
Charles Osborne	7000 Brecken Pl	Lithonia	GA	30058-2969
Charlotte R Ross	7094 Brecken Pl	Lithonia	GA	30058-2969
Chavez Ma Martha Gamez	959 Old Greystone Dr	Lithonia	GA	30058-9012
Cheryl A McKay	7235 Wheeler Ct	Lithonia	GA	30058-9043
Cheryl Parker	6995 Brecken Trce	Lithonia	GA	30058-6745
Chinoel Gregg Kendrich	6519 Cheval Ct	Stone Mountain	GA	30087-6077
Chiron Lashay Rutledge	1017 Palmer Rd	Lithonia	GA	30058-9083
Cindy Gordon	1040 Palmer Rd	Lithonia	GA	30058-9085
Clift Pettway	7041 Brecken Trce	Lithonia	GA	30058-2975
Constella L Hughes	923 Stonemill Mnr	Lithonia	GA	30058-8238
Courtney Kahlil Jones	7250 Wheeler Ct	Lithonia	GA	30058-9043
Courtney Sanders	1079 Old Greystone Dr	Lithonia	GA	30058-9081
Cross Of Calvary Baptist Church	1451 Stephenson Rd	Lithonia	GA	30058-5934
Curtis Kinsel	7211 Wheeler Trl	Lithonia	GA	30058-9017
Curtis Sharon	894 Stonebrook Dr	Lithonia	GA	30058-9041
Cyntelia Abrams	7213 Iverson Trl	Lithonia	GA	30058-9019
Cynthia M Jones	899 Stonebrook Dr	Lithonia	GA	30058-9040
Cynthia Walton M Morris	982 Old Greystone Dr	Lithonia	GA	30058-9011
Daen Alexandre	948 S Deshon Rd	Lithonia	GA	30058-6025
Daisy D Jones	929 Stonemill Mnr	Lithonia	GA	30058-8238
Daisy Vershia Walker	1020 Leslie Pl	Lithonia	GA	30058-8286
Daniel J Pierre	1109 Palmer Rd	Lithonia	GA	30058-2947
Daniel Mahoney	7225 Wheeler Trl	Lithonia	GA	30058-9017
Daphne Alice Smith	7030 Brecken Trce	Lithonia	GA	30058-2974

Daphne L Dimery	7248 Wheeler Trl	Lithonia	GA	30058-9016
Darien D Woods	7001 Brecken Pl	Lithonia	GA	30058-2965
Darrell D Robinson	1122 Leslie Pl	Lithonia	GA	30058-8201
David Allen	7260 Wheeler Trl	Lithonia	GA	30058-9016
Daynier Brown	3045 Riviera Dr Nw	Conyers	GA	30012-2756
Daynier Brown	3045 Riviera Dr Nw	Conyers	GA	30012-2756
Debra Ann Cyrus	7244 Wheeler Trl	Lithonia	GA	30058-9016
Debra S Woods	7194 Iverson Trl	Lithonia	GA	30058-9018
Dekalb County	4380 Memorial Dr	Decatur	GA	30032-1239
Demetrea Dommonique Head	892 Stonemill Mnr	Lithonia	GA	30058-8235
Dennis Lanier	940 S Deshon Rd	Lithonia	GA	30058-6025
Derek Kellam	Po Box 870481	Stone Mountain	GA	30087-0013
Derrick D Matthews	7055 Brecken Pl	Lithonia	GA	30058-2965
Detrie Bell	1172 Leslie Pl	Lithonia	GA	30058-8201
Dibruqa Investments Llc	340 S Lemon Ave # 1806	Walnut	CA	91789-2706
Doretha Douglas	7043 Brecken Pl	Lithonia	GA	30058-2965
Doretha McCord	1011 Leslie Pl	Lithonia	GA	30058-8287
Doris V Ellick	899 Stonemill Mnr	Lithonia	GA	30058-8236
Durmon Carter	7238 Iverson Trl	Lithonia	GA	30058-9019
Dwight J Daniels	900 Stonebrook Dr	Lithonia	GA	30058-9041
Earlie A Hudson	7115 Stonebrook Ln	Lithonia	GA	30058-9033
Edmond R Bynum	7137 Brecken Pl	Lithonia	GA	30058-2968
Elliott W Story	947 Old Greystone Dr	Lithonia	GA	30058-9012
Emma J Ussery	6931 Timbers East Dr	Lithonia	GA	30058-6099
Emma Lee Daniel Ragsdale	95 Northwood Creek Way	Oxford	GA	30054-4629
Emogene Johnson Smith	189 Pratts Ct	Stoughton	MA	02072-2225
Eno Nnenna Ikoku	7256 Iverson Trl	Lithonia	GA	30058-9019
Erica Pitts	937 Stonemill Mnr	Lithonia	GA	30058-8238
Errol Keddo	970 Palmer Rd	Lithonia	GA	30058-9087
Erskine Bell	7150 Brecken Pl	Lithonia	GA	30058-2970
Ethel Maxine Jackson Perry	975 Palmer Rd	Lithonia	GA	30058-9088
Ethel N Johnson	924 S Deshon Rd	Lithonia	GA	30058-6025
Eugene Cox III	950 Old Greystone Dr	Lithonia	GA	30058-9011
Evelyn Thomas	1092 Old Greystone Dr	Lithonia	GA	30058-9082
Fannie Moore	446 Stonemill Mnr	Lithonia	GA	30058-9068
Fitzroy Sinclair	1113 Palmer Trl	Lithonia	GA	30058-9093
Frances M King	7210 Wheeler Trl	Lithonia	GA	30058-2957
Francine Sommersell Dacosta	1098 Old Greystone Dr	Lithonia	GA	30058-9082
Frank E Sutherland	1012 Brecken Ln	Lithonia	GA	30058-6721
Frank V Ingram	7201 Wheeler Trl	Lithonia	GA	30058-9017
Franklin G Taylor	2195 Defoor Hills Rd Nw	Atlanta	GA	30318-2210
Frantz H Zephirin	1015 Old Greystone Dr	Lithonia	GA	30058-9014
Frederick Jackson	1064 Old Greystone Dr	Lithonia	GA	30058-9015
Fyr Sfr Borrower Llc	5100 Tamarind Reef	Christiansted	VI	00820-4849

Gabriel I Adams	7005 Brecken Cir	Lithonia	GA	30058-2976
Garry C Baker	960 Old Greystone Dr	Lithonia	GA	30058-9011
George E Clarke	904 S Deshon Rd	Lithonia	GA	30058-6025
Geraldine Hawkins Robinson	1056 Palmer Rd	Lithonia	GA	30058-9085
Gloria A Ortiz	976 Palmer Rd	Lithonia	GA	30058-9087
Gloria Minta	1046 Palmer Rd	Lithonia	GA	30058-9085
Gordon Persons	1141 Leslie Pl	Lithonia	GA	30058-8202
Grace C Rodriques	27 Dearborn St	Springfield	MA	01109-2703
Greystone Community	2555 Westside Pkwy	Alpharetta	GA	30004-4187
Gwendolyn L Nicolls	980 Palmer Rd	Lithonia	GA	30058-9087
H Benedict Telesford	7245 Wheeler Ct	Lithonia	GA	30058-9043
Harlene Moise	983 Old Greystone Dr	Lithonia	GA	30058-9012
Harvey L Jones	990 Palmer Rd	Lithonia	GA	30058-9087
Hillsworth E Charles	7236 Wheeler Ct	Lithonia	GA	30058-9043
Holly Semple	1115 Leslie Pl	Lithonia	GA	30058-8202
Home Sfr Borrower Llc	8300 N Mopac Expy	Austin	TX	78759-8330
Horace McClarin III	1023 Brecken Ln	Lithonia	GA	30058-6722
Hubert Karl Thomas	971 Old Greystone Dr	Lithonia	GA	30058-9012
Ibitola O Alalade	Po Box 52553	Atlanta	GA	30355-0553
Ingrid R Williams	1156 Leslie Pl	Lithonia	GA	30058-8201
Itamar Zamor	898 Stonemill Mnr	Lithonia	GA	30058-8235
Jacin Q Thompson	911 Stonemill Mnr	Lithonia	GA	30058-8238
Jackie Wilborn	7002 Brecken Trce	Lithonia	GA	30058-6719
James A Williams	7195 Iverson Trl	Lithonia	GA	30058-9018
James E Jones	956 S Deshon Rd	Lithonia	GA	30058-6025
James H Ward	1045 Leslie Pl	Lithonia	GA	30058-8287
James N Carmichael	885 Stonebrook Dr	Lithonia	GA	30058-9040
James Tyler Pattman	7252 Iverson Trl	Lithonia	GA	30058-9019
Jameson Jervier	994 Brecken Ln	Lithonia	GA	30058-6720
Janaun J Ivy	1035 Leslie Pl	Lithonia	GA	30058-8287
Janee A Dixon	1082 Old Greystone Dr	Lithonia	GA	30058-9082
Janie Asante	2308 Lochinver Ln Sw	Conyers	GA	30094-6851
Jason Whitfield	7125 Brecken Pl	Lithonia	GA	30058-2968
Jerry McMillan	5033 Doby Ln	Austell	GA	30106-2836
Joann Harris	7256 Wheeler Trl	Lithonia	GA	30058-9016
Joann W Benford	1085 Leslie Pl	Lithonia	GA	30058-8287
John H Cowart	1370 Center Dr	Atlanta	GA	30338-4132
John H Herriott	944 Old Greystone Dr	Lithonia	GA	30058-9011
John Z Clemons Jr	1110 Palmer Trl	Lithonia	GA	30058-9092
Johnny Billings	999 Palmer Rd	Lithonia	GA	30058-9088
Jonathan Brewer	7129 Stonebrook Ln	Lithonia	GA	30058-9033
Joseph G Locurto	6982 Kimberland Gardens Ln	Lithonia	GA	30058-6019
Justin Myers	5245 Mainstreet Park Dr	Stone Mountain	GA	30088-2407
Kathy E Boozer King	1411 Stephenson Rd	Lithonia	GA	30058-5934

Katrina Farrow	984 Palmer Rd	Lithonia	GA	30058-9087
Kavon A Fitchett	966 S Deshon Rd	Lithonia	GA	30058-6025
Kayla P Durrant	957 Palmer Rd	Lithonia	GA	30058-9088
Keisha J Samuels	7243 Asbury Dr	Lithonia	GA	30058-5977
Keith Farmer	1199 Leslie Pl	Lithonia	GA	30058-8202
Keith Isaac Hinch	7245 Iverson Trl	Lithonia	GA	30058-9019
Kelvin Crawford	965 Old Greystone Dr	Lithonia	GA	30058-9012
Kenneth E Robinson	1012 Leslie Pl	Lithonia	GA	30058-8286
Kenney Guidry	1095 Old Greystone Dr	Lithonia	GA	30058-9081
Kensington Real Estate Llc	333 Sandy Springs Cir	Atlanta	GA	30328-3897
Kenton Donelle Hodge	7204 Brighton Ct	Lithonia	GA	30058-8239
Keren W Hunter	1180 Leslie Pl	Lithonia	GA	30058-8201
Keysha L Ross	960 Palmer Rd	Lithonia	GA	30058-9087
Khaleef Cray	1127 Leslie Pl	Lithonia	GA	30058-8202
Kipper M McMillan	1171 Leslie Pl	Lithonia	GA	30058-8202
Laf Go Llc	853 Broadway	New York	NY	10003-4703
Lakesha Farmer	1109 Palmer Trl	Lithonia	GA	30058-9093
Larrita Browning	7251 Iverson Trl	Lithonia	GA	30058-9019
Lavan Floyd	Po Box 6944	Athens	GA	30604-6944
Lavonne Lee	976 S Deshon Rd	Lithonia	GA	30058-6025
Layne Fontes	7119 Brecken Pl	Lithonia	GA	30058-2968
Ledgister Marjorie Hyacinth Trust	7259 Wheeler Trl	Lithonia	GA	30058-9017
Lemuel Ryan	1151 Leslie Pl	Lithonia	GA	30058-8202
Lennox Annor	3250 Old Salem Rd Se	Conyers	GA	30013-2231
Lester Love	1050 Palmer Rd	Lithonia	GA	30058-9085
Like Yu	6989 Brecken Pl	Lithonia	GA	30058-2964
Linwood Williams	1117 Old Greystone Dr	Lithonia	GA	30058-9094
Lisa L Head	1188 Leslie Pl	Lithonia	GA	30058-8201
Lisa N Roberson	6960 Deshon Ridge Dr	Lithonia	GA	30058-8203
Lloyd Thomas	3258 Old Salem Rd Se	Conyers	GA	30013-2231
Lnv Corp	1 Corporate Dr Ste 360	Lake Zurich	IL	60047-8945
Lois T El	Po Box 482	New Ellenton	SC	29809-0482
Lonnie Chaney	1208 Old Greystone Ct	Lithonia	GA	30058-2952
Lori Campbell	1154 Leslie Pl	Lithonia	GA	30058-8201
Lorna Joshua	7199 Iverson Trl	Lithonia	GA	30058-9018
Louis Dinwiddie	1029 Old Greystone Dr	Lithonia	GA	30058-9014
Louis Rene Pierre Jr	1087 Leslie Pl	Lithonia	GA	30058-8287
Lynn Mace	7049 Brecken Pl	Lithonia	GA	30058-2965
Marcia A Watson	7241 Iverson Trl	Lithonia	GA	30058-9019
Marcia J Halvorson	432 Stonemill Mnr	Lithonia	GA	30058-9068
Margaret E Okokon	1005 Brecken Ln	Lithonia	GA	30058-6722
Marguerite A Davis	969 Palmer Rd	Lithonia	GA	30058-9088
Mark A Barker	7042 Brecken Trce	Lithonia	GA	30058-2974
Martha Banks	891 Stonebrook Dr	Lithonia	GA	30058-9040

Martha Glover	988 Brecken Ln	Lithonia	GA	30058-6720
Marva Reid	1089 Leslie Pl	Lithonia	GA	30058-8287
Mary J Stevenson	7202 Wheeler Trl	Lithonia	GA	30058-9070
Mary Jones	978 Old Greystone Dr	Lithonia	GA	30058-9011
Mary McRae	6991 Brecken Trce	Lithonia	GA	30058-6745
Matthew O Lindsay	1146 Leslie Pl	Lithonia	GA	30058-8201
Maurice Heron	3306 Waterford Way	Conyers	GA	30012-8110
Maurice N Coleman	1085 Palmer Rd	Lithonia	GA	30058-9084
Maxwell Donna Williams	1093 Palmer Rd	Lithonia	GA	30058-9084
Melaf Ga Llc	853 Broadway Fl 5	New York	NY	10003-4724
Melissa Bolden	1037 Palmer Rd	Lithonia	GA	30058-9083
Melvyn Dean Underwood	1427 Stephenson Rd	Lithonia	GA	30058-5934
Messa Sewa	7100 Brecken Pl	Lithonia	GA	30058-2970
Michael D Anderson II	1091 Old Greystone Dr	Lithonia	GA	30058-9081
Michael H Macon	1119 Leslie Pl	Lithonia	GA	30058-8202
Michael J Stephens	7050 Brecken Pl	Lithonia	GA	30058-2969
Michelle Tulloch	8420 Austin St	Kew Garder	NY	11415-2235
Mills Valencia N Strickland	1117 Palmer Rd	Lithonia	GA	30058-2947
Monica Nwogu	7231 Wheeler Trl	Lithonia	GA	30058-9017
Monica S Carthen	982 Brecken Ln	Lithonia	GA	30058-6720
Mort Com Everhome	8100 Nations Way	Jacksonville	FL	32256-4405
Mr Paul W King	1467 Stephenson Rd	Lithonia	GA	30058-5934
Mupr 3 Assets Llc	5001 Plaza On The Lk Ste 200	Austin	TX	78746-1053
Myreon Tyree Miller	1116 Palmer Rd	Lithonia	GA	30058-2945
Myrtle A Richards	7101 Brecken Pl	Lithonia	GA	30058-2968
Nakeeta Dozier	1202 Old Greystone Ct	Lithonia	GA	30058-2952
Nancy M Thomas	7235 Iverson Trl	Lithonia	GA	30058-9019
Netsanet Zeleke	7007 Brecken Pl	Lithonia	GA	30058-2965
Nicole Hilliard	7248 Iverson Trl	Lithonia	GA	30058-9019
Novelette Dacres	7011 Brecken Pl	Lithonia	GA	30058-2965
Obadiah T Yusuf	1105 Palmer Rd	Lithonia	GA	30058-2947
Pamela L Ross	6952 Deshon Ridge Dr	Lithonia	GA	30058-8203
Pamela W Price	1025 Leslie Pl	Lithonia	GA	30058-8287
Patricia A Cooper	7196 Iverson Trl	Lithonia	GA	30058-9018
Patricia Ann Byrd	972 Old Greystone Dr	Lithonia	GA	30058-9011
Patricia McShane-Cody	1086 Leslie Pl	Lithonia	GA	30058-8286
Patricia Walker	7080 Brecken Pl	Lithonia	GA	30058-2969
Paulette E Wiltshire	1164 Leslie Pl	Lithonia	GA	30058-8201
Pfin li F Llc	6300 Powers Ferry Rd Ste 600	Atlanta	GA	30339-2961
Philip Nash	1098 Palmer Trl	Lithonia	GA	30058-2941
Predency Moore	7235 Wheeler Trl	Lithonia	GA	30058-9017
Quantrell Devon Fortune	1031 Palmer Rd	Lithonia	GA	30058-9083
Quentin Stephen Starnes	1030 Palmer Rd	Lithonia	GA	30058-9085
Rachel Casey	7113 Brecken Pl	Lithonia	GA	30058-2968

Radaria N Glenn	1002 Palmer Rd	Lithonia	GA	30058-9085
Raul N Boston	1197 Old Greystone Ct	Lithonia	GA	30058-2954
Raymond J Stafford Jr	433 Stonemill Mnr	Lithonia	GA	30058-9069
Raymond Smith	938 Stonemill Mnr	Lithonia	GA	30058-8237
Regina Chapman	1114 Old Greystone Dr	Lithonia	GA	30058-9095
Reiko R Ellis	1043 Palmer Rd	Lithonia	GA	30058-9083
Rejoyce Dablah	2402 Tiffany Pl	Decatur	GA	30035-3332
Renata Fleming	7004 Brecken Cir	Lithonia	GA	30058-2976
Reva Goffigan	7149 Brecken Pl	Lithonia	GA	30058-2968
Rewan C Wade	955 Old Greystone Dr	Lithonia	GA	30058-9012
Rf Holdings Llc	505 Executive Park	Louisville	KY	40207-4205
Rh Partners Ownerco Llc	5001 Plaza On The Lk Ste 200	Austin	TX	78746-1053
Rhonda G Kyles	1121 Leslie Pl	Lithonia	GA	30058-8202
Ricardo Investments Llc	196 John Frank Ward Blvd	McDonough	GA	30253-3230
Richard Callaway	981 Brecken Ln	Lithonia	GA	30058-6720
Rita Warwell	1026 Timbers Ct	Lithonia	GA	30058-6066
Robert McDonald	7198 Wheeler Trl	Lithonia	GA	30058-9070
Rodger Neblett	7021 Brecken Trce	Lithonia	GA	30058-2975
Romayne E Haywood	6971 Brecken Pl	Lithonia	GA	30058-2964
Sam D Payne Jr	7253 Wheeler Trl	Lithonia	GA	30058-9017
Samalex Lp	990 Hammond Dr Ste 300	Atlanta	GA	30328-5519
Sande Ngartoubam	7081 Brecken Pl	Lithonia	GA	30058-2966
Sandra D Priest	7024 Brecken Trce	Lithonia	GA	30058-2974
Sandra Spence	7130 Brecken Pl	Lithonia	GA	30058-2970
Sandra W Northern	7201 Brighton Ct	Lithonia	GA	30058-8239
Sandre A Bell	1118 Old Greystone Dr	Lithonia	GA	30058-9095
Search Chappel	434 Stonemill Mnr	Lithonia	GA	30058-9068
Sfr 2014 Ga Llc	30601 Agoura Rd	Agoura Hills	CA	91301-2150
Shane Antonio Smith	1025 Old Greystone Dr	Lithonia	GA	30058-9014
Sharetta Scott	1106 Palmer Trl	Lithonia	GA	30058-9092
Sharon E Tonge	7228 Iverson Trl	Lithonia	GA	30058-9019
Shawn Smith	954 Old Greystone Dr	Lithonia	GA	30058-9011
Shela A Andrews	1081 Palmer Rd	Lithonia	GA	30058-9084
Shelia D Gary	7062 Brecken Pl	Lithonia	GA	30058-2969
Shellon M Scantlebury	244 Sullivan Pl	Brooklyn	NY	11225-2905
Shelly D Fowler	6965 Brecken Pl	Lithonia	GA	30058-2964
Shirley Ann Gleaton	1132 Leslie Pl	Lithonia	GA	30058-8201
Sian Egbert	1196 Leslie Pl	Lithonia	GA	30058-8201
Sibyl S Patterson	1009 Old Greystone Dr	Lithonia	GA	30058-9014
Sole Source Llc	2918 Professional Pkwy Ste 209	Augusta	GA	30907-3593
Sonya C Williams	867 Stonemill Mnr	Lithonia	GA	30058-8233
Stacy Lynn Gettys	7027 Brecken Trce	Lithonia	GA	30058-2975
Stanley W Haynes Jr	6996 Brecken Cir	Lithonia	GA	30058-2971
Steven Harris	1102 Palmer Trl	Lithonia	GA	30058-9092

Steven Spivey	1068 Leslie Pl	Lithonia	GA	30058-8286
Stevie Jackson	1204 Leslie Pl	Lithonia	GA	30058-9066
Stuart H Dorfman	989 S Deshon Rd	Lithonia	GA	30058-6008
Suleiman Mahamed Hassan	966 Palmer Rd	Lithonia	GA	30058-9087
Sylvia Samuel	7044 Brecken Pl	Lithonia	GA	30058-2969
Tah 2018 1 Borrower Llc	1508 Brookhollow Dr	Santa Ana	CA	92705-5433
Tah Ms Borrower Llc	1508 Brookhollow Dr	Santa Ana	CA	92705-5433
Takawira P Sanganza	1104 Leslie Pl	Lithonia	GA	30058-8201
Takiya M Nelson	6988 Brecken Pl	Lithonia	GA	30058-3238
Tangula L Wright	7223 Iverson Trl	Lithonia	GA	30058-9019
Tanya Louise Lynn Smith	1401 Stephenson Rd	Lithonia	GA	30058-5995
Teesha Thomas	1110 Palmer Rd	Lithonia	GA	30058-2945
Teresa Gail Teasley Vickery	1470 Stephenson Rd	Lithonia	GA	30058-5935
Terri Lawson-Adams	1899 Chedworth Ct	Stone Mountain	GA	30087-2130
Theresa A Brown	6992 Brecken Cir	Lithonia	GA	30058-2971
Theresa Anntionette Carter	7068 Brecken Pl	Lithonia	GA	30058-2969
Thomas J Marshall	7133 Stonebrook Ln	Lithonia	GA	30058-9033
Tiawanna T Thompson	7193 Iverson Trl	Lithonia	GA	30058-9018
Tiffany Butler	2319 Cherokee Valley Cir	Lithonia	GA	30058-5383
Timothy H Finney	445 Stonemill Mnr	Lithonia	GA	30058-9069
Timothy Lee King	1006 Palmer Rd	Lithonia	GA	30058-9085
Timothy R Paul	4988 Fairhaven Way Ne	Roswell	GA	30075-6111
Todd P Tyler	7036 Brecken Trce	Lithonia	GA	30058-2974
Toni P Walker	1061 Leslie Pl	Lithonia	GA	30058-8287
Tracy D Adams	1108 Old Greystone Dr	Lithonia	GA	30058-9095
Trina N Stroupe	7035 Brecken Pl	Lithonia	GA	30058-2965
Troy M Lewis	1106 Palmer Rd	Lithonia	GA	30058-2945
Troy Strohman	7106 Brecken Pl	Lithonia	GA	30058-2970
Tyler Penny	1094 Palmer Rd	Lithonia	GA	30058-9086
Tyrone Rogers	1212 Old Greystone Ct	Lithonia	GA	30058-2952
Ucall L Gooden	7090 Brecken Pl	Lithonia	GA	30058-2969
Union Jack Properties Llc	Po Box 8503	Atlanta	GA	31106-0503
Valerie Campbell	7033 Brecken Trce	Lithonia	GA	30058-2975
Vanessa Goodridge	932 S Deshon Rd	Lithonia	GA	30058-6025
Vanessa Luke	7202 Brighton Ct	Lithonia	GA	30058-8239
Vanessa Peterson	983 Palmer Rd	Lithonia	GA	30058-9088
Vanessa R Byams	990 Old Greystone Dr	Lithonia	GA	30058-9011
Vickie S McGhee	10460 Saint Simonds Ct	Johns Creek	GA	30022-6026
Voice Of Praise New Testament	1368 Stephenson Rd	Lithonia	GA	30058-5933
Voice Of Praise New Testament	1368 Stephenson Rd	Lithonia	GA	30058-5933
W H J Properties Llc	4173 Bent Willow Dr Sw	Lilburn	GA	30047-3366
Wade Wimberly	438 Stonemill Mnr	Lithonia	GA	30058-9068
Wentworth E Rennalls	1034 Brecken Ln	Lithonia	GA	30058-6721
Wesley Murdock	7191 Iverson Trl	Lithonia	GA	30058-9018

William Cunnigham	6983 Brecken Pl	Lithonia	GA	30058-2964
William Hobbs	1201 Old Greystone Ct	Lithonia	GA	30058-2950
William Michael Graham Jr	1099 Old Greystone Dr	Lithonia	GA	30058-9081
Willie Frink	1000 Brecken Ln	Lithonia	GA	30058-6721
Willie Lockhart	931 Timberclair Way	Lithonia	GA	30058-6063
Winifred Ibe	907 Stonemill Mnr	Lithonia	GA	30058-8238
Winston L Hill Sr	4540 Sunlight Ct	Lilburn	GA	30047-4585
Wonder Athill	1014 Palmer Rd	Lithonia	GA	30058-9085
Yanan Wang	90 S Shore Dr	South Amb	NJ	08879-3431
Ynz Properties Llc	2620 Spring Harbor Dr	Cumming	GA	30041-9338
Yvette H Johnson	1099 Leslie Pl	Lithonia	GA	30058-8287
Yvonne D Jamieson	439 Stonemill Mnr	Lithonia	GA	30058-9069
Zandra M Turner	987 Brecken Ln	Lithonia	GA	30058-6720
Zevar M Holder	7226 Wheeler Trl	Lithonia	GA	30058-2957

COMMUNITY MEETING

SIGN IN SHEET

1467 & 1503 Stephenson Road, Lithonia, GA 30058

Colonnade Room, 8010 Rockbridge Road, SW, Lithonia, GA 30058

Tuesday, February 25, 2020 6:30 PM – 8:00 PM

Please print legibly

First Name	Last Name	Address	City, State	Zip Code	Phone Number	Email Address
Paulinda	Hall	1932 Young Rd	Lithonia, GA	30058	770-634-1805	paarlinda@earthlink.net
* Patti	Holcombe	651 Stonemill Manor	Lithonia	30058	470-633-7429	wes9399@hotmail.com
Priscilla	Brown	6921 Springbank Way	Stone Mtn.	30087	4) 376-3882	brow8556@bellsouth.net
Gail	Cassar	457 Watson Bay, GA	Stone Mtn	30087		gailcassar@yahoo.com
* Louise	Bembry	7156 Woodstone Dr	Lithonia GA	30058	7) 413-7751	l.bembry@yahoo.com
Faye	Parker	616 Woodstone Rd	Lithonia	30058	7) 490-3444	fparker1974@aol.com
List	Verrett	495 Wrens Nest Ct	St MT	30087	4) 353-0026	LCVER1@aol.com
Lana	Hammonds	6933 Waters Edge Dr	St MT	30087	6) 485-3118	Lana.Hammonds@aol.com
Star	Morris	6959 Deshon Ridge Dr	Lithonia	30058	4) 78 516-4437	star.morris@earthlink.net
Glenda	Lee	6935 Deshon Ridge Dr	Lithonia	30058	404-402-7074	glenda.lee.101@gmail.com
Margaret	Jones	6975 Deshon Ridge Dr	Lithonia	30058	770-482-5113	sengj40@bellsouth.net

* Sign Plan → Middleton

COMMUNITY MEETING
SIGN IN SHEET
1467 & 1503 Stephenson Road, Lithonia, GA 30058
Colonnade Room, 8010 Rockbridge Road, SW, Lithonia, GA 30058
Tuesday, February 25, 2020 6:30 PM – 8:00 PM

Please print legibly

First Name	Last Name	Address	City, State	Zip Code	Phone Number	Email Address
JAN	Costello	1813 S Hidden Hills	stone mtn	30087	770 815 0105	jan r costello@gmail.com
S	Williams	Stonebrook Subdr	Lithonia	30058	7) 826- 7196	scwms908@gmail.com
R	Franc		Lithon	30052		Ricknyce@gmail.com
* LASHANA	Middleton	1063 Old Greystone Dr	Lithonia	30058	678 906 1109	shanaishyouragent@gmail.com
Rhonda	Burns		St Mtn	30087		rtyson14@yahoo.com
Herbert	Thomas	971 Old Greystone Dr	Lithonia	30058		CAWJAM@BETHSOUTH.NET

* Site Plan

COMMUNITY MEETING

SIGN IN SHEET

1467 & 1503 Stephenson Road, Lithonia, GA 30058

Colonnade Room, 8010 Rockbridge Road, SW, Lithonia, GA 30058

Tuesday, February 25, 2020 6:30 PM – 8:00 PM

Please print legibly

First Name	Last Name	Address	City, State	Zip Code	Phone Number	Email Address
* Nancy	Thomas	7235 Iverson Trail	Lithonia	30058	770-482-1670	nmtomasvisions@comcast.net
* Blonda	Beal					rgbeal@gmail.com
* Tim	Winters					clementinawinters@comcast.net
* JW	Eady					jweady@bellsouth.net
* Veronice	Ford					VeroniceFord@yahoo.com
* Juandell	Wilson	363 Harbor Pt Dr St. Marys		30087	6.938.9491	Juandellwilson@gmail.com


* Site Plan

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 BATTLE

2019021955 DEED BOOK 27354 Pg 180



Real Estate Transfer Tax \$21.00

Filed and Recorded:
1/22/2019 12:52:57 PM
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

Prepared by:

L. Katherine Adams-Carter
1872-B Independence Square
Atlanta, Ga. 30338
(770) 351-0830
katherine@adams-carterlaw.com

QUITCLAIM DEED

**STATE OF GEORGIA
COUNTY OF DEKALB**

THIS INDENTURE made the 10th day of January, 2019, between UNA C. VALENTINE, (of the County of Gwinnett, State of Georgia), and TABATHA SAVAGE, f/k/a TABATHA FEAZEL, (of the County of Barrow, State of Georgia), as party or parties of the first part, hereinafter called Grantors, and Wayne A. Gunter (of the County of Hall, State of Georgia), Vickie S. McGhee, (of the County of Fulton, State of Georgia), as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantors, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantees:

Beginning at a point on the west line of Land Lot 162 Two thousand eighty (2,080) feet north from the southwest corner of said Land Lot; running thence north 68 degrees 30 minutes west five hundred seventy (570) feet to a persimmon tree, thence north 50 degrees 56 minutes east two hundred eighty five (285) feet to the center of Stephenson Road, thence southeasterly along the center of said road one hundred four and one-tenth (104.1) feet; thence south 14 degrees 20 minutes west thirteen hundred sixty four and five-tenth (1,364.5) feet to the center of Swift Creek; thence westerly following the meanderings of said creek four hundred ninety nine and five-tenths (499.5) feet to the west line of Land Lot 162; thence north 0 degrees 30 minutes west along the west Land Lot line eight hundred eighty six and five-tenths (886.5) feet to the point of beginning; containing 16.8 acres according to the plat made by Gordon Nalley, S.C., dated May 1, 1946.

This is Land Lot 162 of the 16th District of DeKalb County, Georgia, by the present numbering system utilized in DeKalb County, Georgia, known as 1503 Stephenson Road,

TO HAVE AND TO HOLD the said described premises to Grantees, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

*with via,
Georgia
LCAC*

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

(Signatures continued on following page)

DEED BOOK 27354 Ps 181

Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

(Signatures continued from previous page)

Signed, sealed and delivered
in the presence of:

Una C. Valentine {SEAL}
UNA C. VALENTINE

Ashley H. Clark
(Unofficial Witness)

Cynthia L. Winnett
(Notary Public)

Cynthia L. Winnett
Notary Public
Walton County
State of Georgia
Notary # W-00238183

My Commission Expires on April 10, 2019



TABATHA SAVAGE, f/k/a TABATHA FEAZEL {SEAL}

(Unofficial Witness)

(Notary Public)

2019021957 DEED BOOK 27354 Pg 182



Real Estate Transfer Tax \$0.00

Filed and Recorded:
1/22/2019 12:52:57 PM
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

Prepared by:

L. Katherine Adams-Carter
1872-B Independence Square
Atlanta, Ga. 30338
(770) 351-0830
katherine@adams-carterlaw.com

QUITCLAIM DEED

**STATE OF GEORGIA
COUNTY OF DEKALB**

THIS INDENTURE made the 17th day of Jan, 2019, between UNA C. VALENTINE, (of the County of Gwinnett, State of Georgia), and TABATHA SAVAGE, f/k/a TABATHA FEAZEL, (of the County of Barrow, State of Georgia), as party or parties of the first part, hereinafter called Grantors, and Wayne A. Gunter (of the County of Hall, State of Georgia), Vickie S. McGhee, (of the County of Fulton, State of Georgia), as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantors, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantees:

Beginning at a point on the west line of Land Lot 162 Two thousand eighty (2,080) feet north from the southwest corner of said Land Lot; running thence north 68 degrees 30 minutes west five hundred seventy (570) feet to a persimmon tree, thence north 50 degrees 56 minutes east two hundred eighty five (285) feet to the center of Stephenson Road, thence southeasterly along the center of said road one hundred four and one-tenth (104.1) feet; thence south 14 degrees 20 minutes west thirteen hundred sixty four and five-tenth (1,364.5) feet to the center of Swift Creek; thence westerly following the meanderings of said creek four hundred ninety nine and five-tenths (499.5) feet to the west line of Land Lot 162; thence north 0 degrees 30 minutes west along the west Land Lot line eight hundred eighty six and five-tenths (886.5) feet to the point of beginning; containing 16.8 acres according to the plat made by Gordon Nalley, S.C., dated May 1, 1946.

This is Land Lot 162 of the 16th District of DeKalb County, Georgia, by the present numbering system utilized in DeKalb County, Georgia, as 1503 Stephenson Road, Lithonia, Ga. 30058,

TO HAVE AND TO HOLD the said described premises to Grantees, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

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

(Signatures continued on following page)

JMS

WAC

DEED BOOK 27354 Pg 183
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

(Signatures continued from previous page)

Signed, sealed and delivered
in the presence of:

UNA C. VALENTINE {SEAL}

(Unofficial Witness)

(Notary Public)

Tabatha Savage {SEAL}
TABATHA SAVAGE, f/k/a TABATHA FEAZEL

[Signature]
(Unofficial Witness)

[Signature]
(Notary Public)



PARKLAND COMMUNITIES, INC.

REZONING APPLICATION

LIST OF OWNERS AND PROPERTY INFORMATION

Owner: Judith King Estes and Paulinda King Hall
Executors of the Estate of Paul King

Address: 1467 Stephenson Road
Lithonia, GA 30058

Tax Parcel: 16 159 01 003

Address: 1467 Stephenson Road

Zoned: R-100

Owner: Vickie S. McGhee

Owner: Wayne A. Gunter

Address: 1503 Stephenson Road
Lithonia, GA 30058

Tax Parcel: 16 162 05 002

Address: 1503 Stephenson Road

Zoned: R-100

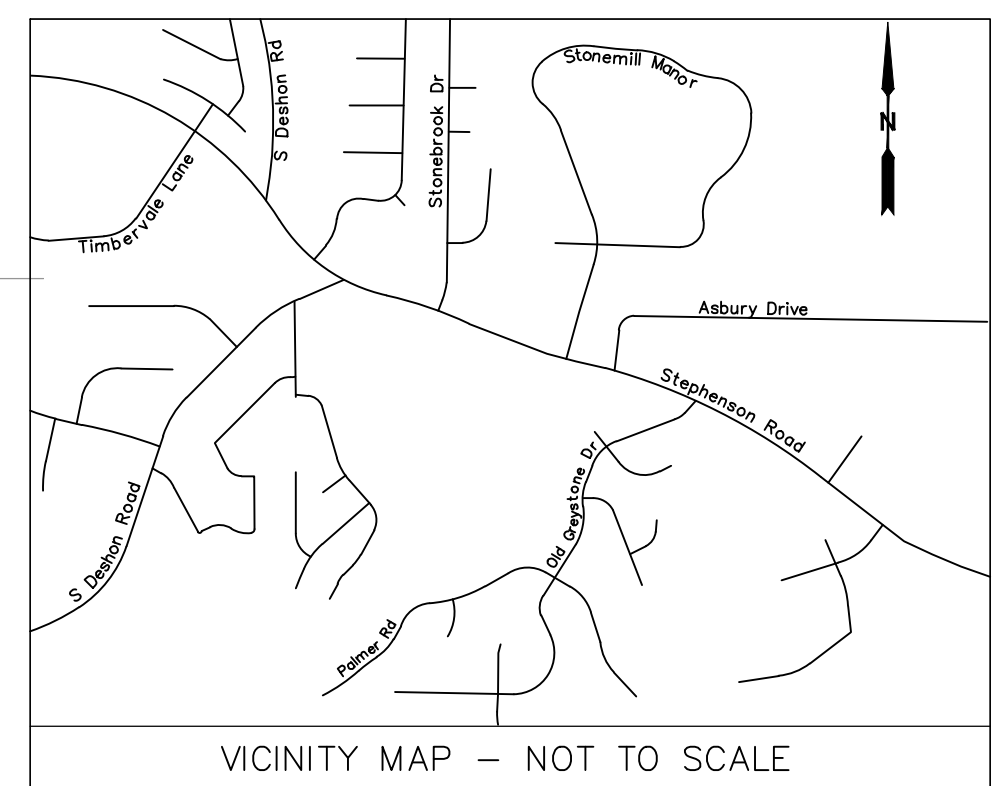
Multiple Tax

Parcels/Address: 16 159 01 003	1467 Stephenson Road	Zoned: R-100
16 162 05 002	1503 Stephenson Road	Zoned: R-100

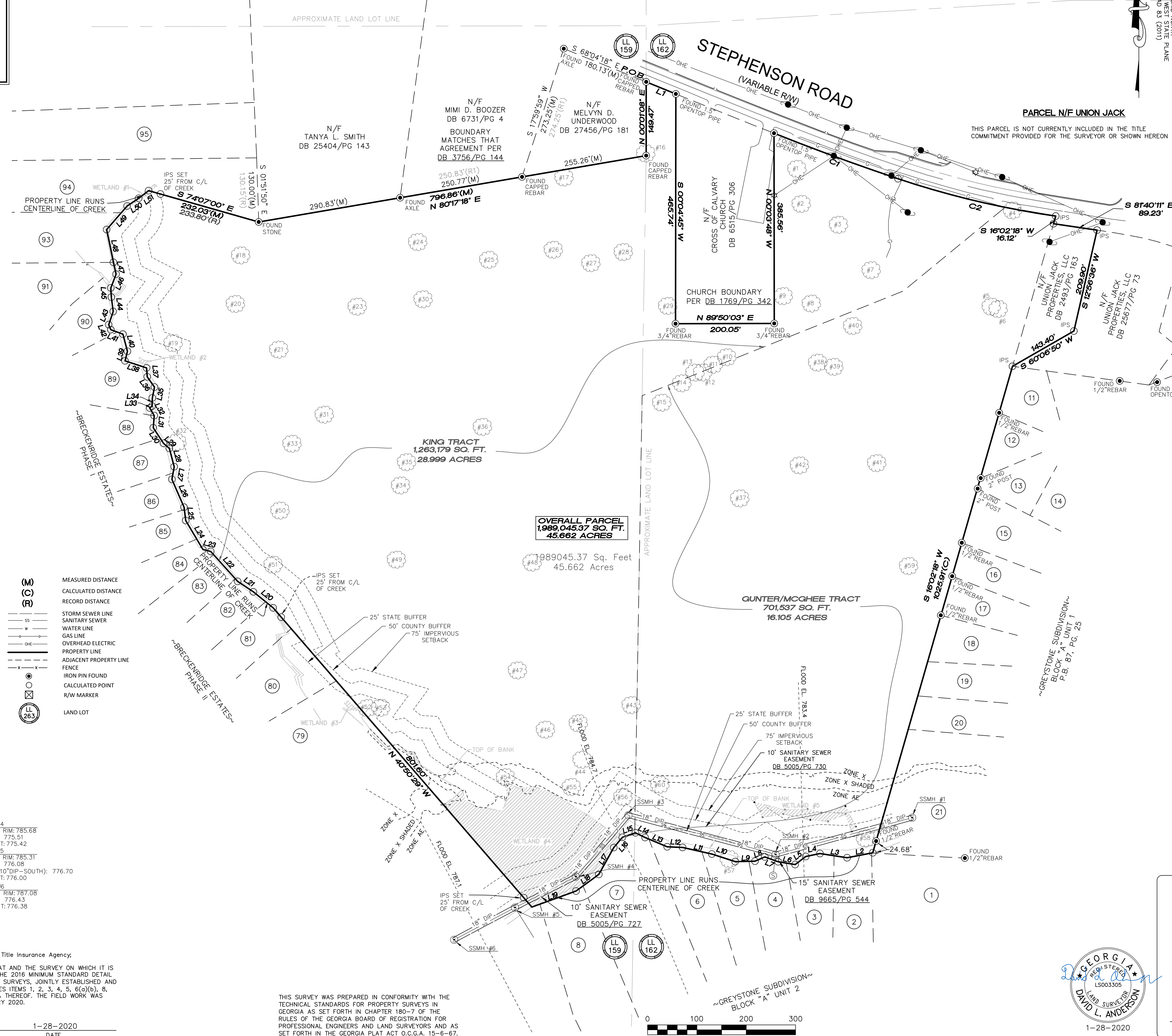
Plot Date: Wednesday, May 6, 2020 9:20:58 AM

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	4597.62'	267.90'	267.86'	S 69°50'50" E	3°20'19"
C2	1825.67'	328.88'	328.43'	S 76°40'31" E	10°19'16"



LINE	BEARING	DISTANCE
L1	S 67°53'34" E	64.91'
L2	S 79°09'50" W	52.95'
L3	N 81°17'36" W	55.51'
L4	S 78°23'10" W	29.44'
L5	S 52°46'36" W	27.00'
L6	N 80°51'53" W	34.83'
L7	N 70°03'33" W	28.94'
L8	S 66°20'16" W	21.67'
L9	S 68°54'01" W	26.98'
L10	N 72°01'49" W	49.65'
L11	N 77°20'20" W	60.81'
L12	N 87°22'05" W	31.20'
L13	N 67°22'05" W	48.64'
L14	N 64°01'37" W	21.95'
L15	S 70°44'16" W	27.89'
L16	S 40°09'52" W	26.98'
L17	S 29°00'33" W	62.40'
L18	S 53°58'13" W	57.14'
L19	S 70°05'05" W	95.38'
L20	N 51°06'28" W	51.63'
L21	N 56°27'15" W	38.26'
L22	N 42°00'51" W	81.73'
L23	N 75°41'39" W	16.27'
L24	N 30°46'00" W	68.21'
L25	N 07°02'21" W	27.18'
L26	N 23°27'55" W	61.61'
L27	N 10°15'55" E	26.01'
L28	N 15°00'19" W	38.35'
L29	N 49°00'47" W	15.70'
L30	S 3°22'16" W	37.87'
L31	N 04°38'23" E	24.74'
L32	N 30°33'51" W	17.90'
L33	N 51°21'39" E	6.22'
L34	N 01°53'41" E	16.41'
L35	N 10°54'08" E	22.46'
L36	N 35°15'36" W	25.26'
L37	N 04°11'30" W	18.28'
L38	N 71°55'37" W	45.96'
L39	N 13°48'59" E	20.05'
L40	N 14°37'59" W	35.89'
L41	N 69°54'15" W	26.19'
L42	N 23°04'25" W	11.08'
L43	N 19°05'34" E	28.19'
L44	N 07°29'57" W	29.44'
L45	N 02°59'16" W	18.63'
L46	N 20°57'40" E	28.79'
L47	N 12°38'51" W	24.61'
L48	N 11°42'53" W	67.96'
L49	N 41°00'38" E	63.17'
L50	N 56°36'23" E	28.28'
L51	N 52°03'47" E	25.46'



- ### SURVEY NOTES
- All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence.
 - The property shown hereon is subject to all easements and restrictions of record both written and unwritten.
 - According to the Flood Insurance Rate Map (FIRM) for DeKalb County, Georgia, (Community-panel number 13089C0113K, dated December 18, 2016), a portion of the subject property lies within Zone AE which is defined as "base flood elevations determined", another portion lies within Zone X which is defined as "0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile", the final portion lies within Zone X which is defined as "areas determined to be outside the 0.2% annual chance floodplain."
 - The locations of underground utilities shown hereon are based on visible structures and maps and/or field located markings provided by B11 that were present at the time of the field survey and are approximate only. The property shown hereon may be served by underground utilities which are not shown hereon. Alliance makes no warranties or claims that all utilities are marked or accurate. All Utility Companies should be contacted before beginning any design or construction.
 - North arrow and bearings shown hereon are based on GA West Zone - NAD 83 adjusted 2011. Using Global Positional System (GPS) and obtained by RTK observations on 01-07-2020 using the Leica SmartNet System. All distances are horizontal ground measurements expressed in U.S. Survey Feet.
 - The field data upon which this plat is based has a closure precision of one foot in 27,100 feet and an angular error of 7 seconds per angle point and was adjusted using the compass rule method.
 - This plat has been calculated for closure and is found to be accurate within one foot in 287,164 feet.
 - Equipment used for measurement:
Angular: Leica TS16i Robotic Total Station
Linear: Leica TS16i Robotic Total Station
GPS: Leica GS GPS Receiver
 - This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This Plat does not extend to any unnamed person, persons or entity without express written certification by the surveyor naming said person, persons, or entity.
 - State, County, & Local Buffers and Setbacks might exist on the subject property that are not shown hereon.
 - This survey is not valid without the Original Signature and Seal of a Georgia Licensed Surveyor.
 - There was no observable evidence of Human Burials or Cemeteries on the Subject Property at the time of the field Survey.
 - Alliance Surveying does not warrant the existence or nonexistence of any wetlands or hazardous wastes located on the Subject Property.

ALLIANCE
SURVEYING & PLANNING
LAND SURVEYING

L.S.F. 1322
6095 ATLANTA HIGHWAY SUITE 100
FLOWERY BRANCH, GA. 30542
678-828-9424 | www.alliance-surveying.com

LOCATED IN
LAND LOTS 159 AND 162
16TH DISTRICT
DEKALB COUNTY, GEORGIA

ALTANSPS LAND TITLE SURVEY
STEPHENSON TRACT
LITHONIA, GEORGIA
FOR
PARKLAND COMMUNITIES, INC.
ALPHARETTA, GEORGIA

Issue:	Date:	Description:
Issue: (1)	07/24/20	add new parcel
Rev. (1)	05/15/20	
Rev. (2)		
Rev. (3)		
Rev. (4)		
Rev. (5)		
Rev. (6)		
Rev. (7)		

Drafted by M.C.B.
Checked by D.L.A.
Project # 19062

811
Know what's below.
Call before you dig.

LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

COPYRIGHT © 2020 ALLIANCE SURVEYING LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ALLIANCE SURVEYING LLC.

SHEET NO:
1 OF 2

SANITARY SEWER INVERTS

SSMH #1 TOP OF RIM: 781.65 INV. IN: 772.52 INV. OUT: 772.44	SSMH #4 TOP OF RIM: 785.68 INV. IN: 775.51 INV. OUT: 775.42
SSMH #2 TOP OF RIM: 784.07 INV. IN: 773.94 INV. IN(10' DIP-SOUTH): 774.94 INV. OUT: 773.90	SSMH #5 TOP OF RIM: 785.31 INV. IN: 776.08 INV. IN(10' DIP-SOUTH): 776.70 INV. OUT: 776.00
SSMH #3 TOP OF RIM: 783.99 INV. IN: 774.83 INV. OUT: 774.77	SSMH #6 TOP OF RIM: 787.08 INV. IN: 776.38 INV. OUT: 776.38

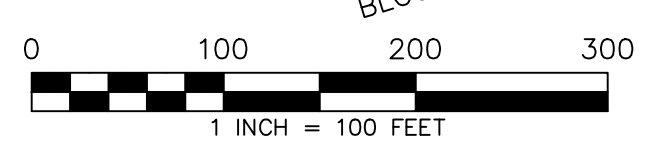
SURVEYOR'S CERTIFICATION

TO: Parkland Communities Inc., and Trinity Title Insurance Agency.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(c)(b), 8, 11, 13, 14, 16, 17, 18, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED DURING THE MONTH OF JANUARY 2020.

DAVID L. ANDERSON, GA. R.L.S. #3305
DATE: 1-28-2020

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. 15-6-67.



SURVEY CERTIFICATION:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE 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 HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, 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 AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

DAVID L. ANDERSON, GA. R.L.S. #3305
DATE: 1-28-2020

Plot Date: Wednesday, May 6, 2020 9:20:34 AM

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

KING TRACT TITLE COMMITMENT

SURVEYORS COMMENTS ON EXHIBIT B EXCEPTIONS AS SHOWN ON THAT CERTIFICATE OF TITLE ISSUED BY TRINITY TITLE INSURANCE AGENCY, INC. DATED OCTOBER 22, 2019 AND HAVING A FILE NUMBER 66739 AND AN EFFECTIVE DATE OF OCTOBER 17, 2019.

- 1. No certification is provided as to the status of water/sewer bills or assessments, therefore the closing attorney should inquire as to the status of water/sewer bills.
2. All taxes subsequent to the year 2018. See Tax Information below for details.
3. We did not find an estate for Paul W. King in the Probate Court records of DeKalb County.
4. Easement from Paul W. King to Georgia Power Company, dated November 13, 1962, filed November 16, 1962, recorded in Deed Book 1717, page 554, aforesaid records. LEGAL DESCRIPTION IS BLANKET IN NATURE AND VAGUE, MAY OR MAY NOT AFFECT.
5. Boundary Line Agreement between J.C. Holbrook and Paul W. King, dated February 23, 1978, filed March 8, 1978, recorded in Deed Book 3756, page 144, aforesaid records. BOUNDARY LINE MATCHES THIS AGREEMENT AND IS NOTED ON THE SURVEY.
6. Sewer Easement from Paul W. King to DeKalb County, dated May 24, 1984, filed June 21, 1984, recorded in Deed Book 5005, page 727, aforesaid records. SHOWN HEREON
7. All matters appearing on plot of survey recorded in Plat Book 13, page 66, aforesaid records. PLAT IS BLANKET AND INCLUDES THE SUBJECT PROPERTY, HOWEVER NO EASEMENTS ARE CREATED BY SAID PLAT.

KING TRACT TITLE LEGAL DESCRIPTION

TITLE LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 159 and 162 of the 16th District, DeKalb County, Georgia, more particularly described as follows:

Beginning at a stone corner marking the southeast corner of land lot 159 and the southwest corner of land lot 162; thence south 89 degrees west along the south line of land lot 159, thirteen hundred ten (1310) feet to a stone corner; thence north 10 degrees east two hundred thirty-five (235) feet to a pipe at or near Swift Creek; thence northeasterly following the meanderings of the center line of Swift Creek, fourteen hundred fifty (1450) feet, more or less, to an iron pipe; thence running northeasterly along a straight line eight hundred sixty (860) feet, more or less, to an old ford of said branch; thence continuing northeasterly along the meanderings of the center line of said branch nine hundred eighty-five (985) feet to a pipe corner; thence south 77 degrees east two hundred twenty-seven (227) feet to an old stone monument; thence north 89 degrees east seven hundred ninety-seven (797) feet to an old stone monument on the east line of land lot 159; thence north along the east line of said land lot 159, two hundred eleven (211) feet to a pipe at the intersection of said land lot 159 and the center line of an old road; thence south 75 degrees 38 minutes east along the center of said old road, two hundred (200) feet to a pipe; thence south 71 degrees 8 minutes east along the center line of said road ninety (90) feet to a pipe corner; thence south 11 degrees 52 minutes west ninety-one (91) feet to the center line of Stephenson Road one hundred forty-one (141) feet; thence south 50 degrees 56 minutes west two hundred eighty-five (285) feet to a permimon tree; thence south 63 degrees 30 minutes west five hundred seventy (570) feet to a pipe on the east line of said land lot 159; thence south 00 degrees 30 minutes east along the east line of said land lot 159 two thousand eight (2080) feet to the stone monument at the southeast corner of said land lot at the point of beginning; said tract containing sixty and two-tenths (60.2) acres, according to blue print of survey made by Gordon Nalley, Engineer, October 4, 1944, a copy of which is on file in the office of Atlanta Title Company, excepting therefrom that portion of this property which lies within the rights of way of Stephenson Road and the old roadway above referred to.

LESS AND EXCEPT those portions of the above-described property conveyed by Warranty Deed dated September 7, 1962, recorded in Deed Book 1699, page 373, DeKalb County records; also described in Warranty Deed dated May 17, 1963, recorded in Deed Book 1769, Page 342, aforesaid records; as also described in Quitclaim Deed dated September 24, 1984, recorded in Deed Book 5078, Page 374, aforesaid records. ALSO LESS AND EXCEPT property conveyed by Warranty Deed dated May 20, 1968, recorded in Deed Book 2310, page 769, aforesaid records.

SURVEYORS CERTIFICATION

TO: Parkland Communities Inc., and Trinity Title Insurance Agency;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a)(b), 8, 11, 13, 14, 16, 17, 18, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED DURING THE MONTH OF NOVEMBER OF 2019.

David L. Anderson 1-28-2020
DAVID L. ANDERSON, GA. R.L.S. #3305 DATE

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. 15-6-67.

QUINTER/MCGHEE TRACT TITLE COMMITMENT

SURVEYORS COMMENTS ON EXHIBIT B EXCEPTIONS AS SHOWN ON THAT CERTIFICATE OF TITLE ISSUED BY TRINITY TITLE INSURANCE AGENCY, INC. DATED OCTOBER 22, 2019 AND HAVING A FILE NUMBER 66740 AND AN EFFECTIVE DATE OF OCTOBER 16, 2019.

- 1. No certification is provided as to the status of water/sewer bills or assessments, therefore the closing attorney should inquire as to the status of water/sewer bills.
2. All taxes subsequent to the year 2018. See Tax Information below for details.
3. In the chain of title, J. Claude Gunter conveyed the property to J. Claude Gunter or Ruby R. Gunter, as joint tenants with right of survivorship, by Warranty Deed dated March 19, 1981, recorded in Deed Book 4448, page 425, DeKalb County, Georgia records. The next link in the chain of title is a Quitclaim Deed from the Estate of Ruby Estelle Gunter, by Executor Allen Gunter to Allen J. Gunter, Wayne A. Gunter and Vickie S. McGhee, dated August 12, 1997, recorded in Deed Book 9569, page 141, aforesaid records. We found no evidence that J. Claude Gunter predeceased Ruby R. (Estelle) Gunter in the probate or deed records of DeKalb County. Also, the Quitclaim Deed at Deed Book 9569, page 141, has only one unofficial witness followed by a notary acknowledgment. At that time, two unofficial witnesses were required if a notary acknowledgment was used. THE LEGAL DESCRIPTIONS IN ALL OF THE DOCUMENTS ARE BLANKET IN NATURE AND INCLUDE THE SUBJECT PROPERTY.
4. Sewer Easement from J. Claude Gunter and Ruby Gunter to DeKalb County, dated May 29, 1984, filed June 21, 1984, recorded in Deed Book 5005, page 730, aforesaid records. SHOWN HEREON
5. Easement for Sewer Line from Allen J. Gunter, Wayne Gunter, and Vickie McGhee to Douglas R. Adams and Larry D. Adams, dated October 22, 1997, filed October 28, 1997, recorded in Deed Book 9665, page 544, aforesaid records. SHOWN HEREON
6. In the chain of title, Quitclaim Deed from Allen J. Gunter and Phyllis M. Gunter, Trustees, The Gunter Family Living Trust, dated April 11, 2009, recorded in Deed Book 21421, page 672, aforesaid records, has only one unofficial witness followed by a notary acknowledgment. LEGAL DESCRIPTION IS BLANKET IN NATURE AND INCLUDES THE SUBJECT PROPERTY.
7. Next in the chain of title is a Quitclaim Deed from Tabatha Savage 1/4s/a Tabatha Feazel, Individually and as Successor Trustee of The Gunter Family Living Trust dated April 11, 2009, amended on July 8, 2013, to Una C. Valentine, dated July 11, 2016, recorded in Deed Book 25716, page 589, aforesaid records. Neither the Trust Agreement or the referenced Amendment appear of record, so we have no way to verify that Tabatha Savage was the successor trustee or that she was empowered to convey to Una C. Valentine. LEGAL DESCRIPTION IS BLANKET IN NATURE AND INCLUDES THE SUBJECT PROPERTY.

QUINTER/MCGHEE TRACT TITLE LEGAL DESCRIPTION

TITLE LEGAL DESCRIPTION

Beginning at a point on the west line of Land Lot 162 two thousand eighty (2080) feet north from the southwest corner of said Land Lot, running thence north 88 degrees 30 minutes east five hundred seventy (570) feet to a permimon tree; thence north 50 degrees 56 minutes east two hundred eighty five (285) feet to the center of Stephenson Road; thence southeasterly along the center of said road one hundred four and one tenth (104.1) feet; thence south 14 degrees 20 minutes west thirteen hundred sixty five and five-tenths (1365.5) feet to the center of Swift Creek; thence westerly following the meanderings of said creek four hundred ninety nine and five-tenths (499.5) feet to the west line of Land Lot 162; thence north 0 degrees 30 minutes west along the west end lot line eight hundred eighty six and five-tenths (886.5) feet to the point of beginning; containing 16.8 acres according to the plot made by Gordon Nalley, C.S., dated May 1, 1946.

This is Land Lot 162 of the 16th District of DeKalb County.

SURVEYED LEGAL DESCRIPTION

Legal Description,

A parcel of land situated in Land Lots 159 and 162 of the 16th District of DeKalb County, Georgia, said parcel being more particularly described as follows:

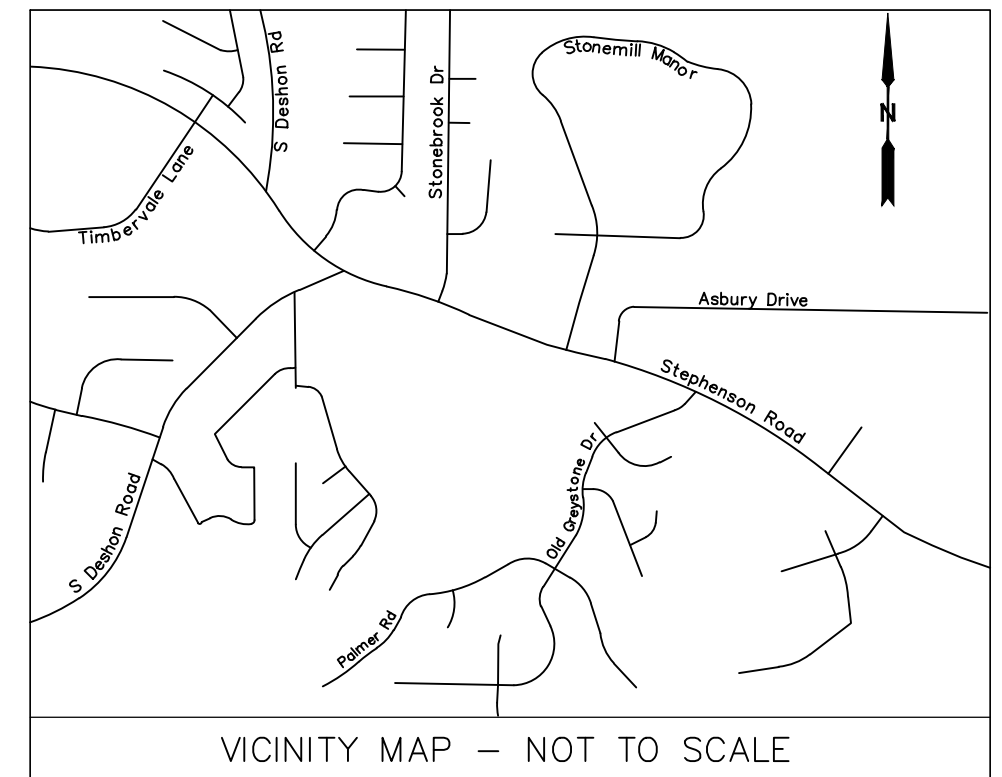
Begin at a found capped rebar, said point marking the intersection of the Southerly right of way of Stephenson Road (Public Right of Way Varied) and the line between the aforementioned Land Lot 159 and 162; thence run South 67 degrees 53 minutes 34 seconds East along said Right of Way for a distance of 64.91 feet to a found 1 and 1/2 inch open top pipe; thence leaving said Right of Way run South 00 degrees 04 minutes 45 seconds West for a distance of 465.74 feet to a found 3/4 inch rebar; thence run North 89 degrees 50 minutes 03 seconds East for a distance of 200.05 feet to a found 3/4 inch rebar; thence run North 00 degrees 03 minutes 48 seconds West for a distance of 385.56 feet to a found 1 and 1/2 inch open top pipe, said point lying on the aforementioned Southerly Right of Way of Stephenson Road, said point also lying on a non-tangent curve to the left, said curve having a radius of 4,597.62 feet, a central angle of 03 degrees 20 minutes 19 seconds, a chord bearing of South 69 degrees 50 minutes 50 seconds East and a chord distance of 267.86 feet; thence run along the arc of said curve and said Right of Way for a distance of 267.90 feet to a point, said point lying on a curve to the left, said curve having a radius of 1,825.67 feet, a central angle of 10 degrees 19 minutes 16 seconds, a chord bearing of South 76 degrees 40 minutes 31 seconds East and a chord distance of 328.43; thence run along the arc of said curve and said Right of Way for a distance of 328.88 feet to a set 5/8 inch capped rebar; thence run South 16 degrees 02 minutes 18 seconds West along said Right of Way for a distance of 16.12 feet to a point; thence run South 81 degrees 40 minutes 11 seconds East for a distance of 89.23 feet to a set 5/8 inch capped rebar; thence leaving said Right of Way run South 12 degrees 56 minutes 36 seconds West for a distance of 209.90 feet to a set 5/8 inch capped rebar; thence run South 60 degrees 06 minutes 50 seconds West for a distance of 143.40 feet to a set 5/8 inch capped rebar; thence run South 16 degrees 02 minutes 18 seconds West along the Westerly line of Union Jack Properties (D.B. 2493, Pg. 163) and the Westerly line of Graystone Subdivision as recorded in Plat Book 87, Page 25 in the DeKalb County Superior Court Clerk's Office, for a distance of 1025.91 feet to a point, said point lying on the centerline of a creek; thence run along the centerline of said creek the following calls and distances:

- South 79 degrees 09 minutes 50 seconds West for a distance of 52.95 feet;
North 81 degrees 17 minutes 36 seconds West for a distance of 55.51 feet;
South 78 degrees 23 minutes 10 seconds West for a distance of 29.44 feet;
South 52 degrees 46 minutes 36 seconds West for a distance of 27.00 feet;
North 80 degrees 51 minutes 53 seconds West for a distance of 34.83 feet;
North 70 degrees 03 minutes 33 seconds West for a distance of 28.94 feet;
South 66 degrees 20 minutes 16 seconds West for a distance of 21.67 feet;
South 88 degrees 54 minutes 01 seconds West for a distance of 40.15 feet;
North 72 degrees 01 minutes 49 seconds West for a distance of 49.65 feet;
North 77 degrees 20 minutes 20 seconds West for a distance of 60.81 feet;
North 87 degrees 22 minutes 37 seconds West for a distance of 31.20 feet;
North 67 degrees 22 minutes 05 seconds West for a distance of 48.64 feet;
North 64 degrees 01 minutes 37 seconds West for a distance of 21.95 feet;
South 70 degrees 44 minutes 16 seconds West for a distance of 27.99 feet;
South 40 degrees 09 minutes 52 seconds West for a distance of 26.96 feet;
South 29 degrees 00 minutes 33 seconds West for a distance of 62.40 feet;
South 53 degrees 58 minutes 13 seconds West for a distance of 57.14 feet;
South 70 degrees 05 minutes 05 seconds West for a distance of 95.38 feet;

Thence leaving said Centerline of Creek run North 40 degrees 50 minutes 29 seconds West for a distance of 801.60 feet to a point, said point lying on the centerline of a second creek; thence run along the centerline of said creek the following calls and distances:

- North 51 degrees 06 minutes 28 seconds West for a distance of 51.63 feet;
North 36 degrees 27 minutes 15 seconds West for a distance of 38.06 feet;
North 42 degrees 00 minutes 51 seconds West for a distance of 81.73 feet;
North 75 degrees 41 minutes 32 seconds West for a distance of 16.27 feet;
North 30 degrees 46 minutes 00 seconds West for a distance of 68.21 feet;
North 07 degrees 02 minutes 21 seconds West for a distance of 27.18 feet;
North 23 degrees 27 minutes 55 seconds West for a distance of 61.61 feet;
North 10 degrees 15 minutes 55 seconds East for a distance of 26.01 feet;
North 15 degrees 00 minutes 19 seconds West for a distance of 38.35 feet;
North 49 degrees 00 minutes 47 seconds West for a distance of 15.70 feet;
North 33 minutes 22 minutes 15 seconds West for a distance of 37.87 feet;
North 04 degrees 38 minutes 23 seconds East for a distance of 24.74 feet;
North 30 degrees 33 minutes 51 seconds West for a distance of 17.90 feet;
North 51 degrees 21 minutes 39 seconds East for a distance of 6.22 feet;
North 01 degrees 53 minutes 41 seconds East for a distance of 16.41 feet;
North 10 degrees 54 minutes 08 seconds East for a distance of 22.46 feet;
North 35 degrees 15 minutes 36 seconds West for a distance of 25.26 feet;
North 04 degrees 11 minutes 30 seconds West for a distance of 18.28 feet;
North 71 degrees 55 minutes 37 seconds West for a distance of 45.96 feet;
North 13 degrees 48 minutes 59 seconds East for a distance of 20.05 feet;
North 14 degrees 37 minutes 59 seconds West for a distance of 35.89 feet;
North 69 degrees 54 minutes 15 seconds West for a distance of 28.19 feet;
North 23 degrees 04 minutes 25 seconds West for a distance of 11.08 feet;
North 19 degrees 05 minutes 34 seconds East for a distance of 28.19 feet;
North 07 degrees 29 minutes 57 seconds West for a distance of 29.44 feet;
North 02 degrees 59 minutes 16 seconds West for a distance of 18.63 feet;
North 20 degrees 57 minutes 40 seconds East for a distance of 29.79 feet;
North 12 degrees 38 minutes 51 seconds West for a distance of 24.61 feet;
North 11 degrees 42 minutes 53 seconds West for a distance of 67.96 feet;
North 41 degrees 00 minutes 38 seconds East for a distance of 63.17 feet;
North 56 degrees 36 minutes 23 seconds East for a distance of 28.28 feet;
North 52 degrees 03 minutes 47 seconds East for a distance of 25.46 feet;

Thence leaving the centerline of said Creek run South 74 degrees 07 minutes 00 seconds East for a distance of 232.03 feet to a found stone; thence run North 80 degrees 17 minutes 18 seconds East for a distance of 796.86 feet to a found capped rebar, said point lying on the aforementioned Land Lot Line; thence run North 00 degrees 01 minutes 08 seconds East along said Land Lot line for a distance of 149.47 feet to the POINT OF BEGINNING. Said parcel contains 1,989,045.37 Square Feet or 45.662 Acres.



SURVEY NOTES

- 1. All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence.
2. The property shown hereon is subject to all easements and restrictions of record both written and unwritten.
3. According to the Flood Insurance Rate Map (FIRM) for DeKalb County, Georgia, (Community-panel number 13089C0113K, dated December 18, 2016), a portion of the subject property lies within Zone AE which is defined as "base flood elevations determined", another portion lies within Zone X shaded which is defined as 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile", the final portion lies within Zone X which is defined as "areas determined to be outside the 0.2% annual chance floodplain."
4. The locations of underground utilities shown hereon are based on visible structures and maps and/or field located markings provided by B11 that were present at the time of the field survey and are approximate only. The property shown hereon may be served by underground utilities which are not shown hereon. Alliance makes no warranties or claims that all utilities are marked or accurate. All Utility Companies should be contacted before beginning any design or construction.
5. North arrow and bearings shown hereon are based on GA West Zone - NAD 83 adjusted 2011. Using Global Positional System (GPS) and obtained by RTK observations on 01-07-2020 using the Leica Smartnet System. All distances are horizontal ground measurements expressed in U.S. Survey Feet.
6. The field data upon which this plat is based has a closure precision of one foot in 27,100 feet and an angular error of 7 seconds per angle point and was adjusted using the compass rule method.
7. This plat has been calculated for closure and is found to be accurate within one foot in 287,164 feet.
8. Equipment used for measurement:
Angular: Leica TS16i Robotic Total Station
Line: Leica TS16i Robotic Total Station
GPS: Leica GS GPS Receiver
9. This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This Plat does not extend to any unnamed person, persons or entity without express written certification by the surveyor naming said person, persons, or entity.
10. State, County, & Local Buffers and Setbacks might exist on the subject property that are not shown hereon.
11. This survey is not valid without the Original Signature and Seal of a Georgia Licensed Surveyor.
12. There was no observable evidence of Human Burials or Cemeteries on the Subject Property at the time of the field Survey.
13. Alliance Surveying does not warrant the existence or nonexistence of any wetlands or hazardous wastes located on the Subject Property.

ALLIANCE ENGINEERING & PLANNING LAND SURVEYING
6095 ATLANTA HIGHWAY SUITE 100 FLOWERY BRANCH, GA. 30542
L.S.F. 1322
678-828-9424 | www.aepall.com

LOCATED IN LAND LOTS 159 AND 162 16TH DISTRICT DEKALB COUNTY, GEORGIA

ALTA/NSPS LAND TITLE SURVEY STEPHENSON TRACT LITHONIA, GEORGIA FOR PARKLAND COMMUNITIES, INC. ALPHARETTA, GEORGIA

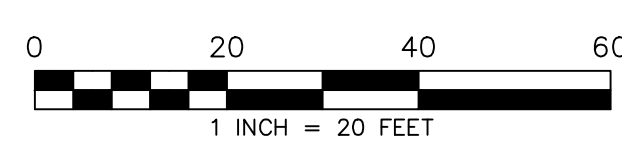
Table with columns: Issue, Date, Description, Rev. (1) through Rev. (7). Includes information about the survey issue date (07/23/20) and a note to add a new parcel.

Drafted by M.C.B. Checked by D.L.A. Project # 19062

811 Know what's below. Call before you dig. SURVEY CERTIFICATION: THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES...



David L. Anderson 1-28-2020
DAVID L. ANDERSON, GA. R.L.S. #3305 DATE



1-28-2020

Legal Description,

A parcel of land situated in Land Lots 159 and 162 of the 16th District of DeKalb County, Georgia, said parcel being more particularly described as follows:

Begin at a found capped rebar, said point marking the intersection of the Southerly right of way of Stephenson Road (Public Right of Way Varies) and the line between the aforementioned Land Lot 159 and 162; thence run South 67 degrees 53 minutes 34 seconds East along said Right of Way for a distance of 64.91 feet to a found 1 and 1/2 inch opentop pipe; thence leaving said right of way run South 00 degrees 04 minutes 45 seconds West for a distance of 465.74 feet to a found 3/4 inch rebar; thence run North 89 degrees 50 minutes 03 seconds East for a distance of 200.05 feet to a found 3/4 inch rear; thence run North 00 degrees 03 minutes 48 seconds West for a distance of 385.56 feet to a found 1 and 1/2 inch opentop pipe, said point lying on the aforementioned Southerly Right of Way of Stephenson Road, said point also lying on an non-tangent curve to the left, said curve having a radius of 4,597.62 feet, a central angle of 03 degrees 20 minutes 19 seconds, a chord bearing of South 69 degrees 50 minutes 50 seconds East and a chord distance of 267.86 feet; thence run along the arc of said curve and said Right of Way for a distance of 267.90 feet to a point, said point lying on a curve to the left, said curve having a radius of 1,825.67 feet, a central angle of 10 degrees 19 minutes 16 seconds, a chord bearing of South 76 degrees 40 minutes 31 seconds East, and a chord distance of 328.43; thence run along the arc of said curve and said Right of Way for a distance of 328.88 feet to a set 5/8 inch capped rebar; thence run South 16 degrees 02 minutes 18 seconds West along said Right of Way for a distance of 16.12 feet to a point; thence run South 81 degrees 40 minutes 11 seconds East for a distance of 89.23 feet to a set 5/8 inch capped rebar; thence leaving said Right of Way run South 12 degrees 56 minutes 36 seconds West for a distance of 209.90 feet to a set 5/8 inch capped rebar; thence run South 60 degrees 06 minutes 50 seconds West for a distance of 143.40 feet to a set 5/8 inch capped rebar; thence run South 16 degrees 02 minutes 18 seconds West along the Westerly line of Greystone Subdivision as recorded in Plat Book 87, Page 25 in the Dekalb County Superior Court Clerk's Office, for a distance of 1025.91 feet to a point, said point lying on the centerline of a creek; thence run along the centerline of said creek the following calls and distances:

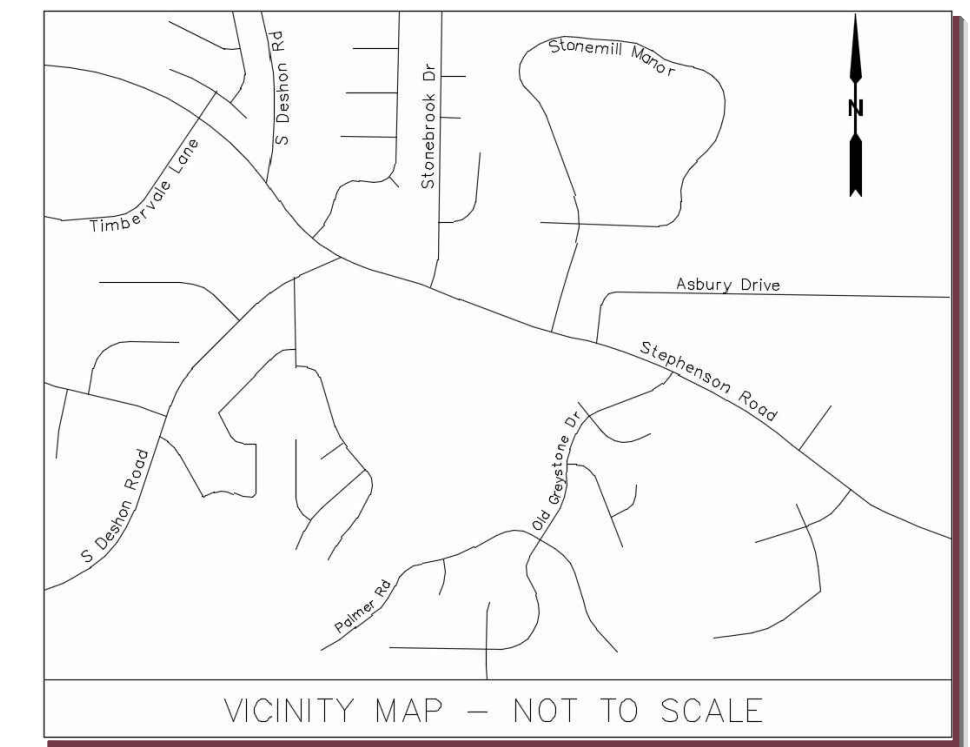
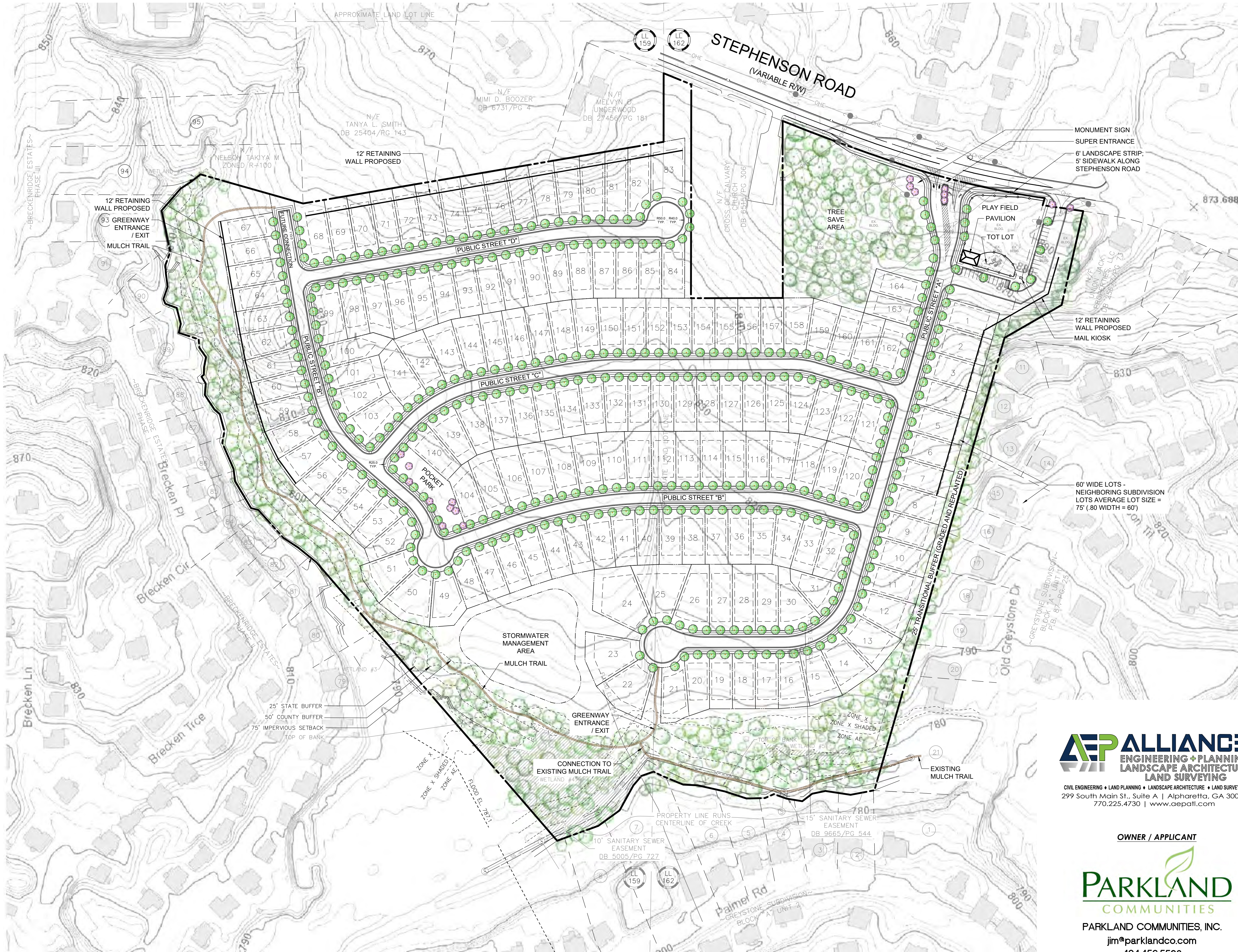
South 79 degrees 09 minutes 50 seconds West for a distance of 52.95 feet;
North 81 degrees 17 minutes 36 seconds West for a distance of 55.51 feet;
South 78 degrees 23 minutes 10 seconds West for a distance of 29.44 feet;
South 52 degrees 46 minutes 36 seconds West for a distance of 27.00 feet;
North 80 degrees 51 minutes 53 seconds West for a distance of 34.83 feet;
North 70 degrees 03 minutes 33 seconds West for a distance of 28.94 feet;
South 66 degrees 20 minutes 16 seconds West for a distance of 21.67 feet;
South 88 degrees 54 minutes 01 seconds West for a distance of 40.15 feet;
North 72 degrees 01 minutes 49 seconds West for a distance of 49.65 feet;
North 77 degrees 20 minutes 20 seconds West for a distance of 60.81 feet;
North 87 degrees 22 minutes 37 seconds West for a distance of 31.20 feet;
North 67 degrees 22 minutes 05 seconds West for a distance of 48.64 feet;
North 64 degrees 01 minutes 37 seconds West for a distance of 21.95 feet;
South 70 degrees 44 minutes 16 seconds West for a distance of 27.99 feet;
South 40 degrees 09 minutes 52 seconds West for a distance of 26.96 feet;
South 29 degrees 00 minutes 33 seconds West for a distance of 62.40 feet;
South 53 degrees 58 minutes 13 seconds West for a distance of 57.14 feet;
South 70 degrees 05 minutes 05 seconds West for a distance of 95.38 feet;

Thence leaving said Centerline of Creek run North 40 degrees 50 minutes 29 seconds West for a distance of 801.60 feet to a point, said point lying on the centerline of a second creek; thence run along the centerline of said creek the following calls and distances:

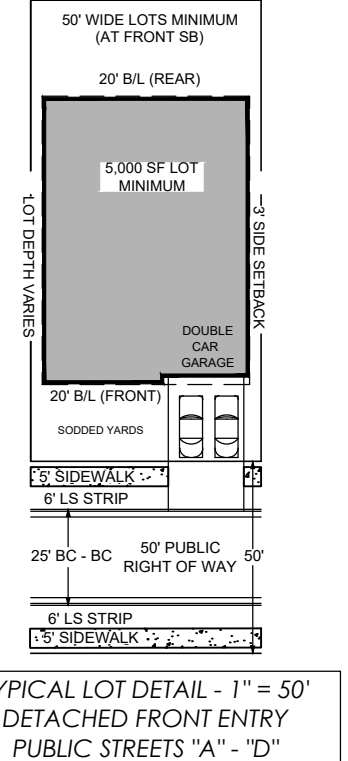
North 51 degrees 06 minutes 28 seconds West for a distance of 51.63 feet;
North 56 degrees 27 minutes 15 seconds West for a distance of 38.26 feet;
North 42 degrees 00 minutes 51 seconds West for a distance of 81.73 feet;
North 75 degrees 41 minutes 32 seconds West for a distance of 16.27 feet;
North 30 degrees 46 minutes 00 seconds West for a distance of 68.21 feet;
North 07 degrees 02 minutes 21 seconds West for a distance of 27.18 feet;
North 23 degrees 27 minutes 55 seconds West for a distance of 61.61 feet;
North 10 degrees 15 minutes 55 seconds East for a distance of 26.01 feet;
North 15 degrees 00 minutes 19 seconds West for a distance of 38.35 feet;
North 49 degrees 00 minutes 47 seconds West for a distance of 15.70 feet;
North 33 minutes 22 minutes 15 seconds West for a distance of 37.87 feet;
North 04 degrees 38 minutes 23 seconds East for a distance of 24.74 feet;
North 30 degrees 33 minutes 51 seconds West for a distance of 17.90 feet;
North 51 degrees 21 minutes 39 seconds East for a distance of 6.22 feet;
North 01 degrees 53 minutes 41 seconds East for a distance of 16.41 feet;
North 10 degrees 54 minutes 08 seconds East for a distance of 22.46 feet;
North 35 degrees 15 minutes 36 seconds West for a distance of 25.26 feet;
North 04 degrees 11 minutes 30 seconds West for a distance of 18.28 feet;
North 71 degrees 55 minutes 37 seconds West for a distance of 45.96 feet;
North 13 degrees 48 minutes 59 seconds East for a distance of 20.05 feet;
North 14 degrees 37 minutes 59 seconds West for a distance of 35.89 feet;
North 69 degrees 54 minutes 15 seconds West for a distance of 26.19 feet;
North 23 degrees 04 minutes 25 seconds West for a distance of 11.08 feet;
North 19 degrees 05 minutes 34 seconds East for a distance of 28.19 feet;
North 07 degrees 29 minutes 57 seconds West for a distance of 29.44 feet;
North 02 degrees 59 minutes 16 seconds West for a distance of 18.63 feet;
North 20 degrees 57 minutes 40 seconds East for a distance of 29.79 feet;
North 12 degrees 38 minutes 51 seconds West for a distance of 24.61 feet;
North 11 degrees 42 minutes 53 seconds West for a distance of 67.96 feet;
North 41 degrees 00 minutes 38 seconds East for a distance of 63.17 feet;
North 56 degrees 36 minutes 23 seconds East for a distance of 28.28 feet;
North 52 degrees 03 minutes 47 seconds East for a distance of 25.46 feet;

Thence leaving the centerline of said Creek run South 74 degrees 07 minutes 00 seconds East for a distance of 232.03 feet to a found stone; thence run North 80 degrees 17 minutes 18 seconds East for a distance of 796.86 feet to a found capped rebar, said point lying on the aforementioned Land Lot Line; thence run North 00 degrees 01 minutes 08 seconds East along said Land Lot line for a distance of 149.47 feet to the POINT OF BEGINNING. Said parcel contains 1,989,045.37 Square Feet or 45.662 Acres.

Kingsley Creek



LAND LOTS 159 AND 162, 16TH DISTRICT, DEKALB COUNTY, GEORGIA



DATA CHART

GROSS ACRES:	45.662 AC. (1,989,045.37 SQ. FT.)
EXISTING ZONING:	R100
PROPOSED ZONING:	RSM
TOTAL LOTS:	164 LOTS
50' LOTS:	143 LOTS (LOTS 15 - 164)
60' LOTS:	18 LOTS (LOTS 1 - 14)
GROSS DENSITY:	3.592 U/A
MIN. UNIT HEATED AREA:	1,800 SF
BUILDING SETBACKS	
FRONT:	20' THOROUGHFARES; 20' INTERNAL (20' MIN DRIVEWAYS)
SIDE / CORNER	
REAR:	20'
SIDE:	3'
BETWEEN FOUNDATIONS	
BUFFER:	10' BETWEEN FOUNDATIONS
LANDSCAPE STRIP:	AS SHOWN
BUILDING HT. MAXIMUM:	35'
ADDITIONAL CALCULATIONS	
OPEN SPACE REQUIRED:	20% OR 9.13 ACRES
OPEN SPACE PROVIDED:	+/- 20.2% OR +/- 9.22 ACRES
ENHANCED REQUIRED:	10% OR 4.56 ACRES
ENHANCED PROVIDED:	10% OR 4.56 ACRES
LOT COVERAGE ALLOWED:	50% (MAXIMUM PER LOT OR TOTAL PARCEL ACREAGE)
LOT COVERAGE PROVIDED:	50.0% (PER LOT OR TOTAL PARCEL ACREAGE)
SIDEWALK PROVIDED ON SITE:	+/- 10,250 L.F.
SIDEWALK PROVIDED ALONG STEPHENSON RD:	+/- 500 L.F.
MULCH TRAIL PROVIDED:	+/- 2,000 L.F.

PARKING ANALYSIS		TOTAL PER HOUSE	TOTAL LOT	TOTAL SPACES
LOT TYPE	GARAGE/DRIVEWAY			
FRONT ENTRY	2	2	4	163
TOTAL PARKING SPACES REQUIRED FOR LOTS				326
AMENITY / MAIL KIOSK PARKING PROVIDED				22
TOTAL PARKING SPACES PROPOSED FOR RESIDENTIAL				674

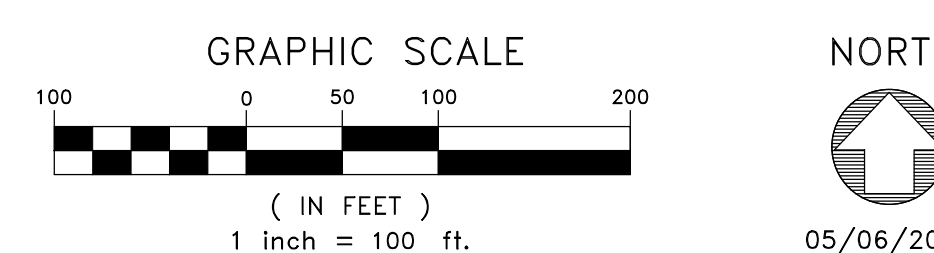
PROPERTY OWNERS:
 PID: 16 159 01 003 - MR. KING W PAUL
 PID: 16 162 05 002 - WAYNE A GUNTER; VICKIE S MCGHEE
 PID: 16 162 05 003 - CAPE DOROTHY LEE, HER ESTATE, ADMIN. EXECUTOR, AND HEIRS, KNOWN AND UNKNOWN

SEWER NOTE:
 SEWER WILL BE A GRAVITY LINE AND CONNECT INTO THE EXISTING SEWER MANHOLE ON SITE.

WATER NOTE:
 WATER IS PROVIDED BY DEKALB COUNTY.

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

- REQUESTED VARIANCES:
1. GRADED AND REPLANTED BUFFERS AS SHOWN.
 2. GRADING CAN BE ALLOWED WITHIN THE 75' STREAM SETBACK, BUT NOT THE 50' COUNTY BUFFER.
 3. ALL HOMES TO HAVE FRONT ENTRY GARAGES AND DRIVEWAYS.
 4. ALL RETAINING WALLS ARE ALLOWED TO BE UP TO 12' TALL.



AEP ALLIANCE
 ENGINEERING + PLANNING
 LANDSCAPE ARCHITECTURE
 LAND SURVEYING
 CIVIL ENGINEERING • LAND PLANNING • LANDSCAPE ARCHITECTURE • LAND SURVEYING
 299 South Main St., Suite A | Alpharetta, GA 30009
 770.225.4730 | www.aepatl.com

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

KINGSLEY CREEK

CHARACTER IMAGES

50' LOTS



60' LOTS



AMENITY AREA



Amenities Pool/Cabana



Mail Kiosk



Trees Enhance Shading and Seasonal Color



Lawn Area



Streetscape



Lawn Benches

THESE CHARACTER IMAGES
ARE CONCEPTUAL AND ARE
SUBJECT TO CHANGE

AMENDED AND RESTATED
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

45.662± acres of land located at
1467, 1503 & 1513 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. AMENDED STATEMENT OF INTENT

The Applicant, Parkland Communities, Inc., is seeking to rezone the properties located at 1467, 1503 and 1513 Stephenson Road, Lithonia, Unincorporated DeKalb County, GA having an aggregate acreage of 45.662 acres (the “Subject Property”) from R-100 to RSM for the development of a 164 unit single-family detached subdivision at a density of 3.59 units per acre. The Subject Property has a land use designation of Suburban.

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 on Stephenson Road, and all ingress and egress to the Subject Property will be through Stephenson Road. The Subject Property wraps around the Cross of Calvary Baptist Church located at 1451 Stephenson Road, which is zoned R-100. Abutting the Subject Property are three residential subdivisions which are zoned RSM, being Breckenridge Estates, and Units 1 and 2 of the Greystone Subdivision. Additionally, the Stonebrook and Stonemill Manor Subdivisions, which are also zoned RSM, are across the street on the North side of Stephenson Road. It

is the Applicant's intent to develop the Subject Property to allow for the building of two story homes which have a minimum square footage of 1,800 sq. ft., with an anticipated minimum sales price of \$225,000, without any interior upgrades. .

- (b) Effect on adjacent property: The proposed development will have a positive impact on the surrounding community. The Subject Property has a long history of criminal activity, including drugs and robbery. According to one of the heirs of the Estate of Dorothy Cape, the property at 1513 Stephenson Road in the past being used as meth lab/drug distribution house. For years they tried to clean up the property and keep squatters out but then they finally gave up once the tax bills mounted up. Therefore, removing this blight and element from the community will be a major win.

The proposed subdivision will also help 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 point 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, a mulched walking trail, an amenity area, a pocket park and a mandatory homeowners association, all of which enhance the viability and marketability of the 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. The Applicant will be installing sidewalks along Stephenson Road, which will support the continued improvement of the Stephenson Road right of way.

With respect to the impact on the local schools, the proposed subdivision will bring new student into the school system, which in this area is needed. According to the DeKalb County Public School Enrollment Capacity information, the elementary school, middle school and high school for the area in which the Subject Property is located are all currently well below enrollment capacity. Declining enrollment is an indicator that new families with children are not moving into the neighborhood, and that those currently in the community are either empty nesters or chose to send their children to private schools. Either way, without a new influx of students the public schools in the area will suffer. This project provides an opportunity to address this trend.

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

- (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 5th day of May, 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.



770.621.7200 (o) | Watershed Management
770.621.7271 (f) | 1580 Roadhaven Drive
DeKalbCountyga.gov | Stone Mountain, GA 30083

Chief Executive Officer
Michael Thurmond

Board of Commissioners

District 1
Nancy Jester

District 2
Jeff Rader

District 3
Larry Johnson

District 4
Stephen Bradshaw

District 5
Mereda Davis Johnson

District 6
Kathie Gannon

District 7
Lorraine Cochran-Johnson

LETTER SHOWING SEWER CAPACITY

December 4, 2019

Attention: Kevin Cardinal
AEP
299 S. Main St., Suite. A
Alpharetta, GA 30009

Re: 1467 & 1503 Stephenson Rd.
16th Dist, LL 162
Stephenson Tracts
Polebridge

Dear Mr. Cardinal:

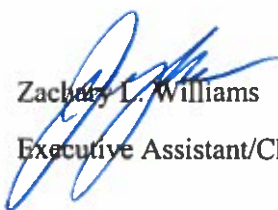
The DeKalb County Department of Watershed Management (“DWM”) received a sewer capacity request regarding the potential availability of sanitary sewer capacity at the above-referenced location. In response to the inquiry, DWM staff confirms that sanitary sewer capacity may be available for the subject property at this time. **After evaluating your capacity request, it has been determined based on the criteria set forth in DWM’s Interim Sanitary Sewer Capacity Evaluation Program dated July 13, 2018 that DWM’s wastewater collection, transmission, and treatment system has adequate capacity to receive the wastewater flow contribution from your sewer service connection as documented in your sewer capacity request. As such, approval to proceed with the project is granted with regards to sanitary sewer capacity.**

Please note that the determination of available capacity expressed herein is not guaranteed as it is based upon the known conditions as of the date of this correspondence and on the provided anticipated capacity needs associated with the project. In the event that sewer system infrastructure improvements are required to accommodate any new flow contribution and ensure adequate sewer system capacity as a result of development on the referenced property, the developer will be responsible for the cost associated with installing any such improvements to the existing sewer system infrastructure pursuant to DeKalb County Code of Ordinances, Chapter 25, Article IV – “Sewers and Sewerage Disposal”. Once installed and accepted by DeKalb County, the improvements will be owned and maintained by DeKalb County.

This information is based on currently available data and should only be used to substantiate the potential availability of sewer services as of the date of this correspondence. Circumstances are subject to change and the potential capacity indicated herein is in no way guaranteed.

Should you have any questions or concerns in reference to this response, please do not hesitate to contact the Division of Planning & Development of DWM at mlotts@dekalbcountyga.gov.

Sincerely,


Zachary L. Williams
Executive Assistant/Chief Operating Officer


Darren Eastall
Program Administrator-Consent Decree



MEMORANDUM

To: Jim Jacobi, Parkland Communities, Inc.

From: John D. Walker, P.E., PTOE
Jin Seo, P.E.

Date: February 24, 2020

RE: ***Stephenson Road Tract – DeKalb County – Trip Generation Memo***

Kimley-Horn is pleased to provide this memorandum regarding the project trip generation for the proposed *Stephenson Road Tract* development in DeKalb County, Georgia.

PROJECT OVERVIEW

The *Stephenson Road Tract* development (located at 1467 and 1503 Stephenson Road) is a proposed residential development bordered by Stephenson Road to the north in DeKalb County, Georgia. The proposed development consists of approximately 160 single-family lots.

TRIP GENERATION

Project traffic, for the purposes of this evaluation, is defined as the vehicle trips expected to be generated by the proposed development. Anticipated trip generation for the *Stephenson Road* development was calculated using rates and equations contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10th Edition, 2017. This analysis generated the project trips using the following land use: Single-Family Detached Housing (ITE Code 210).

The proposed density and the anticipated project trip generation are summarized in **Table 1**.

Table 1: Trip Generation											
Land Use	Density	ITE Code	Daily Traffic			AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Single-Family Detached Housing	160 units	210	1,602	801	801	118	30	88	160	101	59
Total			1,602	801	801	118	30	88	160	101	59

Note: No reductions for alternative transportation modes (walking, cycling, transit, carpooling, etc.), mixed-use, or pass-by were taken.

As shown in **Table 1**, the proposed development is projected to generate 1,602 total daily trips (801 in; 801 out), 118 total AM peak hour trips, and 160 total PM peak hour trips.

We hope this information is helpful. If you have any questions concerning this letter or need additional information, please do not hesitate to contact me.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



John D. Walker, P.E., PTOE
Senior Vice President/Senior Associate



Jin Seo, P.E.
Project Engineer

Attachments:

- Trip Generation Analysis
- Proposed Site Plan

Trip Generation Analysis (10th Ed. with *2nd Edition Handbook Daily IC & 3rd Edition AM/PM IC*)
Stephenson Road Tract Development
DeKalb County, GA

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
<u>Proposed Site Traffic</u>								
210 Single-Family Detached Housing	160 d.u.	1,602	118	30	88	160	101	59
Gross Trips		1,602	118	30	88	160	101	59
Residential Trips		1,602	118	30	88	160	101	59
<i>Mixed-Use Reductions</i>		0	0	0	0	0	0	0
<i>Alternative Mode Reductions</i>		0	0	0	0	0	0	0
Adjusted Residential Trips		1,602	118	30	88	160	101	59
<i>Mixed-Use Reductions - TOTAL</i>		0	0	0	0	0	0	0
<i>Alternative Mode Reductions - TOTAL</i>		0	0	0	0	0	0	0
<i>Pass-By Reductions - TOTAL</i>		0	0	0	0	0	0	0
New Trips		1,602	118	30	88	160	101	59
Driveway Volumes		1,602	118	30	88	160	101	59