

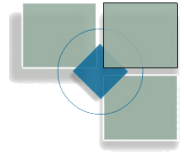


DeKalb County Department of Planning & Sustainability

178 Sams Street Suite 3600

Decatur, GA 30030

(404) 371-2155 / www.dekalbcountyga.gov/planning



Michael Thurmond
Chief Executive Officer

Planning Commission Hearing Date: July 12, 2022

Board of Commissioners Hearing Date: July 28, 2022

STAFF ANALYSIS

Case No.:	Z-21-1245422	Agenda #: D3
Location/ Address:	The north side of Rockbridge Road and the south side of Old Rockbridge Road, at 5488 Rockbridge Road, Stone Mountain, Georgia.	Commission District: 4 Super District: 7
Parcel ID:	18-037-06-001	
Request:	To rezone property from R-100 (Residential Medium Lot-100) Zoning District to RSM (Small Lot Residential Mix) Zoning District to construct urban, single-family, detached.	
Property Owner:	P.E.W. LLC	
Applicant/Agent:	P.E.W. LLC/co Jon Jordan	
Acreage:	0.9	
Existing Land Use:	Vacant land	
Surrounding Properties:	Single-family homes	
Adjacent Zoning:	North: R-100 & RSM South: R-100 East: R-100 West: NS	
Comprehensive Plan:	SUB (Suburban) Consistent <input type="checkbox"/>	Inconsistent <input checked="" type="checkbox"/>
Proposed Density:	6.7 units per acre	Existing Density: NA
Proposed Units/Square Ft.:	6 detached townhomes	Existing Units/Square Feet: Vacant land
Proposed Lot Coverage:	NA	Existing Lot Coverage: NA

Staff Recommendation: DENIAL (REVISED 6/10/22)

Since the March 24, 2022 Board of Commissioners meeting, the applicant has made the following revisions to the plan/application: 1) Clarified that the proposed “detached townhomes” fall under the “*urban, single-family, detached*” land use category of the *Zoning Ordinance* with fee-simple condominiums for five of the units (land underneath units owned by individual property owner but no front or rear yards) and a fee-simple lot for one of the proposed units (land underneath building as well as front and rear yards); 2) request for 20% density bonus by installing off-site sidewalks from

the subject property to the MARTA bus stop north of the subject property; and 3) verified that a 20-foot transitional buffer is not required along the east property line since the proposed units are for urban, single-family, detached units.

The purpose and intent of the RSM district is to provide for the creation of residential neighborhoods that allow a mix of single-family, attached and detached housing options and to allow flexibility in design and product on the interior of new development while protecting surrounding neighborhoods. Therefore, the focus of the RSM zoning district appears to be on larger properties that allow for adequate land area to create neighborhoods with a mix of housing types instead of piece-meal single-use projects on smaller infill properties. The proposed request for six urban single-family detached homes on a small infill lot is not consistent with these goals. Additionally, the proposed three story urban single-family units are not consistent with the predominant two-story building heights and single-family, detached conventional homes surrounding the subject property. Since the request is not consistent with the purpose and intent of RSM zoning, it is not compatible with adjacent and nearby properties (Sec 7.4.6.A). Therefore, it appears that the proposed rezoning request is not consistent with the policies and strategies of the Suburban Character Area to protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns (Suburban Policy #1).

ZONING HISTORY

The subject property has been zoned R-100 (Residential Medium Lot-100) since the initial adoption of the *DeKalb County Zoning Ordinance* in 1956.

PROJECT ANALYSIS

The subject property comprises 0.9 acres on the north side of Rockbridge Road, and the south side of Old Rockbridge Road at 5488 Rockbridge Road in Stone Mountain, Georgia. The site contains vacant land, is moderately flat, and has an abundance of mature trees and vegetation. The applicant is proposing six rear loaded, urban single-family detached homes which face an enhanced open space area along the east side of the property. The proposed density is 6.7 units per acre. The RSM district allows a maximum base density of four units per acre, with a maximum density up to 8 units per acre if certain community enhancements or provisions are provided. The applicant is requesting a 50% density bonus based on the inclusion of enhanced open space (i.e. $4 \text{ DU/AC} \times 50\% = 2 \text{ DU/AC}$; $4+2=6 \text{ DU/AC}$ (maximum)). Twenty percent (20%) open space is required based on the total development square footage. To get the enhanced open space density bonus, at least 20% open space must be enhanced and include amenities such as dog parks, pocket parks, pool amenities, etc. The site plan indicates that the applicant is providing more open space than required (i.e. 20% required; 29% provided), and that 20% of the open space is enhanced open space consisting of an outdoor brick patio, a water feature, a fire pit, a dog park, and a pedestrian walkway. The proposed enhanced open space falls under the "Green" open space category requiring at least 500 square feet (12,564 square feet provided) with landscaping at the edges of the open space and lawns at the center, which complies with the enhanced open space requirements.

However, to achieve a density of 6.7 units per acre, an additional 20% density bonus is required (i.e. $4 \text{ DU/AC} * 20\% = .7 \text{ DU/AC}$; $6 + .7 = 6.7 \text{ units per acre}$), but the site plan and application do not indicate that any other density bonuses are proposed. Based on the submitted conceptual elevations, the proposed detached townhomes will be three stories tall. Based on a not on the submitted site plan, building materials will consist of cement siding and brick.

The property has frontage along Rockbridge Road, a two-lane minor-arterial road with curb and gutter and sidewalks along

the west side of Rockbridge Road. Old Rockbridge road is a narrow two-lane local road with no sidewalks, curb, or gutter. Proposed access is via a private, gated drive with one proposed curb cut onto Old Rockbridge Road and one proposed curb cut onto Rockbridge Road. Sidewalks are proposed along Rockbridge Road, but the plan does not show street trees along the entire Rockbridge Road frontage as required by the *Zoning Ordinance*. The plan does not show any proposed sidewalks or street trees along the entire frontage of Old Rockbridge Road which is a requirement of the *Zoning Ordinance*.

Surrounding uses include traditional suburban single-family homes and vacant land.

Supplemental Requirements: There are no supplemental regulations in the *Zoning Ordinance* for urban, detached, single-family homes.

Compliance with District Standards:

STANDARD	RSM REQUIREMENT	EXISTING/PROPOSED	COMPLIANCE
MAX DENSITY	4-8 units per acre	6.7 units per acre (50% Density bonus for enhanced open space and 20% density bonus for off-site public improvement (off-site sidewalks to the MARTA bus shelter to the north).	Yes.
LOT WIDTH	25 ft	NA for "Lot 1" for 5 urban single-family condominium units— fee simple condo ownership has no lot lines outside of the building envelope so lot width does not apply. 35 ft for "Lot 2" for one urban single-family detached fee-simple lot.	Yes Yes

LOT AREA	1,350 sf	<p>NA for “Lot 1” for 5 urban single-family condominium units— fee simple condo ownership has no lot lines outside of the building envelope so lot area does not apply</p> <p>4,975 sf for “Lot 2” for one urban single-family detached fee-simple lot.</p>	<p>Yes</p> <p>Yes</p>
MAX. LOT COVERAGE	70%	<p>NA for “Lot 1” for 5 urban single-family condominium units— fee simple condo ownership has no lot lines outside of the building envelope so lot coverage does not apply)</p> <p>47% for “Lot 2” for one urban single-family detached fee-simple unit/lot.</p>	<p>Yes</p> <p>Yes</p>
FRONT SETBACK	<p>For Lot 1--5 condominium units--20 feet min (Rockbridge Road)</p> <p>30 foot max (Rockbridge Road)</p> <p>20 feet min (Old Rockbridge Rd)</p> <p>30 foot max (Old Rockbridge Road)</p> <p>For Lot 2 fee-simple lot—20 min off Old Rockbridge Rd and 20 ft min from proposed private drive</p>	<p>Greater than 20 feet</p> <p>20 feet</p> <p>20 feet</p> <p>20 feet</p> <p>Information not provided</p>	<p>Yes.</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Unknown. Information not provided.</p>

SIDE SETBACK	0 ft with 3 feet between buildings	0 ft with 3 feet between buildings	Yes
REAR SETBACK	NA for Lot 1--5 condominium units (site has no rear yard; instead there are two front yard setbacks off Rockbridge Rd and Old Rockbridge Rd.) For Lot 2 fee-simple lot, min 20 ft	NA 20 ft	Yes Yes
BUILDING MATERIALS	All building facades facing a public street shall consist of at least 80% brick, stone, glass, decorative concrete, fiber cement siding, or hard coat stucco, or combination thereof.	Cement siding and brick based on note on site plan.	Yes
MAX. BLDG. HEIGHT	3 stories/45 feet	3 stories/32 ft 8 inches	Yes
MIN UNIT SIZE	1,100 sf	1,952 s.f.	Yes
MIN OPEN SPACE	20%	29%	Yes
TRANSITIONAL BUFFER	None required since single-family detached units are proposed	Not provided.	Yes
PARKING	Min. 12 spaces (2 spaces per dwelling unit) Max. 24 spaces (4 spaces per dwelling unit)	19 spaces (includes two car garage for each unit and seven guest parking spaces)	Yes

LAND USE AND ZONING ANALYSIS

Section 27-7.3.5 of the Zoning Ordinance, “Standards and factors governing review of proposed amendments to the official zoning map” states that the following standards and factors shall govern the review of all proposed amendments to the zoning maps.

A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan:

The purpose and intent of the RSM district is to provide for the creation of residential neighborhoods that allow a mix of single-family attached and detached housing options and to allow flexibility in design and product on the interior of new development while protecting surrounding neighborhoods. Therefore the focus of the RSM zoning district appears to be on larger properties that allow for adequate land area to create neighborhoods with a mix of housing types instead of piece-meal projects on smaller infill properties. The proposed request for six urban single-family detached homes on a small infill lot is not consistent with these goals. Additionally, the proposed three story urban single-family units are not consistent with the predominant two-story building heights and single-family detached conventional homes surrounding the subject property. Since the request is not consistent with the purpose and intent of RSM zoning, it is not compatible with adjacent and nearby properties. Therefore, it appears that the proposed rezoning request is not consistent with the policies and strategies of the Suburban Character Area to protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns (Suburban Policy #1).

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

Since the request is not consistent with the purpose and intent of RSM zoning, it is not compatible with adjacent and nearby properties. It is unclear if this proposal (both housing type and density) is appropriate at this location. Additionally, the proposed three story urban single-family units are not consistent with the predominant two-story building heights and single-family detached conventional homes surrounding the subject property. While there are RSM zoned parcels nearby and a single use, Neighborhood Shopping (NS) zoned parcel (i.e., previously approved, but vacant beauty salon), they do not contribute significantly to the consideration of this application. R-60 zoning, which theoretically may yield six (6) dwelling units, may be a more appropriate zoning designation. It permits a compatible housing type (i.e., single-family, detached), permits a smaller lot size (6,000 square feet), and considering the proximity to recreational facilities and a commercial node at Rockbridge Road and N. Stone Mountain Lithonia Road, may be a more acceptable transition between a more intense node and well established R-100 neighborhoods north and south of the subject property.

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

It appears that the property may have a reasonable economic use as currently zoned R-100 which allows single-family detached residential development.

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

The proposed three story urban single-family units are not consistent with the predominant two-story building heights and single-family detached conventional homes surrounding the subject property. The request is also not consistent with the purpose and intent of RSM zoning. Therefore, it appears that the zoning proposal would adversely affect the use of adjacent and nearby properties.

E. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal:

The subject property falls within a SUB (Suburban) character area which calls for protecting established residential neighborhoods (SUB Policy #1).

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

Based on the submitted information, no historic buildings, sites, districts, or archaeological resources are located on the subject property or in the surrounding area.

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

There has been no indication from reviewing departments and agencies that the proposal could cause excessive use of existing streets, transportation facilities, utilities, or schools. The Transportation Department has indicated that there needs to be a queuing area for entry and a place to turn around for a gate to be allowed for the project. The applicant will need to obtain a sewer capacity letter from the Department of Watershed Management to verify if sewer capacity is available.

H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources:

The proposed development is not expected to have unusual impacts on the natural environment.

Planning and Sustainability Department Recommendation: DENIAL (REVISED 6/10/22)

Attachments:

1. Public Works Department Comments
 - a. Land Development Division
 - b. Traffic Engineering Division
2. Watershed Management Department Comments
3. Board of Health Comments
4. Board of Education Comments

5. Application
6. Site Plan
7. Zoning Map
8. Aerial Photograph
9. Photographs



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE ALEXANDER mmalexander@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

**COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER**

Case No.: Z-22-1245422

Parcel I.D. #: 18-037-06-001

Address: 5488 ROCKBRIDGE RD

STONE MOUNTAIN, GA 30088

WATER:

Size of existing water main: 6" & 16" (likely adequate) (adequate/inadequate)

Distance from property to nearest main: ~30 ft.

Size of line required, if inadequate: _____

SEWER:

Outfall Servicing Project: Barbashela Creek

Is sewer adjacent to property: Yes () No (x) If no, distance to nearest line: ~300 ft.

Water Treatment Facility: Snapfinger WWTP (Xadequate () inadequate)

Sewage Capacity: 36 (MGPD)

Current Flow: 28.3 (MGPD)

COMMENTS:

Will need sewer capacity approval, and may require sewer main extension.

Signature: _____



2/7/2022

To: Mr. Brandon White, Planning Manager
From: Ryan Cira, Environmental Health Director
Cc: Alan Gaines, Technical Services Manager
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

2/7/2022



N.1 SLUP-22-124502 2022-1145/18-048-01-002

2773 North Decatur Road; Decatur, GA 30030

Amendment

- Please review general comments.

N.2 Z-22-1245405 2022-1168/15-151-01-006

2551 McAfee Road, Decatur, GA 30032

Amendment

- Please review general comments.
- Septic installed on property 03/28/1984

N.3 SLUP-22-1245406 2022-1170/18-009-29-007

203 Rio Circle, Decatur, GA 30030

Amendment

- Please review general comments.

N.4 Z-22-1245421 2022-1171/15-187-06-048

4226 Glenwood Road, Decatur, GA 30032

Amendment

Zoning Comments – Feb. 2022

- N1. No comment
- N2. McAfee Road is classified as a collector road. Miter right of way at corner to allow for ADA ramps. Please note that DeKalb Transportation has recently acquired right of way and easements for the construction of sidewalks along McAfee. Make sure the survey is updated with the changes to ensure no impacts future setback requirements.
- N3. No comment
- N4. Please see chapter 5 of the zoning code and chapter 14 of the land development code for required infrastructure improvements. Misty Valley Road is classified as a local road. Right of way dedication of 27.5 feet from centerline or such that all public infrastructure is within right of way, 6-foot landscape strip, 5-foot sidewalk, pedestrian scale street lighting required. Miter right of way to allow for ADA ramps at the corner of Misty Valley at Glenwood. Glenwood is classified as a minor arterial. Right of way dedication of 40 feet from centerline or such that all public infrastructure is within right of way, 10-foot landscape strip, 6-foot sidewalk with a 4-foot bike and OR a 10 for multiuse path (preferred), pedestrian scale street lighting required. No poles or utility obstructions (including guy wires) to remain within the pedestrian/bike facilities. Interior street must be private. Section 14-200(6)- watch required street spacing. Hard to tell if you have enough offset on the plans submitted but the offset may come up at the land development stage. Ensure intersection and stopping sight distance for the new road and Misty Valley during permitting.
- N5. Please see chapter 5 of the zoning code and chapter 14 of the land development code for required infrastructure improvements. Old Rockbridge Road is classified as a local road. Right of way dedication of 27.5 feet from centerline or such that all public infrastructure is within right of way, 6-foot landscape strip, 5-foot sidewalk, pedestrian scale street lighting required. Rockbridge Road is a minor arterial. Right of way dedication of 40 feet from centerline or such that all public infrastructure is within right of way, 10-foot landscape strip, 6-foot sidewalk with a 4-foot bike lane OR a 10-foot multiuse path (preferred), pedestrian scale street lighting required. If installing a gate, there needs to be a queueing area for entry and a place to turn around if entry is not granted. We cannot have cars backing out onto Rockbridge Road.
- N6. No Comment
- N7. No Comment
- N8. Please see chapter 5 of the zoning code and chapter 14 of the land development code for required infrastructure improvements. Panola Road is classified as a major arterial. Right of way dedication of 50 feet from centerline or such that all public infrastructure is within right of way, 10-foot landscape strip, 6-foot sidewalk with a 4-foot bike lane OR a 10-foot multiuse path (preferred), pedestrian scale street lighting required.
- N9. Please see chapter 5 of the zoning code and chapter 14 of the land development code for required infrastructure improvements. LaVista Road is state route 236. GDOT review and approval required prior to land development permitting. Lavista Road is classified as minor arterial. Right of way dedication of 40 feet from centerline or such that all public infrastructure is within right of way, 10-foot landscape strip, 6-foot sidewalk with a 4-foot bike lane OR a 10-foot multiuse path (preferred), pedestrian scale street lighting required. Only one access point will be allowed onto LaVista Road.
- N10. No Comment

- N11. Please see chapter 5 of the zoning code and chapter 14 of the land development code for required infrastructure improvements. Unable to comment about specifics without site plan. Shadowridge Drive is classified as a local road. Right of way dedication of 27.5 feet from centerline or such that all public infrastructure is within right of way, 6-foot landscape strip, 5-foot sidewalk, pedestrian scale street lighting required. Moreland Ave. is SR 42. GDOT review and permits required prior to land development permitting. Moreland Ave. is classified as minor arterial. Right of way dedication of 50 feet from centerline or such that all public infrastructure is within right of way, 10-foot landscape strip, 6-foot sidewalk with a 4-foot bike lane OR a 10-foot multiuse path (preferred), pedestrian scale street lighting required.
- N12. No Comment



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

DEVELOPMENT ANALYSIS:

- **Storm Water Management**

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site. Low Impact Development features/ Green Infrastructure shall be included in the proposed site design to protect as much as practicable the statewaters and special flood hazard areas.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area **was not** indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations.

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 and are subject to approval from the County Arborist.

- **Tributary Buffer**

State water buffer **was not** reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.



DEKALB COUNTY GOVERNMENT
 PLANNING DEPARTMENT
 DISTRIBUTION FORM

N-5

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
 MICHELLE ALEXANDER MMALEXANDER@DEKALBCOUNTYGA.GOV OR JOHN REID
JREID@DEKALBCOUNTYGA.GOV

COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: Z-02-1245422 Parcel I.D. #: 18-037 06-001
 Address: 5488 Rockbridge Road
Stone Mtn., Ga. 30088

Adjacent Roadway (s):

_____	_____
(classification)	(classification)

Capacity (TPD) _____	Capacity (TPD) _____
Latest Count (TPD) _____	Latest Count (TPD) _____
Hourly Capacity (VPH) _____	Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____	Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____	Existing number of traffic lanes _____
Existing right of way width _____	Existing right of way width _____
Proposed number of traffic lanes _____	Proposed number of traffic lanes _____
Proposed right of way width _____	Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7th Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS:

Did not see any traffic engineering concerns at this time.

Signature: Jennifer Russell

DEPARTMENT OF PLANNING & SUSTAINABILITY

**Rezoning Application to Amend the Official Zoning Map of DeKalb
County, Georgia**

Date Received: _____ Application No: _____

Applicant Name: P.E.W., LLC (Attn: Jon W. Jordan, Esq.)

Applicant E-Mail Address: pj@pewdevs.com; jon@hmhwlaw.com

Applicant Mailing Address: Hecht Walker Jordan, P.C., 205 Corporate Center Dr., Suite B
Stockbridge, Georgia 30281

Applicant Daytime Phone: 404-348-4881 Fax: 678-884-1257

Owner Name: P.E.W., LLC (Attn: Mr. Paul Jackson)
If more than one owner, attach list of owners.

Owner Mailing Address: 1039 3rd Street, Stone Mountain, GA 30083

Owner Daytime Phone: (770) 695-5080

Address of Subject Property: 5488 Rockbridge Road, Stone Mountain, Georgia 30088

Parcel ID#: 18 037 06 001

Acreage: 0.9 acres Commission District: 4

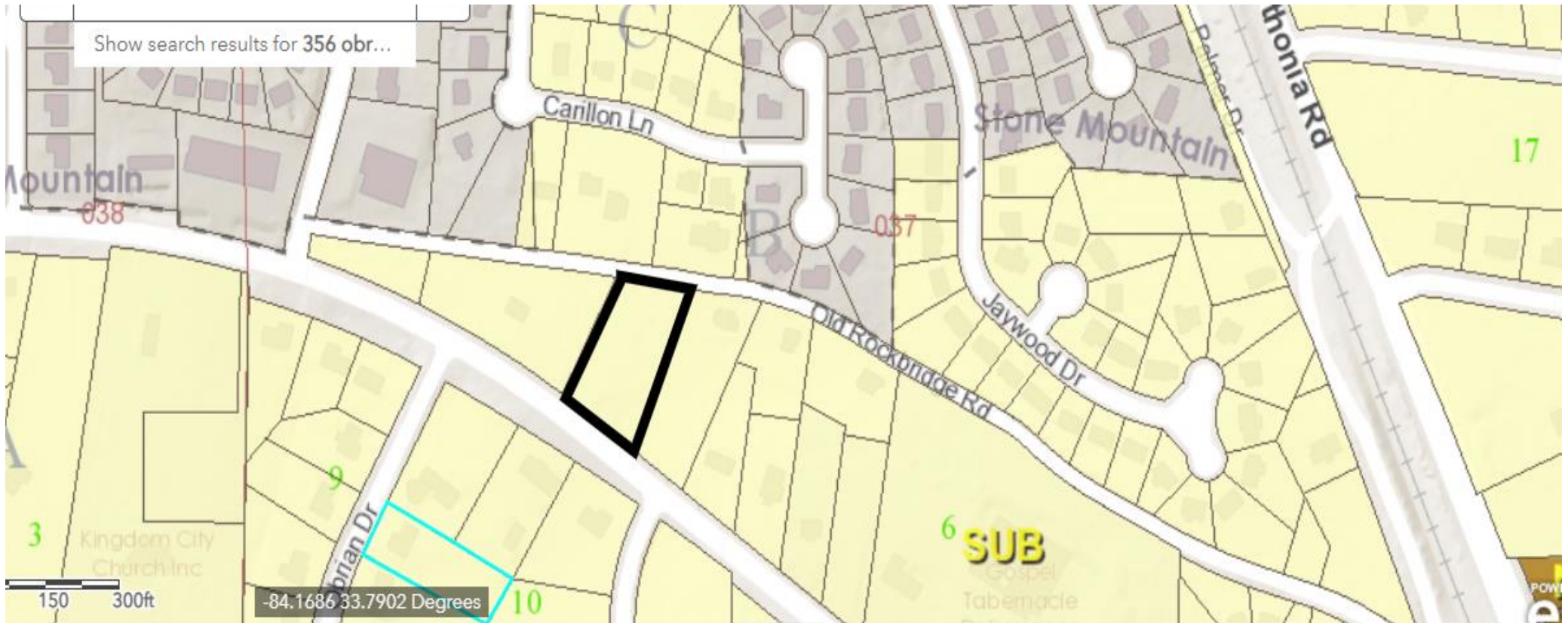
Present Zoning District(s): R-100

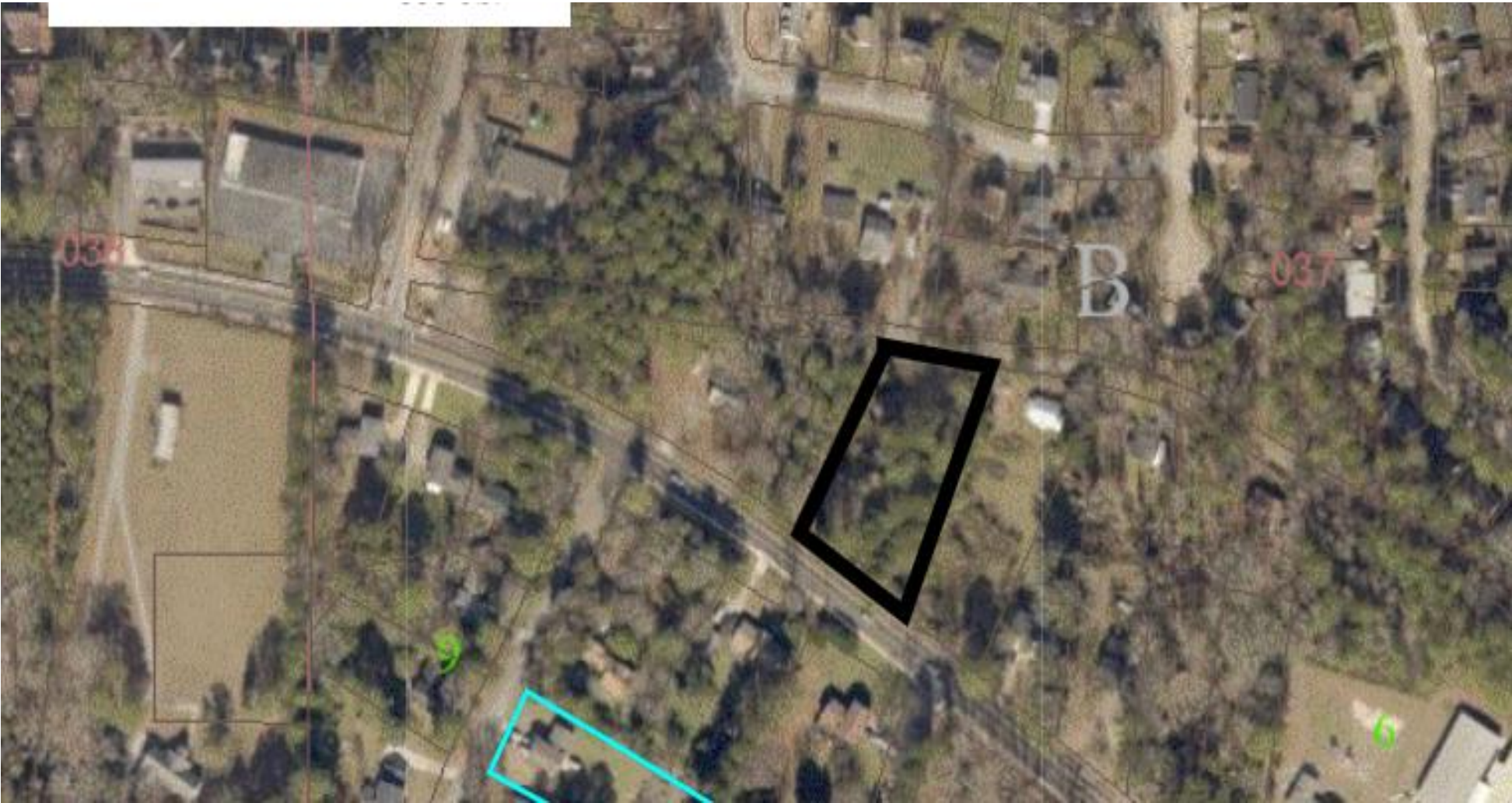
Proposed Zoning District: RSM

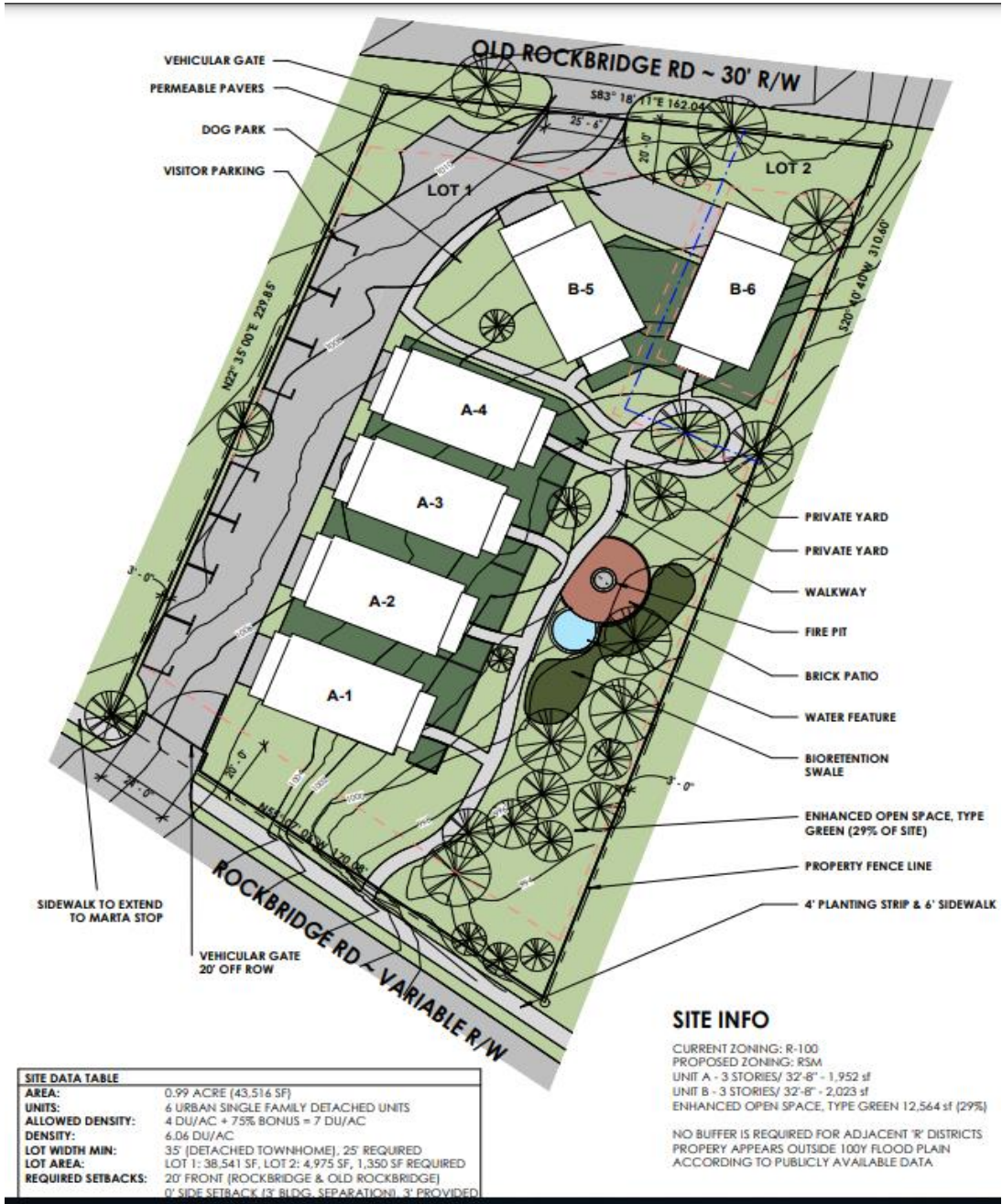
Present Land Use Designation: SUB

Proposed Land Use Designation (if applicable): N/A









SITE DATA TABLE	
AREA:	0.99 ACRE (43,516 SF)
UNITS:	6 URBAN SINGLE FAMILY DETACHED UNITS
ALLOWED DENSITY:	4 DU/AC + 75% BONUS = 7 DU/AC
DENSITY:	6.06 DU/AC
LOT WIDTH MIN:	35' (DETACHED TOWNHOME), 25' REQUIRED
LOT AREA:	LOT 1: 38,541 SF, LOT 2: 4,975 SF, 1,350 SF REQUIRED
REQUIRED SETBACKS:	20' FRONT (ROCKBRIDGE & OLD ROCKBRIDGE) 0' SIDE SETBACK (3' BLDG. SEPARATION), 3' PROVIDED

SITE INFO

CURRENT ZONING: R-100
 PROPOSED ZONING: RSM
 UNIT A - 3 STORIES/ 32'-8" - 1,952 sf
 UNIT B - 3 STORIES/ 32'-8" - 2,023 sf
 ENHANCED OPEN SPACE, TYPE GREEN 12,564 sf (29%)

NO BUFFER IS REQUIRED FOR ADJACENT 'R' DISTRICTS
 PROPERTY APPEARS OUTSIDE 100Y FLOOD PLAIN
 ACCORDING TO PUBLICLY AVAILABLE DATA



Rezoning Application to Amend the Official Zoning Map of DeKalb County, Georgia

Date Received: _____ Application No: _____

Applicant Name: P.E.W., LLC (Attn: Jon W. Jordan, Esq.)

Applicant E-Mail Address: pj@pewdevs.com; jon@hmlhwlaw.com

Applicant Mailing Address: Hecht Walker Jordan, P.C., 205 Corporate Center Dr., Suite B Stockbridge, Georgia 30281

Applicant Daytime Phone: 404-348-4881 Fax: 678-884-1257

Owner Name: P.E.W., LLC (Attn: Mr. Paul Jackson)

If more than one owner, attach list of owners.

Owner Mailing Address: 1039 3rd Street, Stone Mountain, GA 30083

Owner Daytime Phone: (770) 695-5080

Address of Subject Property: 5488 Rockbridge Road, Stone Mountain, Georgia 30088

Parcel ID#: 18 037 06 001

Acreage: 0.9 acres Commission District: 4

Present Zoning District(s): R-100

Proposed Zoning District: RSM

Present Land Use Designation: SUB

Proposed Land Use Designation (if applicable): N/A

PRE-APPLICATION COMMUNITY MEETING NOTES

Date: October 27, 2021 at 7:00 p.m. via Zoom

Attendees: Jon W. Jordan, Paul Jackson, Naja Ross, Alex Fite-Wassilak, Matt Leatherman, Ratanza Allen Hall, Charmelle Scott, Tanya, Samil, 678-910-4118, Victoria Webb - tried to log on but had technical difficulties and wasn't able to participate.

Invited: All properties owners within a 750 foot radius of the Subject Property (See attached Certified Mail Slips).

Garden Walk Homeowners Association, Inc. – c/o Ms. Angela Elamin

Stonehaven Homeowners Association, Inc. – c/o Mr. David Hughes

Kingdom City Church

Corpus Christi Catholic Church

Emmanuel A.M.E. Zion Church

Liberty Temple Christian Church

Commissioner Steve Bradshaw

Commissioner Lorraine Cochran-Johnson

Community Council 4 - allisongroup40@gmail.com; jarring55@gmail.com; wesleyabrooks@gmail.com; 04corvette@bellsouth.net; legal51996@yahoo.com; conward.jones07@gmail.com; grammymix@gmail.com; ojionwudegu@yahoo.com; evorari@bellsouth.net; richardr_im@yahoo.com; a22stewart@att.net; vic@furiousdreams.com; ahart.vann@gmail.com; ledmond25@gmail.com; teresitamreid@gmail.com; brockbeisel@gmail.com

COMMUNITY QUESTIONS AND COMMENTS

Charmelle Scott who lives on Old Rockbridge Rd. wanted to alert the project owner that she has been having problems with others dumping items and materials on land near her property and wanted to make sure that the residents at this project did not add to that. The Paul Jackson explained that the proposed townhomes would be owned fee simple which would decrease the likelihood that anyone living at the Subject Property would dump trash and items on the surrounding properties. Mr. Jackson also stated that there will also be gates installed at each access point to the property.

Ms. Scott also asked whether there will be renting restrictions by the HOA and Mr. Jackson stated that he will confirm that information as soon as possible.

Ms. Scott asked how quickly the townhome project could be developed and Mr. Jackson stated that he would like to start the development as soon as he obtains the required permits from the County.

Ms. Scott expressed her support for the project.

Tanya, who lives on Rockbridge Rd. expressed her support for the project and stated that she was in favor of anything to enhance the neighborhood and just wants to avoid small structures

and low prices. Paul Jackson stated that the townhomes would be between 1,952ft² – 2,023ft² and will be offered in the \$300ks.

Matt Leatherman with the Community Council asked to confirm that RSM and MR1 were the zoning classifications that the Owner was considering. Paul Jackson confirmed that those looked like the best options for the development which depends on bonus density eligibility for a 50% increase to permit all 6 units.

Mr. Leatherman also asked whether a deceleration lane would be required and suggested that that be looked into sooner than later since any requirement for a deceleration lane could take away a portion of the property needed for this project. Following the Community meeting, the project engineer Alex Fite-Wassilak reviewed the Code and it does not appear that a deceleration lane will be required.

Mr. Leatherman also noted that it appears on the Tax Map that the property lines were somewhat disconnected and wasn't sure whether that was a result of an easement or plotting issue by the Mapping Department. The Owner stated that he would look into that to confirm that there is no easement issue.

ZONING COMMUNITY MEETING

OCTOBER 12, 2021

Re: Rezoning of Property at 5488 Rockbridge Road for 6 Detached
Townhomes

Dear Homeowner:

On behalf of P.E.W., LLC and Mr. Paul Jackson, we would like to invite you to attend an informational meeting with representatives from developer P.E.W., LLC, to discuss a proposed six unit detached townhome development at 5488 Rockbridge Road, Stone Mountain, Georgia 30088, in unincorporated DeKalb County. A copy of the current proposed site plan is enclosed. Please find the date, time and zoom credentials for the meeting below.

DATE: October 27, 2021

TIME: 7:00 p.m.

LOCATION: Join Zoom Meeting

<https://us02web.zoom.us/j/88106571803?pwd=VWlsQ2ErcEplUlhkYlNrK0tzV29nZz09>

Meeting ID: 881 0657 1803

Passcode: 633064

One tap mobile

+13126266799,,88106571803#,,,,*633064# US (Chicago)

+19294362866,,88106571803#,,,,*633064# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 436 2866 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 881 0657 1803

Passcode: 633064

Find your local number: <https://us02web.zoom.us/j/kdud7lvHf8>

Although this meeting is not an official public hearing and no decisions will be made during this meeting concerning the rezoning, we would very much appreciate your participation and welcome any comments, questions or concerns that you may have regarding this proposed development.

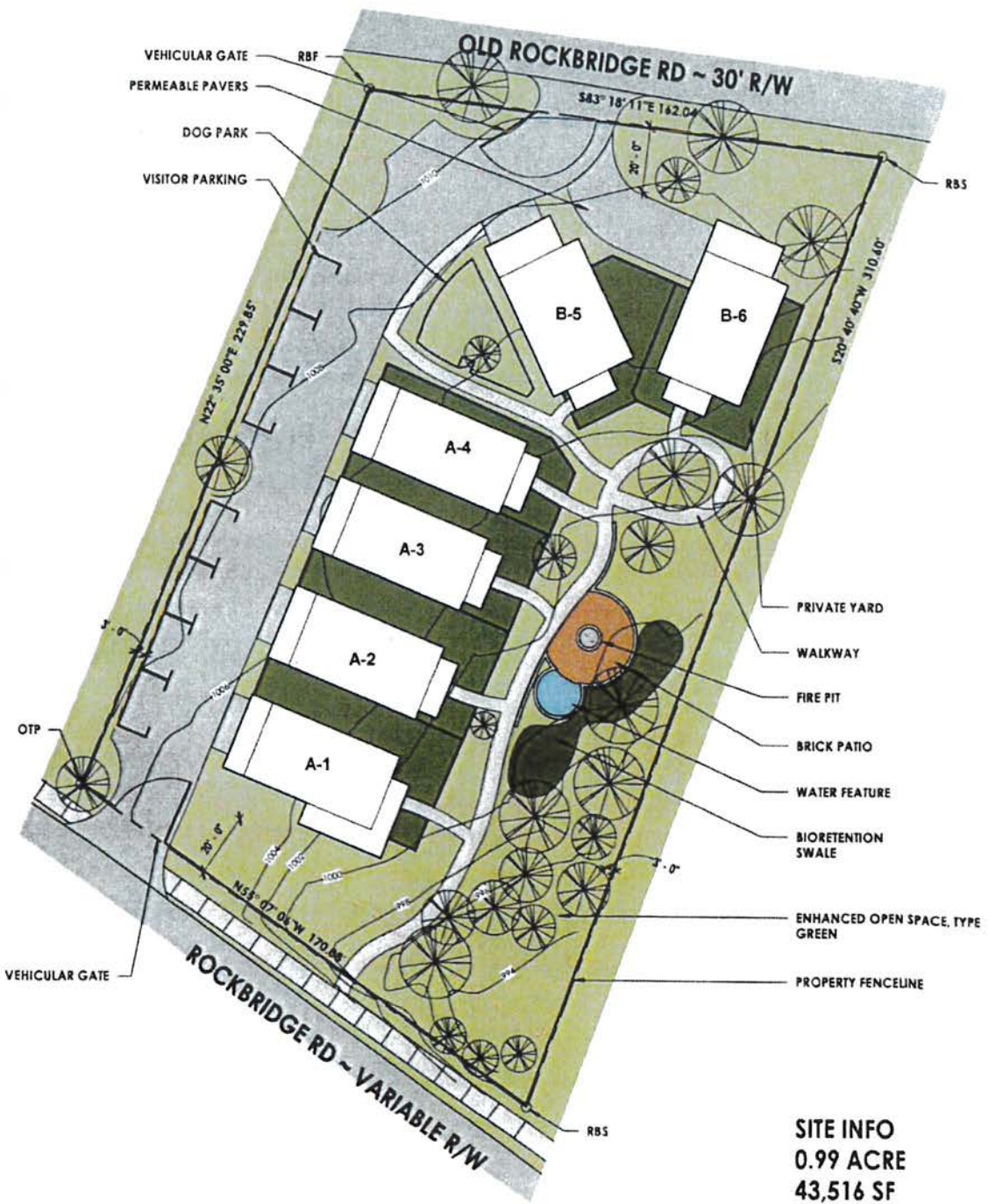
RSVP is not required, but if you could please email me at jon@hnhwlaw.com if you plan to attend, I would greatly appreciate it. Additionally, if you are unable to attend this meeting and/or have any questions, concerns, or comments that you would like to communicate during this process, please do not hesitate to email those to me as well. We look forward to seeing you at the meeting.

Best Regards,

A handwritten signature in blue ink, appearing to read "Jon W. Jordan".

Jon W. Jordan, Esq.

Enclosure: Site Plan



SITE INFO
 0.99 ACRE
 43,516 SF

5488 Rockbridge Rd

Scale 1" = 30'-0"
 8/25/2021

SITE PLAN



7020 1290 0001 6237 8260

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ARMS FREDERICK A
5503 ROCKBRIDGE RD
STONE MOUNTAIN GA 30088

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NUTSHELL PROPERTIES LLC
2965 PHARR CT S # 415
ATLANTA GA 30305

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UKPONG IGNATIUS AKPAN
525 CARILLON LN # 37
STONE MOUNTAIN GA 30083

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SHANE MORGAN WHITNEY
5385 ZACHARY DR
STONE MOUNTAIN GA 30083

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FYR SFR BORROWER LLC
3505 KOGER BLVD STE 400
DULUTH GA 30096

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FYR SFR BORROWER LLC
3505 KOGER BLVD STE 400
DULUTH GA 30096

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JONES SONGA
 485 CARILLON LN
 STONE MOUNTAIN GA 30083

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MCCREARY WILLIAM J ESTATE PERS REP HEIRS
 1123 ZONOLITE RD BLDG/STE 23
 ATLANTA GA 30306

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WINDHAM CHARLES P
 502 JAYWOOD DR
 STONE MOUNTAIN GA 30083

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GEORGE DERRICK
 5477 ROCKBRIDGE RD
 STONE MOUNTAIN GA 30088

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DODSON EDDIE LEE JR
 5339 OMARA LN
 STONE MOUNTAIN GA 30088

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CUNNINGHAM SHAEDREAN
 1008 JEANETTE LN
 NORCROSS GA 30093

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 LEWIS ROBERT E SR
 540 ZACHARY CT
 STONE MOUNTAIN GA 30083

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 LAWSON RICHARD
 482 CARILLON LN
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 RANA SHAWNTAE
 542 CARILLON LN
 STONE MOUNTAIN GA 30083

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 WALKER SEMIKA RACHELLE
 5443 ROCKBRIDGE RD
 STONE MOUNTAIN GA 30088

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 COLLEY DONALD R SR
 497 JAYWOOD DR
 STONE MOUNTAIN GA 30083

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GOSPEL TABERNACLE DELIVERANCE
 277 CLIFTON ST SE
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MCNEAL SAMI L
 PO BOX 494
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CULLINGS KENNETH E II
 347 O BRIAN DR
 STONE MOUNTAIN GA 30088

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SCOTT MARTHA CHARMELLE
 5384 OLD ROCKBRIDGE RD
 STONE MOUNTAIN GA 30083

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OKORO CHRIS
 371 OBRIAN DR
 STONE MOUNTAIN GA 30088

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OREOL PROPERTIES LLC
 P O BOX 1495
 STONE MOUNTAIN GA 30086

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Sent **FRIESE CARL N**
 795 HARBOR BAY DR
 LAWRENCEVILLE GA 30045

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 City _____

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$
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Sent **PERRY LUTHER EARL**
 481 CARILLON CT
 STONE MOUNTAIN GA 30083

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 City _____

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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
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Sent **WEEKS AND ASSOCIATES LLC**
 6581 CRESTBROOK DR
 MORRISON CO 80465

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 City _____

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<input type="checkbox"/> Adult Signature Required	\$
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Postage	\$
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Sent **PEW LLC**
 PO BOX 339
 STONE MOUNTAIN GA 30086

Street _____
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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total	\$

Postmark Here

Sent **TESFAMICHAEL ZEWDI**
 1330 KILLIAN SHOALS WAY
 LILBURN GA 30047

Street _____
 City _____

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7020 1290 0001 6237 8536

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total	\$

Postmark Here

Sent **FRANKLIN CRYSTAL HUNTER**
 506 CARILLON CT
 STONE MOUNTAIN GA 30083

Street _____
 City _____

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7020 1290 0001 6237 8567

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
Total	\$

Postmark
Here

JONES RONNIE A
5343 ZACHARY DR
STONE MOUNTAIN GA 30083

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7020 1290 0001 6237 8550

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
Total	\$

Postmark
Here

PEACHTREE TRUST INC
2550 TECHNOLOGY DR # 201
ORLANDO FL 32804

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
Total	\$

Postmark
Here

JEUNE VANESSA
16610 69TH ST N
LOXAHATCHEE FL 33470

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7020 1290 0001 6237 8574

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
Total	\$

Postmark
Here

GUERRA TELON ARTURO O
5328 O MARA LN
STONE MOUNTAIN GA 30088

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7020 1290 0001 6237 8604

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
Total	\$

Postmark
Here

TELFORD CLINT
675 RIPPLE WATER RUN
LILBURN GA 30047

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7020 1290 0001 6237 8598

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
Total	\$

Postmark
Here

MUHAMMAD NADIYAH F
5347 O MARA LN
STONE MOUNTAIN GA 30088

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7020 1290 0001 6237 8628

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	
\$	
Total	
\$	
Sen.	PEW LLC
Str.	PO BOX 339
City	STONE MOUNTAIN GA 30086

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 1290 0001 6237 8642

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	
\$	
Total	
\$	
Sen.	APOLLO JACQUELINE
Str.	5379 ZACHARY DR
City	STONE MOUNTAIN GA 30083

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 1290 0001 6237 8666

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	
\$	
Total	
\$	
Sen.	Q9 PROPERTY SOLUTIONS LLC
Str.	2500 DALLAS HWY STE 202
City	MARIETTA GA 30066

Postmark Here

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7020 1290 0001 6237 8611

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	
\$	
Total	
\$	
Sen.	TRINITY INVESTMENT ENTERPRISES
Str.	855 METROPOLITAN PKWY SW
City	ATLANTA GA 30310

Postmark Here

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7020 1290 0001 6237 8635

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	
\$	
Total	
\$	
Sen.	MILLER REGINALD K
Str.	P O BOX 831643
City	STONE MOUNTAIN GA 30083

Postmark Here

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7020 1290 0001 6237 8659

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	
\$	
Total	
\$	
Sen.	DIVINE ATLANTA CAPITAL HOLDINGS
Str.	4205 EAST SIDE DR
City	DECATUR GA 30034

Postmark Here

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7020 1290 0001 6237 8680

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total	\$
Sent	\$
Street	
City	

Postmark Here

RESI TL1 BORROWER LLC
3505 KOGER BLVD STE 400
DULUTH GA 30096

7020 1290 0001 6237 8673

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total	\$
Sent	\$
Street	
City	

Postmark Here

WALDRON NORMA C
377 OROARKE DR
STONE MOUNTAIN GA 30088

7020 1290 0001 6237 8703

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total	\$
Sent	\$
Street	
City	

Postmark Here

WILLIAMSON ELIZABETH
8680 THE 5TH GRN
ATLANTA GA 30350

7020 1290 0001 6237 8697

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total	\$
Sent	\$
Street	
City	

Postmark Here

ISABEL ERIC
524 LANTANA CT
ACWORTH GA 30102

7020 1290 0001 6237 8727

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total	\$
Sent	\$
Street	
City	

Postmark Here

AHMED ABDUL
515 RIDGE AVE
STONE MOUNTAIN GA 30083

7020 1290 0001 6237 8710

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total	\$
Sent	\$
Street	
City	

Postmark Here

BAILEY JOHN
476 CARILLON CT
STONE MOUNTAIN GA 30083

7020 1290 0001 6237 8741

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage

\$

Total

\$

Sent to

Street

City, S

LEDERER THOMAS
418 THUNDER RD F
BUFORD GA 30518

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage

\$

Total

\$

Sent to

Street

City,

LOPEZ ANGEL M
356 O BRIAN DR
STONE MOUNTAIN GA 30088

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage

\$

Total

\$

Sent to

Street

City,

CAMPBELL JAMES
494 CARILLON LN
STONE MOUNTAIN GA 30083

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage

\$

Total

\$

Sent to

Street

City,

NICE PROPERTIES INTERNATIONAL LLC
4014 BARR CIR
TUCKER GA 30084

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage

\$

Total

\$

Sent to

Street

City,

JOHN GEORGE
1258 MELROSE FOREST CT
LAWRENCEVILLE GA 30045

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage

\$

Total

\$

Sent to

Street

City,

TRUE NORTH PROPERTY OWNER A LLC
PO BOX 4090
SCOTTSDALE AZ 85261

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark Here

Postage

\$ Total

\$ Sent

Street

City

BACON SONIA D
 469 JAYWOOD DR
 STONE MOUNTAIN GA 30083

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark Here

Postage

\$ Total

\$ Sent

Street

City

CHILDTIME CHILDCARE INC
 21333 HAGGERTY RD # SU300
 NOVI MI 48375

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark Here

Postage

\$ Total

\$ Sent

Street

City

WAGBARA DEBBIE
 5451 ROCKBRIDGE RD
 STONE MOUNTAIN GA 30088

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark Here

Postage

\$ Total

\$ Sent

Street

City

MOYLE TREVELLICK
 3003 SUMMIT BLVD
 ATLANTA GA 30319

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark Here

Postage

\$ Total

\$ Sent

Street

City

SMITH TREVONDA S
 475 CARILLON LN
 STONE MOUNTAIN GA 30083

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark Here

Postage

\$ Total

\$ Sent

Street

City

KINGDOM CITY CHURCH INC
 5419 ROCKBRIDGE RD
 STONE MOUNTAIN GA 30088

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	
\$	
Total	\$ _____
Sent	\$ _____
Street	_____
City	_____

Postmark Here

SMITH HENRY
 491 JAYWOOD CT
 STONE MOUNTAIN GA 30083

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	
\$	
Total	\$ _____
Sent	\$ _____
Street	_____
City	_____

Postmark Here

HOPKINS MAURICE
 382 OROARKE DR
 STONE MOUNTAIN GA 30088

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	
\$	
Total	\$ _____
Sent	\$ _____
Street	_____
City	_____

Postmark Here

GLASGOW MUHAMMAD A
 533 JAYWOOD DR
 STONE MOUNTAIN GA 30083

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	
\$	
Total	\$ _____
Sent	\$ _____
Street	_____
City	_____

Postmark Here

JDE CONSTRUCTION INC
 973 BOB HANNAH CIR
 LAWRENCEVILLE GA 30044

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Certified Mail Fee	
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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	
\$	
Total	\$ _____
Sent	\$ _____
Street	_____
City	_____

Postmark Here

AKONI KOMLA
 477 CARILLON CT
 STONE MOUNTAIN GA 30083

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	
\$	
Total	\$ _____
Sent	\$ _____
Street	_____
City	_____

Postmark Here

WHITE LONNIE J
 378 OBRIAN DR
 STONE MOUNTAIN GA 30088

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage

Postmark Here

Address:
 SCHNEIDER DENNIS LEE
 526 CARILLON LN
 STONE MOUNTAIN GA 30083

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Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage

Postmark Here

Address:
 MOORE CARVESTER L
 494 CARILLON CT
 STONE MOUNTAIN GA 30083

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage

Postmark Here

Address:
 SHEPARD STANLEY DESMOND JR
 474 CARILLON LN
 STONE MOUNTAIN GA 30083

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage

Postmark Here

Address:
 PARSONS RENWICK
 481 JAYWOOD DR
 STONE MOUNTAIN GA 30083

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Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage

Postmark Here

Address:
 AHMED MOHAMAD YUNUS BIN RASHID SR
 5541 ROCKBRIDGE RD
 STONE MOUNTAIN GA 30088

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage

Postmark Here

Address:
 MASCARI EDWARD W
 532 JAYWOOD DR
 STONE MOUNTAIN GA 30083

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee		Postmark Here
\$		
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____	
<input type="checkbox"/> Return Receipt (electronic)	\$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____	
<input type="checkbox"/> Adult Signature Required	\$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____	
Postage		
\$		
Total		
\$	KINGDOM CITY CHURCH INC	
\$	5419 ROCKBRIDGE RD	
\$	STONE MOUNTAIN GA 30088	
Street		
City		

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee		Postmark Here
\$		
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____	
<input type="checkbox"/> Return Receipt (electronic)	\$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____	
<input type="checkbox"/> Adult Signature Required	\$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____	
Postage		
\$		
Total		
\$	D'ANDRADE VINETTE	
\$	5533 ROCKBRIDGE RD	
\$	STONE MOUNTAIN GA 30088	
Street		
City		

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Certified Mail Fee		Postmark Here
\$		
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____	
<input type="checkbox"/> Return Receipt (electronic)	\$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____	
<input type="checkbox"/> Adult Signature Required	\$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____	
Postage		
\$		
Total		
\$	CARPENTER ASHLEY	
\$	511 CARILLON CT	
\$	STONE MOUNTAIN GA 30083	
Street		
City		

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Certified Mail Fee		Postmark Here
\$		
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____	
<input type="checkbox"/> Return Receipt (electronic)	\$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____	
<input type="checkbox"/> Adult Signature Required	\$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____	
Postage		
\$		
Total		
\$	TAH 2017 1 BORROWER LLC	
\$	1508 BROOKHOLLOW DR	
\$	SANTA ANA CA 92705	
Street		
City		

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Certified Mail Fee		Postmark Here
\$		
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____	
<input type="checkbox"/> Return Receipt (electronic)	\$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____	
<input type="checkbox"/> Adult Signature Required	\$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____	
Postage		
\$		
Total		
\$	ALVAREZ JIMMY E	
\$	545 JAYWOOD DR	
\$	STONE MOUNTAIN GA 30083	
Street		
City		

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\$		
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____	
<input type="checkbox"/> Return Receipt (electronic)	\$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____	
<input type="checkbox"/> Adult Signature Required	\$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____	
Postage		
\$		
Total		
\$	JOHN GEORGE	
\$	1258 MELROSE FOREST CT	
\$	LAWRENCEVILLE GA 30045	
Street		
City		

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage

\$ Total _____

\$ Sent _____

Street _____

City _____

Postmark Here

BARRETT KEVIN
 5392 OLD ROCKBRIDGE RD
 STONE MOUNTAIN GA 30083

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage

\$ Total _____

\$ Sent _____

Street _____

City _____

Postmark Here

NEWSOME BRENDA
 513 CARILLON LN
 STONE MOUNTAIN GA 30083

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\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage

\$ Total _____

\$ Sent _____

Street _____

City _____

Postmark Here

WILLAMSON ELIZABETH
 5301 STONEBUSH TER
 STONE MOUNTAIN GA 30083

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage

\$ Total _____

\$ Sent _____

Street _____

City _____

Postmark Here

BENNETT KAREN L
 6909 SPRINGBANK WAY
 STONE MOUNTAIN GA 30087

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage

\$ Total _____

\$ Sent _____

Street _____

City _____

Postmark Here

CRUZ LUCILA HERNANDEZ
 531 CARILLON LN
 STONE MOUNTAIN GA 30083

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<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage

\$ Total _____

\$ Sent _____

Street _____

City _____

Postmark Here

ALLEN RITANZA
 511 RIDGE AVE
 STONE MOUNTAIN GA 30083

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total	\$

Postmark Here

Sent: DAVOODIAN HAMID
 4500 OLD CARRIAGE
 OVIEDO FL 32765

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7020 1290 0001 6237 9090

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total	\$

Postmark Here

Sent: JUARDO JUANITA
 341 OROARKE DR
 STONE MOUNTAIN GA 30088

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total	\$

Postmark Here

Sent: BYRD JASON
 5331 O MARA LN
 STONE MOUNTAIN GA 30088

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total	\$

Postmark Here

Sent: MCCREARY WILLIAM J EST PERS REP HEIRS
 5367 ZACHARY DR
 STONE MOUNTAIN GA 30083

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total	\$

Postmark Here

Sent: MCALLISTER JANA J
 479 CARILLON LN
 STONE MOUNTAIN GA 30083

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total	\$

Postmark Here

Sent: WAY LATASHIA D
 527 JAYWOOD DR
 STONE MOUNTAIN GA 30083

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	
Total	\$
Sent	\$
Street	
City	

Postmark Here

MILLER JOYCE MELVIN
 PO BOX 831643
 STONE MOUNTAIN GA 30083

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	
Total	\$
Sent	\$
Street	
City	

Postmark Here

RANA SHAWNTAE
 542 CARILLON LN
 STONE MOUNTAIN GA 30083

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	
Total	\$
Sent	\$
Street	
City	

Postmark Here

PERRY LUTHER EARL
 481 CARILLON CT
 STONE MOUNTAIN GA 30083

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	
Total	\$
Sent	\$
Street	
City	

Postmark Here

PPIV FM BORROWER LLC
 235 PEACHTREE ST NE STE 400
 ATLANTA GA 30303

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	
Total	\$
Sent	\$
Street	
City	

Postmark Here

DJG GEORGIA LLC
 600 SEQUOIA CT
 LOGANVILLE GA 30052

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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	
Total	\$
Sent	\$
Street	
City	

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MCKENZIE CHARLES
 539 JAYWOOD DR
 STONE MOUNTAIN GA 30083

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<input type="checkbox"/> Return Receipt (electronic)	\$ _____	
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<input type="checkbox"/> Adult Signature Required	\$ _____	
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Postage		
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Total		
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Sent		
Street		
City		
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions		

SMITH MATTHEW J
 1250 DRUID KNOLL DR NE
 ATLANTA GA 30319

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Postage		
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Street		
City		
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BARNES ERICKA K
 514 JAYWOOD DR
 STONE MOUNTAIN GA 30083

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Postage		
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Street		
City		
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions		

FORESTER GORDON LULA JANE
 5500 ROCKBRIDGE RD
 STONE MOUNTAIN GA 30088

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<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____	
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JOSEY JANELLE
 507 CARILLON CT
 STONE MOUNTAIN GA 30083

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City		
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions		

MORRIS TAYLOR HEIDI
 5373 ZACHARY DR
 STONE MOUNTAIN GA 30083

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City		
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LEWIS ROBERT E SR
 540 ZACHARY CT
 STONE MOUNTAIN GA 30083

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<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage		
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Street		
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DOOLITTLE R EDWARD
5459 ROCKBRIDGE RD
STONE MOUNTAIN GA 30088

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<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage		
\$ Total		
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Street		
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LAF GO LLC
853 BROADWAY FLOOR 5
NEW YORK NY 10033

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage		
\$ Total		
\$ Sent		
Street		
City		

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CHIN COMMUNITY BAPTIST CHURCH
5580 ROCKBRIDGE RD
STONE MOUNTAIN GA 30087

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<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage		
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BENNETT KAREN L
6909 SPRINGBANK WAY
STONE MOUNTAIN GA 30087

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage		
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FYR SFR BORROWER LLC
3505 KOGER BLVD STE 400
DULUTH GA 30096

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<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage		
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Street		
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SOVI HOMES LLC
779 DEERFIELD CT
STONE MOUNTAIN GA 30087

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<input type="checkbox"/> Adult Signature Required	\$ _____
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Street

City, State

JOHNSON NICKY R
 5574 FIVE FORKS TRICKUM RD
 STONE MOUNTAIN GA 30087

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

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Street

City, State

COOPER CHARON N
 493 JAYWOOD DR
 STONE MOUNTAIN GA 30083

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<input type="checkbox"/> Adult Signature Required	\$ _____
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City, State

BATTON MARY
 463 JAYWOOD DR
 STONE MOUNTAIN GA 30083

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<input type="checkbox"/> Adult Signature Required	\$ _____
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City, State

WILLIAMS LARRY G
 361 OROARKE DR
 STONE MOUNTAIN GA 30088

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<input type="checkbox"/> Adult Signature Required	\$ _____
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RESI TL1 BORROWER LLC
 3505 KOGER BLVD STE 400
 DULUTH GA 30096

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<input type="checkbox"/> Adult Signature Required	\$ _____
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Street

City, State

MONJE ABIMAEI
 363 O BRIAN DR
 STONE MOUNTAIN GA 30088

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
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FORTS RODERIC A
 1618 VALLEYWOOD WAY
 BOWLING GREEN KY 42104

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<input type="checkbox"/> Adult Signature Required	\$
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MORENO LINA
 5927 ROCKBRIDGE RD
 STONE MOUNTAIN GA 30088

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<input type="checkbox"/> Return Receipt (electronic)	\$
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<input type="checkbox"/> Adult Signature Required	\$
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DELOATCH SHAMEQUA
 5336 O MARA LN
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<input type="checkbox"/> Adult Signature Required	\$
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BAF ASSETS 2 LLC
 5001 PLAZA ON THE LK STE 200
 AUSTIN TX 78746

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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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NWAGBARA DEBBIE
 5455 ROCKBRIDGE RD
 STONE MOUNTAIN GA 30088

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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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City

ARMSTRONG KIM E
 504 MOSSWOOD SHOALS
 STONE MOUNTAIN GA 30083

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Street		
City, State		
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ETHERIDGE ASIA J
503 JAYWOOD DR
STONE MOUNTAIN GA 30083

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Postage		
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Street		
City, State		
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ROGERS BETTY J
505 RIDGE AVE
STONE MOUNTAIN GA 30083

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Street		
City, State		
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CHILDTIME CHILDCARE INC
21333 HAGGERTY RD # SU300
NOVI MI 48375

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<input type="checkbox"/> Return Receipt (electronic)	\$ _____	
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<input type="checkbox"/> Adult Signature Required	\$ _____	
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\$ Total		
\$ Sent		
Street		
City, State		
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MELSON KIMBERLY R
5351 ZACHARY DR
STONE MOUNTAIN GA 30083

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<input type="checkbox"/> Return Receipt (electronic)	\$ _____	
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<input type="checkbox"/> Adult Signature Required	\$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____	
Postage		
\$ Total		
\$ Sent		
Street		
City, State		
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WALLACE MARCIA
383 ROCK MEADOW DR
STONE MOUNTAIN GA 30088

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<input type="checkbox"/> Return Receipt (electronic)	\$ _____	
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Postage		
\$ Total		
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Street		
City, State		
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LYNN JOHN P III
668 LAUREL ST
SOCIAL CIRCLE GA 30025

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

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THOMAS VONNETTA
475 JAYWOOD DR
STONE MOUNTAIN GA 30083

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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

\$ Total

\$ Sent

CARILLON COURT 482 ROCKBRIDGE
4426 HUGH HOWELL RD STE 200
TUCKER GA 30084

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 1290 0000 1387 4897

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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

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Mr. David Hughes
Stonehaven Homeowners Association, Inc.
678 Borglum Ct.
Stone Mountain, GA 30087

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 1290 0000 1387 4880

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

\$ Total

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Ms. Angela Elamin
Lawn Garden Walk Homeowners Association, Inc.
1585 Old Norcross Rd., Suite 101
Lawrenceville, GA 30046

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 1290 0000 1387 4910

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

\$ Total

\$ Sent

Corpus Christi Catholic Church
600 Mountain View Dr.
Stone Mountain, GA 30083

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 1290 0000 1387 4903

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\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

\$ Total

\$ Sent

Kingdom City Church
5419 Rockbridge Rd. SW
Stone Mountain, GA 30088

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

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Postage

Emmanuel A.M.E. Zion Church
5746 Rockbridge Rd. SW
Stone Mountain, GA 30087

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7020 1290 0000 1387 4927

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- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage

Liberty Temple Christian Church
6400 Rockbridge Rd. SW
Stone Mountain, GA 30087

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7020 1290 0000 1387 4934

Jon Jordan

From: Zoom <no-reply@zoom.us>
Sent: Wednesday, October 27, 2021 6:53 PM
To: Jon Jordan
Subject: R Hall has joined your meeting - Community Rezoning Pre-Application Meeting



Hi Jon Jordan,

R Hall has joined your meeting:

Topic **Community Rezoning Pre-Application Meeting**
Meeting ID 881 0657 1803
Time Oct 27, 2021 07:00 PM Eastern Time (US and Canada)

[Start Meeting](#)

Thank you for choosing Zoom.
-The Zoom Team



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HECHT WALKER JORDAN, P.C.
— ATTORNEYS AT LAW —

Greg K. Hecht
Mark C. Walker
Jon W. Jordan
Michael W. Warner
Mary M. House*
Brad Baldwin*
Kirby Glaze*
Tracy Lawson*
**Designates of Counsel Status*

AV Rated Law Firm
Martindale Hubble

Mailing Address:
205 Corporate Center Drive, Suite B
Stockbridge, GA 30281
Phone: (404) 348-4881; Fax: (678) 884-1257
www.hechtwalker.com

Tower Place
3340 Peachtree Road, Suite 1530
Atlanta, GA 30326

jon@hnhwlaw.com

December 8, 2021

VIA FEDERAL EXPRESS

and Email to plansustain@dekalbcountyga.gov;

mcwilliams@dekalbcountyga.gov; jreid@dekalbcountyga.gov

Mr. Matthew Williams
Zoning Administrator
DeKalb County Department of Planning and Sustainability
330 W. Ponce de Leon Ave.
Decatur, Georgia 30030

**RE: LETTER OF REZONING APPLICATION AND IMPACT ANALYSIS
5488 Rockbridge Rd., Stone Mountain, Georgia 30080**

Dear Mr. Williams:

I hope all is going well. Our firm represents P.E.W., LLC, the owner of that undeveloped parcel of property located at 5488 Rockbridge Rd., Stone Mountain, Georgia 30080 (the "Subject Property"). P.E.W., LLC would like to rezone the Subject Property from the current R-100 Zoning to RSM in order to develop and build six (6) detached townhomes. The Subject Property is nearly 1 acre, measuring 43,516 square feet (0.99 acre).

The townhome development would consist of 4 detached townhomes measuring approximately 1,952 square feet, and 2 detached townhomes measuring approximately 2,023 square feet. Both townhome models would include 3 Bedrooms and 2 ½ Bathrooms, and provide a two-car garage. Access would be through a gated private drive connecting Rockbridge Road with Old Rockbridge Road. The townhomes would be rear loaded and facing toward trees the amenity area. Amenities would include a green open space area and walkway, a brick patio

with a fire pit and water feature, and a dog park. Seven (7) designated guest parking areas are also planned along the private drive.

The Applicant's Conceptual Site Plan includes a minor subdivision of the Subject Property into two lots making him eligible for a density bonus to achieve the proposed density of six units. Upon an approval of the rezoning application, the Applicant plans on recording a final plat showing the two (2) lot subdivision configuration.

IMPACT ANALYSIS

A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan. Rezoning the Subject Property to RSM for 6 detached townhomes would be consistent with the policy and intent of the County's Comprehensive Plan which designates this property as Suburban (SUB), allowing for townhomes as primary uses with a density of up to 8 units per acre. RSM is a permitted zoning category for properties in a Suburban Character Area.

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The zoning proposal for 6 detached townhomes is suitable in view of the use and development of adjacent and nearby properties. This area is predominantly residential with single-family homes and duplexes nearby, along with several churches. A MARTA bus stop is also located just 650 feet away at the intersection of Rockbridge Road and Ridge Avenue. The Wade-Walker Park and YMCA facility are also located just ½ mile to the east of the Subject Property.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned. The current zoning for the Subject Property does not provide for a reasonable economic use as it prohibits townhomes, and instead is predominately limited to single-family homes on lots with 100 feet of road frontage. The property adjacent to the west of the Subject Property is also zoned for neighborhood business with other nearby properties zoned RSM, reflecting the appropriateness of a slightly more dense residential development than allowed by the current zoning.

D. Whether the zoning proposal will adversely affect the existing use or suitability of adjacent or nearby properties. The proposed zoning change will not adversely affect the existing use or suitability of adjacent or nearby properties as it is consistent with the County's Comprehensive Plan and is more reflective of the recent population growth and market trends in this area of DeKalb County. The zoning proposal will allow for a brand new, more modern residential option that would likely result in the increase of property values and enhance the aesthetics of the area.

E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal. DeKalb County has already been rezoning other nearby properties to RSM and the MARTA bus stop at Ridge Avenue and the nearby Wade-Walker Park and YMCA further reflect how the growth and changing conditions of this area favor RSM over the current R-100 zoning.

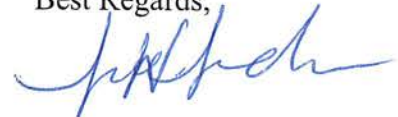
F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources. There are no known historic buildings, sites, districts or archaeological resources in the area of the Subject Property.

G. Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The zoning proposal is only for six (6) detached townhomes which will not cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources. The zoning proposal is only for six (6) detached townhomes, still provides for medium density residential use, and is consistent with the County's Comprehensive Plan. The zoning proposal would allow for the planned development that will include the preservation of a significant amount of existing trees on the property. The development relating to the zoning proposal will include enhanced open space, will be subject to heightened development standards from which many of the area houses are grandfathered and exempt, and will not adversely impact the environment or surrounding natural resources.

We appreciate your consideration of this rezoning request. Should you have any questions or concerns, or if we can provide any additional information or documents relating to this proposed development and rezoning, please do not hesitate to contact me at 404-348-4881 or by email at jon@hnhwlaw.com.

Best Regards,



Jon W. Jordan, Esq.

Enc: Conceptual Site Plan

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 10/29/21

TO WHOM IT MAY CONCERN:

(I) (WE) Naja A Ross on behalf of the Owner P.E.W., LLC
Name of owner(s)

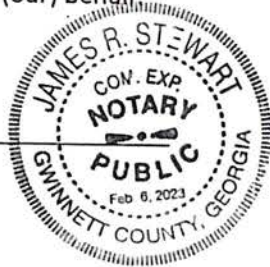
being (owner) (owners) of the subject property described below or attached hereby delegate authority to

Hecht Walker Jordan, P.C. 205 Corporate Center Dr., Suite B
Stockbridge, GA 30281 (404) 348-4881

Name of Agent or Representative

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

[Signature]
Notary Public



Naja Ross
Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?

Yes _____ No *

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

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

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


Notary



August 11, 2023
Expiration Date/ Seal

Naja Ross 12.15.2021
Signature of Applicant /Date

Check one: Owner Agent _____

By: Naja Ross, on behalf of Owner
P.E.W., LLC

*Notary seal not needed if answer is "no".

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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


Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?

Yes _____ No *

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

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

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



 Notary

Naja Ross 10/29/21

 Signature of Applicant /Date

Check one: Owner _____ Agent

02/06/2023

 Expiration Date/ Seal



*Notary seal not needed if answer is "no".

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?

Yes _____ No *

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

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

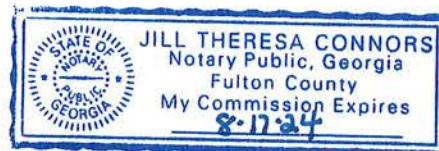
The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

Jill Theresa Connors
Notary

[Signature] 12/16/21
Signature of Applicant /Date

Check one: Owner _____ Agent

8.17.2024
Expiration Date/ Seal



*Notary seal not needed if answer is "no".

NO DETERMINATION OF FLOOD HAZARD HAS BEEN MADE FOR THIS PROPERTY BY THIS SURVEYOR.

* L E G E N D *

- NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
 AKA ALSO KNOWN AS N/F NOW OR FORMERLY
 APD AS PER DEED NAIL NAIL FOUND
 APP AS PER PLAT P PLAT (BOOK/PAGE)
 BSL BUILDING (SETBACK) LINE POB POINT OF BEGINNING
 CP COMPUTED POINT POC POINT OF COMMENCEMENT
 CTP CRIMP TOP PIPE FOUND R RADIUS LENGTH
 D DEED (BOOK/PAGE) R/W RIGHT-OF-WAY
 DW DRIVEWAY RBF REINFORCING BAR FOUND
 EP EDGE OF PAVEMENT (1/2" UNO)
 FFE FINISH FLOOR ELEVATION RBS 1/2" REINFORCING BAR SET
 FKA FORMERLY KNOWN AS SW SIDEWALK
 IPF IRON PIN FOUND SSE SANITARY SEWER EASEMENT
 L ARC LENGTH SSCO SANITARY SEWER CLEANOUT
 LL LAND LOT -X- FENCE LINE
 LLL LAND LOT LINE ■ WALL
 N NEIGHBOR'S

~ THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NAVD 88 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES. THE ELEVATIONS SHOWN HEREON ARE +/- 1' (± ONE FOOT).

TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE).

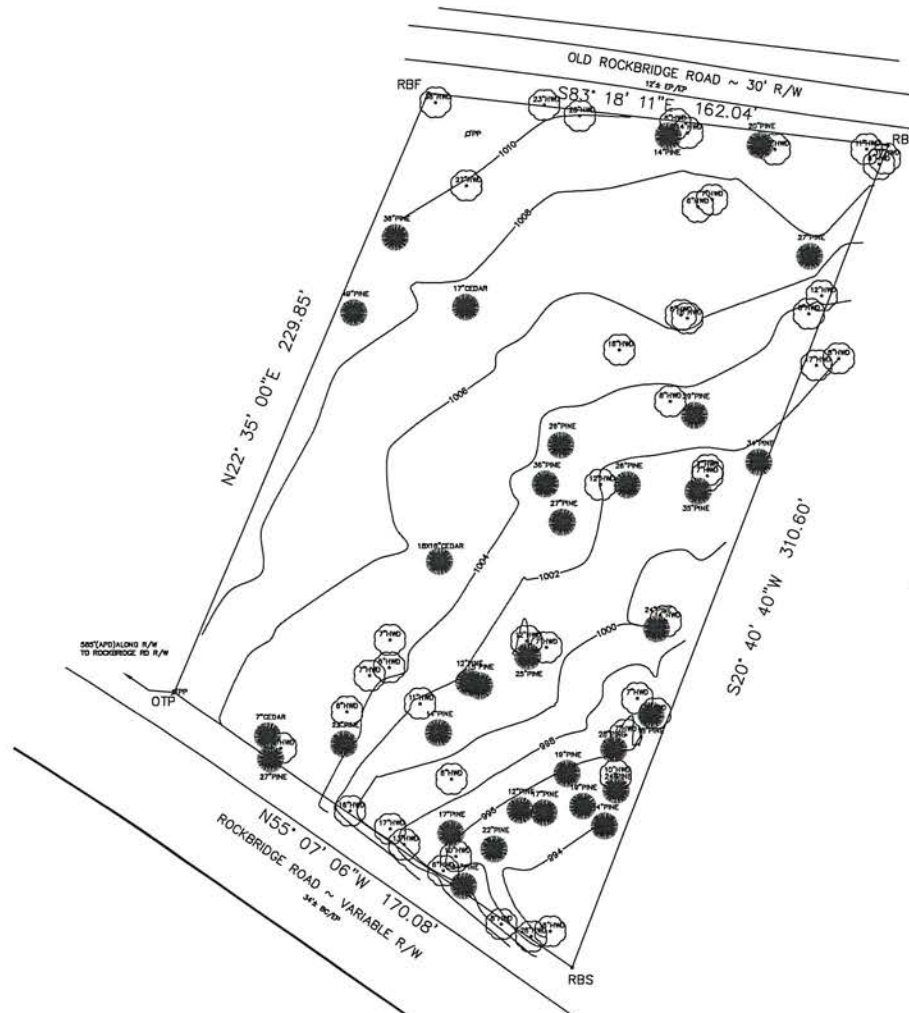
ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.

NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES. IT IS THE CLIENT'S OBLIGATION TO CONFIRM WITH PERMITTING AGENCIES BASED ON THEIR SPECIFIC CONSTRUCTION PROJECTS.

NOTE: ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER, STORM, GAS, WATER, ETC., HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS.



PROPERTY ADDRESS: 5488 Rockbridge Rd SW Stone Mountain, GA 30088		PLAT PREPARED FOR: 5488 Rockbridge Rd SW		
LAND AREA: 4.3318 AC 0.999 AC	PARCEL ID: 18 037 08 001	IN DISTRICT:	SECTION:	
DWALDR COUNTY, GEORGIA	FIELD DATE: 3-28-2021	IN:	NW	SURVEY DISTRICT: ATLANTA 2508 N POPLAR ST, SUITE 210, ATLANTA, GA 30307 (404) 525-8000, (404) 525-8001 FAX: (404) 525-8002 CELL: (678) 581-8064 - OFFICE (404) 780-0070
LOCATED IN UNINCORP	DRAWN DATE: 3-04-2021	TWP:	TW	
REFERENCE PLAT BOOK PAGE: THE SURVEY OF THE REFERENCE DEED BOOK 1295A PAGE 5A5	CHANGED BY:	DATE:	BY:	THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 0.5 SECONDS FOR ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 40,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.
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. 15-8-87.				

2018040577 DEED BOOK 26786 Pg 514

Real Estate Transfer Tax \$0.00

Filed and Recorded:
3/7/2018 11:54:14 AM
Debra DeBerry
City of Suwanee Court
DeKalb County, Georgia

Note to _____
Please cross reference to
Deed Book 12955, Page 565

After Recording, Return To:
The Fuller Law Group, LLC
1100 Spring Street, NW, 730
Atlanta, GA 30309

QUIT CLAIM DEED

STATE OF GEORGIA
COUNTY OF DEKALB

This indenture is made this 29 day of December, 2017, by and between Gospel Tabernacle Deliverance Center, Inc (hereinafter "Grantor") and PEW, LLC (hereinafter "Grantee").

Wherever there is a reference herein to the Grantor of the Grantee, the singular includes the plural and the masculine includes the feminine and the neuter and said terms include and bind the heirs, executors, administrators, successors and assign the parties hereto.

WITNESSETH

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of Zero and No/100 Dollars (\$0.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does quitclaim unto Grantee all of his right, title and interest in and to the following described in Exhibit "A", attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, Grantor has affixed her hand and seal on the date first written.

Grantor:

Gospel Tabernacle Deliverance Center, Inc.

By: Bishop Wilby Jackson
Title CEO

[Signature]
Unofficial Witness

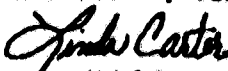
Sworn to and subscribed before me,
this 29 day of December, 2017.

[Signature]
Notary Public
My Commission Expires August 29, 2018



DEED BOOK 26786 Pg 515
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

Deed Book 12933 Pg 343



Linda Carter
Clerk of Superior Court DeKalb Ctr., Ga.
XXXXXXXXXXXXXXXXXXXX

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 37, OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE NORTHEASTERLY RIGHT OF WAY LINE OF ROCKBRIDGE ROAD, (A 30 FOOT RIGHT OF WAY) WHICH POINT IS 343 FEET FROM THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF ROCKBRIDGE ROAD WITH THE EASTERLY RIGHT OF WAY LINE OF RIDGE AVENUE AS MEASURED ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF ROCKBRIDGE ROAD; RUNNING THENCE NORTH 22 DEGREES 35 MINUTES 00 SECOND EAST, 230 FEET TO AN IRON PIN ON THE SOUTHERLY SIDE OF OLD ROCKBRIDGE ROAD, RUNNING THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERLY SIDE OF OLD ROCKBRIDGE ROAD SOUTH 03 DEGREES 13 MINUTES 00 SECONDS EAST, 162.00 FEET TO A POINT UPON WHICH POINTS SITS AN OAK TREE; RUNNING THENCE SOUTH 30 DEGREES 40 MINUTES 40 SECONDS WEST ALONG A FENCE LINE, 310.60 FEET TO AN IRON PIN ON THE NORTHEASTERLY RIGHT OF WAY LINE OF ROCKBRIDGE ROAD; RUNNING THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF ROCKBRIDGE ROAD AN ARC DISTANCE OF 170.09 FEET TO A POINT AS SUBTENDED BY A CHORD BEARING OF NORTH 55 DEGREES 07 MINUTES 06 SECONDS WEST, 170.09 FEET AND A RADII'S OF 7176.33 FEET, WHICH POINT IS ALSO THE POINT OF BEGINNING AS SHOWN ON PLAT OF SURVEY FOR MARIE D. PENDLEY, BY ALVIN E. VAUGHN AND ASSOCIATES, INC., A. E. VAUGHN, SURVEYOR, GA, RLS NO. 1629, DATED JUNE 10, 1992.

BEGINNING AT AT IRON PIN AT THE INTERSECTION OF THE SOUTHERLY SIDE OF OLD ROCKBRIDGE ROAD AND THE SOUTHEAST SIDE OF A TWENTY- FOOT DRIVE LEADING TO THE HOME OF F. E. CAMPBELL, AND RUNNING THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERLY SIDE OF OLD ROCKBRIDGE ROAD 142 FEET TO AN OAK TREE; THENCE SOUTHWESTERLY ALONG A FENCE LINE 310.6 FEET TO AN IRON PIN AT A CULVERT RUNNING UNDER THE NEW ROCKBRIDGE ROAD, THENCE NORTHWESTERLY ALONG THE NORTHEAST SIDE OF THE NEW ROCKBRIDGE ROAD 164 FEET TO AN IRON PIN ON THE SOUTHEAST SIDE OF THE DRIVE LEADING TO THE HOME OF F. E. CAMPBELL; THENCE SOUTHEASTERLY ALONG THE SOUTHEAST SIDE OF SAID DRIVE 230.3 FEET TO THE SOUTHERLY SIDE OF THE OLD ROCKBRIDGE ROAD AND THE POINT OF BEGINNING, AND BEING SHOWN ON DEKALB COUNTY TAX PLATS AS NO. 18-017-06-001, AND BEING KNOWN AS 5488 ROCKBRIDGE ROAD, STONE MOUNTAIN, DEKALB COUNTY, GEORGIA 30083.

BEING ONE AND THE SAME PROPERTY AS IN THAT CERTAIN WARRANTY DEED FROM BENJAMIN H. BYRD TO RUTH H. GORMAN, DATED OCTOBER 26, 1982, RECORDED IN DEED BOOK 4673, PAGE 427, DEKALB COUNTY, GEORGIA RECORDS.



① 3D View 1

5488 Rockbridge Rd

Scale
9/13/2021

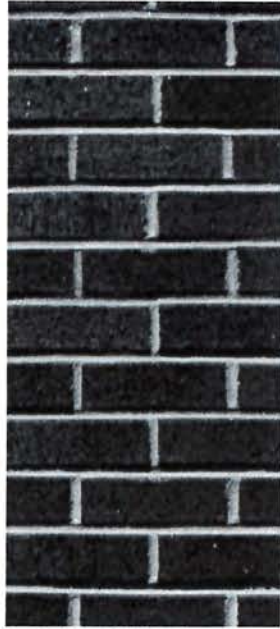
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for: Owner
by: TSW





1: PATIO TO NATURE



2: GRAY BRICK WATERTABLE



3: COST EFFECTIVE SIDING



4: ROOF TERRACE WALL



5: STANDING METAL SEAM



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

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: P.E.W. LLC Phone: 404-539-8555 Email: pj@pewdevs.com

Property Address: 5488 Rockbridge Road

Tax Parcel ID: 18 037 06 001 Comm. District(s): 4 & 7 Acreage: .9 acres

Existing Use: Vacant Proposed Use 6 Detached S.F. homes

Supplemental Regs: NA Overlay District: NA DRI: NA

Rezoning: Yes X No

Existing Zoning: R-100 Proposed Zoning: RSM Square Footage/Number of Units: 1,800 to 2,200 s.f.—6 units

Rezoning Request: R-100 to RSM

Land Use Plan Amendment: Yes No X

Existing Land Use: Proposed Land Use: Consistent Inconsistent

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

Special Land Use Request(s)

Major Modification:

Existing Case Number(s): NA

Condition(s) to be modified:

DEPARTMENT OF PLANNING & SUSTAINABILITY

Planner: John Reid Date 8/19/21

Filing Fees

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

REZONING APPLICATION CHECKLIST

Submit 4 printed, collated sets of the complete application (no staples, no binders) and a PDF version on a flash drive

1. Schedule a mandatory **Pre-Application Conference** with Planning & Sustainability staff by appointment. Obtain **Pre-Application form** (to be completed in pre-application meeting). Please call 404-371-2155 for appointment.
2. Hold a **Pre-Submittal Community Meeting** with surrounding neighborhood associations and residents. Provide documentation of the meeting (**meeting notice and sign in sheets**). Letter(s) from homeowners association(s) may also be provided.
3. Submit **Application** (Submit 4 printed, collated sets and a PDF version on a flash drive. Please assemble materials in the following order.)
 - A. **Application form** with name and address of applicant and owner, and address of subject property;
 - B. **Pre-submittal community meeting notice and sign-in sheet** and other documentation of meeting, if any;
 - C. **Letter of application and impact analysis**
 1. **Letter of application** identifying a) the proposed zoning classification, b) the reason for the rezoning or special use or modification request, c) the existing and proposed use of the property, d) detailed characteristics of the proposed use (e.g. floor area, height of building(s), number of units, mix of unit types, number of employees, manner and hours of operation), d)(optional) statement of conditions discussed with the neighborhood or community, if any.
 2. **Impact analysis** of the anticipated impact of the proposed use and rezoning on the surrounding properties in response to the standards and factors specified in Article 7.3 of the DeKalb County Zoning Ordinance, as attached. If a Major Modification, please include previously approved conditions and Board of Commissioner meeting minutes.
 - D. **Authorization Form**, if applicant is not the owner. Must be signed by all owners of the subject property and notarized. Authorization must contain the mailing address and phone number of any applicant or agent who is authorized to represent the owner(s) of the subject property. Please include warranty deed, if property ownership is less than 2 years.
 - E. **Campaign disclosure statement** (required by State law).
 - F. **Legal boundary survey** of the subject property, (showing boundaries, structures, and improvements), prepared and sealed within the last year by a professional engineer or land surveyor registered in the State of Georgia. *(If survey shows property on opposite sides of a public street right-of-way, file a separate application for each property.)*
 - G. **Site Plan**, printed to scale, folded, of any existing and or proposed development/redevelopment. For projects larger than 1 acre, site plan should be at least 1:50 scale. The site plan must include the following:
 - a. complete boundaries of subject property;
 - b. dimensioned access points and vehicular circulation drives;
 - c. location of all existing and proposed buildings, structures, setbacks and parking;
 - d. location of 100 year floodplain and any streams;
 - e. notation of the total acreage or square footage of the subject property;
 - f. landscaping, tree removal and replacement, buffer(s); and
 - g. site plan notes of building square footages, heights, density calculations, lot coverage of impervious surfaces, parking ratios, open space calculations, and other applicable district standards.
 - H. **Reduced Site Plan**, reduced to 8.5" x 11".
 - I. **Written Legal Description** of metes and bounds of the subject property (can be printed on site plan or survey).
 - J. **Building Form Information**. Elevation (line drawing or rendering), or details of proposed materials, in compliance with Article 5 of the Zoning Ordinance.
 - K. **Completed, signed Pre-application Form** (Provided at pre-application meeting.)

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED